

## 12.2400 Exception 2400

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### 12.2400.1 The lands shall only be used for the following purposes:

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

### 12.2400.2 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 Section 5.2.D.5 shall not apply;
- .3 Section 5.2.D.7 and Exception 2400.2(4) 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 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 2400.2(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 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;
- .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;
- .11 The maximum building height of a single-detached dwelling shall not exceed 13 metres; and,

## 12.2401 Exception 2401

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### 12.2401.1 The lands shall only be used for the following purposes:

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

### 12.2401.2 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 Section 5.2.D.5 shall not apply;
- .3 Section 5.2.D.7 and Exception and Exception 2401.2(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 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 2401.2(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, 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;
- .14 The maximum building height of a single-detached dwelling shall not exceed 13 metres; and,
- .15 For the purpose of this Exception, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

## 12.2402 Exception 2402

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### **12.2402.1 The lands shall only be used for the following purposes:**

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

### **12.2402.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony, a deck, a bay or boxed 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.

### 12.2403 Exception 2403

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#### **12.2403.1 The lands shall only be used for the following purposes:**

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

#### **12.2403.2 The following uses are specifically prohibited:**

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

#### **12.2403.3 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 Dusk Drive;
- .2 Minimum Front Yard Depth: 1.5 metres
- .3 Minimum Building Setback to a Daylight Triangle: 1.5 metres;
- .4 Minimum Landscaped Open Space:
  - .a 1.5 metres wide along the front lot line, except at approved vehicular access locations;
  - .b 1.5 metres along a daylight triangle;
  - .c 3.0 metres wide along all other lot lines, except at approved vehicular access locations;
- .5 Maximum number of drive through facilities: 1;
- .6 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Chinguacousy Road and Dusk Drive;
- .7 All restaurant refuse storage shall be enclosed in a climate controlled area within the building; and,
- .8 Outside storage shall not be permitted.

## 12.2404 Exception 2404

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### 12.2404.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a a warehouse,
  - .b manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:
    - .i motor vehicle sales establishment, a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use,
    - .ii a transport terminal,
    - .iii a taxi or bus station,
    - .iv a motor vehicle parts or boat parts sales establishment,
    - .v a salvage, junk, scrap, or bulk storage yard,
    - .vi outdoor storage of intermodal containers on chassis,
    - .vii outdoor storage as a primary use, and,
    - .viii a parking lot.
- .2 Purposes accessory to the other permitted purposes, including:
  - .a an associated educational use,
  - .b an associated office,
  - .c a retail outlet operated in connection with a particular permitted by Exception 2404.1(1), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and,

### 12.2404.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area shall be 0.4 hectares,
- .2 Minimum Lot Width shall be 40 metres,
- .3 Minimum Front Yard Depth: 6.0 metres,
- .4 Minimum Interior Side Yard: 3.0 metres,
- .5 Minimum Exterior Side Yard: 6.0 metres,
- .6 Minimum Rear Yard Depth: 6.0 metres,
- .7 Minimum Lot Depth: 45 metres,

- .8 Maximum Building Height: none,
- .9 Minimum Landscaped Open Space, except at approved driveway locations,
  - .a a width of 6.0 metres along Heritage Road and Steeles Avenue West,
  - .b a width of 3.0 metres along a lot line abutting any other public street, and,
- .10 the openings for waste disposal and loading facilities of any buildings shall face away or be screened from a public street.
- .11 Outdoor Storage shall only be permitted as an accessory use in the rear, interior and exterior 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 area or 10 % of the building area,
  - .c Outdoor storage of truck and trailer parking shall not exceed the lesser of 12% of the lot area or 24% of the building area,
  - .d Outdoor Storage shall not be located within 75 metres from Steeles Avenue West.
- .12 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

**12.2404.3 for the purposes of Exception 2404:**

- .1 Outdoor Storage shall mean areas used for storage of goods and material outside, which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

## 12.2405 Exception 2405

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### 12.2405.1 The lands shall only be used for the following purposes:

- .1 An office, including the office of a health care practitioner;
- .2 A hotel;
- .3 A conference centre;
- .4 The following accessory uses only in conjunction with uses in Exception 2405.1 (1), (2), and (3), provided the total gross floor area of the accessory uses do not exceed 25 percent of the total gross floor area of the uses listed in (1), (2), and (3).
  - .a A bank, trust company or financial institution;
  - .b A retail establishment;
  - .c A convenience store;
  - .d A banquet hall;
  - .e A dry cleaning and laundry distribution station;
  - .f A dining room restaurant;
  - .g A service shop;
  - .h A personal service shop, excluding a massage or body rub parlour;
  - .i A printing or copying establishment;
  - .j A commercial, technical or recreational school;
  - .k A community club;
  - .l A fitness centre;
  - .m A day nursery.
- .5 Uses listed in Exception 2405.1 (4) are permitted as a principal use provided a minimum gross floor area of 16,000 square metres of office uses, or a conference centre with a minimum gross floor area of 5,000 square metres exists on lands zoned OC- Exception 2405.
- .6 The following accessory uses are permitted in conjunction with office uses, provided the total gross floor area of these accessory uses is less than 40% of the total office gross floor area:
  - .a A repair facility, excluding motor vehicle repair;
  - .b A training facility;
  - .c Amenity uses, including but not limited to a fitness centre and a cafeteria;
  - .d A day nursery;



- .e A showroom;
- .f A testing or development laboratory.

**12.2405.2 The following uses are specifically prohibited:**

- .1 An adult entertainment parlour;
- .2 An adult video store;
- .3 An amusement arcade;

**12.2405.3 The lands shall be subject to the following requirements and restrictions:**

- .1 Gross Floor Area Restrictions:
  - .a Dining room restaurants: maximum of 750 square metres per establishment;
  - .b Fitness centre: maximum total of 3,000 square metres;
  - .c Other retail and commercial uses: maximum of 1,500 square metres per establishment.
- .2 Minimum Lot Area: 1.0 hectare;
- .3 Minimum Front Yard Depth: 15 Metres;
- .4 Minimum Exterior Side Yard Width: 15 metres;
- .5 Minimum Landscaped Open Space, except at approved access locations:
  - .a 10 metres along Mississauga Road and Steeles Avenue;
  - .b 5% of the area of any parking lot shall be landscaped open space
- .6 Maximum Building Height: 30 metres;
- .7 Minimum Building Height: 9.5 metres, except for lands within 250 metres of Mississauga Road and Steeles Avenue West the minimum building height is 14.0 metres;
- .8 Minimum Building Size: the minimum gross floor area of any building used for the purposes of those uses listed in Exception 2405.1 shall be 9,000 square metres;
- .9 Maximum canopy encroachment into the minimum required front yard and exterior side yard shall be 2.5 metres;
- .10 Maximum building encroachment into the minimum required landscaped open space shall be 1.5 metres;
- .11 No outside storage or outdoor display or sales of goods and materials shall be permitted;
- .12 No drive-through facilities are permitted;
- .13 For the purposes of this exception, the lands zoned OC- Exception 2405 shall be treated as one lot for zoning purposes;

- .14 For the purposes of this exception, the front lot line shall be deemed to be the Mississauga Road lot line;
- .15 Two loading spaces are permitted within the exterior side yard;
- .16 Above ground parking structures shall have a minimum building setback of 20 metres from Mississauga Road and Steeles Avenue West;
- .17 No setback from any lot line is required for any portion of the parking garage that is below grade;
- .18 Minimum parking space requirements in accordance with the following:
  - .a Offices, except an office of a health care practitioner: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
  - .b Uses permitted in accordance with Exception 2405.1(4): 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
  - .c Conference Centre: 1 parking space for each 11 square metres of gross commercial floor area or portion thereof when a minimum gross floor area of 20,000 square metres of office use is provided within lands zoned OC – Exception 2405, otherwise 1 parking space for each 8 square metres of gross commercial floor area or portion thereof;
  - .d The minimum number of required parking spaces shall be reduced by 10% for any portion of the parking spaces that are located underground;
  - .e A maximum of 5% of the minimum number of parking spaces required may be provided as small-car parking spaces, which are to have a minimum width of 2.5 metres and a length of 5.4 metres.

#### **12.2405.4 for the purposes of Exception 2405:**

- .1 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.
- .2 For the purposes of calculating minimum parking requirements on lands zoned OC- Exception 2405:
  - .a Floor Area, Gross Commercial shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, amenity spaces for employees (such as a fitness centre and a cafeteria), atrium spaces, data centres, repair labs, repair training rooms or special purpose rooms that are ancillary to staff work spaces and any part of the building below established grade used for storage purposes.

