

## 12.2300 Exception 2300

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### **12.2300.1 The lands shall only be used for the following purposes:**

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

### **12.2300.2 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 A chimney breast may project a maximum of 0.4m into any yard.
- .3 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 the *Planning Act*.

## 12.2301 Exception 2301

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### **12.2301.1 The lands shall only be used for the following purposes:**

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

### **12.2301.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purposes of this By-law the front lot line will be the lot line along McVean Drive.
- .2 Minimum Lot Area – 225 square metres per dwelling unit
- .3 Minimum Lot Width – 19 metres
- .4 Minimum Interior Side Yard Width – 1.5 metres
- .5 Minimum Exterior Side Yard Width – 1.5 metres
- .6 Minimum Rear Yard Width – 1.5 metres
- .7 Maximum Building Height – 11 metres
- .8 Maximum Lot Coverage – 40%
- .9 Minimum Landscape Open Space – 40%
- .10 Minimum Building Separation – 3 metre
- .11 Visitor Parking – Minimum Required Spaces – 15
- .12 Maximum Number of Dwelling Units – 98
- .13 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 within the meaning of the Planning Act.
- .14 A Dwelling unit that fronts and/or flanks on to a municipal road shall have a minimum unit width of 6 metres.

## 12.2302 Exception 2302

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### **12.2302.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted in the LC zone, as well as the following uses, excluding drive-through facilities:
  - .a A printing or copying establishment;
  - .b A health centre;
  - .c A private school tutoring centre

### **12.2302.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purposes of this By-law the front lot line will be the lot line along McVean Drive
- .2 Minimum front yard depth – 2.0 metre
- .3 Minimum exterior side yard width – 5.0 metre
- .4 An encroachment of 1.2 metres into required yards shall be permitted solely for the purpose of canopies along Castlemore Road and McVean Drive.
- .5 Minimum Landscape Open Space:
  - .a Minimum 3 metre wide landscaped open space strip along Castlemore Road except at approved driveway locations
  - .b Minimum 1.5 metre wide landscaped open space strip along McVean Drive except at approved driveway locations.

### 12.2303 Exception 2303

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#### **12.2303.1 The lands shall only be used for the following purposes:**

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

#### **12.2303.2 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 lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.
- .4 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.

## 12.2304 Exception 2304

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### **12.2304.1 The lands shall only be used for the following purposes:**

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

### **12.2304.2 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 lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.
- .4 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.

## 12.2305 Exception 2305

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### **12.2305.1 The lands shall only be used for the following purposes:**

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

### **12.2305.2 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 Minimum Lot Depth: 29.0 metres
- .4 Minimum Rear Yard Depth: 6.0 metres

## 12.2306 Exception 2306

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### **12.2306.1 The lands shall only be used for the following purposes:**

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

### **12.2306.2 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.

## 12.2307 Exception 2307

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### **12.2307.1 The lands shall only be used for the following purposes:**

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

### **12.2307.2 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 lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.
- .4 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 Minimum Lot Depth: 21.5 metres
- .6 Minimum Rear Yard Depth: 2.0 metres



## 12.2308 Exception 2308

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### **12.2308.1 The lands shall only be used for the following purposes:**

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

### **12.2308.2 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.

## 12.2309 Exception 2309

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### **12.2309.1 The lands shall only be used for the following purposes:**

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

### **12.2309.2 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.
- .4 Minimum Rear Yard: 4.5 metres

## 12.2310 Exception 2310

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### **12.2310.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted by Exception 2310.1(1)(a), or the purposes permitted by Exception 2310.1(1)(b), but not both sections and not any combination of both sections:
  - .a the purposes permitted by the I1 zone; or
  - .b the purposes permitted by R1-Exception 2303

### **12.2310.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purposes permitted by Exception 2310.1(1)(a), the requirements and restrictions of the I1 zone and the following:
  - .a Minimum Landscaped Open Space: 3.0 metres along all lot lines, except at approved access locations.
- .2 For the purposes permitted by Exception 2310.1(1)(b) the requirements and restrictions of the R1- Exception 2303 zone.

## 12.2311 Exception 2311

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### 12.2311.1 The lands shall only be used for the following purposes:

- .1 Dual Frontage Townhouse Dwellings
- .2 Townhouse Dwellings

### 12.2311.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the following requirements and restrictions, which shall apply to dual frontage townhouse dwellings:
  - .a The lot line abutting McMurchy Avenue South shall be deemed to be the front lot line for Zoning purposes
  - .b Minimum Lot Area: 120 square metres per dwelling unit
  - .c Minimum Lot Width:
    - .i Interior Lot: 5.5 metres
    - .ii Corner Lot: 6.5 metres
  - .d Minimum Yard Setbacks for a Principal Building:
    - .i the front wall of a dwelling unit: 3 metres to a lot line abutting a street
    - .ii the rear wall of a dwelling unit:
      - .1 4.5 metres to a lot line abutting a private road
      - .2 6 metres between a garage door opening and a lot line abutting private road
    - .iii The side wall of a dwelling unit
      - .1 1.2 metres to a private road
      - .2 2.5 metres to a lot line abutting lands zoned R3M-Exception 1104
  - .e Maximum Building Height: 13.0 metres
  - .f Maximum Building Height within 12 metres of Lands Zoned R1: 11.0 metres
  - .g Minimum Landscaped Open Space: Other than approved driveway locations and encroachments permitted by Section 3.10 of this By-law, the front yard, rear yard and side yard of a dwelling shall only be used as landscaped open space
  - .h The following shall not be permitted in the rear yard:
    - .i Sheds or accessory structures
    - .ii Boats, trailers and/or seasonal recreational equipment

- .i Garbage and refuse, including containers for the storage of recyclable materials, shall not be stored in the front yard, rear yard, and/or side yard
- .j Air conditioning units shall not be permitted in the front yard
- .k Section 5.2.Q.1 of this By-law shall not apply
- .2 Shall be subject to the following requirements and restrictions, which shall apply to townhouse dwellings:
  - .a Minimum Lot Area: 120 square metres per dwelling unit
  - .b Minimum Lot Width:
    - .i Interior Lot: 5.0 metres
    - .ii Corner Lot: 6.0 metres
  - .c Minimum Yard Setbacks for a Principal Building:
    - .i the front wall of a dwelling unit:
      - .1 4.5 metres to a lot line abutting a private road
      - .2 6 metres between a garage door opening and a lot line abutting a private road
    - .ii the rear wall of a dwelling unit:
      - .1 6.0 m to a rear lot line
      - .2 No more than two consecutive dwelling units shall be sited at the same distance from the rear lot line after which subsequent dwelling unit shall be sited at a minimum variation of 1.5 m
    - .iii The side wall of a dwelling unit:
      - .1 1.5 metres to a common amenity area
      - .2 1.2 metres to a lot line abutting lands zoned R1
  - .d Maximum Building height: 11.0 metres
  - .e Minimum Landscaped Open Space: Other than approved driveway locations and encroachments permitted by Section 3.10 of this By-law, the front yard and side yard of a dwelling shall only be used as landscaped open space. Each dwelling unit shall have a minimum of 25 square metres of landscaped open space in the rear yard
  - .f Garbage and refuse, including containers for the storage of recyclable materials shall not be stored in the front yard and/or the side yard
- .3 For all uses permitted in Exception 2311 the following additional provisions shall apply:
  - .a Notwithstanding any other provision of this By-law, within a required front yard, the maximum height of a fence shall not exceed 1.2 metres;

- .b Notwithstanding any other provision of this By-law, a private road having a minimum width of 6.0 metres shall be permitted as an access aisle to parking spaces located on a private residential driveway; and,
- .c Notwithstanding any other provision of this By-law, a residential driveway shall have a maximum width of 3.0 metres.

## 12.2312 Exception 2312

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### **12.2312.1 The lands shall only be used for the following purposes:**

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

### **12.2312.2 The lands shall be subject to the following requirements and restrictions:**

- .1 On detached dwelling 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.
- .2 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.
- .3 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.

### 12.2313 Exception 2313

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#### **12.2313.1 The lands shall only be used for the following purposes:**

- .1 Dwelling, Rear Lane Semi-Detached

#### **12.2313.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area per dwelling unit: Shall be the value of 22 times the minimum lot width in square metres;
- .2 Minimum Lot Depth: 22.0 metres
- .3 Minimum Front Yard Depth: 3.0 metres;
- .4 A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front, exterior side yard or rear yard;
- .5 Minimum Rear Yard Depth:
  - .a 6.0 metres to a garage; and,
  - .b 4.5 metres to a building wall.
- .6 Maximum Building Height: 12.5 metres;
- .7 Minimum Amenity Area: 3.5 square metres and shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;
- .8 Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- .9 No accessory buildings, structures, detached garages and/or swimming pools are permitted within the rear yard; and,
- .10 For zoning purposes, the front lot line shall be deemed to be Chinguacousy Road.



## 12.2314 Exception 2314

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### **12.2314.1 The lands shall only be used for the following purposes:**

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

### **12.2314.2 The lands shall be subject to the following requirements and restrictions:**

- .1 On detached dwelling lots greater than or equal to 11.6 metres but less than 12.5 in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres.
- .2 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.
- .3 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard.
- .4 Minimum lot depth: 25 metres;
- .5 The minimum building setback to a daylight rounding/triangle shall be 1.5 metres. Eaves and cornices may project an additional 0.6 metres into the minimum building setback to a daylight rounding/triangle;
- .6 On detached dwelling lots greater than or equal to 14.0 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.

## 12.2315 Exception 2315

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### **12.2315.1 The lands shall only be used for the following purposes:**

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

### **12.2315.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or 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.

## 12.2316 Exception 2316

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### **12.2316.1 The lands shall only be used for the following purposes:**

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

### **12.2316.2 The lands shall be subject to the following requirements and restrictions:**

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

## 12.2317 Exception 2317

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### 12.2317.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted in the R1 Zone
- .2 Back to Back Semi-Detached Dwelling

### 12.2317.2 The lands shall be subject to the following requirements and restrictions:

- .1 For a Back to Back Semi-Detached Dwelling:
  - .a Minimum Lot Area per Dwelling Unit shall be the value of 13 times the minimum lot width in square metres;
  - .b Minimum Lot Depth: 13.0 metres;
  - .c Minimum Interior Side Yard: 1.2 metres;
  - .d Despite Exception 2317.2.1(c), the Minimum Interior Side Yard shall be 0.0 metres where a side lot line abuts the party wall between two dwelling units;
  - .e Minimum Rear Yard Depth: 0.0 metres;
  - .f Maximum Building Height: 11.5 metres;
  - .g A main wall of a dwelling may encroach to within 1.5 metres of a daylight rounding/triangle;
  - .h A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or exterior side yard;
  - .i A porch and/or balcony with or without foundation or cold cellar Including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle;
  - .j A bay, bow or box window with or without foundation or cold cellar including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle;
  - .k A bay or boxed out window with or without foundation or cold cellar may project a maximum of 1.8 metres, including eaves and cornices, into a required front or exterior side yard;
  - .l Minimum Amenity Area: 5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard a ground level;
  - .m Air conditioning units are permitted to be located on a balcony or uncovered terrace; and,
  - .n Section 4.2.B.1 shall not apply

**12.2317.3 For the purposes of Exception 2317:**

- .1 A “Back to Back Semi-Detached Dwelling” shall mean a building containing four dwelling units separated vertically by a common wall, including a rear common wall, that does not have a rear yard

## 12.2318 Exception 2318

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### **12.2318.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior Side Yard Width – 2.0m;
- .2 Minimum Rear Yard Depth – 4.0m;
- .3 A balcony or unenclosed porch with or without cold cellar and foundation may project a maximum of 1.8 metres into any minimum required front yard, exterior side yard or rear yard;
- .4 Bay windows and box-out windows with or without foundations, to a maximum width of 3 metres, and including chimney elements, roof eaves and cornices, may project a maximum of 1.0 metres into any front yard; exterior side yard or rear yard;
- .5 Maximum gross floor area of a detached garage or carport - 48.0 square metres;
- .6 No fence or hedge within a required front yard may exceed 1.3m in height.

