

12.2200 Exception 2200

12.2200.1 The lands shall only be used for the following purposes:

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

12.2200.2 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 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .d 0.6 metres to an accessory building and/or the side wall of a garage, where access to the garage is from the exterior side yard; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.6 metres to a one storey garage;
- .c 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;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

- .f 0.6 metres to an accessory building; and
- .g 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:

- .16 80 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2200.3 for the purposes of Exception 2200:

- .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 2200.2.

12.2201 Exception 2201

12.2201.1 The lands shall only be used for the following purposes:

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

12.2201.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres;
 - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g 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;
 - .h 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
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .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 on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 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 lot width less than 10.4 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e 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;
 - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h 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;
 - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j 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 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:

12.2201.3 for the purposes of Exception 2201:

- .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 2201.2.

12.2202 Exception 2202

12.2202.1 The lands shall only be used for the following purposes:

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

12.2202.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres;
 - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 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 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g 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;
 - .h 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
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .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 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .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; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

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

- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 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 lot width less than 10.4 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e 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;
 - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h 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;
 - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j 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 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:
- .17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2202.3 for the purposes of exception 2202:

- .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 2202.2.

12.2203 Exception 2203

12.2203.1 The lands shall only be used for the following purposes:

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

12.2203.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 175.0 square metres;
 - .b Corner Lot – 220.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 7.2 metres
 - .b Corner Lot: 9.0 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres
 - .b 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 for corner lots 11.0 metres or greater;
- .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 including eaves and cornices 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 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;
- .j 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:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner unit 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 a 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;
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .c 0.6 metres to an accessory building; and
- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

- .8 Maximum Building Height – 14.0 metres
- .9 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 lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
 - .f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
 - .g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
 - .h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .i 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;
 - .j the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .k 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 Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

- .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .15 Notwithstanding any other provision of the By-law, the following shall apply:
- .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage;
- .17 Section 4.2.B.1 shall not apply;

12.2203.3 for the purposes of section 2203:

- .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 2203.2.

12.2204 Exception 2204

12.2204.1 The lands shall only be used for the following purposes:

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

12.2204.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 129.0 square metres;
 - .b Corner Lot – 185.0 square metres;
 - .c End Lot – 155.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres
 - .b Corner Lot: 8.5 metres
 - .c End Lot: 6.7 metres
- .3 Minimum Lot Depth: 23.5 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to garage door facing the front lot line;
 - .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 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 for corner lots 11.0 metres or greater;
- .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 5.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.6 metres to an accessory building; and
- .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

- .9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .10 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;
- .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions apply to garages:
 - .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
 - .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .f a two bay garage shall be permitted on a corner lot;
 - .g the 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;
 - .h the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

- .15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .17 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .18 The driveway width shall not exceed the width of the garage;
- .19 Section 4.2.B.1 shall not apply;

12.2204.3 for the purposes of Exception 2204:

- .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 2204.2

12.2205 Exception 2205

12.2205.1 The lands shall only be used for the following purposes:

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

12.2205.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 70.0 square metres;
 - .b Corner Lot – 110.0 square metres;
 - .c End Lot – 90.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 4.4 metres
 - .b Corner Lot: 7.4 metres
 - .c End Lot: 5.6 metres
- .3 Minimum Lot Depth: 16.9 metres
- .4 Minimum Front Yard Depth:
 - .a 0.0 metres;
- .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 the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
 - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

- .h for corner lots with a 1.2 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:
 - .a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;
- .7 Minimum Interior Side Yard:
 - .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .b 0.5 metres to a detached garage;
 - .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
 - .d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;
 - .e 0.6 metres to an accessory building, except for a detached garage; and
 - .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres;
- .9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .10 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;
- .11 Maximum Lot Coverage – no requirement;
- .12 Minimum Amenity Area:
 - .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;
- .13 The following provisions apply to garages:
 - .a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and
 - .b notwithstanding any other provision of the By-law, a detached garage may exceed 24 square metres;
- .14 The following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding Section 3.10 Table 3.10.1 a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided;
- .17 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- .18 The driveway width shall not exceed the width of the lot;
- .19 Section 4.2.B.1 shall not apply;
- .20 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a a minimum of 1 parking space for each residential unit shall be provided on each lot;
- .21 Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .22 A public/private lane is deemed to be a street for zoning purposes;
- .23 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;
- .24 For zoning purposes, when a lot abuts an open space zone (OS), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line.

12.2205.3 for the purposes of Exception 2205:

- .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 2205.2.

12.2206 Exception 2206

12.2206.1 The lands shall only be used for the following purposes:

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

12.2206.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 78.0 square metres;
 - .b Corner Lot – 105.0 square metres;
 - .c End Lot – 90.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 6.0 metres
 - .b Corner Lot: 9.0 metres
 - .c End Lot: 7.2 metres
- .3 Minimum Lot Depth: 13.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation may encroach 2.0 metres into the minimum front yard;
 - .f a porch and/or balcony with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .g 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;
 - .h a bay, bow or box window with or without foundation, may encroach to within 0.0 metres of a daylight rounding/triangle; and
 - .i 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;

- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 1.2 metres to a public lane;
 - .c 5.5 metres to a garage door facing the exterior side yard; the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
 - .d a porch and /or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum exterior side yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;
 - .f a bay window, bow window or box window with or without foundation or cold cellar and a chimney may encroach 1.0 metres into the minimum exterior side 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 exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
 - .h for corner lots with an exterior side of 1.2m adjacent to a lane, the maximum encroachment of any type into the exterior side yard shall be 0.5 metres;
- .6 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a Minimum rear yard 0.0 metres;
- .7 Minimum Interior Side Yard:
 - .a 1.2 metres;
 - .b 0.0 metres abutting a side lot line that coincides with the shared common wall between two dwellings; and
 - .c 0.7 metres to a bay, bow, or box window with or without foundation;
- .8 Maximum Building Height – 14.0 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 For Back to Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;
- .11 Minimum Amenity Area:
 - .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;

- .12 Air conditioning units are permitted to be located on a balcony or in the front yard;
- .13 The following provisions apply to garages:
- .a the maximum cumulative garage door width shall be 3.7 metres for interior and end units equal to 6.0 metres;
 - .b the maximum cumulative garage door width for interior lots greater than 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for interior lots equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.0 metres;
 - .e the maximum cumulative garage door width for corner lots shall be 4.9 metres;
 - .f a two bay garage shall be permitted on an exterior corner lot;
 - .g the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .h the maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width;
 - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .14 A walkout balcony/uncovered terrace is permitted on the second and third stories;
- .15 The following shall apply to a bay, bow or box window:
- .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- .16 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

- .17 Notwithstanding any other provision of the By-law, no more than 16 dwelling units shall be attached;
- .18 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres.
- .19 Section 4.2.B.1 shall not apply;

12.2206.3 for the purposes of Exception 2206:

- .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 2206.2.

12.2207 Exception 2207

12.2207.1 The lands shall only be used for the following purposes:

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

12.2207.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 20.0 metres

12.2208 Exception 2208

12.2208.1 The lands shall only be used for the following purposes:

- .1 Uses permitted by the I1 zone;
- .2 R1-Exception 2199, R1-Exception 2201, R1–Exception 2203, R2-Exception-2204, and R2-Exception 2205; and
- .3 A gas regulator facility

12.2208.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions relating to the I1, R1 and R2 zones and the general provisions of this by-law not in conflict with those Exceptions 2199.2, 2201.2, 2203.2, 2204.2, and 2205.2.
- .2 Minimum Front Yard for a gas regulator facility: 0.0 metres;
- .3 Minimum Interior Side Yard for a gas regulator facility: 0.0 metres;
- .4 Minimum Exterior Side Yard for a gas regulator facility: 0.0 metres;
- .5 Minimum Rear Yard for a gas regulator facility: 0.0 metres;
- .6 Infrastructure for various other utilities shall be exempt from the requirements and restrictions of Section Exception 2208.2, except that a minimum 3.0 metre setback from the front lot line is required;

12.2208.3 for the purposes of Exception 2208:

- .1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2208.2.

12.2209 Exception 2209

12.2209.1 The lands shall only be used for the following purposes:

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

12.2209.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres;
 - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g 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;
 - .h 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
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .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 on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 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 lot width less than 10.4 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e 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;
 - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h 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;
 - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j 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 Other Setbacks:
 - .a when abutting the TransCanada Pipe Line right-of-way the minimum permanent building setback shall be 7.0 metres; and
 - .b when abutting the TransCanada Pipe Line right-of-way the minimum accessory building setback shall be 3.0 metres;
- .14 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;
- .15 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .17 The driveway width shall not exceed the exterior width of the garage:
- .18 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2209.3 for the purposes of Exception 2209:

- .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 2209.2.

12.2210 Exception 2210

12.2210.1 The lands shall only be used for the following purposes:

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

12.2210.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres;
 - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 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 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g 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;
 - .h 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
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .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 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .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; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

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

- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 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 lot width less than 10.4 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e 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;
 - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h 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;
 - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j 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 Other Setbacks:

- .a when abutting the TransCanada Pipe Line right-of-way the minimum permanent building setback shall be 7.0 metres; and
 - .b when abutting the TransCanada Pipe Line right-of-way the minimum accessory building setback shall be 3.0 metres;
- .14 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;
- .15 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, the following shall apply:
- .a the minimum driveway width shall be 2.75 metres;
- .17 The driveway width shall not exceed the exterior width of the garage:
- .18 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2210.3 for the purposes of Exception 2210:

- .19 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 2210.2.

12.2211 Exception 2211

12.2211.1 The lands shall only be used for the following purposes:

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

12.2211.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 129.0 square metres;
 - .b Corner Lot – 185.0 square metres;
 - .c End Lot – 155.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres
 - .b Corner Lot: 8.5 metres
 - .c End Lot: 6.7 metres
- .3 Minimum Lot Depth: 23.5 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to garage door facing the front lot line;
 - .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 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 for corner lots 11.0 metres or greater;
- .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:

- .a 5.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.6 metres to an accessory building; and
- .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

- .9 For the purposes of this by-law, Mercedes Road shall be deemed to be the front yard;
- .10 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .11 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;
- .12 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .13 The following provisions apply to garages:
 - .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8m shall be 4.6 metres;
 - .c the maximum cumulative garage door width for interior lots, with a lot width Page 3 of 3 equal to 9.8 metres but less than 10.7 metre shall be 5.0 metres;
 - .d the maximum cumulative garage door width for interior end lots, with a lot width equal to 10.7 metres but less than 12.2 metre shall be 5.5 metres;
 - .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .f a two bay garage shall be permitted on a corner lot;
 - .g the 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;
 - .h the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .14 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;
- .15 The following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

- .16 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .17 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .18 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .19 The driveway width shall not exceed the width of the garage;
- .20 Section 4.2.B.1 shall not apply;

12.2211.3 for the purposes of Exception 2211:

- .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 2211.2.

12.2212 Exception 2212

12.2212.1 The lands shall only be used for the following purposes:

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

12.2212.2 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: 25 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or 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 lot 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:

12.2212.3 for the purposes of Exception 2212:

- .16 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 2212.2.