## 12.2406 Exception 2406

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### **12.2406.1 The lands shall only be used for the following purposes:**

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

### **12.2406.2 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 Minimum setback of an above-ground utility structure: 0 metres to any lot line.

## 12.2407 Exception 2407

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### **12.2407.1 The lands shall only be used for the following purposes:**

- .1 a semi-detached dwelling;
- .2 a street townhouse dwelling; and
- .3 a purposes accessory to the other permitted purposes.

### **12.2407.2 The lands shall be subject to the following requirements and restrictions:**

- .1 in respect of the permitted purposes in Exception 2407.1(2), the requirements and restrictions of the R2 zone;
- .2 in respect of the permitted purposes in Exception 2407.1(1):
  - .a Minimum Lot Area:
    - .i Interior Lot: 410 square metres and 205 square metres per dwelling unit.
    - .ii Corner Lot: 465 square metres and 260 square metres for the dwelling unit closest to the flankage lot line.
  - .b Minimum Lot Width:
    - .i Interior Lot: 13.2 metres and 6.6 metres per dwelling unit.
    - .ii Corner Lot: 15 metres and 8.4 metres for the dwelling unit closest to the flankage lot line.
  - .c Minimum Front Yard Depth: 6.0 metres to a garage, and 4.6 metres to the front wall of the dwelling.
  - .d Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.
  - .e Minimum Exterior Side Yard Width: 3.0 metres, except for the lot abutting Moonstone Court which shall have a minimum exterior side yard of 2.5 metres.
  - .f Maximum Garage Door Width and Minimum Landscaped Open Space:
    - .i a minimum of 60% of the dwelling units shall have a maximum garage door width of 2.75 metres and a minimum front yard landscaped open space of 40%.
    - .ii a maximum of 40% of the dwelling units shall have a maximum garage door width of 4.8 metres and minimum front yard landscaped open space of 30%, provided that no more than 4 dwelling units in a row along a street shall have a garage door width exceeding 2.75 metres.

## 12.2408 Exception 2408

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### 12.2408.1 The lands shall only be used for the following purposes:

- .1 Commercial:
  - .a a retail establishment having no outdoor storage;
  - .b a dining room restaurant, a convenience restaurant, a take-out restaurant;
  - .c a radio or television broadcasting and transmission establishment;
  - .d a furniture and appliance store;
  - .e a recreational facility or structure;
  - .f a community club; and
  - .g an animal hospital.
- .2 Industrial:
  - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
  - .b a printing establishment;
  - .c a warehouse; and
  - .d a parking lot.
- .3 Accessory:
  - .a an associated educational use;
  - .b an associated office;
  - .c purposes accessory to the other permitted purposes.

### 12.2408.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 9 metres
- .2 Minimum Rear Yard Depth: 7 metres, except where it abuts a street, a 0.3 metre reserve, or a lot in an institutional zone, in which case the minimum requirement is 15 metres.
- .3 Minimum Exterior Side Yard: 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- .4 Minimum Interior Side Yard: 4 metres, except that where it abuts an institutional zone, the minimum requirement is 9 metres.

- .5 Maximum Building Height: no height restriction
- .6 Minimum Landscaped Open Space:
  - .a 30 percent of the minimum required front yard area; and
  - .b 50 percent of all of the following:
    - .i minimum required exterior side yard area;
    - .ii minimum required interior side yard area abutting a lot in a residential or institutional zone; and
    - .iii minimum required rear yard area abutting a street or lot in a residential or institutional zone.
- .7 Outdoor Storage: no storage or display of goods shall be permitted.
- .8 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within building containing the restaurant;
- .9 all garbage and refuse storage, other than refuse storage for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed within a building; and
- .10 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

## 12.2409 Exception 2409

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### **12.2409.1 The lands shall only be used for the following purposes:**

- .1 a health care facility

### **12.2409.2 The lands shall be subject to the following requirements and restrictions:**

- .1 a minimum front yard depth: 7.5 metres,
- .2 a minimum interior side yard width: 3.0 metres or half of the height of the building, whichever is greater,
- .3 a minimum exterior side yard width: 7.5 metres or half of the height of the building, whichever is greater,
- .4 a minimum rear yard depth: 3.0 metres or half of the height of the building, whichever is greater,
- .5 a maximum building height: 3 storeys,
- .6 a maximum lot coverage 33.3%,
- .7 one parking spot per 45 square metres of total gross floor area of the entire building.

## 12.2410 Exception 2410

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### **12.2410.1 The lands shall only be used for the following purposes:**

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

### **12.2410.2 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, and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without side glazing, with or without foundations, to a maximum width of 4 metres, and chimney elements, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 A garage may face the flankage lot line.
- .4 The maximum interior garage width for a garage facing a flankage lot line shall be no greater than 50% of the length of the dwelling.
- .5 The lot width for a corner lot will be measured at a point 10 metres back from the front lot line.



## 12.2411 Exception 2411

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### **12.2411.1 The lands shall only be used for the following purposes:**

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

### **12.2411.2 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, and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without side glazing, with or without foundations, to a maximum width of 4 metres, and chimney elements, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 A garage may face the flankage lot line.
- .4 The maximum interior garage width for a garage facing a flankage lot line shall be no greater than 50% of the length of the dwelling.

## 12.2412 Exception 2412

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### **12.2412.1 The lands shall only be used for the following purposes:**

- .1 A public elementary school;
- .2 A day nursery.

### **12.2412.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 7.5 metres,
- .2 Minimum interior side yard width: 7.5 metres or half of the height of the building, which is greater,
- .3 Minimum exterior side yard width: 7.5 metres or half of the height of the building, which is greater,
- .4 Minimum rear yard width: 7.5 metres or half of the height of the building, which is greater,
- .5 Maximum building height: 3 storeys,
- .6 Maximum lot coverage: 33%,
- .7 Parking spaces should be provided and maintained in accordance with Section 4.1 of this by-law.

## 12.2413 Exception 2413

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### **12.2413.1 The lands shall only be used for the following purposes:**

- .1 Flood and erosion control;
- .2 Conservation area.

### **12.2413.2 The lands shall be subject to the following requirements and restrictions:**

- .3 No person shall, within any Natural System (NS) zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control.

## 12.2414 Exception 2414

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### **12.2414.1 The lands shall only be used for the following purposes:**

- .1 An office;
- .2 A bank, trust company or finance company;
- .3 Only in conjunction with the permitted uses above:
  - .a A retail establishment, have no outside storage or display;
  - .b A dining restaurant or take out restaurant;
  - .c Printing or copying establishment;
  - .d Commercial School;
  - .e Day nursery;
  - .f Service shop.

### **12.2414.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 0.49 hectare (1.21 acres);
- .2 Maximum gross floor area: 2,400 square metres;
- .3 Maximum gross floor area devoted to medical offices: 1,300 square metres;
- .4 Maximum gross floor area devoted to retail & service shop uses: 600 square metres;
- .5 Minimum front yard depth: 9.0 metres;
- .6 Minimum interior side yard width: 13.0 metres;
- .7 Minimum rear yard depth: 1.5 metres;
- .8 Maximum height: 4 storeys (excluding mechanical penthouse);
- .9 Minimum Landscaped Open Space:
  - .i 9.0 metres abutting Kennedy Road;
  - .ii 1.5 metres along the southerly lot line.
- .10 Minimum number of parking spaces:
  - .a 1 per 20 square metres of gross floor area for medical offices;
  - .b 1 per 25 square metres of gross floor area for all other office uses.

## 12.2415 Exception 2415

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### **12.2415.1 The lands shall only be used for the following purposes:**

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

### **12.2415.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum building setback to a daylighting triangle / rounding – 1.2 metres;
- .2 A balcony or porch with or without a 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 front or exterior side yard;
- .3 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;
- .4 The maximum cumulative garage door width shall be 5.05 metres if the lot width is less than 12.5 metres;
- .5 On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;
- .6 The minimum Lot Width of a lot abutting a daylighting triangle shall be 11.0 metres;
- .7 Minimum Rear Yard Depth - 4.0 metres;
- .8 Temporary sales offices shall be permitted;
- .9 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .10 A dwelling unit used as a model home for display purposes, with or without a sales office, shall be permitted;
- .11 A parking lot for a temporary sales office shall be permitted.