## 12.2319 Exception 2319

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### **12.2319.1 The lands shall only be used for the following purposes:**

- .1 a townhouse dwelling
- .2 a stacked townhouse dwelling (including those where entrances to individual dwelling units are independent or through a common vestibule)
- .3 an apartment dwelling
- .4 purposes accessory to the permitted uses

### **12.2319.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purpose of this section all lands zoned R3L– 2319 shall be one lot for zoning purposes.
- .2 Notwithstanding all minimum yards, the following minimum Building Setbacks shall apply, except where there are more restrictive requirements for the minimum yards required for townhouse dwelling unit lots:
  - .a 3.0 metres from Mavis Road
  - .b 1.0 metres from Chinguacousy Road
  - .c 6.0 metres from all other lot lines, and 7.5 metres for those portions of buildings above 4 storeys in height
- .3 Maximum Number of Dwelling Units – 187
- .4 Maximum Floor Space Index – 1.9
- .5 Minimum Landscaped Open Space – 30 percent
- .6 Maximum Building Height – 4 storeys for townhouse and stacked townhouse dwellings and 6 storeys for apartment dwellings
- .7 The requirements and restrictions of Lot Area, Lot Width and Lot Coverage shall not apply.
- .8 For townhouse dwellings the following additional requirements shall apply:
  - .a Minimum Dwelling Unit Width – 4.8 metres
  - .b Minimum Front Yard Depth on a Dwelling Unit Lot:
    - .i 4.5 metres
    - .ii 6.0 metres to the front of a garage door
    - .iii 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
    - .iv 3.5 metres to the bay/box/bow window with or without foundation

- .c Minimum Rear Yard Depth on a Dwelling Unit Lot – 7.0 metres
- .d Minimum Side Yard Width on a End Dwelling Unit Lot – 1.2 metres for the Interior Side Yard and 2.0 metres for the Exterior Side Yard facing a street or private lane.

.9 For stacked townhouse dwellings, the following additional requirements shall apply:

- .a Minimum Dwelling Unit Width – 4.8 metres
- .b A minimum of 11 square metres of outside amenity area shall be provided exclusively for each dwelling unit.



## 12.2320 Exception 2320

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### **12.2320.1 The lands shall only be used for the following purposes:**

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

### **12.2320.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 7.0 metres;
- .2 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach to within 1.5 metres of a daylight rounding/triangle;
- .3 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach to within 1.5 metres of a daylight rounding/triangle; and,
- .4 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch, including eaves and cornices, may project a maximum of 1.8 metres into a required front, rear or exterior side yard.

## 12.2321 Exception 2321

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### **12.2321.1 The lands shall only be used for the following purposes:**

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

### **12.2321.2 The lands shall be subject to the following requirements and restrictions:**

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

## 12.2322 Exception 2322

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### **12.2322.1 The lands shall only be used for the following purposes:**

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

### **12.2322.2 The lands shall be subject to the following requirements and restrictions:**

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

### 12.2323 Exception 2323

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#### **12.2323.1 The lands shall only be used for the following purposes:**

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

#### **12.2323.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 For corner lots greater than 14 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling width.

## 12.2324 Exception 2324

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### **12.2324.1 The lands shall only be used for the following purposes:**

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

### **12.2324.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Minimum Rear Yard Depth: 7.0 metres.
- .3 For corner lots greater than 14 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling width.

## 12.2325 Exception 2325

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### **12.2325.1 The lands shall only be used for the following purposes:**

- .1 A single-detached dwelling;
- .2 A two-unit dwelling;
- .3 An office;
- .4 A bank and finance company;
- .5 A personal service shop;
- .6 A retail establishment, with no outside storage;
- .7 A dining room restaurant;
- .8 A public or private school;
- .9 A commercial school;
- .10 A day nursery;
- .11 Uses accessory to the above permitted purposes.

### **12.2325.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purposes of this section, the front lot line is the lot line abutting Chinguacousy Road.
- .2 The minimum landscaped area along the rear lot line shall be 4.5 metres, except at an approved access point.
- .3 The minimum landscaped area along the interior side lot line shall be 1.5 metres.
- .4 The maximum gross floor area for a dining room restaurant shall be 150 square metres.
- .5 The maximum gross floor area for a single detached dwelling and a two-unit dwelling shall be 300 square metres.
- .6 Minimum Interior Side Yard Width: 8 metres.
- .7 No drive through facilities are permitted.

## 12.2326 Exception 2326

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### **12.2326.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted by exception 2326.1(1)(a) or for the purposes permitted by 2326.1(1)(b), but not both sections or not any combination of both sections:
  - .a either:
    - .i a place of worship; and
    - .ii purposes accessory to the other permitted purposes.
  - .b or:
    - .i those purposes permitted in a R2 zone.

### **12.2326.2 The lands shall be subject to the following requirements and restrictions:**

- .1 for those uses permitted by exception 2326.1(1)(a), the requirements and restrictions relating to the I1 zone.
- .2 for those uses permitted by exception 2326.1(1)(b), the requirements and restrictions as set out in a R2 zone.

## 12.2327 Exception 2327

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### **12.2327.1 The lands shall only be used for the following purposes:**

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

### **12.2327.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Building Setback to a Daylight Rounding/ Triangle: 1.5 metres
- .2 Minimum Rear Yard Depth: 7.0 metres.
- .3 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .5 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .6 For corner lots greater than 14 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling width.



## 12.2328 Exception 2328

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### **12.2328.1 The lands shall only be used for the following purposes:**

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

### **12.2328.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 6.0 metres.
- .2 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .3 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

## 12.2329 Exception 2329

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### **12.2329.1 The lands shall only be used for the following purposes:**

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

### **12.2329.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 7.0 metres.
- .2 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .3 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.

## 12.2330 Exception 2330

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### **12.2330.1 The lands shall only be used for the following purposes:**

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

### **12.2330.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 7.0 metres.
- .2 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .3 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .5 The minimum driveway width shall be:
  - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
  - .b 3.0 metres for the portion of the driveway between a porch and the front property line.

## 12.2331 Exception 2331

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### **12.2331.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted in a R1-8.4 zone

### **12.2331.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The dwelling unit closest to the daylight triangle shall have a minimum lot width of 5.5 metres.
- .2 Minimum Building Setback to a Daylight Rounding/ Triangle: 1.5 metres
- .3 Minimum Rear Yard Depth: 7.0 metres.
- .4 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .5 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .6 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .7 The minimum driveway width shall be:
  - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
  - .b 3.0 metres for the portion of the driveway between a porch and the front property line.

## 12.2332 Exception 2332

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### **12.2332.1 The lands shall only be used for the following purposes:**

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

### **12.2332.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The easterly lot line shall be deemed the front lot line.
- .2 Minimum Front Yard Depth: 3.5 metres but 5.5 metres to the front of the garage.
- .3 Minimum Building Setback to a Daylight Rounding/ Triangle: 1.5 metres
- .4 Minimum Rear Yard Depth: 5.3 metres.
- .5 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .6 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .7 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .8 The minimum driveway width shall be:
  - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
  - .b 3.0 metres for the portion of the driveway between a porch and the front property line.

### 12.2333 Exception 2333

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#### **12.2333.1 The lands shall only be used for the following purposes:**

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

#### **12.2333.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 3.5 metres but 5.5 metres to the front of the garage.
- .2 Minimum Rear Yard Depth: 6.7 metres.
- .3 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .5 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .6 The minimum driveway width shall be:
  - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
  - .b 3.0 metres for the portion of the driveway between a porch and the front property line.

## 12.2334 Exception 2334

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### **12.2334.1 The lands shall only be used for the following purposes:**

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

### **12.2334.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 3.5 metres but 5.5 metres to the front of the garage.
- .2 Minimum Rear Yard Depth: 6.4 metres.
- .3 A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .4 A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.5 metres of a daylight rounding/triangle.
- .5 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear or exterior side yard.
- .6 The minimum driveway width shall be:
  - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
  - .b 3.0 metres for the portion of the driveway between a porch and the front property line.

## 12.2335 Exception 2335

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### 12.2335.1 The lands shall only be used for the following purposes:

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

### 12.2335.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot – 275 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot – 11.0 metres;
- .3 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .c a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
  - .d 5.5 metres to the garage door facing the front lot line and, where a staggered garage is permitted in accordance with Exception 2335.2(10), 2.4 metres to the front of the second garage.
- .4 Minimum Rear Yard Depth:
  - .a 7.0 metres; and,
  - .b 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.
- .5 Minimum Interior Side Yard Width:
  - .a 1.2 metres and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres.
- .6 Maximum Building Height - 11.0 metres
- .7 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.
- .8 Except for a staggered garage permitted in accordance with Exception 2335.2(10), no garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;



- .9 The following provisions apply to garages:
- .a The maximum cumulative garage door width shall be 5.0 metres; and,
  - .b For a staggered garage, the maximum interior garage width shall be 0.9 metres wider than the maximum permitted cumulative garage door width.
- .10 The following provisions apply to staggered garages:
- .a Staggered garages shall only be permitted on lots with a minimum lot width of 11.0 meters;
  - .b A maximum of ten (10) lots on lands subject to Exception 2335 shall be permitted to have staggered garages;
  - .c Staggered garages shall not be permitted on Drinkwater Road or Lockwood Road; and,
  - .d A maximum of one (1) staggered garage shall be permitted on Francis Lundy Street.
- .11 The following shall apply to a bay, bow or box window:
- .a The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b 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 shall contain side windows.
- .12 Notwithstanding any other provisions of the By-law, the driveway width shall not exceed the exterior width of the garage or staggered garage.