12.2213 Exception 2213

12.2213.1 The lands shall only be used for the following purposes:

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

12.2213.2 The lands shall be subject to the following requirements and restrictions:

- .1 For zoning purposes, the front lot line shall be that which abuts Lost Canyon Way;
- .2 The minimum rear yard depth shall be 5 metres;
- .3 No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;
- .4 Any fence may not exceed 1.5 metres in height in the minimum required rear yard and may not exceed 1.2 metres in height in the minimum required front yard;
- .5 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6 metres for a garage is complied with;
- .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 metres, chimney elements, projecting cornices, and roof eaves, may project a maximum of 1 metre into any front yard, exterior side yard or rear yard; and,
- .8 On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:
 - .a 50% of the dwelling unit width; or,
 - .b 5.6 metres

12.2214 Exception 2214

12.2214.1 The lands shall only be used for the following purposes:

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

12.2214.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres;
 - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g 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;
 - .h 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
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .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 on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 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 lot width less than 10.4 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot of width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e 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;
 - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h 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;
 - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j 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 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:

12.2214.3 for the purposes of Exception 2214:

- .17 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 2214.2.

12.2215 Exception 2215

12.2215.1 The lands shall only be used for the following purposes:

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

12.2215.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres;
 - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 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 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g 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;
 - .h 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
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .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 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .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; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

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

- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 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 lot width less than 10.4 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e 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;
 - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h 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;
 - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j 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 Notwithstanding any other provision of the By-law, the following shall apply:
- .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:
- .17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard

12.2215.3 for the purposes of Exception 2215:

- .18 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 2215.2.

12.2216 Exception 2216

12.2216.1 The lands shall only be used for the following purposes:

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

12.2216.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 175.0 square metres;
 - .b Corner Lot – 220.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 7.2 metres
 - .b Corner Lot: 9.0 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres
 - .b 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 for corner lots 11.0 metres or greater;
- .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 including eaves and cornices 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 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;
- .j 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:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner unit 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 a 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;
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .c 0.6 metres to an accessory building; and
- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

- .8 Maximum Building Height – 14.0 metres
- .9 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 lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
 - .f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
 - .g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
 - .h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .i 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;
 - .j the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .k 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 Notwithstanding any other provision of the By-law, the following shall apply:
- .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage;
- .17 Section 4.2.B.1 shall not apply;

12.2216.3 for the purposes of Exception 2216:

- .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 2216.2.

12.2217 Exception 2217

12.2217.1 The lands shall only be used for the following purposes:

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

12.2217.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 129.0 square metres;
 - .b Corner Lot – 185.0 square metres;
 - .c End Lot – 155.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres
 - .b Corner Lot: 8.5 metres
 - .c End Lot: 6.7 metres
- .3 Minimum Lot Depth: 23.5 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to garage door facing the front lot line;
 - .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 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 for corner lots 11.0 metres or greater;
- .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:

- .a 5.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.6 metres to an accessory building; and
- .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

- .9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .10 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;
- .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions apply to garages:
 - .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8m shall be 4.6 metres;
 - .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metre shall be 5.0 metres;
 - .d the maximum cumulative garage door width for interior end lots, with a lot width equal to 11.0 metres but less than 12.2 metre shall be 5.5 metres;
 - .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .f a two bay garage shall be permitted on a corner lot;
 - .g the 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;
 - .h the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

- .15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .17 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .18 The driveway width shall not exceed the width of the garage;
- .19 Section 4.2.B.1 shall not apply;

12.2217.3 for the purposes of Exception 2217:

- .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 2217.2.

12.2218 Exception 2218

12.2218.1 The lands shall only be used for the following purposes:

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

12.2218.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 70.0 square metres;
 - .b Corner Lot – 110.0 square metres;
 - .c End Lot – 90.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 4.4 metres
 - .b Corner Lot: 7.4 metres
 - .c End Lot: 5.6 metres
- .3 Minimum Lot Depth: 16.9 metres
- .4 Minimum Front Yard Depth:
 - .a 0.0 metres;
- .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 the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
 - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

- .h for corner lots with a 1.2 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 No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;
- .7 Minimum Interior Side Yard:
 - .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .b 0.5 metres to a detached garage;
 - .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
 - .d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;
 - .e 0.6 metres to an accessory building, except for a detached garage; and
 - .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres;
- .9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .10 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;
- .11 Maximum Lot Coverage – no requirement;
- .12 Minimum Amenity Area:
 - .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;
- .13 The following provisions apply to garages:
 - .a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and
 - .b notwithstanding any other provision of the By-law, a detached garage may exceed 24 square metres;
- .14 The following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law front to rear yard pedestrian access through the dwelling unit does not need to be provided;
- .17 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- .18 The driveway width shall not exceed the width of the lot;
- .19 Section 4.2.B.1 shall not apply;
- .20 Notwithstanding any other provision of the By-law,, the following shall apply:
 - .a a minimum of 1 parking space for each residential unit shall be provided on each lot;
- .21 Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .22 A public/private lane is deemed to be a street for zoning purposes;
- .23 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;
- .24 For zoning purposes, when a lot abuts an open space zone (O), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line. Therefore Section 6.6 shall not apply;

12.2218.3 for the purposes of Exception 2218:

- .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 2218.2.

12.2219 Exception 2219

12.2219.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R2 zone.
- .1 The following uses are permitted within a Live-Work Townhouse dwelling on the ground floor:
 - .a A residential unit;
 - .b Bank, trust company and finance company;
 - .c Service shop;
 - .d Retail establishment with no outdoor storage or display;
 - .e Home occupation;
 - .f Commercial, technical or recreational school;
 - .g Art gallery;
 - .h Artist and photography studio including framing;
 - .i Personal service shop;
 - .j A health or fitness centre;
 - .k A dining room restaurant, and take-out restaurant;
 - .l A Laundromat;
 - .m A dry cleaning and laundry distribution station;
 - .n A printing or copying establishment;
 - .o A custom workshop;
 - .p An animal hospital and or veterinary clinic;
 - .q An office, including the office of a health care practitioner;
 - .r A convenience store;
 - .s A day nursery;
 - .t A police station;
 - .u A radio or television broadcast establishment; and
 - .v Purposes accessory to the other permitted purposes;

12.2219.2 The following uses are specifically prohibited:

- .1 A tattoo parlour;
- .2 An amusement arcade;
- .3 A massage or body rub parlour;
- .4 The repair and servicing of motor vehicles or internal combustion engines;
- .5 A billiard parlour or pool hall; and
- .6 An adult video store or adult book store;

12.2219.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 122.0 square metres;
 - .b Corner Lot – 140.0 square metres;
 - .c End Lot – 140.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 7.0 metres
 - .b Corner Lot: 8.8 metres
 - .c End Lot: 8.2 metres
- .3 Minimum Lot Depth: 17.5 metres
- .4 Minimum Front Yard Depth:
 - .a 0.0 metres;
 - .b a canopy, roof overhang, eaves troughs, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance a maximum 0.5 metres; and
 - .c an awning may encroach into a public road allowance by a maximum 0.5 metres;
- .5 Minimum Exterior Side Yard:
 - .a 0.0 metres;
 - .b a canopy, roof overhang, eaves troughs, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance a maximum 0.5 metres; and
 - .c an awning may encroach into a public road allowance by a maximum 0.5 metres;
- .6 Minimum Rear Yard:

- .a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;
- .7 Minimum Interior Side Yard:
 - .a 1.2 metres, and 0.0 metres when the abutting side lot line coincides with a common wall between two dwellings;
 - .b 0.5 metres to a detached garage;
 - .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
 - .d 0.6 metres to an accessory building, except for a detached garage; and
 - .e 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres;
- .9 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 Maximum Lot Coverage – no requirement;
- .11 Minimum Amenity Area:
 - .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;
- .12 The following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .13 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- .14 Sections 4.1.B.1 and 4.2.B.1, shall not apply;
- .15 Notwithstanding Section 10.13.2 front to rear yard pedestrian access through the dwelling unit does not need to be provided;
- .16 Notwithstanding any other provision of the By-law, the following shall apply:

- .a a minimum of 1 parking space for each residential unit shall be provided on each lot; and
- .b one (1) additional parking space is required on a public street for any commercial use on the ground floor;
- .17 Notwithstanding any other provision of the By-law:
 - .a a home occupation may occupy not more than 40% of the gross floor area of the residential unit located on the second and third floors;
- .18 Notwithstanding any other provision of the By-law:
 - .a a office including a health care practitioner operating on the ground floor shall be permitted to occupy not more than 40% of the residential unit on the second and third floors;
- .19 Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .20 A public/private lane is deemed to be a street for zoning purposes;
- .21 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;
- .22 For zoning purposes, when an entry feature is located between a public street and a lot, the entry feature is deemed to be a public street, in order that the entry feature block can be deemed the front lot line;

12.2219.4 for the purposes of section Exception 2219:

- .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 2219.2.

12.2220 Exception 2220

12.2220.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in an R2 zone;
- .2 A semi-detached dwelling; and,
- .3 Purposes accessory to the other permitted purposes.

12.2220.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lands zoned R2 – Exception 2220 not owned by a Public Authority shall be deemed to be one Lot for zoning purposes;
- .2 Section 3.9 shall not apply;
- .3 Minimum Lot Area: 150 square metres per dwelling unit;
- .4 Minimum Front Yard Depth: 3.0 metres;
- .5 Minimum Interior Side Yard Width: 2.0 metres;
- .6 Minimum Rear Yard Depth: 7.0 metres;
- .7 Maximum Height: 14.0 metres;
- .8 Maximum Lot Coverage shall not apply;
- .9 The minimum landscaped open space of the applicable zone shall not apply;
- .10 An open space landscaped area having a minimum area of 30 square metres shall abut the rear or exterior side wall of each dwelling unit;
- .11 Maximum cumulative garage door width for each dwelling unit:
 - .a 5.5 metres for end/corner units;
 - .b 3.7 metres for an interior dwelling unit;
- .12 The maximum interior garage width for each dwelling unit shall be 0.9 metres wider than the maximum cumulative garage door width for each dwelling unit;
- .13 The minimum width of a driveway shall be 2.5 metres;
- .14 The width of a driveway appurtenant to a dwelling unit shall not exceed the exterior width of the garage for said dwelling unit;
- .15 A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .16 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;

- .17 A walkout balcony, or uncovered terrace on the second storey, or wood deck off the main floor may encroach into the minimum rear yard to within 3.5 metres of the rear lot line;
- .18 A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;
- .19 Except for a noise attenuation barrier, the maximum height of a fence or hedge within the required front yard shall be 2.0 metres;
- .20 Sections 4.2.B.1, 4.1.B.1, 5.2.I.2, 5.2.I.3, and 5.2.Q.1 shall not apply;
- .21 Section 5.2.B.10 is applicable for each permitted accessory building on an individual building basis;

12.2220.3 for the purposes of Exception 2220:

- .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 2220.2.