## 12.2416 Exception 2416

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### **12.2416.1 The lands shall only be used for the following purposes:**

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

### **12.2416.2 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 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 front or exterior side yard;
- .2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;
- .3 The maximum cumulative garage door width shall be 5.05 metres if the lot width is less than 12.5 metres;
- .4 On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;
- .5 The minimum Lot Width of a lot abutting a daylighting triangle - 11.0 metres;
- .6 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

## 12.2417 Exception 2417

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### **12.2417.1 The lands shall only be used for the following purposes:**

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

### **12.2417.2 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 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 front or exterior side yard;
- .2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;
- .3 On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;
- .4 The minimum Lot Width of a lot abutting a daylighting triangle - 13.0 metres;
- .5 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- .6 Temporary sales offices shall be permitted;
- .7 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .8 A parking lot for a temporary sales office shall be permitted;
- .9 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

## 12.2418 Exception 2418

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### **12.2418.1 The lands shall only be used for the following purposes:**

- .1 purposes permitted by the PE – Section 2432 zone

### **12.2418.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions of the PE – Section 2432 zone



## 12.2419 Exception 2419

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### **12.2419.1 The lands shall only be used for the following purposes:**

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

### **12.2419.2 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 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 front or exterior side yard;
- .2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;
- .3 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;
- .4 The minimum dwelling unit width shall not apply;
- .5 The minimum Lot Width of a lot abutting a daylighting triangle - 6.0 metres;
- .6 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted; and,
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

## 12.2420 Exception 2420

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### **12.2420.1 The lands shall only be used for the following purposes:**

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

### **12.2420.2 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 Financial Drive;
- .2 Minimum Lot Area – 200.0 square metres per dwelling unit;
- .3 Minimum Front Yard Depth - 4.5 metres;
- .4 Minimum Interior Side Yard Width - 3.0 metres;
- .5 Minimum Exterior Side Yard Width - 4.5 metres;
- .6 Minimum Rear Yard Depth - 4.5 metres;
- .7 Maximum Building Height - 11.0 metres;
- .8 Maximum Lot Coverage - 45%;
- .9 Minimum Landscaped Open Space, except at approved access locations:
  - .a 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
  - .b Notwithstanding Exception 2420.2(9)(a) to the contrary, encroachments permitted within Section 3.10 and Exception 2420.2 of this zone are allowed to encroach into the minimum landscaped open space area;
- .10 Minimum setback to a private road - 4.5 metres;
- .11 Minimum separation between buildings - 3.0 metres;
- .12 Minimum number of visitor parking spaces - 15;
- .13 Permitted encroachments:
  - .a Unenclosed porches and balconies with or without foundation – 1.8m into any minimum front or exterior side yard or interior side yard;
  - .b Unenclosed porches and balconies with or without foundation – 2.4m into any minimum rear yard;
  - .c Unenclosed balcony – 3.0m from a private road (balconies over driveways); and,
  - .d Bay windows with or without foundation to a max width of 3.0m, chimney elements, cornices and roof eaves – 1.0m into any minimum front, exterior side, interior side, or rear yard;

- .14 Dwelling units within this zone may be used as model homes for display purposes, which may or may not include sales offices until December 31, 2017, subject to the dwelling's inclusion within a plan of subdivision, which has been registered within the meaning of the Planning Act. The dwelling units used as model homes for display purposes, which may or may not include sales offices, on lands zoned R2- Exception 2420 are not considered in the calculation of the maximum number of dwelling units for display purposes in Section 3.8.1.c; and,
- .15 The maximum number of dwelling units – 86.

## 12.2421 Exception 2421

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### **12.2421.1 The lands shall only be used for the following purposes:**

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

### **12.2421.2 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 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 front or exterior side yard;
- .2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;
- .3 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;
- .4 The minimum dwelling unit width shall not apply;
- .5 The minimum Lot Width of a lot abutting a daylighting triangle - 6.0 metres;
- .6 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

## 12.2422 Exception 2422

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### **12.2422.1 The lands shall only be used for the following purposes:**

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

### **12.2422.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Yard Setback for a Principal Building;
  - .a The rear wall of a dwelling unit shall be 6.0 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, 4.5 metres to Financial Drive, and 7.0 metres in all other instances;
  - .b Maximum Building Height: 3 storeys;
  - .c A balcony or porch with or without cold cellar may project into the required yard abutting Financial Drive by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres;
  - .d Bay windows or box-out windows with or without foundations and including eaves and cornices may project into the yard abutting Financial Drive by a maximum of 1.5 metres;
  - .e 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,
  - .f Minimum Landscaped Open Space, except at approved access locations:
    - .i 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
    - .ii Notwithstanding Exception 2422.2(1)(f)(i) to the contrary, encroachments permitted within Section 3.10 and Exception 2422.2 of this zone are allowed to encroach into the minimum landscaped open space area.

## 12.2423 Exception 2423

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### **12.2423.1 The lands shall only be used for the following purposes:**

- .1 a skylight apartment dwelling; and,
- .2 the purposes permitted in a R3L zone.

### **12.2423.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 4.5 metres;
- .2 Minimum Side Yard Width:
  - .a 4.5 metres for a 1-3 storey dwelling; and,
  - .b 7.5 metres for a 4 storey building.
- .3 Minimum Rear yard Depth:
  - .a 4.5 metres for a 1-3 storey dwelling; and,
  - .b 7.5 metres for a 4 storey building.
- .4 Maximum Building height:
  - .a 4 storeys (excluding rooftop mechanical enclosures);
- .5 Maximum Lot Coverage:
  - .a 40 % by the main buildings;
- .6 Minimum Landscaped Open Space, except at approved access locations:
  - .a 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
  - .b Notwithstanding Exception 2423.2.(6)(a) to the contrary, encroachments permitted within Section 3.10 and Exception 2423.2 of this zone are allowed to encroach into the minimum landscaped open space area;
- .7 Minimum Number of Dwelling Units: 119 units;
- .8 Maximum Number of Dwelling Units: 351 units;
- .9 Notwithstanding any other provision of the By-law, the following Condominium Apartment Minimum Parking Requirements shall apply for the uses permitted in Exception 2423.1(1):
  - .a 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
  - .b 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
  - .c 3 Bedroom dwelling unit – 1.5 spaces per dwelling unit;

- .d Visitor – 0.2 spaces per dwelling unit;
- .10 Dwelling units within this zone may be used as model homes for display purposes, which may or may not include sales offices until December 31, 2017, subject to the dwelling's inclusion within a plan of subdivision, which has been registered within the meaning of the Planning Act. The dwelling units used as model homes for display purposes, which may or may not include sales offices, on lands zoned Exception 2423 are not considered in the calculation of the maximum number of dwelling units for display purposes in Section 3.8.1.c;
- .11 For the purpose of this section, the lands not owned by a Public Authority zoned Exception 2423 shall be treated as a single lot for zoning purposes;
- .12 For the purposes of this section, Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse; and,
- .13 For the purpose of this zone the lot line abutting Beckonrose Court shall be deemed the front lot line.

## 12.2424 Exception 2424

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### **12.2424.1 The lands shall only be used for the following purposes:**

- .1 an office;
- .2 a retail establishment having no outdoor storage;
- .3 a bank, trust company, or finance company;
- .4 a tavern;
- .5 a service shop;
- .6 a personal service shop, but excluding a massage or body rub parlour;
- .7 a dry-cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a printing or copying establishment;
- .10 a commercial, technical or recreational school;
- .11 a place of commercial recreation;
- .12 a community club;
- .13 a health or fitness centre;
- .14 a custom workshop;
- .15 an animal hospital;
- .16 a dining room restaurant, a take-out restaurant, a convenience restaurant;
- .17 an art gallery;
- .18 a convenience store;
- .19 a specialty grocery store;
- .20 public uses owned or leased by a public authority;
- .21 purposes accessory to the other permitted uses;

### **12.2424.2 The following uses are specifically prohibited:**

- .1 An adult entertainment parlour;
- .2 An adult video store;
- .3 An amusement arcade;



- .4 A stand-alone parking lot;
- .5 A taxi or bus station; and,
- .6 A motor vehicle parts or boat parts sales establishment; and,
- .7 A drive through facility.