## 12.2336 Exception 2336

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### **12.2336.1 The lands shall only be used for the following purposes:**

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

### **12.2336.2 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 – 280.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot – 9.0 metres;
  - .b Corner Lot – 11.6 metres;
- .3 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 3.0 metres to the front of a garage from a daylight rounding/triangle;
  - .d a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and,
  - .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.
- .4 Minimum Exterior Side Yard Width:
  - .a 3.0 metres;
  - .b a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
  - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,
  - .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard.
- .5 Minimum Rear Yard Depth:
  - .a 7.0 metres;

- .b 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; and,
- .c 0.6 metres to a detached garage.
- .6 Minimum Interior Side Yard Width:
  - .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; and,
  - .b a porch may encroach 0.3 metres into a 1.2 metre interior side yard.
- .7 Maximum Building Height - 11.0 metres
- .8 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.
- .9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
- .10 The following provisions apply to garages:
  - .a The maximum cumulative garage door width for interior lots shall be 3.7 metres;
  - .b The maximum cumulative garage door width for corner lots shall be 5.0 metres;
  - .c The maximum gross floor area of a detached garage shall be 38m<sup>2</sup>;
  - .d The maximum height of a detached garage shall be 4.6m;
- .11 The minimum driveway width shall be:
  - .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
  - .b 3.0 metres for the portion of the driveway between a porch and the front property line.
- .12 The following shall apply to a bay, bow or box window:
  - .a The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
  - .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 shall contain side windows.
- .13 A porch, balcony and deck are permitted in the interior side yard.

## 12.2337 Exception 2337

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### **12.2337.1 The lands shall only be used for the following purposes:**

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

### **12.2337.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area Per Dwelling Unit:
  - .a Interior Lot – 130.0 square metres;
  - .b Corner Lot – 200.0 square metres;
  - .c End Lot – 160.0 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 Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and,
  - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.
- .4 Minimum Exterior Side Yard Width:
  - .a 3.0 metres;
  - .b a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
  - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,
  - .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard.
- .5 Minimum Rear Yard Depth:

- .a 7.0 metres; and,
  - .b 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.
- .6 Minimum Interior Side Yard Width:
- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .7 Maximum Building Height - 14.0 metres;
- .8 No minimum dwelling unit width required;
- .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 interior lots shall be 3.7 metres; and,
  - .b The maximum cumulative garage door width for corner lots shall be 5.0 metres.
- .12 The following shall apply to a bay, bow or box window:
- .a The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
  - .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 shall contain side windows.
- .13 A porch, balcony and deck are permitted in the interior side yard.
- .14 Front to rear yard access shall be permitted via non habitable rooms and with more than a three step grade difference.
- .15 The minimum driveway width shall be:
- .a 2.75 metres for the portion of the driveway between the garage and a porch; and,
  - .b 3.0 metres for the portion of the driveway between a porch and the front property line

## 12.2338 Exception 2338

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### 12.2338.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R2 zone
- .2 Back to Back Townhouse Dwelling;

### 12.2338.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area per Dwelling Unit:
  - .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 a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and,
  - .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.
- .5 Minimum Exterior Side Yard Width:
  - .a 3.0 metres;
  - .b a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;

- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,
- .d a bay window, bow window or box window with or without foundation or cold cellar and chimney may encroach 1.0 metre into the minimum exterior side yard.
- .6 Minimum Rear Yard Depth: 0.0 metres;
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres;
  - .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .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 Townhouse Dwellings, 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 floor or third floor or in the front 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 for interior lots shall be 3.7 metres.
- .14 A walkout balcony/uncovered terrace are permitted on the second and third storeys.
- .15 The following shall apply to a bay, bow or box window:
  - .a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
  - .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 shall contain side windows.
- .16 A porch, balcony and deck are permitted in the interior side yard.

## 12.2339 Exception 2339

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### 12.2339.1 The lands shall only be used for the following purposes:

- .1 Dwelling, apartment.

### 12.2339.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: No Requirement.
- .2 Minimum Front Yard Depth: 3.0 metres.
- .3 Minimum Rear Yard Depth: 6.0 metres for the first 3 storeys, and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.
- .4 Minimum Interior Side Yard Width: 3.0 metres.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Maximum Front Yard Depth: No building shall be set back greater than 5.0 metres from Remembrance Road, including behind the daylight triangle.
- .7 Maximum Exterior Side Yard Width: No building shall be set back greater than 5.0 metres from the exterior lot line along Edenbrook Hill Drive.
- .8 Minimum Setback to a Daylight Triangle: 0 metres.
- .9 Setback to an Underground Parking Garage:
  - .a 0.0 metres to the front and exterior side lot lines; and, i
  - .b 3.0 metres to all other lot lines.
- .10 Minimum Landscaped Open Space:
  - .a A 3.0 metre wide strip along the front, exterior, and rear property lines, except at approved access locations and behind the daylight triangle.
- .11 Minimum Building Height: 4 Storeys.
- .12 Maximum Building Height: 6 Storeys.
- .13 Maximum Floor Space Index: 1.5.
- .14 Maximum Units Per Hectare: 100.
- .15 Minimum Ground Floor Height: 3.5 metres.
- .16 Maximum Lot Coverage: No Requirement.
- .17 Garbage Refuse and Waste:



- .a All garbage, refuse and waste containers for any use shall be contained within the same building containing the use; and
- .b The waste collection loading area shall be located a minimum of 9.0 metres from a main entrance to the building.

**.18 Bicycle Parking:**

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

**12.2339.3 for the purposes of Exception 2339:**

- .1 Supermarket shall mean a building or structure, or part thereof engaged primarily, meaning more than 50% of the sales area, in the business of selling groceries, meat, fruit and vegetables and daily household goods to the general public. May also include accessory uses that are only in conjunction with the primary uses that are non-food related retail goods and services such as, but not limited to, a pharmacy, a florist shop, a photo lab, clothing wear, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant.

## 12.2340 Exception 2340

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### 12.2340.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the LC zone and
  - .a a veterinary clinic.
  - .b a commercial school.
  - .c a community club.
  - .d a day nursery.
  - .e a health and fitness centre.

### 12.2340.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres.
- .2 Minimum Rear Yard Depth: 5.0 metres.
- .3 Minimum Interior Side Yard Width: 2.0 metres.
- .4 Minimum Exterior Side Yard Width: 3.0 metres.
- .5 Minimum Setback to a Daylight Triangle: 3.0 metres.
- .6 Continuous Building Wall: 60% of the front lot line and the daylight triangle on Wanless Drive shall be occupied by a building situated a maximum of 6.0 metres from the lot line abutting Wanless Drive.
- .7 Minimum Building Height: A minimum building height of 7.5 metres shall be provided for any portion of a building within 20 metres of the front lot line and/or the daylight triangle.
- .8 Minimum Landscaped Open Space:
  - .a A 4.5 metre wide strip along the front property line, except at approved access locations;
  - .b A 5.0 metre wide strip along the rear property line, except at approved access locations;
  - .c A 3.0 metre wide strip along the exterior side property line, except at approved access locations; and,
  - .d A 2.0 metre wide strip along the interior side property line.
- .9 Maximum gross commercial floor area: 3,700 square metres.
- .10 No portion of a drive-through facility shall be located within 30 metres of the rear lot line.
- .11 No portion of a drive-through facility shall be located within 20 metres of the front lot line.
- .12 No portion of a drive-through facility shall be located between a building and a public street.

- .13 All waste or recycling containers or materials for restaurant purposes shall be stored within a climate controlled garbage area within a building.

**12.2340.3 for the purposes of Exception 2340:**

- .1 For the purposes of this section, the lot line abutting Wanless Drive shall be deemed to be the front lot line.
- .2 The entire lands zoned LC - Exception 2340 shall be considered one lot for zoning purposes.

## 12.2341 Exception 2341

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### **12.2341.1 The lands shall only be used for the following purposes:**

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

### **12.2341.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purpose of this section, the rear lot line is any lot line abutting lands zoned Natural System (NS).
- .2 Minimum Lot Area: 225 square metres per dwelling unit;
- .3 Minimum Lot Width: 15 metres;
- .4 Minimum Rear Yard Depth: 4.0 metres;
- .5 Minimum Interior Side Yard Width: 1.9 metres;
- .6 Minimum Rear Yard Depth to a Hydro Transformer: 1.2 metres;
- .7 Maximum Building Height: 12 metres;
- .8 Minimum Landscaped Open Space: 40% of the lot area;
- .9 Maximum Lot Coverage: 35%;
- .10 Minimum Unit Width: 5.5 metres;
- .11 Unenclosed porches and balconies, with or without cold cellars and foundations, may project a maximum of 1.8 metres into the minimum required interior side yard width; and,
- .12 Bay windows, with or without foundations, not exceeding a width of 3.0 metres, and including chimney elements, cornice and roof eaves, may project a maximum of 1.0 metre into the minimum required interior side yard width.

## 12.2342 Exception 2342

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### **12.2342.1 The lands shall only be used for the following purposes:**

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

### **12.2342.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purpose of this section, the rear lot line is any lot line abutting lands zoned Natural System.
- .2 Minimum Lot Area: 225 square metres per dwelling unit;
- .3 Minimum Rear Yard Depth: 1.7 metres;
- .4 Minimum Front Yard Depth: 5.0 metres;
- .5 Maximum Building Height: 12 metres;
- .6 Minimum Landscaped Open Space: 35% of the lot area;
- .7 Maximum Lot Coverage: 35%;
- .8 Minimum Unit Width: 5.5 metres;
- .9 Unenclosed porches and balconies, with or without cold cellars and foundations, may project a maximum of 1.8 metres into the minimum required front yard depth or interior side yard width; and,
- .10 Bay windows, with or without foundations, not exceeding a width of 3.0 metres, and including chimney elements, cornice and roof eaves, may project a maximum of 1.0 metre into the minimum required front yard depth or interior side yard width.

## 12.2343 Exception 2343

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### **12.2343.1 The lands shall only be used for the following purposes:**

- .1 a place of worship;
- .2 a day nursery;
- .3 purposes accessory to the other permitted purposes

### **12.2343.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purposes of this by-law the lot line adjacent to Commuter Drive, shall be deemed the front lot line.
- .2 Minimum building setbacks: 3.0 metres to all lots lines, except the interior side yard which is 6.0 metres.
- .3 Maximum building height: 3 storeys
- .4 Maximum Lot Coverage: 55.0%
- .5 Minimum Landscaped Open Space: 3.0 metres to all property lines, except at approved access locations
- .6 Minimum lot area: 0.25 ha

## 12.2344 Exception 2344

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### **12.2344.1 The lands shall only be used for the following purposes:**

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

### **12.2344.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without cold cellar, may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,
- .3 On corner lots equal or greater than 14 metres in width, the maximum interior garage width for an attached garage shall not exceed 60 percent of the dwelling unit width.

## 12.2345 Exception 2345

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### **12.2345.1 The lands shall only be used for the following purposes:**

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

### **12.2345.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,
- .3 On corner lots equal or greater than 14 metres in width, the maximum interior garage width for an attached garage shall not exceed 60 percent of the dwelling unit width.