12.2221 Exception 2221

12.2221.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in a R3L zone;
- .2 A townhouse dwelling;
- .3 A semi-detached dwelling;
- .4 A senior citizen residence;

12.2221.2 The lands shall be subject to the following requirements and restrictions:

- .1 The following shall apply for the purposes permitted in the R3L zone and a senior citizen residence:
 - .a Minimum Front Yard Depth: 3.0 metres;
 - .b Minimum Rear Yard Depth: 3.0 metres;
 - .c Minimum Side Yard Width: 3.0 metres;
 - .d Maximum Lot Coverage: 50%;
 - .e Minimum Landscaped Open Space: 10%;
 - .f Maximum Floor Space Index: 1.4;
 - .g Section 3.9 shall not apply;
- .2 The following shall apply for a townhouse dwelling and semi-detached dwelling purposes:
 - .a Townhouse dwellings and semi-detached dwellings shall be subject to one of the following:
 - .i the requirements of Exception 2220.2; or
 - .ii the requirements of the R2 zone; or
 - .iii the requirements of Exception 2221.2.
 - .b If the requirements of Exception 2220.2 are used, all lands not owned by a Public Authority which are contiguous shall be deemed to be one lot for zoning purposes.
 - .c If the requirements of the R2 zone are used, the maximum building height shall be 14.0 metres.

12.2221.3 for the purposes of Exception 2221:

- .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 2221.2.

12.2222 Exception 2222

12.2222.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the I1 zone; and
- .2 R1-Exception 2212, R1-Exception 2214, R1–Exception 2216, R2- Exception-2217, and R2-Exception 2218.

12.2222.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions relating to the I1, R1 and R2 zones and the general provisions of this by-law not in conflict with those Exception 2212.2, 2214.2, 2216.2, 2217.2, and 2218.2.
- .2 Infrastructure for various utilities shall be exempt from the requirements and restrictions of Exception 2222.2, except that a minimum 3.0 metre setback from the front lot line is required.

12.2222.3 for the purposes of Exception 2222:

- .1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2222.2.

12.2223 Exception 2223

12.2223.1 The lands shall only be used for the following purposes:

- .1 an animal hospital and or a veterinary clinic;
- .2 a bank, trust company, or finance company with or without drive-through facility;
- .3 a commercial school;
- .4 a convenience store;
- .5 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .6 a dry cleaning establishment and laundry distribution station;
- .7 a grocery store;
- .8 a Group Home Type 2;
- .9 a Laundromat;
- .10 a library;
- .11 an office;
- .12 a parking lot;
- .13 a personal service shop;
- .14 a place of worship;
- .15 a retail establishment having no outside storage;
- .16 a service shop;
- .17 a daycare facility;
- .18 purposes accessory to the other permitted purposes.

12.2223.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from all roads: 3.0 metres
- .3 Minimum Interior Side Yard Width – 1.0 metres
- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement

- .7 Except at approved access locations, landscaped open space shall be provided as follows:
 - .a a minimum of 3.0 metre wide strip abutting all Streets;
 - .b a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscape strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 No outdoor storage shall be permitted;
- .10 For the purposes of this by-law Wanless Drive shall be deemed to be the front yard;
- .11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2223.2

12.2223.3 for the purposes of Exception 2223:

- .1 Shall also be subject to the requirements and restrictions relating to the LC zone and the general provisions of this by-law not in conflict with those set out in Exception 2223.2.

12.2224 Exception 2224

12.2224.1 The lands shall only be used for the following purposes:

- .1 An amusement arcade
- .2 an animal hospital and or a veterinary clinic;
- .3 a bank, trust company, or finance company with or without drive-through facility;
- .4 a commercial school;
- .5 a community club;
- .6 a convenience store;
- .7 a custom workshop;
- .8 a daycare facility;
- .9 a day nursery;
- .10 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .11 a dry cleaning establishment and laundry distribution station;
- .12 a garden centre sales establishment with outdoor storage;
- .13 a health or fitness centre;
- .14 a laundromat;
- .15 an office;
- .16 a parking lot;
- .17 a personal service shop;
- .18 a place of commercial recreation;
- .19 a place of worship;
- .20 a printing or copying establishment;
- .21 a retail establishment having no outside storage;
- .22 a service shop;
- .23 a service station or gas bar;
- .24 a supermarket;
- .25 a swimming pool sales and service establishment;
- .26 a tavern;

- .27 a taxi or bus station;
- .28 a temporary open air market;
- .29 purposes accessory to the other permitted purposes.

12.2224.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from all roads: 3.0 metres
- .3 Minimum Interior Side Yard Width – 3.0 metres
- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement
- .7 Except at approved access locations, landscaped open space shall be provided as follows:
 - .a a minimum of 3.0 metre wide strip abutting all streets;
 - .b a minimum of 1.5 metre wide strip abutting interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 No outdoor storage shall be permitted, except for a garden centre;
- .10 Parking shall be provided at one space per 19 square metres of gross commercial floor area;
- .11 A pool hall, an adult video store, an adult entertainment parlour shall not be permitted;
- .12 For the purposes of this By-law, Mississauga Road shall be deemed to be the front yard;
- .13 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .14 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2224.2

12.2224.3 for the purposes of Exception 2224:

- .1 Shall also be subject to the requirements and restrictions relating to the GC zone and the general provisions of this by-law not in conflict with those set out in Exception 2224.2.

12.2225 Exception 2225

12.2225.1 The lands shall only be used for the following purposes:

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

12.2225.2 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: 25 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or 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 an interior lot;
- .c 3.0 metres for a corner lot
- .d 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .e 0.6 metres to an accessory building and/or the side wall of a garage, where access to the garage is from the exterior side yard; and
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre 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:

12.2225.3 for the purposes of Exception 2225:

- .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 2225.2.

12.2226 Exception 2226

12.2226.1 The lands shall only be used for the following purposes:

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

12.2226.2 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 requirement
- .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 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .d 0.6 metres to an accessory building and/or the side wall of a garage, where access to the garage is from the exterior side yard; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.6 metres to a one storey garage;
- .c 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;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

- .f 0.6 metres to an accessory building; and
- .g 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:

- .16 80 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2226.3 for the purposes of Exception 2226:

- .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 2226.2.

12.2227 Exception 2227

12.2227.1 The lands shall only be used for the following purposes:

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

12.2227.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres;
 - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g 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;
 - .h 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
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .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 Page 2 of 4 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 on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 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 lot width less than 10.4 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e 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;
 - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h 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;
 - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j 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 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:

12.2227.3 for the purposes of Exception 2227:

- .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 2227.2.

12.2228 Exception 2228

12.2228.1 The lands shall only be used for the following purposes:

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

12.2228.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres;
 - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 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 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g 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;
 - .h 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
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .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 Page 2 of 4 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 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .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; and
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;
- .f 4.5 metres for open roofed porches and uncovered terraces not exceeding one storey.

.7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metre and 1.2 metres per paired lots;

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 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 lot width less than 10.4 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e 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;
 - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h 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;
 - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j 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 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:
- .17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:

12.2228.3 for the purposes of Exception 2228:

- .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 2228.2.
- .2 For the purposes of this section:
 - .a Any lot line abutting an OS zone or an NS zone shall be considered and interior side lot line for zoning purposes.

12.2229 Exception 2229

12.2229.1 The lands shall only be used for the following purposes:

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

12.2229.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 175.0 square metres;
 - .b Corner Lot – 220.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 7.2 metres
 - .b Corner Lot: 9.0 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres
 - .b 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 for corner lots 11.0 metres or greater;
- .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 including eaves and cornices 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 Page 2 of 3 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 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;
- .j 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:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner unit 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 a 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;
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .c 0.6 metres to an accessory building; and
- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

- .8 Maximum Building Height – 14.0 metres
- .9 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 lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal Page 3 of 3 to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
 - .f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
 - .g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
 - .h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .i 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;
 - .j the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .k 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 Notwithstanding any other provision of the By-law, the following shall apply:
- .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage;
- .17 Section 4.2.B.1 shall not apply;

12.2229.3 for the purposes of Exception 2229:

- .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 2229.2.

12.2230 Exception 2230

12.2230.1 The lands shall only be used for the following purposes:

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

12.2230.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 129.0 square metres;
 - .b Corner Lot – 185.0 square metres;
 - .c End Lot – 155.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres
 - .b Corner Lot: 8.5 metres
 - .c End Lot: 6.7 metres
- .3 Minimum Lot Depth: 23.5 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to garage door facing the front lot line;
 - .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 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 for corner lots 11.0 metres or greater;
- .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:

- .a 5.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.6 metres to an accessory building; and
- .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

- .9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .10 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;
- .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions apply to garages:
 - .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
 - .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .f a two bay garage shall be permitted on a corner lot;
 - .g the 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;
 - .h the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

- .15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .17 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .18 The driveway width shall not exceed the width of the garage;
- .19 Section 4.2.B.1 shall not apply;

12.2230.3 for the purposes of Exception 2230:

- .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 2230.2.

12.2231 Exception 2231

12.2231.1 The lands shall only be used for the following purposes:

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

12.2231.2 The lands shall be subject to the following requirements and restrictions:

- .1 The Minimum Lot Area:
 - .a Interior Lot – 70.0 square metres;
 - .b Corner Lot – 110.0 square metres;
 - .c End Lot – 90.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 4.4 metres
 - .b Corner Lot: 7.4 metres
 - .c End Lot: 5.6 metres
- .3 Minimum Lot Depth: 16.9 metres
- .4 Minimum Front Yard Depth: 0 metres;
- .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 the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
 - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

- .h for corner lots with a 1.2 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:
 - .a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;
- .7 Minimum Interior Side Yard:
 - .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .b 0.5 metres to a detached garage;
 - .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
 - .d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;
 - .e 0.6 metres to an accessory building, except for a detached garage; and
 - .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres;
- .9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .10 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;
- .11 Maximum Lot Coverage – no requirement;
- .12 Minimum Amenity Area:
 - .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;
- .13 The following provisions apply to garages:
 - .a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and
 - .b notwithstanding any other provision of the By-law a detached garage may exceed 24 square metres;
- .14 The following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided;
- .17 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- .18 The driveway width shall not exceed the width of the lot;
- .19 Section 4.2.B.1 shall not apply;
- .20 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a a minimum of 1 parking space for each residential unit shall be provided on each lot;
- .21 Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .22 A public/private lane is deemed to be a street for zoning purposes;
- .23 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;
- .24 For zoning purposes, when a lot abuts an open space zone (OS), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line.

12.2231.3 for the purposes of Exception 2231:

- .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 2231.2.

12.2232 Exception 2232

12.2232.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the I1 zone;
- .2 R1-Exception 2225, R1-Exception 2227, R1– Exception 2229, R2-Exception -2230, and R2-Exception 2231;

12.2232.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions relating to the I1, R1 and R2 zones and the general provisions of this by-law not in conflict with those Exceptions 2225.2, 2227.2, 2229.2, 2230.2, and 2231.2
- .2 Infrastructure for various utilities shall be exempt from the requirements and restrictions of Exception 2232.2, except that a minimum 3.0 metre setback from the front lot line is required;

12.2232.3 for the purposes of Exception 2232:

- .1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2232.2.