**12.2424.3 The lands shall be subject to the following requirements and restrictions:**

- .1 The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line;
- .2 Notwithstanding Section 4.1 of the By-law, the following minimum parking standards shall apply:
  - .a Office: 1 parking space for each 12 square metres of gross commercial floor area or portion thereof for a physician, dentist, or drugless practitioner's office, or 1 parking space for each 15 square metres of gross commercial floor area or portion thereof for a real estate office, or 1 parking space for each 25 square metres of gross commercial floor area or portion thereof for other (general) office uses;
  - .b All other Commercial: 1 parking space for each 23 square metres of gross commercial floor area Uses or portion thereof;
- .3 Minimum front yard - 4.5 metres;
- .4 Minimum exterior side yard depth – 4.5 metres;
- .5 Minimum rear yard depth – 4.5 metres;
- .6 Notwithstanding Exception 2424.3(3), 2424.3(4), and 2424.3(5) to the contrary, the minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;
- .7 The maximum canopy encroachment into the minimum front yard, minimum exterior side yard, and minimum rear yard shall be 2.5 metres;
- .8 The maximum canopy encroachment into the minimum setback abutting a daylight or visibility triangle specified in Exception 2424.3(7) shall be 1.0 metres;
- .9 Minimum Landscaped Open Space, except at approved access locations:
  - .a 6.0 metres along Mississauga Road and Financial Drive, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped for and not used for parking and/or driveway purposes; and,
  - .b 3.0 metres wide along a lot line abutting any other public street or a daylight or visibility triangle.
- .10 Maximum building height:
  - .a 4 storeys, which may be increased to 5 storeys for that portion of a building located within 45 metres from Mississauga Road;
- .11 Minimum Building Height

- .a 2 storeys within 30 metres of the intersection of a public street and Mississauga Road; and,
- .b 5.5 metres for buildings that are located beyond 30 metres of the intersection of a public street and Mississauga Road;
- .12 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be contained within a building;
- .13 Bicycle parking space rate:
  - .a 1 per 250 square metres of gross floor area for office uses; and,
  - .b 1 per 1,000 square metres of gross floor area for uses in Exception 2424.1(2) to (19), inclusive;
- .14 Minimum Building Frontage:
  - .a 50% of the buildable length of the lot line along Mississauga Road;
- .15 No stand-alone-telecommunication facilities are permitted;

**12.2424.4 for the purposes of Exception 2424:**

- .1 For the purposes of this by-law, lands north of Howard Stewart Road, not owned by a Public Authority, shall be deemed to be one lot;
- .2 For the purposes of this by-law, lands south of Howard Stewart Road not owned by a Public Authority shall be deemed to be one lot; and,
- .3 For the purposes of this section, Specialty Grocery Store shall mean a building or place where goods or materials are sold or kept for sale to the general public and occupying premises having a gross commercial floor area of less than eighteen hundred (1,800) square metres, and of which may also be engaged in the business of selling groceries, meat, fruit and vegetables to the general public provided that the area devoted to the sales of these foods does not exceed 929.0 square metres. Unless otherwise stated elsewhere in this by-law, includes a convenience store, but does not include a supermarket, or a garden centre sales establishment.

## 12.2425 Exception 2425

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### 12.2425.1 The lands shall only be used for the following purposes:

1. Shall only be used for the purposes permitted by Exception 2425.1(1)(a), or the purposes permitted by Exception 2425.1(1)(b), but not both sections and not any combination of both sections;

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;

or:

.b The following:

- .i Those purposes permitted in a R1 – Exception 2417 zone and/or R1- Exception 2416 zone and/or R1- Exception 2419 zone.

### 12.2425.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those uses permitted within Exception 2425.1(1)(a), the requirements and restrictions set out in an I1 zone;
- .2 For those purposes permitted within R1- Exception 2417 zone, the requirements and restrictions as set out in Exception 2417;
- .3 For those purposes permitted within R1- Exception 2416 zone, the requirements and restrictions as set out in Exception 2416; and,
- .4 For those purposes permitted within R1- Exception 2419 zone, the requirements and restrictions as set out in Exception 2419.

## 12.2426 Exception 2426

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### **12.2426.1 The lands shall only be used for the following purposes:**

- .1 Those purposes permitted in an OS zone; and,
- .2 Flood and erosion control.

### **12.2426.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For those uses permitted within Exception 2426.1(1), the requirements and restrictions as set out in an OS zone;
- .2 For those uses permitted within Exception 2426.1(2), the requirements and restrictions as set out in an NS zone.

## 12.2427 Exception 2427

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### 12.2427.1 The lands shall only be used for the following purposes:

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

### 12.2427.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 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;
- .3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .5 The minimum Lot Width of a lot abutting a day-lighting triangle shall be 11.0 metres;
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,
- .11 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .a In the case of a flat roof, the highest point of the roof surface,
  - .b In the case of a mansard roof, the deck line, or
  - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

## 12.2428 Exception 2428

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### 12.2428.1 The lands shall only be used for the following purposes:

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

### 12.2428.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 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;
- .3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .5 The minimum Lot Width of a lot abutting a day-lighting triangle shall be 11.0 metres;
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,
- .11 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .a In the case of a flat roof, the highest point of the roof surface,
  - .b In the case of a mansard roof, the deck line, or
  - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

## 12.2429 Exception 2429

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### 12.2429.1 The lands shall only be used for the following purposes:

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

### 12.2429.2 The lands shall be subject to the following requirements and restrictions:

- .1 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 required front, rear and 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;
- .3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .4 On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 parking lot for a temporary sales office shall be permitted;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,
- .11 For the purposes of this exception, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .a In the case of a flat roof, the highest point of the roof surface, i
  - .b In the case of a mansard roof, the deck line, or ii
  - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

## 12.2430 Exception 2430

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### 12.2430.1 The lands shall only be used for the following purposes:

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

### 12.2430.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 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;
- .3 On lots equal to or greater than 11.4 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 equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,
- .11 For the purposes of this exception, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .a In the case of a flat roof, the highest point of the roof surface,
  - .b In the case of a mansard roof, the deck line, or
  - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.



## 12.2431 Exception 2431

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### **12.2431.1 The lands shall only be used for the following purposes:**

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

### **12.2431.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 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;
- .3 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .4 Notwithstanding any other provisions of the By-law, lots having a minimum lot width of 18.0 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance with the approved Architectural Guidelines for the community. The maximum interior garage width for the 3-car garages shall be 9.0 metres;
- .5 Notwithstanding any other provisions of the By-law, dwellings containing a 3 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres where the garage door faces a front lot line;
- .6 Temporary sales offices shall be permitted;
- .7 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .8 A parking lot for a temporary sales office shall be permitted; and,
- .9 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

## 12.2432 Exception 2432

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### 12.2432.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a a warehouse; and,
  - .b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building.
- .2 Non - Industrial:
  - .a an office;
  - .b a hotel;
  - .c a conference centre;
  - .d Only in conjunction with the uses permitted in Exceptions 2432.1(2)(a),(b) and (c) to a maximum of 15 per cent of the floor area of the principle use, the following purposes:
    - .i a bank, trust company or financial institution;
    - .ii a retail establishment;
    - .iii a convenience store;
    - .iv a banquet hall;
    - .v a dry cleaning and laundry establishment;
    - .vi a dining room restaurant, a take-out restaurant, a convenience restaurant;
    - .vii a service shop;
    - .viii a personal service shop, but excluding a massage or body rub parlour;
    - .ix a printing or copying establishment;
    - .x a commercial school;
    - .xi a community club;
    - .xii a health centre; and,
    - .xiii a day nursery;
  - .e a park, playground, recreational facility or structure;
  - .f the purposes permitted by the Natural System (NS) zone;
  - .g the purposes permitted by the Open Space (OS) zone;
  - .h a radio or television broadcasting and transmission establishment; and,

- .3 Purposes accessory to other permitted purposes, including:
  - .a an associated educational use;
  - .b an associated office; and,
  - .c a retail outlet operated in connection with a particular purpose permitted by Exception 2432.1(1)(a) and (b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

**12.2432.2 The following uses shall be prohibited:**

- .1 motor vehicle sales establishment, a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .2 a transport terminal;
- .3 a taxi or bus station;
- .4 a motor vehicle parts or boat parts sales establishment;
- .5 a salvage, junk, scrap or bulk storage yard;
- .6 outdoor storage or intermodal containers on chassis;
- .7 outdoor storage as a primary use; and,
- .8 a parking lot.

**12.2432.3 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area shall be 0.4 hectares, except for those lands located within 100 metres of Regional Road 50, in which case the minimum lot area shall be 0.8 hectares;
- .2 Minimum Lot Width shall be 40 metres, except for those lands located within 100 metres of Regional Road 50, in which case the minimum lot width shall be 60.0 metres;
- .3 Minimum Front Yard Depth: 6.0 metres
- .4 Minimum Interior Side Yard Width: 3.0 metres
- .5 Minimum Exterior Side Yard Width: 6.0 metres
- .6 Minimum Rear Yard Depth: 6.0 metres
- .7 Minimum Lot Depth: 45 metres
- .8 Maximum Building Height: No requirement
- .9 Minimum Building Height: 2 storeys or 8.0 metres;
- .10 Minimum Landscape Open Space, except at approved driveway locations:

- .a a width of 6.0 metres along the lot line abutting Regional Road 50;
- .b a width of 3.0 metres along a lot line abutting any other public street;  
and,
- .c no landscaped open space is required along a lot line that abuts an industrial zone;
- .11 the openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened;
- .12 Outside Storage shall only be permitted as an accessory use in the front, rear and interior and exterior side yards, subject to the following criteria:
  - .a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
  - .b outside storage of goods and materials shall not exceed the lesser of 10% of the lot or 20% of the building area;
  - .c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments; and,
  - .d outside storage shall not be located within 15 metres of the lot line abutting Regional Road 50;
- .13 all garbage and refuse storage, including containers for the storage of recycling materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

#### **12.2432.4 for the purposes of Exception 2432**

- .1 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or religious institution.