## 12.2346 Exception 2346

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### **12.2346.1 The lands shall only be used for the following purposes:**

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

### **12.2346.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard.
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard.

## 12.2347 Exception 2347

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### **12.2347.1 The lands shall only be used for the following purposes:**

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

### **12.2347.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The rear wall of a dwelling unit shall be 6 metres to a lot line of the same zoning category, 1.2 metres to a common amenity area and 7.0 metres in all other situations;
- .2 Notwithstanding any other provision of the By-law, a transformer may be located no less than 3.0 metres from a public road right-of-way, and 1.5 metres to any other zone category, and may be further reduced to 0 metres where a transformer abuts a private road or a residential lot line internal to the zone category; and,
- .3 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .a In the case of a flat roof, the highest point of the roof surface,
  - .b In the case of a mansard roof, the deck line, or
  - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

## 12.2348 Exception 2348

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### 12.2348.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by Exception 2348.1(1)(a) or the purposes permitted by Exception 2348.1(1)(b), but not both sections or not any combination of both sections:  
 Either:
  - .a A townhouse dwelling;
  - or:
  - .b a Retirement Home or an apartment dwelling in accordance with the following requirements and restrictions:

### 12.2348.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those lands uses permitted by Exception 2348.1(1)(a), the requirements and restrictions as set out in an R2-2347 zone; and,
- .2 For those lands uses permitted by Exception 2348.1(1)(b), the requirements and restrictions as set out in an R3L zone, in addition to the following:
- .3 Minimum Front Yard Depth: 6.0 metres;
- .4 Minimum Side Yard Width: 6.0 metres;
- .5 Minimum Rear Yard Depth: 5.0 metres;
- .6 Maximum Building Height: 4 storeys
- .7 Maximum Lot Coverage: 35%;
- .8 Minimum Number of Units: 51;
- .9 Maximum Number of Units: 120;
- .10 Minimum Landscaped Open Space: 30% of the lot area;
- .11 An open or enclosed roofed porch, with or without foundation, may project into the minimum required side yard and rear yard by a maximum of 2.0 metres. Eaves and cornices may project an additional 0.5 metres into the minimum required side or rear yard.
- .12 Notwithstanding any other provision of the By-law, a transformer may be located no less than 3.0 metres from a public road right-of-way and 1.5 metres from any other property line.

## 12.2349 Exception 2349

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### 12.2349.1 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 printing establishment;
  - .c a warehouse; and,
  - .d research and development facility;
- .2 Non-Industrial:
  - .a an office;
  - .b only in conjunction with an office use, the following purposes shall be permitted provided that they do not individually or collectively exceed 20% of the total gross floor area of the associated office use:
    - .i a bank, trust company or financial institution;
    - .ii a convenience store;
    - .iii a dry cleaning and laundry establishment;
    - .iv a dining room restaurant, a take-out restaurant, a convenience restaurant;
    - .v a service shop;
    - .vi a personal service shop, but excluding a massage or body rub parlour;
    - .vii a printing or copying establishment;
    - .viii a commercial school
    - .ix community club;
    - .x a health or fitness centre; and,
    - .xi a day nursery;
  - .c only in conjunction with the uses permitted in Exceptions 2349.1(1) and 2349.1(2), a retail use shall be permitted provided that it does not exceed 15% of the total gross floor area of the associated use;
  - .d a radio or television broadcasting and transmission establishment;
  - .e a park, playground, recreational facility or structure;
  - .f purposes permitted by the NS zone;

- .g The following purposes shall not be permitted
  - .i a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
  - .ii a motor vehicle parts or boat parts sales establishment;
  - .iii a salvage, junk, scrap, or bulk storage yard;
  - .iv outdoor storage as a primary use;
  - .v a stand-alone parking lot; and
  - .vi a taxi or bus station;
  - .vii an adult entertainment parlour or an adult videotape store shall not be permitted;
  - .viii a drive through facility; and,
  - .ix purposes accessory to the other permitted uses.

**12.2349.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 6.0 metres;
- .2 Minimum Interior Side Yard Width: 3.0 metres;
- .3 Minimum Exterior Side Yard Width: 6.0 metres;
- .4 Minimum Rear Yard Depth: 6.0 metres;
- .5 Minimum Landscape Open Space:
  - .a 6.0 metres along Steeles Avenue West and Heritage Road, except at approved access locations;
  - .b 3.0 metres along all other roads, except at approved access locations; and,
  - .c 1.5 metres abutting a NS zone;
- .6 loading facilities shall not be located within the front yard or the exterior side yard and shall be screened from a public street;
- .7 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be contained within a building;
- .8 Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:
  - .a outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping;
  - .b outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area;

- .c outdoor storage of truck and trailer parking may exceed 5% of the lot or 10% of the building area, when located between buildings and/or screened from a public street;
- .d outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;
- .e outdoor storage, shall not be located within 100 metres from Steeles Avenue; and,
- .f outdoor storage of intermodal containers on chassis shall not be permitted.

**12.2349.3 for the purposes of Exception 2349:**

- .1 Outdoor Storage shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

## 12.2350 Exception 2350

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### 12.2350.1 The lands shall be subject to the following requirements and restrictions:

- .1 shall only be used for the purposes permitted by Exception 2350.1(2) or the purposes permitted by Exception 2350.1(3), but not both sections or not any combination of both sections;
- .2 Either:
  - .a Those purposes permitted in a PE-Exception 2349 zone;
- .3 Or:
  - .a those purposes permitted in a LC zone;
  - .b a gas bar and associated motor vehicle washing establishment; and,
  - .c a drive-through facility associated with a gas bar, and a bank.

### 12.2350.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those land uses permitted in the PE-Exception 2349 zone, the requirements and restrictions as set out in a PE-Exception 2349 zone;
- .2 For those land uses permitted by LC-Exception 2350.1(3), the following requirements and restrictions:
  - .a Minimum Front Yard Depth: 4.5 metres;
  - .b Minimum Exterior Side Yard Width: 4.5 metres;
  - .c Minimum Interior Side Yard Width: 1.2 metres;
  - .d Minimum Rear Yard Depth: 1.2 metres;
  - .e Minimum Landscaped Open Space:
    - .i 4.5 metres along Steeles Avenue West, except at approved access locations;
    - .ii 3 metres along all other roads, except at approved access locations; and,
    - .iii 1.2 metres abutting a NS zone.
  - .f A gas bar and an associated motor vehicle washing establishment shall only be permitted within 90.0 metres of Lightbeam Terrace;
  - .g For the purpose of this zone, the lot line abutting Steeles Avenue West shall be deemed the front lot line; and,
  - .h The lands zoned LC-Exception 2350, located between Lightbeam Terrace and Rivermont Road, shall be considered one lot for zoning purposes.

**12.2350.3 for the purposes of exception 2350:**

- .1 Notwithstanding Exceptions 2350.2(1) and 2350.2(2), an office use shall be subject to the requirements and restrictions contained within the LC-Exception 2350.2(2) zone.



## 12.2351 Exception 2351

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### **12.2351.1 The lands shall only be used for the following purposes:**

- .1 A townhouse dwelling;
- .2 Purposes accessory to the permitted purpose.

### **12.2351.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units – 81;
- .2 Minimum Lot Area – 90 square metres per dwelling unit;
- .3 Maximum Building Height – 15 metres;
- .4 Minimum Front Yard Depth – 3 metres
- .5 Minimum Exterior Side Yard Width – 2.5 metres;
- .6 The minimum interior side yard width for a stacked townhouse dwelling located more than 70 metres from the front lot line shall be 12.1 metres and all other stacked townhouse dwellings shall have a minimum interior side yard width of 10 metres;
- .7 Balconies, decks, and porches are permitted to encroach a maximum of 1.8 metres into the required interior side yard;
- .8 The minimum setback from the rear wall of a dwelling or deck to a private road shall be 1.0 metre;
- .9 The minimum setback from a garage door opening to a private road shall be 2.0 metres;
- .10 The minimum setback from the wall of a stacked townhouse dwelling to a visitor parking space shall be 1.8 metres;
- .11 Minimum Landscaped Open Space – 33% of the lot area;
- .12 Maximum Lot Coverage – 35%

## 12.2352 Exception 2352

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### **12.2352.1 The lands shall only be used for the following purposes:**

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

### **12.2352.2 The lands shall be subject to the following requirements and restrictions:**

- .2 For the purpose of this section, the rear lot line is the longest lot line abutting the Natural System (NS) zone.
- .1 Minimum Lot Depth: 18.0 metres
- .2 Minimum Rear Yard Depth: 2.0 metres
- .3 A balcony or unenclosed porch, with or without a cold cellar and foundations, including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard, exterior side yard or rear yard.
- .4 Bay windows, with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves may project a maximum of 1.5 metres into the minimum front yard, exterior side yard or rear yard.
- .5 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.

## 12.2353 Exception 2353

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### 12.2353.1 The lands shall only be used for the following purposes:

- .1 Place of worship and uses permitted in the I2 zone while the Holding (H) symbol is in effect;
- .2 Uses permitted in the I2 zone  
or
- .3 Uses permitted in the R1-Exception 2303 zone; but not both or any combination of both.

### 12.2353.2 The lands shall be subject to the following requirements and restrictions:

- .1 shall be subject to the following requirements and restrictions while the Holding (H) symbol remains in effect:
  - .a Uses permitted by the I2 zone other than a place of worship are only permitted in combination with a place of worship.
  - .b A place of worship shall have a minimum gross floor area of 929 square metres.
- .2 shall be subject to the following requirements and restrictions once the Holding (H) symbol has been lifted:
  - .a The requirements and restrictions of the R1-Exception 2303 zone for the uses permitted by the R1-Exception 2303 zone.
  - .b The requirements and restrictions of the I2 zone for the uses permitted by the I2 zone.
- .3 The lifting of the Holding (H) symbol shall only occur:
  - .a after five years from the date of assumption of the plan of subdivision (File: 21T-11001B)  
or
  - .b after five years from the date of registration of the plan of subdivision (File: 21T-11001B) provided that:
    - .i The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines; and,
    - .ii The Commissioner of Planning Design and Development deems that the site is no longer required for a Place of Worship, in consultation with the Brampton Faith Coalition.

## 12.2354 Exception 2354

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### 12.2354.1 The lands shall only be used for the following purposes:

- .1 An Apartment Dwelling;
- .2 A Street Townhouse dwelling;
- .3 A Rear Lane Townhouse Dwelling;
- .4 Purposes accessory to other permitted purposes;
- .5 Only in conjunction with an apartment dwelling, the following uses to a maximum combined gross floor area of 1,500 square metres;
  - .a A retail establishment;
  - .b A personal service shop;
  - .c A service shop;
  - .d A bank, trust company or finance company;
  - .e An office, including a medical office;
  - .f A dry cleaning and laundry distribution station;
  - .g A restaurant other than a convenience restaurant;
  - .h A printing or copying establishment;
  - .i A community club;
  - .j A health care centre;
  - .k A commercial school;
  - .l A private school; and
  - .m A day nursery.