12.2233 Exception 2233

12.2233.1 The lands shall only be used for the following purposes:

- .1 an animal hospital and or a veterinary clinic;
- .2 a bank, trust company, or finance company with or without drive-through facility;
- .3 a commercial school;
- .4 a convenience store;
- .5 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .6 a dry cleaning establishment and laundry distribution station;
- .7 a grocery store;
- .8 a Group Home Type 2;
- .9 a Laundromat;
- .10 a library;
- .11 an office;
- .12 a parking lot;
- .13 a personal service shop;
- .14 a place of worship;
- .15 a retail establishment having no outside storage;
- .16 a service shop;
- .17 a daycare facility;
- .18 purposes accessory to the other permitted purposes.

12.2233.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from:
 - .a Creditview Road – 3.0 metres
 - .b Kempenfelt Trail – 3.0 metres
 - .c Remembrance Road – 1.0 metres
- .3 Minimum Interior Side Yard Width – 1.0 metres

- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement
- .7 Except at approved access locations, landscaped open space shall be provided as follows:
 - .a a minimum of 3.0 metre wide strip abutting Creditview Road, Kempenfelt Trail;
 - .b a minimum 1.0 metre wide strip abutting Remembrance Road;
 - .c a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 For the purposes of this by-law Creditview Road shall be deemed to be the front yard;
- .10 No outdoor storage shall be permitted;
- .11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2233.2

12.2233.3 for the purposes of Exception 2233:

- .1 Shall also be subject to the requirements and restrictions relating to the LC zone and the general provisions of this by-law not in conflict with those set out in Exception 2233.2.

12.2234 Exception 2234

12.2234.1 The lands shall only be used for the following purposes:

- .1 An amusement arcade
- .2 an animal hospital and or a veterinary clinic;
- .3 a bank, trust company, or finance company with or without drive-through facility;
- .4 a commercial school;
- .5 a community club;
- .6 a convenience store;
- .7 a custom workshop;
- .8 a daycare facility;
- .9 a day nursery;
- .10 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .11 a dry cleaning establishment and laundry distribution station;
- .12 a garden centre sales establishment with outdoor storage;
- .13 a health or fitness centre;
- .14 a Laundromat;
- .15 an office;
- .16 a parking lot;
- .17 a personal service shop;
- .18 a place of commercial recreation;
- .19 a place of worship;
- .20 a printing or copying establishment;
- .21 a retail establishment having no outside storage;
- .22 a service shop;
- .23 a service station or gas bar;
- .24 a supermarket;
- .25 a swimming pool sales and service establishment;
- .26 a tavern;

- .27 a taxi or bus station;
- .28 a temporary open air market;
- .29 a retail warehouse; and
- .30 purposes accessory to the other permitted purposes.

12.2234.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from:
 - .a Mayfield Road – 3.0 metres
 - .b Mississauga Road – 3.0 metres
 - .c Veterans Drive – 3.0 metres
- .3 Minimum Interior Side Yard Width – 3.0 metres
- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement
- .7 Except at approved access locations, landscaped open space shall be provided as follows:
 - .a a minimum of 3.0 metre wide strip abutting Mississauga Road, Mayfield Road and Veterans;
 - .b a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 A service station or gas bar may only be located at the south west corner of Mayfield Road and Veterans Drive;
- .10 No outdoor storage shall be permitted, except for a garden centre;
- .11 Parking shall be provided at one space per 19 square metres of gross commercial floor area;
- .12 For the purposes of this by-law, Mississauga Road shall be deemed to be the front yard;
- .13 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .14 A pool hall, an adult video store, an adult entertainment parlour shall not be permitted;
- .15 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2234.2

12.2234.3 for the purposes of Exception 2234:

- .1 Shall also be subject to the requirements and restrictions relating to the GC zone and the general provisions of this by-law not in conflict with those set out in Exception 2234.2.

12.2235 Exception 2235

12.2235.1 The lands shall only be used for the following purposes:

- .1 a hotel or motel;
- .2 a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, a motor vehicle or boat parts and accessories sales establishment;
- .3 only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- .4 a parking lot;
- .5 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .6 a tavern;
- .7 a taxi or bus station;
- .8 banquet facilities;
- .9 a community club;
- .10 a tool and equipment establishment;
- .11 an animal hospital and or a veterinary clinic;
- .12 a service station or gas bar;
- .13 a motor vehicle washing establishment;
- .14 a retail establishment having no outside storage;
- .15 a personal service shop;
- .16 a convenience store;
- .17 a dry cleaning establishment and laundry distribution station;
- .18 a bank, trust company or financial company;
- .19 a place of worship; and
- .20 purposes accessory to the other permitted purposes..

12.2235.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from all roads - 3.0 metres
- .3 Minimum Interior Side Yard Width – 3.0 metres

- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement
- .7 Except at approved access locations, landscaped open space shall be a minimum of 1.5 metre wide strip, except when adjacent to a masonry wall, then no landscaped strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 No outdoor storage shall be permitted;
- .10 For the purposes of this by-law, Creditview Road shall be deemed to be the front yard;
- .11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2235.2

12.2235.3 for the purposes of Exception 2235:

- .1 Shall also be subject to the requirements and restrictions relating to the HC zone and the general provisions of this by-law not in conflict with those set out in Exception 2235.2.

12.2236 Exception 2236

12.2236.1 The lands shall only be used for the following purposes:

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

12.2236.2 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: 25 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or 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 lot 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:

12.2236.3 for the purposes of section Exception 2236:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2236.2.

12.2237 Exception 2237

12.2237.1 The lands shall only be used for the following purposes:

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

12.2237.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres;
 - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g 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;
 - .h 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
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .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 on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 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 lot width less than 10.4 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e 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;
 - .f a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h 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;
 - .i the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j 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 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage:

12.2237.3 for the purposes of Exception 2237:

- .17 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 2237.2.

12.2238 Exception 2238

12.2238.1 The lands shall only be used for the following purposes:

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

12.2238.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 175.0 square metres;
 - .b Corner Lot – 220.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 7.2 metres
 - .b Corner Lot: 9.0 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres
 - .b 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 for corner lots 11.0 metres or greater;
- .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 including eaves and cornices 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 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;
- .j 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:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner unit 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 a 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;
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .c 0.6 metres to an accessory building; and
- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

- .8 Maximum Building Height – 14.0 metres
- .9 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 lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
 - .f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
 - .g a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
 - .h a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .i 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;
 - .j the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .k 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 Notwithstanding any other provision of the By-law, the following shall apply:
- .a the minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage;
- .17 Section 4.2.B.1 shall not apply;

12.2238.3 for the purposes of Exception 2238:

- .18 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 2238.2.

12.2239 Exception 2239

12.2239.1 The lands shall only be used for the following purposes:

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

12.2239.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 129.0 square metres;
 - .b Corner Lot – 185.0 square metres;
 - .c End Lot – 155.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres
 - .b Corner Lot: 8.5 metres
 - .c End Lot: 6.7 metres
- .3 Minimum Lot Depth: 23.5 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to garage door facing the front lot line;
 - .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
 - .d the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f 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;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .h a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres
- .b 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 for corner lots 11.0 metres or greater;
- .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 Page 2 of 3 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:

- .a 5.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.6 metres to an accessory building; and
- .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.8 Maximum Building Height – 14.0 metres;

- .9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .10 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;
- .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions apply to garages:
 - .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for interior, lots equal to 10.7 Page 3 of 3 metres but less than 12.2 metres shall be 5.5 metres;
 - .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .f a two bay garage shall be permitted on a corner lot;
 - .g the 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;
 - .h the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .i the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

- .15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .17 Notwithstanding any other provision of the By-law the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;
- .18 The driveway width shall not exceed the width of the garage;
- .19 Section 4.2.B.1 shall not apply;

12.2239.3 for the purposes of Exception 2239:

- .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 2239.2.

12.2240 Exception 2240

12.2240.1 The lands shall only be used for the following purposes:

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

12.2240.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 70.0 square metres;
 - .b Corner Lot – 110.0 square metres;
 - .c End Lot – 90.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 4.4 metres
 - .b Corner Lot: 7.4 metres
 - .c End Lot: 5.6 metres
- .3 Minimum Lot Depth: 16.9 metres
- .4 Minimum Front Yard Depth:
 - .a 0.0 metres;
- .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 the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
 - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .g a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

- .h for corner lots with a 1.2 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:
 - .a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;
- .7 Minimum Interior Side Yard:
 - .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .b 0.5 metres to a detached garage;
 - .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
 - .d 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;
 - .e 0.6 metres to an accessory building, except for a detached garage; and
 - .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres;
- .9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .10 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;
- .11 Maximum Lot Coverage – no requirement;
- .12 Minimum Amenity Area:
 - .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;
- .13 The following provisions apply to garages:
 - .a a garage door width shall not exceed the width of any unit or main wall of a dwelling; and
 - .b notwithstanding any other provision of the By-law, a detached garage may exceed 24 square metres;
- .14 The following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided;
- .17 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- .18 The driveway width shall not exceed the width of the lot;
- .19 Section 4.2.B.1 shall not apply;
- .20 Notwithstanding any other provision of the By-law, the following shall apply:
 - .a a minimum of 1 parking space for each residential unit shall be provided on each lot;
- .21 Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .22 A public/private lane is deemed to be a street for zoning purposes;
- .23 For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;
- .24 For zoning purposes, when a lot abuts an open space zone (OS), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line.

12.2240.3 for the purposes of Exception 2240:

- .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 2240.2.

12.2241 Exception 2241

12.2241.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the I1 zone; and,
- .2 R1-Exception 2236, R1-Exception 2237, R1–Exception 2238, R2-Exception-2239, and R2-Exception 2240;

12.2241.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions relating to the I1, R1 and R2 zones and the general provisions of this by-law not in conflict with those Exception 2236.2, 2237.2, 2238.2, 2239.2, and 2240.2
- .2 Infrastructure for various utilities shall be exempt from the requirements and restrictions of Exception 2232.2, except that a minimum 3.0 metre setback from the front lot line is required;

12.2241.3 for the purposes of Exception 2241:

- .1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2241.2.

12.2242 Exception 2242

12.2242.1 The lands shall only be used for the following purposes:

- .1 an animal hospital and or a veterinary clinic;
- .2 a bank, trust company, or finance company with or without drive-through facility;
- .3 a commercial school;
- .4 a convenience store;
- .5 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .6 a dry cleaning establishment and laundry distribution station;
- .7 a grocery store;
- .8 a Group Home Type 2;
- .9 a Laundromat;
- .10 a library;
- .11 an office;
- .12 a parking lot;
- .13 a personal service shop;
- .14 a place of worship;
- .15 a retail establishment having no outside storage;
- .16 a service shop;
- .17 a daycare facility;
- .18 purposes accessory to the other permitted purposes.

12.2242.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from all roads: 3.0 metres
- .3 Minimum Interior Side Yard Width – 1.0 metres
- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: no requirement

- .7 Except at approved access locations, landscaped open space shall be provided as follows:
 - .a a minimum of 3.0 metre wide strip abutting Creditview Road, Novice Drive;
 - .b a minimum 1.0 metre wide strip abutting Remembrance Road;
 - .c a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscaped strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 No outdoor storage shall be permitted;
- .10 For the purposes of this by-law Creditview Road shall be deemed to be the front yard;
- .11 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .12 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2242.2

12.2242.3 for the purposes of section Exception 2242:

- .1 Shall also be subject to the requirements and restrictions relating to the LC zone and the general provisions of this by-law not in conflict with those set out in exception 2242.2.