## 12.2433 Exception 2433

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### 12.2433.1 The lands shall only be used for the following purposes:

- .1 Either:
  - .a A place of worship and, only in conjunction with a place of worship, other uses permitted in the I1 zone
- .2 Or:
  - .a Uses permitted in the R1 - Exception 58 zone.
  - .b Uses permitted in the R1 - Exception 48 zone.

### 12.2433.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those permitted in Exception 2433.1(1)(a), the requirements and restrictions of the I1 zone shall apply.
- .2 For those uses permitted in Exception 2433.1(2)(a), the requirements and restrictions of Exception 58 and the R1 zone shall apply.
- .3 For those uses permitted in Exception 2433.1(2)(b), the requirements and Restrictions of Exception 48 and the R1 zone shall apply.

### 12.2433.3 The Holding (H)

- .1 Until such time as the Holding(H) symbol has been removed all lands zoned I1(H) – Exception 2433 shall only be used for purposes permitted by Exception 2433.1(1)(a).
- .2 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-11011B).
 Or:
  - .b After five years from the date of registration of the plan of subdivision (File 21T-11011B) 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 and Development Services Department deems that the site is no longer required for a Place of Worship in consultation with the Brampton Faith Coalition.

## 12.2434 Exception 2434

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### **12.2434.1 The lands shall only be used for the following purposes:**

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

### **12.2434.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 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;
- .3 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;
- .4 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres; and,
- .5 For the purposes of this Exception, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .a In the case of a flat roof, the highest point of the roof surface,
  - .b In the case of a mansard roof, the deck line, or
  - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

## 12.2435 Exception 2435

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### 12.2435.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R2 zone and an Open Space Zone

### 12.2435.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those uses permitted in a OS zone, the requirements and restrictions as set out in an OS zone; and,
- .2 for those uses permitted in a R2 zone, shall be subject to the following requirements and restrictions:
  - .a Minimum Yard Setback for a Principal Building:
    - .i The rear wall of a dwelling unit shall be 6.0 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, 4.5 metres to Financial Drive, and 7.0 metres in all other instances;
    - .ii A balcony or porch with or without cold cellar, may project into the yard abutting Financial Drive by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,
    - .iii Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the yard abutting Financial Drive, eaves and cornices may project an additional 0.6 metres into the yard abutting Financial Drive;
  - .b Minimum Landscaped Open Space, except at approved access locations:
    - .i 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
    - .ii Notwithstanding Exception 2435.2(2)(b)(i) to the contrary, encroachments permitted within Section 3.10 and Exception 2435.2 of this zone are allowed to encroach into the minimum landscaped open space area;
  - .c 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,
  - .d For the purposes of this exception, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
    - .i In the case of a flat roof, the highest point of the roof surface,

- .ii In the case of a mansard roof, the deck line, or
- .iii In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.



## 12.2436 Exception 2436

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### 12.2436.1 The lands shall only be used for the following purposes:

- .1 Street Townhouse Dwellings; and,
- .2 Rear Lane Townhouse Dwellings;

### 12.2436.2 The lands shall be subject to the following requirements and restrictions:

- .3 Street Townhouse dwellings within R2 zone shall be subject to the following requirements and restrictions:
  - .a Minimum Exterior Side Yard Width:
    - .i 2.0 metres to a public laneway; and,
    - .ii 3.0 metres to other public roads;
  - .b Minimum Interior Side Yard Width:
    - .i 1.2 metres; and,
    - .ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
  - .c Minimum Rear Yard Depth: 6.0m;
  - .d The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
  - .e Minimum Landscape Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, a sidewalk or an accessory building permitted by this by-law;
  - .f A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
  - .g 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;
  - .h Notwithstanding any other provision of the By-law, no minimum dwelling unit width required; and,
  - .i For the purposes of this exception, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:

- .i In the case of a flat roof, the highest point of the roof surface,
  - .ii In the case of a mansard roof, the deck line, or
  - .iii In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.
- .4 Rear Lane Townhouse dwellings within R2 zone shall be subject to the following requirements and restrictions:
- .a Minimum Lot Width:
    - .i Interior Lot – 6.0 metres;
    - .ii Corner Lot – 7.8 metres; and,
    - .iii End Lot – 7.2 metres;
  - .b Minimum Lot Area per dwelling unit:
    - .i Interior Lot – 108 square metres;
    - .ii Corner Lot – 140 square metres; and,
    - .iii End Lot – 129 square metres;
  - .c Minimum Lot Depth: 18.0 metres;
  - .d Minimum Front Yard Depth: 3.0 metres;
  - .e Minimum Exterior Side Yard:
    - .i 3.0 metres;
    - .ii 2.0 metres where the exterior side yard abuts a public or private lane;
    - .iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
    - .iv a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
    - .v a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/ triangle;
    - .vi a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle;
    - .vii a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
    - .viii for corner lots with a 2.0 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

- .f Minimum Rear Yard: No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;
- .g Minimum Interior Side Yard:
  - .i 1.2 metres, and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
  - .ii 0.5 metres to a detached garage;
  - .iii 0.0 metres when abutting side lot line coincides with a common wall between two garages;
  - .iv 0.6 metres to an accessory building, except for a detached garage; and,
  - .v a bay window, bow window, or box window with or without foundation or cold cellar may project into the interior side yard by a maximum of 0.5 metres;
- .h Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .i Minimum Landscaped Open Space: The entire yard areas shall be landscaped open space other than an encroachment, a sidewalk, a driveway or an accessory building permitted by this by-law;
- .j Minimum Amenity Area: 7.0 square metres shall be provided on a balcony or uncovered terrace on the second or third floor;
- .k The following provisions apply to garages:
  - .i a garage door width shall not exceed the width of any unit or main wall of a dwelling; and,
  - .ii notwithstanding any other provision of the By-law, a detached garage may exceed 24 square metres;
- .l The following shall apply to a bay, bow or box window:
  - .i Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .ii Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .iii A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
  - .iv A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .m Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;

- .n Notwithstanding any other provision of the By-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided;
- .o Notwithstanding any other provision of the By-law, the following shall apply: the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- .p Section 4.2.B.1 shall not apply;
- .q Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .r Notwithstanding any other provision of the By-law, the minimum permeable surface areas shall not apply;
- .s For the purposes of this zone, a public / private lane is deemed to be a street for zoning purposes;
- .t For the purpose of this zone, the rear lot line is deemed to be the lot line abutting a public / private lane; and,
- .u For the purposes of this section, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .i In the case of a flat roof, the highest point of the roof surface,
  - .ii In the case of a mansard roof, the deck line, or
  - .iii In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

## 12.2437 Exception 2437

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### 12.2437.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted by Exception 2437.1(1)(a), or the purposes permitted by Exception 2437.1(1)(b), but not both sections or not any combination of both sections:
  - .a either
    - .i a public or private school;
    - .ii a day nursery;
    - .iii a park, playground or recreation facility operated by a public authority; and,
    - .iv purposes accessory to the other permitted purposes;
  - .b or:
    - .i a R1- Exception 2427 zone;
    - .ii a R1- Exception 2428 zone;
    - .iii a R1- Exception 2429 zone;
    - .iv a R1- Exception 2430 zone;
    - .v a R1- Exception 2434 zone;
    - .vi a R2- Exception 2436 zone; and,
    - .vii a park, playground or recreation facility operated by a public authority;

### 12.2437.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those uses permitted in a R1 – Exception 2427 zone, the requirements and restrictions as set out in a R1 – Exception 2427 zone;
- .2 for those uses permitted in a R1- Exception 2428 zone, the requirements and restrictions as set out in a R1- Exception 2428 zone;
- .3 for those uses permitted in a R1- Exception 2429 zone, the requirements and restrictions as set out in a R1- Exception 2429 zone;
- .4 for those uses permitted in a R1 – Exception 2430 zone, the requirements and restrictions as set out in a R1 – Exception 2430 zone;
- .5 for those uses permitted in a R1 – Exception 2434 zone, the requirements and restrictions as set out in a R1 – Exception 2434 zone; and,

- .6 for those uses permitted in a R2- Exception 2436 zone, the requirements and restrictions as set out in a R2- Exception 2436 zone.