### 12.2354.2 The lands shall be subject to the following requirements and restrictions:

- .1 An Apartment Dwelling shall be subject to the following requirements and restrictions:
  - .a Minimum Lot Area: 1.2 hectares
  - .b Minimum Lot Width: 85 metres
  - .c Minimum Lot Depth: 132 metres
  - .d Minimum Front Yard Depth: 2.5 metres
  - .e Minimum Interior Side Yard width: 6.0m

- .f Minimum Exterior Side Yard width: 1.5 metres
- .g Maximum Building Height: 5 storeys
- .h Maximum Lot Coverage: 31%
- .i Minimum Landscaped Open Area: 22% of the lot area
- .j Maximum density: 119 residential units per net hectare; and
- .k Maximum Floor Space Index: 1.27

.2 A Street Townhouse Dwelling and a Rear Lane Townhouse Dwelling, shall be subject to the following requirements and restrictions:

- .a Minimum Lot Area: 114 square metres per dwelling unit.
- .b Minimum Yard Setback for a Principal Building:
  - .i The front wall of a dwelling unit: 3.0 metres to a private road; 2.3 metres to a public road; 1.2 metres to a common amenity area; and 4.5 metres in all other situations provided that a minimum setback of 6.0 metres is maintained to a garage door.
  - .ii The rear wall of a dwelling unit: 6.0 metres to a rear lot line; 1.2 metres to a common amenity area; and 7.5 metres in all other situations.
  - .iii The side wall of a dwelling unit: 3.0 metres to a public road; 1.5 metres to a private road; 1.2 metres to a side lot line; 1.2 metres to a common amenity area; 0.0 metres when the abutting side lot line coincides with a common wall between two dwellings.
  - .iv The main wall of a dwelling may encroach to within 2.0 metres of a daylight rounding/triangle.
  - .v A porch with or without foundation or cold cellar including eaves and cornices may encroach into the required front yard to within 1.0 metre of the front lot line abutting a public road.
  - .vi A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle.
  - .vii A bay window, box window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum required front yard.
  - .viii Maximum Rear Yard encroachment for a rear lane townhouse dwelling with a walkout balcony or uncovered terrace on the third storey or wood deck off the second floor: 3.0 metres.
  - .ix A wall containing utilities and having a maximum length of 3 m may project into the rear yard of a rear lane townhouse dwelling.
- .c Maximum Building Height: 11.2 metres
- .d Minimum Landscaped Open Space:

- .i Each dwelling unit shall have a minimum of 29 square metres of landscaped open space in its rear yard, except dwelling units fronting a public street with rear access from a private road which shall have a minimum of 11.0 square metres of uncovered terrace amenity space.
- .e Garage Control:
  - .i The maximum cumulative garage door width for a lot having a width equal to 6.0 metres but less than 9.8 metres shall be 4.9 metres.
  - .ii The interior garage width as calculated 3.0 metres from the garage door opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
  - .iii These requirements do not apply to the garage door facing a flankage lot line.
  - .iv The driveway width shall not exceed the interior width of the garage for a street townhouse dwelling fronting on a public road with rear access from a private road.
- .f Notwithstanding any other provision of the By-law, front to rear yard access shall be permitted via non-habitable rooms or habitable rooms or any combination of the two and with more than a two step grade difference.
- .g Utilities including a hydro transformer shall be exempt from the setback requirements of this zone.
- .h Notwithstanding any other provision of the By-law, requirement for a 0.6m permeable landscape strip abutting one side lot line shall not apply for a rear lane townhouse dwelling.
- .i For a rear lane townhouse dwelling the public street shall be deemed the front lot line.

**12.2354.3 for the purposes of Exception 2354:**

- .1 Shall also be subject to the requirements and restrictions of the R3L Zone which are not in conflict with those in Exception 2354.2(1).
- .2 Shall also be subject to the requirements and restrictions of the R2 Zone which are not in conflict with those in Exception 2354.2(2).

## 12.2355 Exception 2355

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### **12.2355.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted in a GC zone and the following additional uses:
  - .a A day nursery
  - .b A private school
  - .c A seasonal garden centre

### **12.2355.2 Shall not be used for the following purposes:**

- .1 An adult entertainment parlour
- .2 An adult video store
- .3 An adult book store
- .4 A massage or body rub parlour
- .5 An amusement arcade

### **12.2355.3 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Minimum Interior Side Yard Width: 9.0 metres
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 Minimum Rear Yard Depth: 10.0 metres
- .5 Minimum Landscape Open Space:
  - .a 3.0 metres wide along the northerly, easterly and southerly lot lines, except at approved vehicular access locations; and,
  - .b 2.3 metres wide along the westerly lot line.
- .6 Maximum Gross Commercial Floor Area: 6,000m<sup>2</sup>
- .7 Minimum setback of an above ground utility structure: 3.0 metres from all lot lines
- .8 Minimum Parking Spaces: 1 space per 23.5 square metres of gross commercial floor area or portion thereof.
- .9 A drive through facility is only permitted for a bank, trust company or financial company.
- .10 Minimum number of stacking spaces for a drive through facility: 3
- .11 Maximum number of drive through facilities: 2

- .12 All restaurants shall contain a climate controlled garbage room within a building or structure and all other uses shall provide a garbage room within a building or structure.
- .13 Outside storage shall not be permitted.



## 12.2356 Exception 2356

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### **12.2356.1 The lands shall only be used for the following purposes:**

- .1 A townhouse dwelling;
- .2 Purposes accessory to the permitted purpose

### **12.2356.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units – 18;
- .2 Minimum Dwelling Unit Width – 4.9 metres;
- .3 Minimum Lot Area – 200 square metres per dwelling unit;
- .4 Maximum Building Height – 12.6 metres;
- .5 Minimum Interior Side Yard Width – 2.4 metres;
- .6 Minimum Rear Yard Depth – 6 metres;
- .7 Minimum Front Yard Depth – 4.5 metres;
- .8 Maximum Height of a Rear or Interior side yard fence – 2.4 metres;
- .9 Minimum Parking Aisle Width – 6.0 metres;
- .10 Minimum Number of Parking Spaces – 36;
- .11 Minimum Landscaped Open Space – 35% of lot area.

## 12.2357 Exception 2357

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### **12.2357.1 The lands shall only be used for the following purposes:**

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

### **12.2357.2 The lands shall be subject to the following requirements and restrictions:**

- .2 Minimum Lot Area per dwelling unit: 134 square metres
- .3 Minimum Interior Lot Width: 5.5 metres
- .4 Minimum Yard Setback for a Principal Building:
  - .a The rear wall of a dwelling unit: 6 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area and 4.8 metres in all other situations.
  - .b The side wall of a dwelling unit: 0.75 metres to a lot line zoned in the same zoning category.
- .5 Maximum Building Height: 3 storeys
- .6 The provisions of Section 3.19.A.9.a of the Zoning By-law shall not apply.

## 12.2358 Exception 2358

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### **12.2358.1 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or covered porch with or without a foundation or a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations may project a maximum of 0.9 metres into all yards; and

## 12.2359 Exception 2359

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### **12.2359.1 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or covered porch with or without a foundation or a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations may project a maximum of 0.9 metres into all yards; and

## 12.2360 Exception 2360

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### **12.2360.1 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or covered porch with or without a foundation or a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations may project a maximum of 0.9 metres into all yards; and
- .3 A minimum interior side yard setback of 3.0 metres shall be required from the southerly lot line.

## 12.2361 Exception 2361

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### 12.2361.1 The lands shall only be used for the following purposes:

- .1 Single detached dwelling;
- .2 Semi-detached dwelling;
- .3 Townhouse dwelling;
- .4 Purposes accessory to the other permitted purposes.

### 12.2361.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres
- .2 Maximum number of bedrooms in any dwelling unit - 2;
- .3 Maximum floor area per dwelling unit above established grade:
  - .a Single Detached and Semi-Detached Dwellings - 225 square metres
  - .b Townhouse Dwelling Unit - 195 square metres
- .4 Minimum Lot Area - 195 square metres per dwelling unit;
- .5 Maximum Building Height - 10.6 metres or two storeys, whichever is less;
- .6 The minimum front yard setback from a private road shall be 4.5 metres;
- .7 A porch may project into the minimum front yard by a maximum of 1.5 metres;
- .8 A garage door shall have a minimum setback of 6.0 metres to a private road;
- .9 Minimum Outdoor Living Area: 30 square metres per dwelling unit;
- .10 Notwithstanding any other provision of the By-law, all electric power facilities and structures shall be permitted in any zone and in any required yard;
- .11 The minimum distance between two detached dwellings shall be 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between the detached dwellings is 1.2 metres;
- .12 Where the distance between two dwellings is less than 1.8 metres in the interior side yards, no door or window above or below grade will be permitted facing the interior side yard;
- .13 Maximum Lot Coverage - 65%
- .14 Minimum Landscape Open Space:
  - .a 30% of the front yard of an interior lot;
  - .b 40% of the front yard of a corner lot;

- .c 20% of the front yard where the side lot lines converge towards the front lot line.
- .15 Minimum of 2.0 parking spaces per dwelling unit;
- .16 No visitor parking spaces are required;
- .17 Minimum rear yard setback for a dwelling unit - 9 metres.

**12.2361.3 for the purposes of Exception 2361:**

- .1 A Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk.

## 12.2362 Exception 2362

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### 12.2362.1 The lands shall only be used for the following purposes:

- .1 Single detached dwelling;
- .2 Semi-detached dwelling;
- .3 Townhouse dwelling;
- .4 Purposes accessory to the other permitted purposes.

### 12.2362.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres
- .2 Maximum number of bedrooms - 2;
- .3 Maximum floor area per dwelling unit above established grade:
  - .a Single Detached and Semi-Detached Dwellings - 225 square metres
  - .b Townhouse Dwelling Unit - 195 square metres
- .4 Minimum Lot Area - 195 square metres per dwelling unit;
- .5 Maximum Building Height - 10.6 metres or two storeys, whichever is less;
- .6 The minimum front yard setback from a private road shall be 4.5 metres;
- .7 A porch may project into the minimum front yard by a maximum of 1.5 metres;
- .8 A garage shall have a minimum setback of 6.0 metres to a private road;
- .9 Minimum Outdoor Living Area: 30 square metres per dwelling unit;
- .10 Notwithstanding any other provision of the By-law, all electric power facilities and structures shall be permitted in any zone and in any required yard;
- .11 The minimum distance between two detached dwellings shall not be less than 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between the detached dwellings is not less than 1.2 metres;
- .12 Where the distance between two dwellings is less than 1.8 metres in the interior side yards, no door or window above or below grade will be permitted facing the interior side yard;
- .13 Maximum Lot Coverage - 65%
- .14 Minimum Landscape Open Space:
  - .a 30% of the front yard of an interior lot;
  - .b 40% of the front yard of a corner lot;



- .c 20% of the front yard where the side lot; lines converge towards the front lot line.
- .15 Minimum of 2.0 parking spaces per dwelling unit;
- .16 No visitor parking spaces are required;

**12.2362.3 for the purposes of Exception 2362:**

- .1 For the purpose of this by-law, a Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk.