12.2243 Exception 2243

12.2243.1 The lands shall only be used for the following purposes:

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

12.2243.2 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 The maximum building height of a single detached dwelling shall be 10.9 metres.

12.2244 Exception 2244

12.2244.1 The lands shall only be used for the following purposes:

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

12.2244.2 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 The maximum building height of a single detached dwelling shall be 10.9 metres.
- .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 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

12.2245 Exception 2245

12.2245.1 The lands shall only be used for the following purposes:

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

12.2245.2 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, including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .3 The maximum interior garage width of an attached garage shall be 3.5 metres.

12.2246 Exception 2246

12.2246.1 The lands shall only be used for the following purposes:

- .1 a service station or gas bar;
- .2 a motor vehicle washing establishment;
- .3 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .4 a retail establishment having no outside storage;
- .5 a bank, trust company and finance company; and
- .6 purposes accessory to the other permitted purposes

12.2246.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, Torbram Road shall be considered to be the front yard.
- .2 Minimum Interior Side Yard Width: 1.6 metres
- .3 Minimum Number of Parking Spaces: 135
- .4 Minimum Setback to a Daylight Triangle: 3.2 metres
- .5 All lands zoned HC- Exception 2246 and LC- Exception 2247 shall be considered to be one lot for the purposes of determining required parking.

12.2247 Exception 2247

12.2247.1 The lands shall only be used for the following purposes:

- .1 a townhouse;
- .2 a retail establishment having no outside storage;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company and finance company
- .6 an office (including medical and dental);
- .7 a dry cleaning and laundry distribution station;
- .8 a printing or copying establishment;
- .9 a community club;
- .10 a laundromat;
- .11 a dining room restaurant, a convenience restaurant,
- .12 a take-out restaurant; and
- .13 purposes accessory to the other permitted purposes.

12.2247.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 1.8 metres
- .2 Minimum Interior Side Yard Width: 1.6 metres
- .3 Minimum Number of Parking Spaces: 135
- .4 All lands zoned LC- Exception 2247 and HC- Exception 2246 shall be considered to be one lot for the purposes of determining required parking.

12.2248 Exception 2248

12.2248.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the GC zone; excluding convenience restaurants, drive-through facilities, a gas bar, a car wash, outdoor storage, with the exception of a garden centre that is accessory to a permitted use.
- .2 an art gallery or studio;
- .3 a department store;
- .4 a library;
- .5 a medical laboratory;
- .6 a photographic studio;
- .7 a service shop;

12.2248.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this By-law, the lands zoned GC- Exception 2248 shall be treated as one property;
- .2 A maximum of 25,547 square metres of gross floor area shall be permitted;
- .3 Setbacks
 - .a Minimum 3 metres from Bramalea Road;
 - .b Minimum 5 metres from Mayfield Road; and
 - .c Minimum 3 metres from the eastern property line
- .4 The maximum building height shall be 2 storeys;
- .5 A minimum 3 metre wide landscape strip shall be provided along the eastern property line.

12.2248.3 for the purposes of Exception 2248:

- .1 Shall also be subject to the requirement and restrictions relating to the GC Zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 2248.2.
- .2 For the purposes of this By-law, Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and garden centre; and where a wide range of services may be provided, including but not limited to: photographic services, restaurant, including take out, optical services, medical, dental and pharmaceutical services, banking,

financial and real estate services, telecommunications services, automotive rental, service and repair, children's amusement facility, travel agency, and personal services.

12.2249 Exception 2249

12.2249.1 The lands shall only be used for the following purposes:

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

12.2249.2 The lands shall be subject to the following requirements and restrictions:

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

12.2250 Exception 2250

12.2250.1 The lands shall only be used for the following purposes:

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

12.2250.2 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 The maximum building height of a single detached dwelling shall be 10.9 metres.
- .4 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.

12.2251 Exception 2251

12.2251.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the R2 zone;
- .2 Stacked Townhouse Dwellings; and,
- .3 Stacked Back-to-Back Dwellings.

12.2251.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum number of residential dwelling units: 120
- .2 Maximum number of bedrooms per unit: 2
- .3 Minimum front yard depth to The Gore Road: 3.45 metres
- .4 Minimum rear yard depth: 14.0 metres
- .5 Minimum interior side yard width: 13.40 metres
- .6 A balcony or deck, with or without a foundation, and/or cellar, may project into the minimum required front yard by a maximum of 1.55 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required front yard.
- .7 Minimum landscape open space:
 - .a 25% of the lot area;
 - .b Minimum landscape open space width abutting a property line, except at approved access locations:
 - .i Easterly property line (The Gore Road): 1.9 metres
 - .ii Northerly property line: 1.2 metres
 - .iii Southerly property line: 1.60 metres
 - .iv Westerly property line: 0.75 metres
 - .c A balcony or deck and retaining walls shall be permitted to encroach into the the required landscaped open space.
- .8 Maximum fence height in the front yard:
 - .a along the interior side lot line: 1.8 metres
 - .b along the front lot line: 1.2 metres
- .9 Minimum Building Separation:

- .a Between the side walls for buildings fronting The Gore Road, excluding building projections
Housing utilities: 3.90 metres
- .b Between front facades of buildings separated by landscaped open space: 12.0 metres
- .10 Maximum lot coverage: 40%
- .11 Minimum parking space requirements:
 - .a Resident parking per dwelling unit: 1.2 spaces
 - .b Visitor parking per dwelling unit: 0.3 spaces
- .12 A parallel parking space shall be a rectangular area measuring not less than 2.69 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.
- .13 Minimum amenity area: 410 square metres

12.2251.3 for the purposes of Exception 2251:

- .1 Amenity Area: shall mean lands intended for active recreation, including but not limited to lands developed with features such as gazebos and/or play structures. Amenity areas shall not be located between two (2) building facades.
- .2 All lands zoned R2 – Exception 2251 shall be treated as one lot for zoning purposes.

12.2252 Exception 2252

12.2252.1 The lands shall only be used for the following purposes:

- .1 A linked semi-detached dwelling;
- .2 A semi-detached dwelling;
- .3 Purposes accessory to a linked semi-detached dwelling or semi-detached dwelling.

12.2252.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 200 square metres
- .2 Minimum Lot Width: 7.25 metres
- .3 Minimum Lot Depth: 17.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage door;
- .5 Minimum Interior Side Yard:
 - .a 0.0 metres between common shared walls;
 - .b Where there is no common shared wall 1.2 metres on one side and 0.6 metres on the other side provided that the combined total side yard width for each interior lot is a minimum of 1.8 metres;
 - .c A bay/bow/box window with or without foundation or cold cellar may encroach into a minimum 1.2 metre interior side yard up to 0.50 metres.
- .6 Minimum Rear Yard Setback:
 - .a 6.0 metres;
 - .b 4.0 metres to a balcony or terrace;
 - .c 4.0 metres to the bay/box/bow window with or without foundation or cold cellar.
- .7 Maximum Building Height: 3 storeys
- .8 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.
- .9 Garage Control: The maximum permitted cumulative door width per dwelling unit shall be 2.75 metres.
- .10 Maximum Lot Coverage: 60%

- .11 For the purposes of this by-law a “linked semi-detached dwelling” shall mean a building that is divided vertically into two (2) separate dwelling units, where the two dwelling units share a common wall either above or below grade and which may be a foundation wall.

12.2253 Exception 2253

12.2253.1 The lands shall only be used for the following purposes:

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

12.2253.2 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.

12.2254 Exception 2254

12.2254.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 an office (excluding a medical office and a real estate office);
- .3 a hair salon;
- .4 an animal care and grooming establishment;
- .5 a nursing home;
- .6 an animal hospital;
- .7 a commercial school (excluding driver education); and
- .8 A medical office and residential care home use shall be additionally permitted uses, provided they are in compliance with the associated conditions of approval per the Notice of Decision to Minor Variance Application A-2023-0217, and dated November 14, 2023.

12.2254.2 The lands shall be subject to the following requirements and restrictions:

- .1 maximum gross floor area of 431.0 square metres;
- .2 minimum front yard depth – 16.0 metres;
- .3 minimum interior side yard width – 18.0 metres;
- .4 minimum exterior side yard width – 3.0 metres;
- .5 minimum rear yard depth – 28.0 metres;
- .6 minimum landscaped open space:
 - .a 0.0 metres abutting the daylight triangle;
 - .b 3.0 metres abutting all other lot lines which may be reduced to 0.2 metres abutting a parking space;
- .7 a minimum of 6 spaces shall be provided within lands designated LC- Exception 2254; and
- .8 no loading space is required.

12.2255 Exception 2255

12.2255.1 The lands shall only be used for the following purposes:

- .1 A street townhouse;
- .2 Purposes accessory to a street townhouse dwelling.

12.2255.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 130 square metres per dwelling unit;
 - .b End Lot: 160 square metres per dwelling unit;
 - .c Corner Lot: 200 square metres per dwelling unit.
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres;
 - .b End Lot: 6.7 metres;
 - .c Corner Lot: 8.5 metres.
- .3 Minimum Lot Depth: 24.5 metres;
- .4 Minimum Front Yard Depth:
 - .a 3.5 metres;
 - .b 2.0 metres to a porch with or without foundation or cold cellar;
 - .c 3.0 metres to a balcony;
 - .d 3.0 metres to the bay/box window with or without foundation.
- .5 Minimum Interior Side Yard:
 - .a 1.2 metres;
 - .b 0.0 metres between common shared wall.
- .6 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 2.0 metre to a porch with or without foundation or cold cellar;
 - .c 1.2 metres to a daylight triangle.
- .7 Minimum Rear Yard Setback:

- .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
 - .e 3.0 metres to the bay/box/bow window with or without foundation.
- .8 Maximum Building Height: 3 storeys
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.
- .10 Garage Control: The maximum permitted cumulative garage door width per dwelling unit shall be 2.75 metres.
- .11 Maximum Lot Coverage: 70%
- .12 For the purposes of this section the front lot line shall be the lot line abutting Sandalwood Parkway East or Conestoga Drive.
- .13 Accessory Structures: No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard.

12.2256 Exception 2256

12.2256.1 The lands shall only be used for the following purposes:

- .1 Industrial
 - .a the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
 - .b a warehouse (subject to Exception 2256.2(1)).
- .2 Non-Industrial
 - .a An office;
 - .b A bank, trust company, and finance company;
 - .c A research and development facility in conjunction with an office;
 - .d A hotel;
 - .e A conference centre or banquet hall, only in conjunction with a hotel;
 - .f A convenience store;
 - .g A dry cleaning and laundry distribution station;
 - .h A service shop;
 - .i A personal service shop, excluding a massage or body rub parlour;
 - .j A printing or copying establishment;
 - .k A recreational facility or structure;
 - .l An animal hospital.