**12.2437.3 for the purposes of Exception 2437:**

- .1 shall also be subject to the requirements and restrictions relating to the I1 zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 2437.2.

## 12.Exception 2438 Exception 2438

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### **12.2438.1 The lands shall only be used for the following purposes:**

- .1 A religious institution;
- .2 A public or private school;
- .3 A day nursery;
- .4 A park, playground or recreation facility operated by a public authority; and,
- .5 Purposes accessory to the other permitted purposes;

### **12.2438.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Front Yard Depth:
  - .a Minimum 4.5 metres; and,
  - .b Maximum 18.0 metres;
- .2 Side Yard Width:
  - .a Minimum 4.5 metres; and,
  - .b Maximum 18.0 metres;
- .3 Minimum Rear Yard Depth:
  - .a 7.5 metres, or half of the height of the building, whichever is greater;
- .4 Maximum Building Height: 3 Storeys;
- .5 Maximum Lot Coverage: 33 %;
- .6 Minimum Landscaped Open Space:
  - .a 6.0 metres along a public road, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped for and not used for parking and/or driveway purposes;

### **12.2438.2 The Holding (H):**

- .1 The holding symbol shall only be removed after five years from the date of assumption of the plan of subdivision (File 21T-06024B), or phase thereof;
- .2 Notwithstanding 2438.2(7), the holding symbol shall only be removed after five years from the date of registration of the plan of subdivision (File 21T-06024B), or phase thereof, provided that the following occurs:

- .a 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,
  - .b The Chief of Planning and Infrastructure Services deems that the site is no longer required for a Place of Worship, in consultation with the Brampton Faith Coalition.
- .3 Once the Holding (H) symbol has been lifted, the lands designated I1 – Exception 2438 can be used for those purposes, requirements and restrictions permitted in:
  - .a a R1- Exception 2427 zone;
  - .b a R1- Exception 2428 zone;
  - .c a R1- Exception 2429 zone;
  - .d a R1- Exception 2430 zone;
  - .e a R1- Exception 2434 zone;
  - .f a R2- Exception 2436 zone; and,
  - .g a R2- Exception 2435 zone.



## 12.2439 Exception 2439

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### **12.2439.1 The lands shall only be used for the following purposes:**

- .1 Those uses permitted in a LC zone; and,
- .2 Commercial, Technical or Recreational School;

### **12.2439.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard: 4.5 metres;
- .2 Minimum Exterior Side Yard Depth: 4.5 metres;
- .3 Minimum Landscaped Open Space: 6.0 metres along Heritage Road, Lionhead Golf Club Road, and Financial Drive, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped and not used for parking and/or driveway purposes;
- .4 A drive through facility shall not be permitted; and,
- .5 For the purpose of this zone, the lot line abutting Heritage Road shall be deemed the front lot line.

## 12.2440 Exception 2440

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### 12.2440.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a GC zone in addition to the following uses:
  - .a Only in conjunction with a service station or gas bar, a motor vehicle washing establishment;
  - .b Only in conjunction with a Supermarket and a Garden Centre Sales Establishment, a seasonal garden centre sales establishment; and,
  - .c A day nursery.

### 12.2440.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres;
- .2 Minimum Exterior Side Yard Width: 4.5 metres;
- .3 Minimum Rear Yard Depth: 4.5 metres, except that where a rear yard abuts a Residential zone, the minimum rear yard shall be 7.5 metres;
- .4 Maximum Total Gross Floor Area: 20,000 m<sup>2</sup>;
- .5 A day nursery shall only be permitted within an end unit of a building;
- .6 A seasonal garden centre sales establishment shall be permitted to have outdoor areas for the display and sales of goods and products in association with a supermarket and a Garden Centre Sales Establishment, subject to the following:
  - .a Shall not be permitted on required parking spaces or landscaped areas; and,
  - .b Notwithstanding Exception 2440.2(6)(a), shall be permitted within required parking areas from April 1st to September 30th and shall be restricted to a maximum size of 929 square metres for each of the Supermarket and Garden Centre Sales Establishment uses;
- .7 A gas bar shall not have direct frontage on Mississauga Road and shall be setback a minimum of 30 metres from the Mississauga Road right-of-way;
- .8 A drive through facility shall not be permitted;
- .9 Minimum Landscaped Open Space: 6.0 metres along Mississauga Road, Lionhead Golf Club Road, and Financial Drive, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are exclusively landscaped and not used for parking and/or driveway purposes;
- .10 For the purpose of this exception, the lands zoned Exception 2440 shall be treated as a single lot for zoning purposes; and,
- .11 For the purpose of this zone, the lot line abutting Mississauga Road shall be deemed the front lot line.

## 12.2441 Exception 2441

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### **12.2441.1 The lands shall only be used for the following purposes:**

- .1 Those uses permitted in a LC zone; and,
- .2 A Commercial, Technical or Recreational School;

### **12.2441.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 4.5 metres
- .2 Minimum Exterior Side Yard Width: 4.5 metres
- .3 Minimum Rear Yard Depth: 3.0 metres
- .4 Minimum Landscaped Open Space:
  - .a 6.0 metres along Mississauga Road and Lionhead Golf Club
  - .b Road, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped for and not used for parking and/or driveway purposes;
  - .c 9.0 metres abutting lands zoned Agricultural; and,
  - .d 3 metres along all other property limits;
- .5 A drive through facility shall not be permitted;
- .6 For the purposes of this zone, the lot line abutting Lionhead Golf Club Road shall be deemed the front lot line; and,
- .7 For the purposes of this exception, the lands zoned Exception 2441 shall be treated as a single lot for zoning purposes.

## 12. 2442 Exception 2442

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### **12.2442.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for those purposes permitted in an Open Space zone;

### **12.2442.2 The Holding (H):**

- .1 The holding symbol shall only be removed after the Chief of Planning and Infrastructure Services has deemed these lands to be surplus in accordance with City policy;
- .2 Once the Holding (H) symbol has been lifted, the lands designated OS – Exception 2442 can be used for those purposes, requirements and restrictions permitted in:
  - .a a R1- Exception 2427 zone;
  - .b a R1- Exception 2428 zone;
  - .c a R1- Exception 2429 zone;
  - .d a R1- Exception 2430 zone;
  - .e a R1- Exception 2434 zone; and,
  - .f a R2- Exception 2436 zone.

## 12.2443 Exception 2443

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### **12.2443.1 The lands shall only be used for the following purposes:**

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

### **12.2443.2 The lands shall be subject to the following requirements and restrictions:**

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

## 12.2444 Exception 2444

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### **12.2444.1 The lands shall only be used for the following purposes:**

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

### **12.2444.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without a cold cellar may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 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;
- .3 On lots 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 equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .5 Garage Control:
  - .a On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres; and
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres.

## 12.2445 Exception 2445

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### **12.2445.1 The lands shall only be used for the following purposes:**

- .1 commercial school.

### **12.2445.2 The following use is specifically prohibited:**

- .1 convenience restaurant

### **12.2445.3 The lands shall be subject to the following requirements and restrictions:**

- .1 for the purposes of this by-law, Castlemore Road Daylight Triangle will be considered to be the front lot line,
- .2 minimum lot width: 17 metres,
- .3 minimum front yard depth: 1.5 metres,
- .4 minimum interior side yard width: 0 metres,
- .5 minimum exterior side yard width: 1.5 metres,
- .6 minimum rear yard depth: 25 metres,
- .7 minimum setback from the established daylight triangle: 1.5 metres,
- .8 minimum landscaped area: 1.5 metres along Castlemore Road and The Gore Road frontages, except at approved access locations; and 3 metres along the rear property line,
- .9 minimum and maximum building height: two storeys,
- .10 drive through facility will not be permitted

## 12.2446 Exception 2446

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### **12.2446.1 The lands shall only be used for the following purposes:**

- .1 “Skylight Apartment Dwellings”

### **12.2446.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Number of Dwelling Units – 333;
- .2 Minimum Lot Width- No requirement;
- .3 Minimum Front Yard Depth – 4.5 metres;
- .4 Minimum Side Yard Depth – 4.5 metres;
- .5 Minimum Rear Yard Depth – 4.5 metres;
- .6 Maximum Building Height – 11.0 metres;
- .7 Maximum Lot Coverage – 40%;
- .8 Minimum Landscape Open Space – 35%;
- .9 Minimum Landscape Buffer Requirements:
  - .a 3 metres along the Sandalwood Parkway frontage
  - .b 5 metres along the Sunny Meadow Boulevard frontage
- .10 Minimum Parking Requirements:
  - .a 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
  - .b 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
  - .c 3 Bedroom dwelling unit – 1.5 spaces per dwelling unit;
  - .d Visitor – 0.2 spaces per dwelling unit.
- .11 The sale of pre-build dwelling units shall be permitted;
- .12 Temporary signage, in the form of A-frames, banners, or similar signage, for the purposes of advertising the sale of dwelling units, shall be permitted;
- .13 For the purposes of this exception, a Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse.