### 12.2363 Exception 2363

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#### **12.2363.1 The lands shall only be used for the following purposes:**

- .1 Townhouse dwelling;
- .2 Purposes accessory to the other permitted purposes.

#### **12.2363.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres
- .2 Maximum number of bedrooms - 2;
- .3 Minimum Lot Area - 195 square metres per dwelling unit;
- .4 Maximum floor Area per dwelling unit above established grade - 195 square metres;
- .5 The minimum front yard setback from a private road shall be 4.5 metres;
- .6 A porch may project into the minimum front yard by a maximum of 1.5 metres;
- .7 A garage shall have a minimum setback of 6.0 metres from the front face of a garage to the limits of the private road;
- .8 Minimum Outdoor Living Area: 17 square metres per dwelling unit;
- .9 Minimum Exterior Side Yard Width – 2.5 metres;
- .10 Minimum Rear Yard Depth – 1.2 metres;
- .11 Maximum Lot Coverage - 65%
- .12 Minimum Landscape Open Space:
  - .a 30% of the front yard of an interior lot;
  - .b 40% of the front yard of a corner lot;
  - .c 20% of the front yard where the side lot; lines converge towards the front lot line.
- .13 Minimum of 2.0 parking spaces per dwelling unit;
- .14 No visitor parking spaces are required;

#### **12.2363.3 for the purposes of exception 2363:**

- .1 For the purpose of this by-law a Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk.

## 12.2364 Exception 2364

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### **12.2364.1 The lands shall only be used for the following purposes:**

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

### **12.2364.2 The lands shall be subject to the following requirements and restrictions:**

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

## 12.2365 Exception 2365

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### **12.2365.1 The lands shall only be used for the following purposes:**

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

### **12.2365.2 The lands shall be subject to the following requirements and restrictions:**

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

## 12.2366 Exception 2366

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### 12.2366.1 The lands shall only be used for the following purposes:

- .1 Residential
  - .a an apartment dwelling;
  - .b live-work dwelling;
  - .c purposes accessory to an apartment dwelling and live-work dwelling;
- .2 Non-Residential
  - .a a bank, trust company and finance company;
  - .b a service shop;
  - .c a retail establishment, having no outside storage or display;
  - .d a commercial, technical or recreational school;
  - .e an art gallery;
  - .f an artist and photography studio including framing;
  - .g a personal service shop;
  - .h a health or fitness centre;
  - .i a dining room restaurant and take-out restaurant;
  - .j a laundromat;
  - .k a dry cleaning and laundry distribution station;
  - .l a printing or copying establishment;
  - .m a custom workshop;
  - .n an animal hospital
  - .o convenience store;
  - .p an office, including the office of a health care practitioner;
  - .q a day nursery;
  - .r a radio or television broadcast establishment; and,
  - .s purposes accessory to the other permitted purposes;

**12.2366.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The uses permitted in exception 2366.1 (2) shall only be permitted on the ground floor;
- .2 Maximum Building Height: 3 storeys;
- .3 Maximum Number of Apartment Dwelling Units (including the dwelling portion of a Live-Work unit): 20;
- .4 Floor Space Index: no requirement;
- .5 Minimum Side Yard Width: 12 metres to the westerly lot line, and 2.5 metres to all other lot lines;
- .6 Minimum Landscaped Open Space:
  - .a 1.5 metres to the westerly lot line;
  - .b 3 metres wide abutting the front lot line, except at approved access locations;
- .7 Minimum Number of Parking Spaces:
  - .a 1.25 per residential dwelling unit (including the dwelling portion of a Live-Work unit), and
  - .b 1 per 23 square metres for all uses permitted in exception 2366.1 (2)

**12.2366.3 for the purposes of exception 2366:**

- .1 A Live-Work unit shall mean any residential unit that is connected to a commercial unit below.

## 12.2367 Exception 2367

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### **12.2367.1 The lands shall only be used for the following purposes:**

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

### **12.2367.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and exterior side yards;
- .3 Minimum lot width for a lot abutting a daylighting triangle: 13.0 metres;
- .4 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .5 Maximum interior garage width: 6.1 metres.

## 12.2368 Exception 2368

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### **12.2368.1 The lands shall only be used for the following purposes:**

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

### **12.2368.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and exterior side yards;
- .3 Minimum lot width for a lot abutting a daylighting triangle: 9.0 metres;
- .4 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .5 On lots greater than or equal to 14 metres wide, the maximum interior garage width shall be 6.1 metres;
- .6 The maximum cumulative garage door width for an attached garage shall be 5.05 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres.



## 12.2369 Exception 2369

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### **12.2369.1 The lands shall only be used for the following purposes:**

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

### **12.2369.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards and may encroach a maximum of 1.0 metres into the minimum exterior side yard;
- .3 No minimum dwelling unit width shall apply;
- .4 Minimum lot width for a lot abutting a daylighting triangle: 8.0 metres;
- .5 Minimum building setback to a daylighting triangle/rounding: 1.5 metres.

## 12.2370 Exception 2370

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### **12.2370.1 The lands shall only be used for the following purposes:**

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

### **12.2370.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards and may encroach a maximum of 1.0 metres into the minimum exterior side yard;
- .3 No minimum dwelling unit width shall apply;
- .4 Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres;
- .5 Minimum building setback to a daylighting triangle/rounding: 1.5 metres.

## 12.2371 Exception 2371

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### **12.2371.1 The lands shall only be used for the following purposes:**

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

### **12.2371.2 The lands shall be subject to the following requirements and restrictions:**

- .1 No minimum dwelling unit width shall apply;
- .2 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 provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .3 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;
- .4 Minimum front yard depth: 3.0 metres;
- .5 Minimum rear yard depth: 6.0 metres;
- .6 Maximum building height: 3 storeys;
- .7 The minimum lot width for a lot abutting a daylighting triangle: 4.0 metres;
- .8 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .9 Direct pedestrian access from the front yard to the rear yard is not required;
- .10 Maximum cumulative garage door width: 3.8 metres;
- .11 The maximum width of a driveway shall be the actual lot width;
- .12 The requirement for maintaining a minimum 0.6 m wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .13 A minimum of one outdoor amenity area of at least 8.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- .14 Parking in the rear yard is permitted for a home occupation use.

## 12.2372 Exception 2372

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### 12.2372.1 The lands shall only be used for the following purposes:

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

### 12.2372.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;
- .3 Minimum front yard depth: 3.0 metres;
- .4 The minimum rear yard depth shall be 6.0 metres if there is an attached garage;
- .5 Minimum lot width of a lot abutting a daylighting triangle: 6.0 metres;
- .6 Minimum building setback to a daylighting triangle/ rounding: 1.5 metres;
- .7 Direct pedestrian access from the front yard to the rear yard is not required;
- .8 No minimum dwelling unit width shall apply;
- .9 A detached garage shall be no closer than 0.2 metres to a curved lot line abutting the intersection of two lanes or two parts of the same lane;
- .10 A detached garage shall be no closer than 0.3 metres to an interior side lot line;
- .11 Notwithstanding Exception 2372.2 (10) to the contrary, a detached garage may be located with no setback from the side lot line subject to the following requirements and restrictions:
  - .a the garages for the two lots abutting said side lot line are designed as one building;
  - .b a common wall on and along the side lot line divides the garages; and,
  - .c the garages for the two lots abutting said side lot line are constructed or reconstructed simultaneously.
- .12 Maximum gross floor area for a detached garage: 42 square metres;
- .13 Maximum cumulative garage door width: 5.5 metres;
- .14 The maximum width of a driveway shall be the actual lot width;
- .15 Sections 5.2.H.12 and 5.2.H.4 shall not apply;

- .16 Minimum setback to a flankage lot line for a detached garage: 2.0 metres;
- .17 The requirement for maintaining a minimum 0.6 metres wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .18 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- .19 Parking in the rear yard is permitted for a home occupation use.

### 12.2373 Exception 2373

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#### **12.2373.1 The lands shall only be used for the following purposes:**

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

#### **12.2373.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front yard;
- .3 Minimum front yard depth: 3.5 metres;
- .4 Minimum rear yard depth: 4.0 metres;
- .5 Minimum lot depth: 20.0 metres.

## 12.2374 Exception 2374

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### **12.2374.1 The lands shall only be used for the following purposes:**

- .1 a townhouse dwelling;
- .2 a live-work townhouse dwelling;
- .3 an office;
- .4 a retail establishment having no outdoor storage;
- .5 a bank, trust company, or financial institution;
- .6 an art gallery;
- .7 a personal service shop;
- .8 a dry-cleaning and laundry distribution station;
- .9 a laundromat;
- .10 a printing or copying establishment;
- .11 a commercial school;
- .12 a take-out restaurant;
- .13 a dining room restaurant;
- .14 a health or fitness centre;
- .15 a custom workshop;
- .16 a visual and performing arts studio;
- .17 veterinary clinic;
- .18 a medical or dental practice or office;
- .19 purposes accessory to the other permitted uses;

### **12.2374.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard by a maximum of 0.3 metres, or into the exterior side yard by a maximum of 1.0 metre and eaves and cornices may project an additional 0.2 metres into the minimum front yard and 0.6 metres into the exterior side yard;
- .2 A porch and/or balcony, with or without a foundation or cold cellar may encroach into the front yard or exterior side yard to within 1.5 metres of a daylighting triangle/rounding;

- .3 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard, may encroach a maximum of 1.0 metres into the minimum exterior side yard, and may encroach a maximum of 0.3 metres into the minimum front yard;
- .4 No minimum dwelling unit width shall apply;
- .5 Minimum lot width of a lot abutting a daylighting triangle: 5.0 metres;
- .6 Minimum front yard depth: 0.6 metres;
- .7 Minimum exterior side yard: 2.0 metres;
- .8 Minimum rear yard depth: 6.0 metres;
- .9 Maximum building height: 4 storeys;
- .10 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .11 Notwithstanding the definition Dwelling , Live-Work Townhouses, the garage of a Live-Work Townhouse Dwelling unit may be attached to the main dwelling unit;
- .12 Maximum cumulative garage door width: 5.5 metres;
- .13 The maximum driveway width shall be the greater of 6.1 metres or the actual lot width;
- .14 A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;
- .15 No parking spaces are required for non-residential uses;
- .16 The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .17 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- .18 Outdoor patios are permitted;
- .19 The lot line abutting a lane shall be deemed to be the rear lot line on a corner lot;
- .20 Direct pedestrian access from the front yard to the rear yard is not required;
- .21 Parking in the rear yard is permitted for a home occupation use.