12.2256.2 The lands shall be subject to the following requirements and restrictions:

- .1 A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 10% of the total gross floor area of the warehouse
- .2 For the purposes of this Exception, the Front Lot Line shall be the lot line abutting Ace Drive.
- .3 Building Setbacks:
 - .a Maximum Setbacks:
 - .i One building on a lot shall be setback a maximum of 20 metres from Ace Drive

- .ii If a lot is located within 130 metres of Countryside Drive, one building on a lot shall be setback a maximum of 20 metres from Ace Drive, and 110 metres from Countryside Drive.
 - .b Minimum Yards:
 - .i Front yard Depth: 3.0 metres
 - .ii Interior Side Yard Width: 2.0 metres
 - .iii Exterior Side Yard Width: 3.0 metres
 - .iv Rear Yard Depth: 3.0 metres
 - .c No portion of any building or structure shall be within 14 metres of the Highway 410 right-of-way.
 - .4 Minimum width of Landscaped Open Space:
 - .a Except at approved driveway locations, 3.0 metres abutting a street.
 - .5 Outside storage shall only be permitted in the rear yard and shall be screened from view from a street.

12.2257 Exception 2257

12.2257.1 The lands shall only be used for the following purposes:

- .1 Industrial
 - .a Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
 - .b A maximum of one motor vehicle repair shop and/or motor vehicle body shop as a principal use (subject to Exception 2257.2(4)).
- .2 Non-Industrial
 - .a A motor vehicle sales, leasing and rental establishment;
 - .b An office;
- .3 Non-Industrial
 - .a A motor vehicle repair or motor vehicle body shop is permitted as an accessory use to a motor vehicle sales, leasing and rental establishment.

12.2257.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, a private or condominium road shall be interpreted as a street for zoning purposes.
- .2 Minimum Lot Width: 50.0 metres
- .3 Minimum Yards:
 - .a Front yard Depth: 3.0 metres
 - .b Interior Side Yard Width: 2.0 metres
 - .c Exterior Side Yard Width: 3.0 metres
 - .d Rear Yard Depth: 3.0 metres
 - .e No portion of any building or structure shall be within 14 metres of the Highway 410 right-of-way.
- .4 In no case shall any portion of a building or structure used for the purpose of a motor vehicle repair shop and/or a motor vehicle body shop as a principal use be located within:
 - .a 98 metres of Mayfield Road;
 - .b 110 metres of Highway 410;
 - .c 85 metres of Ace Drive.
- .5 Minimum width of Landscaped Open Space:

- .a Except at approved driveway locations, 6.0 metres along Mayfield Road, and 3.0 metres along all other streets.
- .6 Outside storage shall not be permitted except for the display of motor vehicles in conjunction with a motor vehicle sales, leasing and rental establishment.
- .7 Notwithstanding Exception 2257.5(5), a maximum of two display areas, not exceeding 18 square metres each, shall be permitted in conjunction with a motor vehicle sales, leasing and rental establishment within the required minimum landscaped open space.
- .8 Minimum Building Height:
 - .a 8.0 metres for any building or portion thereof within 40 metres of Highway 410 or Mayfield Road.

12.2258 Exception 2258

12.2258.1 The lands shall only be used for the following purposes:

- .1 Industrial
 - .a Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
 - .b A warehouse (subject to Exception 2258.2(1)).
- .2 Non-Industrial
 - .a An office;
 - .b A bank, trust company, and finance company;
 - .c A research and development facility in conjunction with an office;
 - .d A hotel;
 - .e A conference centre or banquet hall, only in conjunction with a hotel;
 - .f A convenience store;
 - .g A dry cleaning and laundry distribution station;
 - .h A service shop;
 - .i A personal service shop, excluding a massage or body rub parlour;
 - .j A printing or copying establishment;
 - .k A recreational facility or structure;
 - .l An animal hospital.

12.2258.2 The lands shall be subject to the following requirements and restrictions:

- .1 A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 20% of the total gross floor area of the warehouse
- .2 For the purposes of this Exception, the front lot line shall be the lot abutting Dixie Road.
- .3 Setbacks:
 - .a Maximum Setbacks:
 - .i For lots abutting Mayfield Road, one building on a lot shall have a maximum setback of 8.0 metres from Mayfield Road.

- .ii For lots abutting Dixie Road, one building on a lot shall have a maximum setback of 20 metres from Dixie Road.
 - .iii For lots abutting Dockstader Road, which do not abut Mayfield Road, one building shall have a maximum setback of 8.0 metres from Dockstader Road.
 - .b Minimum Yards:
 - .i Front yard Depth: 4.5 metres
 - .ii Interior Side Yard Width: 2.0 metres
 - .iii Exterior Side Yard Width: 3.0 metres
 - .iv Rear Yard Depth: 3.0 metres
 - .c No portion of any building or structure shall be located within 4.5 metres of the Mayfield Road right of way.
- .4 Minimum width of Landscaped Open Space:
 - .a Except at approved driveway locations, 6.0 metres along Mayfield Road or Dixie Road, and a minimum 3.0 metres along all other streets.
- .5 Building Height:
 - .a The maximum building height for buildings located within 50 metres of a residential zone shall be 2 storeys.
- .6 Outside storage is not permitted.

12.2259 Exception 2259

12.2259.1 The lands shall only be used for the following purposes:

- .1 Permitted Uses:
 - .a An office;
 - .b A retail establishment;
 - .c A bank, trust company, and finance company;
 - .d A dining room or take-out restaurant;
 - .e A place of worship;
 - .f A dry cleaning and laundry distribution station;
 - .g A service shop;
 - .h A personal service shop, excluding a massage or body rub parlour;
 - .i A printing or copying establishment;
 - .j A community club;
 - .k A funeral home;
 - .l A health and fitness centre;
 - .m A commercial, technical or recreational school;
- .2 Drive-through facilities shall not be permitted.

12.2259.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this Exception, the Front Lot Line shall be the lot line abutting Inspire Boulevard.
- .2 Maximum Setbacks:
 - .a The following maximum setbacks apply to one building on a corner lot:
 - .i For lots abutting Dixie Road, 6.0 metres from Dixie Road;
 - .ii For lots abutting Ace Drive, which do not abut Dixie Road, 3.0 metres from Ace Drive;
 - .iii Front yard: 3.0 metres
 - .b Minimum Yards:
 - .i Front yard Depth: 0.0 metres
 - .ii Interior Side Yard Width: 1.2 metres

- .iii Exterior Side Yard Width: 0.0 metres
 - .iv Rear Yard Depth: 3.0 metres
 - .v Notwithstanding Exception 2259.2(2)(b)(iii) the minimum setback from the Dixie Road right of way shall be 3.0 metres.
- .3 Minimum width of Landscaped Open Space:
 - .a Except at approved driveway and building locations, 3.0 metres along Dixie Road, and a minimum 1.0 metres along all other streets.
- .4 Building Height:
 - .a Minimum Building Height: 2 Storeys
 - .b Maximum Building Height: 5 Storeys
 - .c Notwithstanding Exception 2259.2(4)(b), the maximum building height for buildings located within 50 metres of a residential zone shall be 2 storeys.
- .5 Outside storage is not permitted.

12.2260 Exception 2260

12.2260.1 The lands shall only be used for the following purposes:

- .1 Permitted Uses
 - .a Purposes permitted in the GC Zone
- .2 Accessory
 - .a Purposes accessory to the other permitted uses.

12.2260.2 The lands shall be subject to the following requirements and restrictions:

- .1 The property line abutting Mayfield Road shall be considered the front property line for zoning purposes.
- .2 Minimum Yards:
 - .a Front yard Depth: 4.5 metres
 - .b Interior Side Yard Width: 3.0 metres
 - .c Exterior Side Yard Width: 3.0 metres
 - .d Rear Yard Depth: 3.0 metres
- .3 Maximum Yards:
 - .a The maximum front yard setback and maximum exterior yard setback for the principal building on a lot shall be 8.0 metres. For the purpose of this section, a gas bar canopy shall not be considered to be the principle building.
- .4 Minimum width of Landscaped Open Space:
 - .a Except at approved driveway and building locations, 6.0 metres along Mayfield Road, and 3.0 metres along all other streets.

12.2261 Exception 2261

12.2261.1 The lands shall only be used for the following purposes:

- .1 A street townhouse;
- .2 Purposes accessory to a street townhouse dwelling.

12.2261.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Corner Lot: 200 square metres per dwelling unit.
- .2 Minimum Lot Width:
 - .a Corner Lot: 8.5 metres
- .3 Minimum Lot Depth: 24.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres
- .5 Minimum Interior Side Yard: 0.0 metres between common shared wall.
- .6 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 2.0 metre to a porch with or without foundation or cold cellar.
- .7 Minimum Rear Yard Setback:
 - .a 6.0 metres;
 - .b 4.0 metres to a balcony or terrace;
 - .c 4.0 metres to the bay/box/bow window with or without foundation;
 - .d 7.0 metres to the garage door where access to the garage is from the exterior side yard of a corner lot.
- .8 Maximum Building Height: 3 storeys
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.
- .10 Garage Control: The maximum permitted cumulative garage door width per dwelling unit shall be 6.5 metres for a garage located on a corner lot accessed from the exterior side yard.
- .11 Driveway Width: The driveway width shall not exceed the width of the garage measured at the exterior lot line.

.12 Maximum Lot Coverage: 60%

12.2262 Exception 2262

12.2262.1 The lands shall only be used for the following purposes:

- .1 Industrial
 - .a Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
 - .b A warehouse (subject to Exception 2262.2(1));
- .2 Non-Industrial
 - .a An office;
 - .b A bank, trust company, and finance company;
 - .c A research and development facility in conjunction with an office;
 - .d A dining room restaurant (subject to Exception 2262.2(2));
 - .e A place of worship (subject to Exception 2262.2(3));
 - .f A hotel;
 - .g A conference centre or banquet hall, only in conjunction with a hotel;
 - .h A convenience store;
 - .i A dry cleaning and laundry distribution station;
 - .j A service shop;
 - .k A personal service shop, excluding a message or body rub parlour;
 - .l A printing or copying establishment;
 - .m A recreational facility or structure;
 - .n An animal hospital.

12.2262.2 The lands shall be subject to the following requirements and restrictions:

- .1 A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 20% of the total gross floor area of the warehouse
- .2 For the lands zoned Exception 2262, (located north and south of the LC- Exception 2259 zone), a maximum of two dining room restaurants in total shall be permitted.
- .3 For the lands zoned Exception 2262, (located north and south of the LC- Exception 2259 zone), a maximum of one place of worship in total shall be permitted having a maximum gross floor area of 3,000 square metres.

- .4 For the purpose of this Exception, the front lot line shall be the lot line abutting Dixie Road.
- .5 Setbacks:
 - .a For, lots abutting Dixie Road, north of Inspire Boulevard, one building on a lot shall have a maximum setback of 20 metres from Dixie Road.
 - .b For lots abutting Dockstader Road, one building on a lot shall have a maximum setback of 8.0 metres from Dockstader Road.
 - .c Minimum Yards:
 - .i Front yard Depth: 4.5 metres
 - .ii Interior Side Yard Width: 2.0 metres
 - .iii Exterior Side Yard Width: 3.0 metres
 - .iv Rear Yard Depth: 3.0 metres
- .6 Minimum width of Landscaped Open Space:
 - .a Except at approved driveway and building locations, 6.0 metres along Dixie Road and 3.0 metres along all other streets.
- .7 Building Height:
 - .a The maximum building height for building located within 50 metres of a residential zone shall be 2 storeys.
- .8 Outside storage shall not be permitted.
- .9 Lots zoned PE - Exception 2262 that abut Dixie Road and are located south of Inspire Blvd and north of Tasker Road shall be considered one lot for the purposes of this Exception.