## 12.2447 Exception 2447

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### **12.2447.1 The lands shall only be used for the following purposes:**

- .1 Shall permit a day nursery use and the purposes permitted in an A Zone

### **12.2447.2 Shall not be used for the following purposes:**

- .1 A Kennel
- .2 A Cemetery

### **12.2447.3 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior Side Yard (North) Depth: 3.00 metres;
- .2 Minimum Interior Side Yard (South) Depth: 12.00 metres;
- .3 Minimum Rear Yard Depth: 30.00 metres;
- .4 Minimum Front Yard Depth: 38.00 metres; and,
- .5 Maximum Gross Floor Area: 641 square metres

## 12.2448 Exception 2448

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### **12.2448.1 The lands shall only be used for the following purposes:**

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

### **12. 2448.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot – 225.0 square metres;
  - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot – 9.0 metres;
  - .b Corner Lot – 10.8 metres;
- .3 Minimum Lot Depth: 25.0 metres;
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
  - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .f A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

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

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions shall apply to garages:
  - .a The maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i The garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a staggered two car garage, the maximum interior garage width shall be 6.2 metres;

- .12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .15 Notwithstanding any other provision of the By-law, the following shall apply:
  - .a The minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage;
- .17 Notwithstanding any other provision of the By-law, the following shall apply:
  - .a The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 3.5 metres;

**12.2448.3 for the purposes of Exception 2448:**

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2448.2.

## 12.2449 Exception 2449

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### **12.2449.1 The lands shall be subject to the following requirements and restrictions:**

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

### **12.2449.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot – 225.0 square metres;
  - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot – 9.0 metres;
  - .b Corner Lot – 10.8 metres;
- .3 Minimum Lot Depth: No minimum requirement;
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
  - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

- .a 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot;
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and
- .e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

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

- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions shall apply to garages:
  - .a The maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i The garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a staggered two car garage, the maximum interior garage width shall be 6.2 metres;
- .12 Notwithstanding any other provision of this By-law, a garage may face the flankage lot line;



- .13 The following shall apply to a bay, bow or box window:
  - .a Notwithstanding any other provision of this By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b Notwithstanding any other provision of this By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding any other provision of this By-law, a porch, balcony and deck is permitted in the interior side yard;
- .15 Notwithstanding any other provision of this By-law, the following shall apply:
  - .a The minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage;
- .17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard;
- .18 Notwithstanding any other provision of this By-law, the following shall apply:
  - .a The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 3.5 metres;

**12.2449.3 for the purposes of Exception 2449:**

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2449.2.

## 12.2450 Exception 2450

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### 12.2450.1 The lands shall only be used for the following purposes:

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

### 12.2450.2 The lands shall be subject to the following requirements and restrictions:

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

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

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

.7 Minimum Interior Side Yard:

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

.8 Maximum Building Height – 14.0 metres;

- .9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .10 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .11 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions shall apply to garages:
  - .a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
  - .b The maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
  - .c The maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
  - .d The maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
  - .e The maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
  - .f A two bay garage shall be permitted on a corner lot, and on an end townhouse unit flanking a buffer block, where the buffer block is located between the end unit and another road facing the side yard, the maximum interior garage width shall be 6.4 metres, with a maximum cumulative garage door width of 5.5 metres;
  - .g The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .h The garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .i The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a two car garage on a corner lot or an end townhouse unit flanking a buffer block located between the end unit and another road, the maximum interior garage width shall be 6.4 metres;
- .13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
  - .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, the following shall apply;
  - .a Front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .17 Notwithstanding any other provision of the By-law, the following shall apply;
  - .a The minimum driveway width shall be 2.75 metres;
- .18 The driveway width shall not exceed the exterior width of the garage;
- .19 Section 4.2.B.1 shall not apply;

**12.2450.3 for the purposes of Exception 2450:**

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2454.2.

## 12.2451 Exception 2451

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### 12.2451.1 The lands shall be subject to the following requirements and restrictions:

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

### 12.2451.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot – 310.0 square metres;
  - .b Corner Lot – 355.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot – 12.5 metres;
  - .b Corner Lot – 14.3 metres;
- .3 Minimum Lot Depth: 25.0 metres;
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
  - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard;
  - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the exterior side yard; and
- .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 1.0 metres to a garage door facing the rear lot line;
- .c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .d 3.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .e 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .f 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;

.7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.6m to a one story garage;

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 0.7 metres into the interior side yard for a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres; Page 4 of 4
  - .b For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .c A three bay garage shall be permitted on an exterior corner lot when accessed from the exterior side yard;
  - .d The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .e The garage door width restriction does not apply to a garage door facing the exterior lot line or rear lot line, and;
  - .f The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
  - .a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and



- .d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding any other provision of the By-law, a porch, balcony and deck is permitted in the interior side yard;
- .15 The driveway width shall not exceed the exterior width of the garage;

**12.2451.3 for the purposes of Exception 2451:**

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2451.2.

## 12.2452 Exception 2452

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### **12.2452.1 The lands shall only be used for the following purposes:**

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

### **12.2452.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot – 225.0 square metres;
  - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot – 9.0 metres;
  - .b Corner Lot – 10.8 metres;
- .3 Minimum Lot Depth: 25.0 metres;
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to a garage door facing the front lot line;
  - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
  - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
  - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback: 6.0 metres for an interior lot;

- .a 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .b 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .c 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .d 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

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

- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
  - .a The maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - .g A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - .h The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .i The garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a staggered two car garage, the maximum interior garage width shall be 6.2 metres;
- .12 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;

- .13 The following shall apply to a bay, bow or box window:
  - .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .15 Notwithstanding any other provision of the By-law, the following shall apply;
  - .a The minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage;
- .17 Notwithstanding any other provision of the By-law, the following shall apply:
  - .a The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 3.5 metres;

**12.2452.3 for the purposes of Exception 2452:**

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2453.2.

## 12.2453 Exception 2453

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### 12.2453.1 The lands shall be subject to the following requirements and restrictions:

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

### 12.2453.2 The lands shall be subject to the following requirements and restrictions:

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

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

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

.7 Minimum Interior Side Yard:

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

.8 Maximum Building Height – 14.0 metres;

- .9 Notwithstanding any other provision of the By-law, no minimum dwelling unit width required;
- .10 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .11 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions shall apply to garages:
  - .a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
  - .b The maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
  - .c The maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
  - .d The maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
  - .e The maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
  - .f A two bay garage shall be permitted on a corner lot, and on an end townhouse unit flanking a buffer block, where the buffer block is located between the end unit and another road facing the side yard, the maximum interior garage width shall be 6.4 metres, with a maximum cumulative garage door width of 5.5 metres;
  - .g The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - .h The garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - .i The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a two car garage on a corner lot or an end townhouse unit flanking a buffer block located between the end unit and another road, the maximum interior garage width shall be 6.4 metres;
- .13 Notwithstanding any other provision of the By-law, a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
  - .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;



- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding Section 3.10 Table 3.10.1, a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding any other provision of the By-law, the following shall apply;
  - .a Front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .17 Notwithstanding any other provision of the By-law, the following shall apply;
  - .a The minimum driveway width shall be 2.75 metres;
- .18 The driveway width shall not exceed the exterior width of the garage;
- .19 Section 4.2.B.1 shall not apply;

**12.2453.3 for the purposes of Exception 2453.:**

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2453.2.

## 12.2454 Exception 2454

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### **12.2454.1 The lands shall only be used for the following purposes:**

- .1 Uses permitted in the GC zone;
- .2 A retail warehouse;
- .3 A home furnishing and home improvement retail warehouse;
- .4 A convenience store;
- .5 A daycare facility;
- .6 A day nursery;
- .7 A banquet hall;
- .8 A private school; and,
- .9 Purposes accessory to the other permitted purposes.