## 12.2375 Exception 2375

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### **12.2375.1 The lands shall only be used for the following purposes:**

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

### **12.2375.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards;
- .3 Minimum rear yard depth: 6.0 metres;
- .4 Maximum interior garage width: 6.1 metres.

## 12.2376 Exception 2376

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### **12.2376.1 The lands shall only be used for the following purposes:**

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

### **12.2376.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards;
- .3 Minimum interior side yard: 0.9 metres.
- .4 No minimum interior side yard is required abutting a side lot line that coincides with the party wall between two dwelling units in a semi-detached dwelling.
- .5 No minimum dwelling unit width shall apply

## 12.2377 Exception 2377

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### **12.2377.1 The lands shall only be used for the following purposes:**

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

### **12.2377.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The requirements and restrictions of Exception 2371.2 shall apply with the exception of the following:
  - .a No more than 9 dwelling units shall be attached;
  - .b Minimum exterior side yard width: 2.0 metres;
  - .c The maximum cumulative garage door shall be 5.5 metres on a lot abutting a daylighting triangle;
  - .d The lot line abutting a lane shall be deemed to be the rear lot line;
  - .e The maximum width of a driveway on a lot abutting a daylighting triangle shall be the greater of 6.1 metres or the actual lot width.

## 12.2378 Exception 2378

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### **12.2378.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in a GC zone and the following additional uses:
  - .a a day nursery
  - .b a private school
  - .c a seasonal garden centre
- .2 shall not be used for the following purposes:
  - .a an adult entertainment parlour
  - .b an adult video store
  - .c an adult book store
  - .d a massage or body rub parlour
  - .e an amusement arcade
- .3 Notwithstanding Exception 2378.1 (1) to the contrary, a building which existed prior to 2013 may also be used for a single detached dwelling in addition to the uses permitted in a GC zone.

### **12.2378.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The lot line abutting Mayfield Road shall be deemed to be the front lot line;
- .2 Minimum front yard depth: 3 metres;
- .3 Minimum interior side yard width: 3 metres;
- .4 Minimum exterior side yard width: 3 metres;
- .5 The minimum rear yard depth shall be 3 metres except that where the rear yard abuts a Residential Zone, the minimum rear yard depth shall be 9 metres;
- .6 A drive-through facility is not permitted between the building and the street;
- .7 All restaurants shall contain a climate controlled garbage room within a building or structure and all other uses shall provide a garbage room within a building or structure;
- .8 Outside storage is not permitted

## 12.2379 Exception 2379

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### **12.2379.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted by Exception 2379.1(2), or the purposes permitted by Exception 2379.1(3), but not both sections and not any combination of both sections:
- .2 Either:
  - .a The following:
    - .i A public or private school;
    - .ii A park, playground or recreation facility operated by a public authority; and,
    - .iii Purposes accessory to the other permitted purposes;
- .3 or:
  - .a The following:
    - .i Those purposes permitted in a R1-Exception 2368 zone and/or R1-Exception 2369 zone;

### **12.2379.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For a public or private school and for a park, playground or recreation facility operated by a public authority, the requirements and restrictions set out in an I1 zone;
- .2 For those purposes permitted in a R1-Exception 2368 zone the requirements and restrictions as set out in a R1-Exception 2368 zone;
- .3 For those purposes permitted in a R1-Exception 2369 zone the requirements and restrictions as set out in a R1-Exception 2369 zone.

## 12.2380 Exception 2380

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### **12.2380.1 The lands shall only be used for the following purposes:**

- .1 Purposes permitted by the I1 zone; or
- .2 Purposes permitted by any of the following zones:
  - .a R1– Exception 31;
  - .b R2 - Exception 29; and,
  - .c R2 - Exception 27.

### **12.2380.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Uses permitted under Exception 2380.1(1) shall be subject to the requirements and restrictions of the I1 zone, except that infrastructure for various utilities shall be exempt from the requirements and restrictions of the applicable zone.
- .2 Uses permitted under Exception 2380.1(2)(a) shall be subject to the requirements and restrictions of Exception 31.
- .3 Uses permitted under Exception 2380.1(2)(b) shall be subject to the requirements and restrictions of Exception 29.
- .4 Uses permitted under Exception 2380.1(2)(c) shall be subject to the requirements and restrictions of Exception 27.

## 12.2381 Exception 2381

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### **12.2381.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted in a R2-Exception 2374 zone, as well as the following
  - .a dwelling units for display purposes [with or without sale office(s)].

### **12.2381.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The requirements and restrictions of Exception 2374.2 shall apply with the exception of the following:
  - .a The minimum lot depth shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];
  - .b The minimum lot area shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];
  - .c The minimum rear yard depth shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];
  - .d No parking is required for dwelling units for display purposes [with or without sales office(s)];
  - .e The minimum amenity area shall not apply for dwelling units for display purposes [with or without sales office(s)].

## 12.2382 Exception 2382

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### 12.2382.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 An office
- .3 Only in conjunction with an apartment dwelling or an office within the same building:
  - .a a retail establishment
  - .b a grocery store or supermarket
  - .c a service shop
  - .d a personal service shop
  - .e a bank, trust company, or financial company
  - .f a dry cleaning and laundry distribution station
  - .g a laundromat
  - .h a parking lot
  - .i a dining room restaurant, a convenience restaurant, a take- out restaurant
  - .j a printing or copying establishment
  - .k a commercial school
  - .l a temporary open air market
  - .m a place of commercial recreation
  - .n a community club
  - .o a health or fitness centre
  - .p a theatre
  - .q an art gallery or studio
  - .r a hotel
  - .s an animal hospital
  - .t an administrative office of any public authority
  - .u a place of worship
- .4 purposes accessory to the other permitted purposes



**12.2382.2 The following uses are specifically prohibited:**

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 a massage or body rub parlour
- .4 a drive-through facility
- .5 outside storage of goods, materials or machinery, except that outdoor display and sale of goods is permitted in conjunction with a permitted commercial use.

**12.2382.3 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 2.5 metres
- .2 Minimum Rear Yard Depth: 14 metres
- .3 Minimum Exterior Side Yard: 2.5 metres
- .4 Minimum Exterior Side Yard Setback to Canopy: 1 metre
- .5 Minimum Interior Side Yard Width to Podium: 8 metres
- .6 Minimum Interior Side Yard Width to Tower: 12 metres
- .7 Minimum Setback for an Underground Parking Garage: 0 metres
- .8 Maximum Building Height: 33 storeys for the westernmost tower and 30 Storeys for the easternmost tower.
- .9 Minimum Building Height: 3 Storeys
- .10 Maximum Tower Floorplate: 750 square metres if residential uses are located in the tower
- .11 Minimum Tower Separation: 25.0 metres
- .12 Maximum Gross Floor Area: 52,045 square metres
- .13 Maximum Number of Units: 704
- .14 Minimum Ground Floor Height: 6 metres
- .15 Windows and Doors at Grade:  
For the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors.
- .16 Continuous Streetwall:  
The Podium portion of the building shall have a minimum length of 75% of the length of entire available frontage facing Queen Street East. For the purposes of this section, “available frontage” means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

- .17 Motor Vehicle Parking:
  - .a Motor vehicle surface parking shall only be located within a rear and/or interior side yard.
  - .b Motor vehicle surface parking is not permitted between a building and a street.
  - .c Except for areas used for vehicular and pedestrian access, no part of a parking garage above grade shall be located within 6.0 metres of the front lot line.
- .18 Bicycle Parking:
  - .a In addition to the requirements of Section 4.5, bicycle parking shall be required for commercial uses in accordance with the following:
    - .i Parking spaces shall be provided at a rate of 0.2 spaces per 100 square metres of gross commercial floor area, however no less than 10 spaces shall be provided
- .19 Loading, Unloading and Waste Disposal and Storage:
  - .a One on-site loading space shall be provided
  - .b Loading, unloading and waste disposal facilities shall not be located on the wall facing a Residential Zone or a public road, nor shall be located in the yard adjacent to a Residential Zone or public road;
  - .c All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.
- .20 Outdoor Display and Sales:
 

The outdoor display and sale of goods is permitted as an accessory use provided the display area is accessible to the public and occupies no more than 25% of the gross floor area of the main use.
- .21 Minimum Landscaped Open Space:
  - .a A minimum of 500 square metres shall be provided in a roof-top amenity space;
  - .b A minimum 400 square metres of publicly accessible open space shall be provided at the corner of Queen Street and Kings Cross Road, which may also be used for outdoor display and sales associated with a permitted use and a patio associated with a restaurant;

**12.2382.4 for the purposes of Exception 2382:**

- .1 “Podium” means any of the various building elements that form the base or bottom storeys of a building, distinguished from and upon which the towers rest.
- .2 “Tower” means either of the two portions of the building which extend upward to the top storeys and rest on the podium.
- .3 “Canopy” means any of the various building elements that protrude outward from the building wall horizontally and are not balconies.
- .4 The lot line abutting Queen Street East shall be the front lot line.

- .5 That lands zoned MH- Exception 2382 shall be considered one lot for zoning purposes.

**12.2382.5 The Holding (H):**

- .1 The Holding (H) symbol for all or any part of the lands zoned MM(H)- Exception 2382 shall not be removed until such time as the following conditions have been met:
- .a appropriate noise mitigation to meet Ministry of Environment, Conservation and Parks requirements be approved to the satisfaction of the Commissioner of Public Works.
  - .b a Functional Servicing Report, inclusive of confirmation of the availability of sanitary sewage capacity to service the proposed development, is approved to the satisfaction of the Region of Peel.

All to the satisfaction of the Commissioner of Planning, Building and Economic Development.

### 12.2383 Exception 2383

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#### **12.2383.1 The lands shall only be used for the following purposes:**

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

#### **12.2383.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot: 180 square metres per dwelling unit
  - .b Corner Lot: 270 square metres per dwelling unit
- .2 Maximum Lot Coverage: 55 percent
- .3 Minimum Landscaped Open Space: 40 percent of the front yard, except where the side lot line converge towards the front lot line, where the minimum landscaped open space shall be 25 percent of the front yard.
- .4 any building or structure, including any accessory structure or building, swimming pool, tennis court and road, shall not be located, or any grading or placement or removal of fill shall not take place within 5 metres of a Natural System (NS) Zone.

## 12.2384 Exception 2384

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### **12.2384.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for a Place of Worship while the (H) is in place for the subject lands.

### **12.2384.2 The Holding (H):**

- .1 The Holding symbol shall only be removed once the following has occurred:
  - .a five years has passed from the date of assumption of the plan of subdivision (File 21T-12009B) provided that the following occurs:
    - .i The landowner provides evidence to the satisfaction of the City that the site will not be a viable Place of Worship site.
    - .ii The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.
    - .iii The Commissioner of Planning Design and Development deems that the site is no longer required for a Place of Worship, in consultation with the Brampton Faith Coalition.

### **12.2384.3 for the purposes of Exception 2384:**

- .1 Once the Holding (H) symbol has been lifted, the lands designated I1-Exception 2384 can be used for those purposes, requirements and restrictions in an R1-Exception 2394 zone.