12.2263 Exception 2263

12.2263.1 The lands shall only be used for the following purposes:

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

12.2263.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2264 Exception 2264

12.2264.1 The lands shall only be used for the following purposes:

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

12.2264.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.
- .5 Minimum dwelling setback from the Rail right-of-way – 17.5m

12.2265 Exception 2265

12.2265.1 The lands shall only be used for the following purposes:

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

12.2265.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.
- .2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 0.5 metres into any exterior side yard.
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 Minimum Lot Width - Interior and Corner Lots: 12.2 metres.
- .5 Minimum Front Yard Depth: 4.5 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 The garage is permitted to face the flankage lot line.

12.2266 Exception 2266

12.2266.1 The lands shall only be used for the following purposes:

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

12.2266.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2267 Exception 2267

12.2267.1 The lands shall only be used for the following purposes:

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

12.2267.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2268 Exception 2268

12.2268.1 The lands shall only be used for the following purposes:

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

12.2268.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2269 Exception 2269

12.2269.1 The lands shall only be used for the following purposes:

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

12.2269.2 The lands shall be subject to the following requirements and restrictions:

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

12.2270 Exception 2270

12.2270.1 The lands shall only be used for the following purposes:

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

12.2270.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.

12.2271 Exception 2271

12.2271.1 The lands shall only be used for the following purposes:

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

12.2271.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 Minimum Rear Yard Depth: 3.0 metres
- .5 Minimum Lot Depth: 20.0 metres

12.2272 Exception 2272

12.2272.1 The lands shall only be used for the following purposes:

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

12.2272.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 Minimum Lot Depth: 28.0 metres

12.2273 Exception 2273

12.2273.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 Minimum Rear Yard Depth: 3.0 metres.
- .5 Minimum Lot Depth: 25.0 metres

12.2274 Exception 2274

12.2274.1 The lands shall only be used for the following purposes:

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

12.2274.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 Minimum Exterior Side Yard Width: 3.6 metres.
- .5 Minimum Lot Width – Corner Lot: 14.0 metres.

12.2275 Exception 2275

12.2275.1 The lands shall only be used for the following purposes:

- .1 A street townhouse;
- .2 Purposes accessory to a street townhouse dwelling.

12.2275.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 130 square metres per dwelling unit;
 - .b End Lot: 160 square metres per dwelling unit;
 - .c Corner Lot: 200 square metres per dwelling unit.
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres;
 - .b End Lot: 6.7 metres;
 - .c Corner Lot: 8.5 metres.
- .3 Minimum Lot Depth: 24.5 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage door except for a corner lot that is located adjacent to Street Elbow where a minimum of 5.60 metres may be provided on one side of the driveway.
- .5 Minimum Interior Side Yard:
 - .a 1.2 metres;
 - .b 0.0 metres between common shared wall.
- .6 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 2.0 metres to a porch with or without foundation or cold cellar.
- .7 Minimum Rear Yard Setback:
 - .a 6.0 metres;
 - .b 4.0 metres to a balcony or terrace;
 - .c 4.0 metres to the bay/box/bow window with or without foundation.

- .8 Maximum Building Height: 3 storeys
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space. Page 3 of 3
- .10 Garage Control: The maximum permitted cumulative garage door width per dwelling unit shall be 2.75 metres.
- .11 Minimum Distance between Driveway and Street Elbow: The minimum distance measured along a lot line between a driveway and the projected point of two connected segments of the same street at a Street Elbow shall be a minimum of 5.1 metres.
- .12 Maximum Lot Coverage: 60%
- .13 For the purposes of this Section a “Street Elbow” shall mean the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than one hundred and thirty-five (135) degrees.

12.2276 Exception 2276

12.2276.1 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 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.

12.2277 Exception 2277

12.2277.1 The lands shall be subject to the following requirements and restrictions:

- .1 The rear lot line will be the most northerly lot line that abuts an NS zone;
- .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.

12.2278 Exception 2278

12.2278.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum setback between a main building or garage and lands zoned OS shall be 1.2 metres;
- .2 The minimum setback for all other interior side lot lines not adjacent to an OS zone shall be 7.5 metres;
- .3 The minimum lot width shall be 27.0 metres;
- .4 The minimum lot area shall be 0.3 hectares;
- .5 The minimum front yard depth shall be 57.0 metres;
- .6 The minimum rear yard depth shall be 25.0 metres

12.2279 Exception 2279

12.2279.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum lot width shall be 27.0 metres;
- .2 The minimum lot area shall be 0.3 hectares;
- .3 The minimum front yard depth shall be 69.0 metres

12.2280 Exception 2280

12.2280.1 The lands shall only be used for the following purposes:

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

12.2280.2 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 corner lots, 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 to a maximum width of 5 metres.
- .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 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

12.2281 Exception 2281

12.2281.1 The lands shall only be used for the following purposes:

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

12.2281.2 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, exterior side yard and rear 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 corner lots, 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 to a maximum width of 5 metres.
- .4 The maximum interior garage width of an attached garage shall be 3.5 metres.

12.2282 Exception 2282

12.2282.1 The lands shall only be used for the following purposes:

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

12.2282.2 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, exterior side yard and rear 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 corner lots, 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 to a maximum width of 5 metres.
- .4 The maximum interior garage width of an attached garage shall be 3.5 metres.
- .5 The maximum building height shall be 11.5 metres.

12.2283 Exception 2283

12.2283.1 The lands shall only be used for the following purposes:

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

12.2283.2 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, exterior side yard and rear 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 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.
- .4 On corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.
- .5 Maximum Building Height: 10.9 metres.

12.2284 Exception 2284

12.2284.1 The lands shall only be used for the following purposes:

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

12.2284.2 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, exterior side yard and rear 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 corner lots greater than or equal to 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.
- .4 Maximum Building Height: 10.9 metres.

12.2285 Exception 2285

12.2285.1 The lands shall only be used for the following purposes:

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

12.2285.2 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, exterior side yard and rear 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 The maximum interior garage width of an attached garage shall be 3.5 metres.

12.2286 Exception 2286

12.2286.1 The lands shall only be used for the following purposes:

- .1 Residential, which for the purposes of this section, shall only include the following uses:
 - .a A rear-lane townhouse dwelling.
 - .b A stacked back-to-back townhouse dwelling.
 - .c An apartment dwelling.
 - .d Purposes accessory to other permitted purposes.
- .2 Non-Residential, which for the purposes of this section, shall only include the following use:
 - .a Only in conjunction with an apartment dwelling and only in ground floor units fronting onto Lagerfeld Drive, an office shall be permitted as a home occupation up to 40% of the area of the unit.

12.2286.2 The lands shall be subject to the following requirements and restrictions:

- .1 Rear-lane townhouse dwellings shall be subject to the following requirements and restrictions:
 - .a A rear-lane townhouse dwelling shall not be permitted within 30.0 metres of the lot line abutting Lagerfeld Drive, including the daylight triangle at the intersection of Lagerfeld Drive and Creditview Road or within 55.0 metres of Creditview Road.
 - .b Minimum Dwelling Unit Width: 6.0 metres.
 - .c Minimum Setback from the Front Wall of a Dwelling to the Curb Face of a Private Street: 4.5 metres.
 - .d Minimum Building Separation Distance: 3.0 metres.
 - .e Minimum Setback from the End Wall of a Dwelling to the Curb Face of a Private Street or Private Lane: 1.5 metres.
 - .f Minimum Setback from a Garage Door Opening to the Curb Face of a Private Lane: 1.0 metres.
 - .g Maximum Building Height: 3.5 storeys.
- .2 Stacked back-to-back townhouse dwellings shall be subject to the following requirements and restrictions:
 - .a A stacked back-to-back townhouse dwelling shall not be permitted within 30.0 metres of the lot line abutting Lagerfeld Drive, including the daylight triangle at the intersection of Lagerfeld Drive and Creditview Road or within 55.0 metres of the lot line abutting a Natural System Zone.

- .b Minimum Dwelling Unit Width: 6.0 metres.
- .c Minimum Setback from the Front Wall of a Dwelling to the Curb Face of a Private Street: 4.5 metres.
- .d Minimum Setback from the Front Wall of a Dwelling to the lot line abutting a Public Street: 3.5 metres.
- .e Minimum Building Separation Distance between End Walls: 5.0 metres.
- .f Face-to-Face Separation: Where walls for stacked back to back townhouse dwellings are not facing a Private Lane or Private Street and are not considered an end wall (i.e. face-to-face separation), a central court yard shall have a minimum distance between front walls of 12.0 metres.
- .g Minimum Setback from the End Wall of a Dwelling to the Curb Face of a Private Street or Private Lane, including parking: 1.5 metres.
- .h Parking shall be provided in a Lay-by Lane, a Private Lane, or Private Street or a parking lot. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.
- .i Maximum Building Height: 4.5 storeys.

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

- .a Minimum Setback to the lot line abutting Lagerfeld Drive:
 - .i 1.0 metres from the lot line abutting Lagerfeld Drive for a distance of 20.0 metres west from the daylight triangle.
 - .ii 2.2 metres for the remaining portion of the lot line abutting Lagerfeld Drive.
- .b Minimum Setback to the lot line abutting Creditview Road: 3.0 metres.
- .c Minimum Setback to a daylight triangle: 0.0 metres.
- .d Minimum Setback from an Apartment Dwelling to the Curb Face of a Private Street or Private Lane: 2.0 metres.
- .e Minimum Building Height: 4 storeys.
- .f Maximum Building Height : 6 storeys.
- .g Minimum Ground Floor Height: 3.5 metres.
- .h All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- .i Air conditioning units shall not be permitted on a balcony.

12.2286.3 for the purposes of Exception 2286:

- .1 Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.
- .2 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.
- .3 Maximum Floor Space Index: No requirement.
- .4 Maximum number of units per hectare: 110.
- .5 Minimum distance between any portion of a building containing habitable space and the lot line abutting the Canadian National Railway shall be a minimum of 30.0 metres.
- .6 All lands zoned R3M – Exception 2286 shall be treated as one lot for zoning purposes.
- .7 Minimum Landscaped Open Space

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
- .8 There are no minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, minimum lot widths, minimum lot areas, or lot coverage requirements for rear lane townhouse dwellings, stacked back-to-back townhouse dwellings, and apartment dwellings.
- .9 Notwithstanding the setback requirements of the R3M-Exception 2286 zone above, utility meters, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies, window bays, balconies or decks, and open, roofed porches not exceeding one storey in height, may be located in any yard not less than 1.65 metres to the curb face of a private street or lane.
- .10 Notwithstanding any other provision of the By-law, a retaining wall around a waste collection area shall be permitted to be located 0.6 metres to a non-residential zone.
- .11 Notwithstanding any other provision of the By-law, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located.
- .12 Section 5.2.B shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation.