## 12.2385 Exception 2385

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### **12.2385.1 The lands shall only be used for the following purposes:**

- .1 The uses permitted in the LC zone;
- .2 A day nursery;
- .3 A commercial school.

### **12.2385.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Drive through facilities shall not be permitted.
- .2 Minimum Front Yard Depth: 6.0 metres.
- .3 Minimum Rear Yard Depth: 6.0 metres.
- .4 Minimum Exterior Side Yard Depth: 6.0 metres.
- .5 For the purposes of this Section, the lot line abutting The Gore Road shall be considered the front lot line.
- .6 Utility uses and structures shall be permitted to encroach into the minimum Front Yard Depth a maximum of 3.0 metres.
- .7 Minimum Landscaped open space width:
  - .a Except at approved access and building locations, 6.0 metres along the front lot line and 3.0 metres along all other lot lines.

## 12.2386 Exception 2386

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### **12.2386.1 The lands shall only be used for the following purposes:**

- .1 Uses permitted in the GC zone;
- .2 A Day Nursery.

### **12.2386.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A maximum of one drive-through facility is permitted.
- .2 Minimum Front Yard Depth: 6.0 metres.
- .3 Minimum Exterior Side Yard Depth: 6.0 metres.
- .4 Minimum Rear Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Depth: 6.0 metres.
- .6 Utility uses and structures shall be permitted to encroach into the minimum Front Yard Depth, minimum Exterior Side Yard Width and minimum Rear Yard Depth a maximum of 3 metres.
- .7 Minimum Landscaped open space width:
  - .a Except at approved access and building locations, 6.0 metres along Mayfield Road and McVean Drive and 3.0 metres along all other lot lines.

## 12.2387 Exception 2387

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### 12.2387.1 The lands shall only be used for the following purposes:

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

### 12.2387.2 The lands shall be subject to the following requirements and restrictions:

- .1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Sections 5.2.D.3, the minimum front yard of the applicable zone and 5.2.D.5 of the By-law shall not apply;
- .3 Section 5.2.D.7 of the By-law and Exception 2387.2(4) and (5) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .4 For interior lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 For corner lots with a lot width of 23.1 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .6 For interior lots with a lot width less than 19.8 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- .7 For corner lots with a lot width less than 23.1 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- .8 A garage may face the flankage lot line;
- .9 A balcony or porch may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .10 Notwithstanding Exception 2387.2.9, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .11 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .12 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;



- .13 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .14 The maximum building height of a single detached dwelling shall not exceed 13 metres.
- .15 For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

## 12.2388 Exception 2388

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### **12.2388.1 The lands shall only be used for the following purposes:**

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

### **12.2388.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Sections 5.2.D.3, the minimum front yard of the applicable zone and 5.2.D.5 of the By-law shall not apply;
- .3 Section 5.2.D.7 of the By-law and Exception 2388.2(4) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .4 For lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 A garage may face the flankage lot line;
- .6 A balcony or porch may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .7 Notwithstanding Exception 2388.2.6, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .8 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .9 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .10 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .11 The maximum building height of a single detached dwelling shall not exceed 13 metres

## 12.2389 Exception 2389

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### 12.2389.1 The lands shall only be used for the following purposes:

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

### 12.2389.2 The lands shall be subject to the following requirements and restrictions:

- .1 The shortest lot line not abutting a street shall be deemed to be the rear lot line;
- .2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;
- .3 The minimum lot width shall not apply;
- .4 The minimum lot depth shall not apply;
- .5 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- .6 The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;
- .7 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .8 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 3.0 metres and Sections 5.2.D.3, 5.2.D.5, 5.2.D.7 and Exception 2389.2(7) shall not apply;
- .9 A garage may face the flankage lot line;
- .10 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .11 A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;
- .12 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,
- .13 The maximum building height of a single detached dwelling shall not exceed 13 metres.

## 12.2390 Exception 2390

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### 12.2390.1 The lands shall only be used for the following purposes:

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

### 12.2390.2 The lands shall be subject to the following requirements and restrictions:

- .1 The most easterly lot line abutting a street line shall be deemed to be the front lot line;
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Sections 5.2.D.3, 5.2.D.5, 5.2.D.7 and Exception 2390.2(3) shall not apply;
- .3 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .4 A garage may face the flankage lot line;
- .5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .6 Notwithstanding Exception 2390.2.5, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .7 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .8 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .9 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .10 The maximum building height of a single detached dwelling shall not exceed 13 metres.

## 12.2391 Exception 2391

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### 12.2391.1 The lands shall only be used for the following purposes:

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

### 12.2391.2 The lands shall be subject to the following requirements and restrictions:

- .1 The most easterly lot line abutting a street line shall be deemed to be the front lot line;
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Sections 5.2.D.3, 5.2.D.5, 5.2.D.7 and Exception 2391.2(3) shall not apply;
- .3 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .4 A garage may face the flankage lot line;
- .5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .6 Notwithstanding Exception 2391.2(5), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .7 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .8 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .9 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .10 The maximum building height of a single detached dwelling shall not exceed 13 metres.

## 12.2392 Exception 2392

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### **12.2392.1 The lands shall only be used for the following purposes:**

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

### **12.2392.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The lot line abutting the Natural System (NS) zone shall be deemed to be the rear lot line;
- .2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;
- .3 The minimum lot width shall not apply;
- .4 The minimum lot depth shall not apply;
- .5 The minimum rear yard setback shall be 6.0 metres;
- .6 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- .7 The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;
- .8 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .9 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 3.0 metres and Sections 5.2.D.3, 5.2.D.5, 5.2.D.7 and Exception 2392.2.8 shall not apply;
- .10 A garage may face the flankage lot line;
- .11 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .12 A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;
- .13 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a Bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,

- .14 The maximum building height of a single detached dwelling shall not exceed 13 metres.

## 12.2393 Exception 2393

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### **12.2393.1 The lands shall only be used for the following purposes:**

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

### **12.2393.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The minimum rear yard setback shall be 6.0 metres;
- .2 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .3 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Sections 5.2.D.3, 5.2.D.5, 5.2.D.7 and Exception 2393.2(2) shall not apply;
- .4 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .5 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .6 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .7 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .8 The maximum building height of a single detached dwelling shall not exceed 13 metres.



## 12.2394 Exception 2394

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### 12.2394.1 The lands shall only be used for the following purposes:

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

### 12.2394.2 The lands shall be subject to the following requirements and restrictions:

- .1 On an interior lot with a width of 12.5 metres or greater, the minimum interior side yard width shall be 1.2 metres;
- .2 On a corner lot with a width of 15.8 metres or greater, the minimum interior side yard width shall be 1.2 metres;
- .3 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .4 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 5.2.D.3 and the minimum front yard of the applicable zone and 5.2.D.5 shall not apply;
- .5 Section 5.2.D.7 shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .6 If an interior lot is greater than or equal to 14.0 metres and less than 16.0 metres, the maximum interior garage width shall be 6.1 metres and Section 5.2.D.7 shall not apply;
- .7 If a corner lot is greater than or equal to 15.5 metres and less than 19.3 metres, the maximum interior garage width shall be 6.1 metres and Section 5.2.D.7 shall not apply;
- .8 On lots greater than or equal to 12.2 metres in width but less than 12.5 metres in width, the cumulative garage door width is not to exceed 5.05 metres;
- .9 A garage may face the flankage lot line;
- .10 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .11 Notwithstanding Exception 2394.2(9), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .12 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

- .13 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .14 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .15 The maximum building height of a single detached dwelling shall not exceed 11 metres.

## 12.2395 Exception 2395

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### **12.2395.1 The lands shall only be used for the following purposes:**

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

### **12.2395.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 5.2.D.3 and the minimum front yard of the applicable zone and 5.2.D.5 shall not apply;
- .3 Section 5.2.D.7 and Exception 2395.2.4 and 2395.2.5 shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .4 For interior lots with a lot width of 19.8 metres and greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 For corner lots with a lot width of 23.1 metres and greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .6 For interior lots with a lot width less than 19.8 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- .7 For corner lots with a lot width less than 23.1 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- .8 A garage may face the flankage lot line;
- .9 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .10 Notwithstanding Exception 2395.2.9, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .11 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .12 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

- .13 Bay windows, bow 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .14 The maximum building height of a single detached dwelling shall not exceed 12 metres.

## 12.2396 Exception 2396

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### **12.2396.1 The lands shall only be used for the following purposes:**

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

### **12.2396.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The longest lot line not abutting a street shall be deemed to be the rear lot line;
- .2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;
- .3 The minimum lot width shall not apply;
- .4 The minimum lot depth shall not apply;
- .5 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- .6 The minimum rear yard depth may be reduced to a minimum of 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;
- .7 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .8 A garage may face the flankage lot line;
- .9 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .10 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres but in all cases the balcony or deck shall maintain a minimum setback of 3.5 metres from the rear lot line. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .11 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard provided the building setback to the rear lot line is at least 3.0 metres;
- .12 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,

- .13 The maximum building height of a single detached dwelling shall not exceed 12 metres.

## 12.2397 Exception 2397

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### 12.2397.1 The lands shall only be used for the following purposes:

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

### 12.2397.2 The lands shall be subject to the following requirements and restrictions:

- .1 The shortest lot line not abutting a street shall be deemed to be the rear lot line;
- .2 The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;
- .3 The minimum lot width shall not apply;
- .4 The minimum lot depth shall not apply;
- .5 The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- .6 The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;
- .7 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .8 A garage may face the flankage lot line;
- .9 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard; Page 2 of 2
- .10 A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;
- .11 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and boxout window be located closer than 1.2 metres to the rear lot line; and,
- .12 The maximum building height of a single detached dwelling shall not exceed 12 metres.

## 12.2398 Exception 2398

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### 12.2398.1 The lands shall only be used for the following purposes:

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

### 12.2398.2 The lands shall be subject to the following requirements and restrictions:

- .1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 5.2.D.3 and the minimum front yard of the applicable zone and 5.2.D.5 of the By-law shall not apply;
- .3 Section 5.2.D.7 of the By-law and Exception 2398.2(4) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .4 For lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 A garage may face the flankage lot line;
- .6 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .7 Notwithstanding Exception 2398.2.6, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .8 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .9 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .10 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .11 The maximum building height of a single detached dwelling shall not exceed 13 metres.
- .12 For the purpose of Exception 2398, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.



## 12.2399 Exception 2399

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### **12.2399.1 The lands shall only be used for the following purposes:**

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

### **12.2399.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 5.2.D.3 and the minimum front yard of the applicable zone, and Section 5.2.D.5 shall not apply;
- .2 Section 5.2.D.7 and Exception 2399.2(3) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .3 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .4 A garage may face the flankage lot line;
- .5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .6 Notwithstanding Exception 2399.2.5, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .7 A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .8 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .9 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 yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- .10 The maximum building height of a single detached dwelling shall not exceed 13 metres.