12.2287 Exception 2287

12.2287.1 The lands shall only be used for the following purposes:

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

12.2287.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 Minimum Front Yard Depth: 8.1 metres
- .4 Minimum Rear Yard Depth: 7.0 metres.

12.2288 Exception 2288

12.2288.1 The lands shall only be used for the following purposes:

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

12.2288.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 Minimum Front Yard Depth: 7.8 metres
- .4 Minimum Rear Yard Depth: 7.0 metres.

12.2289 Exception 2289

12.2289.1 The lands shall only be used for the following purposes:

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

12.2289.2 The lands shall be subject to the following requirements and restrictions:

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

12.2290 Exception 2290

12.2290.1 The lands shall only be used for the following purposes:

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

12.2290.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 Minimum Front Yard Depth: 8.0 metres
- .4 Minimum Rear Yard Depth: 7.0 metres.

12.2291 Exception 2291

12.2291.1 The lands shall only be used for the following purposes:

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

12.2291.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 Minimum Front Yard Depth: 7.6 metres
- .4 Minimum Rear Yard Depth: 7.0 metres.

12.2292 Exception 2292

12.2292.1 The lands shall only be used for the following purposes:

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

12.2292.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 Minimum Front Yard Depth: 8.3 metres
- .4 Minimum Rear Yard Depth: 7.0 metres.

12.2293 Exception 2293

12.2293.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the R3M zone;
- .2 Street Townhouse dwellings in accordance with the requirements and restrictions of R2-Exception 2217.2 and 2217.3;
- .3 Rear Lane Townhouse dwellings in accordance with the requirements and restrictions of R2-Exception 2218.2 and 2218.3;
- .4 Back to Back Townhouse dwellings in accordance with the requirements and restrictions of R2-Exception 2206.2 and 2206.3;
- .5 Condominium Townhouse dwellings in accordance with the requirements and restrictions of R2 – Exception 2220.2 and 2220.3;
- .6 Stacked Townhouse dwellings in accordance with the requirements and restrictions of R2-6.0 - Exception 2206.2 and 2206.3;
- .7 Multiple Residential dwellings;
- .8 An Apartment Dwelling;
- .9 a Senior Citizen's Residence in accordance with the requirements and restrictions of R3L-Exception 2221.2. and 2221.3; and
- .10 Purposes accessory to the other permitted purposes.

12.2293.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes permitted in Exception 2293.1(7), the following requirements and restrictions:
 - .a Minimum Lot Area: no requirement;
 - .b Minimum Lot Width: 33.0 metres;
 - .c Minimum Lot Depth: no requirement;
 - .d Minimum Front Yard Depth;
 - .i 3.0 metres;
 - .ii the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .iii a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;

- .iv a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .v a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard; and
- .vi 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;
- .e Minimum Interior Side Yard Width:
 - .i 1.2 metres;
 - .ii 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
 - .iii 0.6 metres to an accessory building; and
 - .iv 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .f Minimum Exterior Side Yard:
 - .i 3.0 metres
 - .ii 1.2 metres where the exterior side yard abuts a public or private lane;
 - .iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .iv a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.0 metres into the exterior side yard;
 - .v 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;
 - .vi 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;
 - .vii a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the exterior side yard; and
 - .viii 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;
- .g Minimum Rear Yard Depth:
 - .i 3.0 metres;
 - .ii 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey;

- .iii 0.6 metres to an accessory building; and
- .iv a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;
- .h Maximum Building Height: 14 metres;
- .i Maximum Lot Coverage: 50%;
- .j Maximum Floor Space Index: 2.4;
- .k Minimum Distance Between Buildings:
 - .i For 2 storeys or less:
 1. Side wall to side wall with windows: 2.4 metres;
 2. Side wall to a rear and/or front wall: 7.0 metres; and,
 3. Front and/or rear wall to a front and/or rear wall: 11.0 metres;
 - .ii For 3 to 4 storeys:
 1. Side wall to side wall with windows: 4.5 metres;
 2. Side wall to a rear and/or front wall: 7.0 metres; and,
 3. Front and/or rear wall to a front and/or rear wall: 11.0 metres;
 - .iii Buildings with an overall height greater than 4 storeys:
 1. For the portions lower than 4 storeys, the lower storey provisions in subsection 11 and 11 above apply; and,
 2. 17.0 metres for the portions greater than 4 storeys;
 - .iv When two different buildings with heights of 4 storeys or less are exposed to each other, the higher storey requirement shall apply;
- .l Minimum Landscape Open Space: 10%;
- .m Air conditioning units are permitted to be located on a balcony or in the front yard; and,
- .n Parking for a use permitted under Exception 2293.1(6) shall be provided as follows:
 - .i 2.15 spaces per dwelling unit, inclusive of visitor parking.
- .2 For the purposes permitted in Exception 2293.1 (8), the following requirements and restrictions:
 - .a Maximum building height- 12 storeys;
 - .b Minimum floor space index- 1.5;
 - .c Minimum setback from a street- 0.0 metres;
 - .d Maximum setback from a street- 6.0 metres;

- .e Minimum Apartment Building Setback Above a Podium- 3.0 metres greater than the actual setback of the podium where abutting a public street;
- .f Minimum setback from an Open Space, Natural System or Residential zone, other than a R3M zone- 3.0 metres;
- .g Minimum podium height- 3 storeys;
- .h Maximum podium height- 5 storeys;
- .i Minimum landscaped open space- no requirement;
- .j Minimum lot area- no requirement; and
- .k Maximum lot coverage- no requirement.

12.2294 Exception 2294

12.2294.1 The lands shall only be used for the following purposes:

- .1 With the exception of the heritage dwelling, uses permitted in a R3M zone;
- .2 With respect to the heritage dwelling:
 - .a Office for the Place of Worship located on the adjoining lot only, provided that such use is accessory to the Place of Worship located on the adjoining lot;
 - .b Residential Amenity and Recreational Activities, provided that such use is accessory to an apartment.

12.2294.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this by-law, the lot line abutting Bramalea Road Shall be deemed to be the front lot line;
- .2 For the purposes of this by-law, the lot line abutting Inspire Boulevard Shall be deemed the flankage lot line;
- .3 Minimum Front Yard Depth: 6.0 metres;
- .4 Minimum Exterior Side Yard Width: 4.0 metres;
- .5 With exception of the heritage building, all buildings shall comply with the Minimum Interior Side Yard Width requirements of the R3M zone;
- .6 Minimum Interior Side Yard Width to the heritage building: 2.5 metres;
- .7 Minimum Front Yard Depth to the heritage: 10.0 metres
- .8 Minimum Rear Yard Setback to the limits of the R3M-Exception 2294 zone boundary 7.0 metres;
- .9 Minimum setback to a Daylight Triangle: 2.6 metres;
- .10 A canopy projection at a minimum height of 3.5 metres above grade may Encroach an additional 1.6 metres into the required setback to the Daylight Triangle;
- .11 Minimum Building Height: 4 storeys;
- .12 Maximum Building Height: 6 storeys;
- .13 Maximum Lot Coverage: 40%;
- .14 Minimum Landscaped Open Space: 30% of the lot area, including a Minimum 3.0 metres wide landscaped open space strip along the lot line abutting Inspire Boulevard, except at approved access locations;
- .15 Maximum Floor Space Index: No requirements;

- .16 Parking, including both resident and visitor spaces, shall be provided at a total rate of 1.2 spaces per residential unit;
- .17 Surface visitor parking spaces may be shared and used in conjunction with the Place of Worship located on the adjoining lot.

12.2294.3 for the purposes of Exception 2294:

- .1 Shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2294.2.

12.2295 Exception 2295

12.2295.1 Shall only be used for:

- .1 the purposes permitted in an HC zone

12.2295.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Front Yard Depth – 3 metres;
- .3 Minimum Interior Side Yard Width – No requirement;
- .4 Minimum Exterior Side Yard Width – 3 metres;
- .5 Minimum Rear Yard Depth – No requirement;
- .6 For the purposes of this by-law, Sandalwood Parkway West shall be deemed to be the front yard;
- .7 Except at approved access locations, landscaped open space shall be provided as follows:
 - .a a minimum of 3.0 metre wide landscaped open space area abutting all Streets; and,
 - .b no landscape open space area is required abutting an interior lot line;and;
- .8 Maximum Building Height: 2 storeys;
- .9 No underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to any residential zones.
- .10 Minimum Lot Width – 30 metres;
- .11 Minimum Number of Parking Spaces – 23 spaces;
- .12 Minimum Number of Stacking Spaces for a Drive-Through Facility and Car Wash Facility – 7 spaces;
- .13 A loading space shall be permitted within the exterior side yard; and,
- .14 A restaurant patio canopy as an accessory structure shall be permitted in the front and exterior side yard.

12.2296 Exception 2296

12.2296.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling; and,
- .2 Purposes accessory to the other permitted purposes.

12.2296.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions of Exception 2293.2(2).

12.2297 Exception 2297

12.2297.1 The lands shall only be used for the following purposes:

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

12.2297.2 The lands shall be subject to the following requirements and restrictions:

- .1 An 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 and rear yard setbacks.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum 1.8 metres into the required front and rear yard setbacks.

12.2297.3 for the purposes of Exception 2297:

- .1 Shall also be subject to the requirements and restricts of the R1 zone and all of the general provisions of the Zoning By-law, which are not in conflict with the ones set out in Exception 2297.

12.2298 Exception 2298

12.2298.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in the PE- Exception 1569 zone
- .2 A gas bar or service station (truck fueling station) and associated office
- .3 Only in conjunction with a gas bar or service station, a retail establishment having no outside storage

12.2298.2 The lands shall be subject to the following requirements and restrictions:

- .1 A gas bar or service station (truck fueling station) and associated office and retail use shall be subject to the following requirements and restrictions:
 - .a Maximum Building Height: 2 storeys for an office building
 - .b Minimum Setback to Delta Park Blvd: 5 metres
 - .c Minimum Setback to Nevets Road: 5 metres
 - .d Minimum number of Parking Spaces: 24
 - .e Minimum Landscaped Open Space: except at approved driveway locations, a minimum 3 metre wide landscape strip shall be provided abutting all property lines
 - .f Minimum 6 fueling bays
 - .g No outside storage shall be permitted
- .2 Uses permitted in the PE- Exception 1569 zone shall be subject to the restrictions and requirements of the PE- Exception 1569 zone

12.2299 Exception 2299

12.2299.1 The lands shall only be used for the following purposes:

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

12.2299.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, or exterior side yard.
- .2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 2.4 metres into any rear yard.
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 On corner lots, bay windows, with or without foundations, to a maximum width of 5 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .5 On corner lots greater than 14 metres wide, the maximum interior garage width shall be 58% of the dwelling unit width.
- .6 A dwelling unit within this zone may be used as a model homes for display purposes or sales office until May 1, 2014, subject to the dwelling's inclusion within a plan of subdivision, which has been registered in accordance with *Planning Act*.