### **12.2454.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Building Setback from:
  - .a Mayfield Road – 3.0 metres
  - .b Creditview Road – 3.0 metres
  - .c Thornbush Boulevard – 3.0 metres
- .2 Minimum Interior Side Yard Width – 3.0 metres.
- .3 Minimum Exterior Side Yard Width – 3.0 metres.
- .4 Minimum Rear Yard Depth – 3.0 metres.
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: 2 storeys.
- .7 Except at approved access locations, landscaped open space shall be provided as follows:
  - .a A minimum of 3.0 metre wide strip abutting Creditview Road, Mayfield Road and Thornbush Boulevard; and,
  - .b A minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then a minimum of 3.0 metre wide landscape strip is required.
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

- .9 No outdoor storage shall be permitted, except for a garden centre sales establishment, retail warehouse and home furnishings and home improvement retail warehouse.
- .10 1 parking space for each 22 square metres of gross commercial floor area or portion thereof shall be required.
- .11 A minimum of four stacking spaces for a facility associated with a bank, trust company or finance company shall be required.
- .12 For the purposes of this by-law, Creditview Road shall be deemed to be the front yard.
- .13 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres
- .14 A pool hall, an adult video store, an adult entertainment parlour shall not be permitted.
- .15 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Exception 2454.2

**12.2454.3 for the purposes of Exception 2454:**

- .1 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2454.2.
- .2 Notwithstanding any change in land ownership or any severance, partition or division of the subject lands, the lands zoned GC-Exception 2454 shall be considered one lot for minimum building setback, landscaping, parking and stacking space requirements.
- .3 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465 square metres, and shall not exceed a maximum gross floor area of 8,360 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format.
- .4 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor covering, landscape and garden supplies and plumbing fixtures.

## 12.2455 Exception 2455

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### **12.2455.1 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 rear yard depth of 6.0 metres shall be required

## 12.2456 Exception 2456

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### **12.2456.1 The lands shall only be used for the following purposes:**

- .1 Uses permitted in the R3M zone; and,
- .2 Only in conjunction with an apartment dwelling and only on the ground and second floor of the same apartment building:
  - .a A stacked townhouse dwelling;
  - .b A stacked back-to-back townhouse dwelling; and,
  - .c A ground floor townhouse dwelling unit.

### **12.2456.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The minimum setback from any lot line to any portion of a building below finished grade shall be 0.3 metres;
- .2 The lot line abutting Attmar Drive shall be deemed to be the front lot line;
- .3 Minimum Front Yard Depth:
  - .a 3 metres to the front wall and
  - .b 1.7 metres to balcony, porch or bay window;
- .4 Minimum Rear yard Depth: 6 metres;
- .5 Minimum Interior Side Yard Width:
  - .a 6 metres to a lot line abutting an R2 zone;
  - .b 3 metres to a lot line abutting an MM zone;
- .6 Maximum Lot Coverage: No Requirement;
- .7 Minimum Landscaped Open Space: 20% of the lot area;
- .8 Minimum Floor Space Index: 1.25;
- .9 Minimum Building Height: 4 Storeys;
- .10 Maximum Building Height: 5 Storeys;
- .11 Minimum Separation Distance Between Buildings:
  - .a 12.0 metres between two exterior walls which contain balconies, doors or windows of habitable rooms where the adjacent buildings are 4 storeys in height;
  - .b 15.0 metres between two exterior walls which contain balconies, doors or windows of habitable rooms where the adjacent buildings are 5 storeys in height;

- .c 5.0 metres between two exterior walls which contain no balconies, doors or windows to habitable rooms;
- .d No requirement to a rooftop deck;
- .12 Where there is a difference in building heights of adjacent buildings, the greater of the two building heights shall be used for the calculation of minimum separation distances under Exception 2456.2(11);
- .13 Minimum dwelling unit width: 5.5 metres for townhouse dwellings;
- .14 A minimum of 80% of the required parking spaces for the development shall be accommodated in a below grade parking garage.
- .15 All lands zoned R3M - Exception 2456 shall be considered one lot for zoning purposes.

**12.2456.3 for the purposes of Exception 2456:**

- .1 For the purposes of this section “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- .2 shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2456.2.

## 12.2457 Exception 2457

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### **12.2457.1 The lands shall only be used for the following purposes:**

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

### **12.2457.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A lot with a width of less than 21.5 metres 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 A garage may face the flankage lot line;
- .4 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .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 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;
- .7 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;
- .8 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;
- .9 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.
- .10 Notwithstanding Exception 2457.2(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;
- .11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.

## 12.2458 Exception 2458

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### **12.2458.1 The lands shall only be used for the following purposes:**

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

### **12.2458.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A lot with a width of less than 21.5 metres 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 shall not apply;
- .3 A garage may face the flankage lot line;
- .4 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;
- .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 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;
- .7 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;
- .8 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;
- .9 For the purpose of this Exception, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.
- .10 Notwithstanding Exception 2458.2(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;
- .11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.



## 12.2459 Exception 2459

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### 12.2459.1 The lands shall only be used for the following purposes:

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

### 12.2459.2 The lands shall be subject to the following requirements and restrictions:

- .1 A lot with a width of less than 21.5 metres 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 A garage may face the flankage lot line;
- .4 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;
- .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 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;
- .7 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;
- .8 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;
- .9 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.
- .10 Notwithstanding Exception 2459.2(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;
- .11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.

## 12.2460 Exception 2460

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### **12.2460.1 The lands shall only be used for the following purposes:**

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

### **12.2460.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard:
  - .a 4.5 metres;
  - .b 6.0 metres to the front of a garage;
  - .c the main wall of a dwelling may encroach into the front yard to within 2.5 metres of a daylight rounding;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard, eaves and cornices may project an additional 0.6 metres into the minimum required front yard;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 1.5 metres of a daylight rounding;
  - .f a bay/bow/or box window with or without foundation may encroach 1.0 metres to a maximum width of 3.0 metres into the front yard; and
  - .g a bay/bow/or box window with or without foundation or cold cellar may encroach into the front yard to within 2.5 metres of a daylight rounding;
- .2 Minimum Exterior Side Yard:
  - .a 4.5 metres;
  - .b 6.0 metres to a garage;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 2.5 metres of a daylight rounding;
  - .d a porch or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum required exterior side yard;
  - .e a porch or balcony with or without a foundation or cold cellar may encroach into the exterior side yard to within 1.5 metres of a daylight rounding; and,
  - .f a bay/bow/or box window with or without foundation may encroach 1.0 metres to a maximum width of 3.0 metres into the exterior side yard;
- .3 Minimum Rear Yard:

- .a 7.5 metres for an interior lot; and,
- .b a walkout balcony or uncovered terrace may encroach 2.5 metres into the rear yard;
- .4 Maximum Building Height: 11.0 metres;
- .5 Notwithstanding any other provision of the By-law, the maximum interior garage width shall be 60% of the dwelling unit width on lots greater than 14.0 metres wide;
- .6 Bay windows, bow windows and box windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section 3.10 of the By-law;
- .7 A temporary sales office shall be permitted;
- .8 A parking lot for a temporary sales office and/or display of model homes shall be permitted; and,
- .9 Notwithstanding any other provision, a maximum of four dwelling units may be permitted to be used as a model homes for display purposes, which may or may not include a sales office within said dwelling units.

## 12.2461 Exception 2461

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### 12.2461.1 The lands shall only be used for the following purposes:

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

### 12.2461.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 125 square metres per dwelling unit.
- .2 Minimum Lot Width:
  - .a Interior Lot: 5.2 metres;
  - .b Corner Lot: 6.5 metres;
- .3 The lot line abutting The Gore Road shall be deemed to be the front lot line.
- .4 Minimum Yard Setbacks for a Principal Building:
  - .a To the front wall of a dwelling unit:
    - .i 3 metres; and,
    - .ii A porch or bay window, with or without foundation, may encroach a maximum of 1.8 metres into the required front yard.
  - .b The rear wall of a dwelling unit:
    - .i 4.5 metres to a private road;
    - .ii 6 metres between a garage door opening and a private road; and,
    - .iii A balcony, porch or bay window, with or without foundation, may encroach a maximum of 1.8 metres into the required rear yard setback.
  - .c The side wall of a dwelling unit:
    - .i 1.5 metres to a private road;
    - .ii 1.4 metres to a lot line not zoned in the same zoning category; and,
    - .iii 1.2 metres to a lot line zoned in the same zoning category.
- .5 Maximum Building Height: 13 metres;
- .6 Minimum Landscaped Open Space: No requirement when the front and rear of dwelling units face a public or private street.

**12.2461.3 for the purposes of Exception 2461:**

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2461.2.

## 12.2462 Exception 2462

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### **12.2462.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted by either Exception 2462.1(1)(a), or the purposes permitted by Exception 2462.1(1)(b):
  - .a Either:
    - .i A public or private school;
    - .ii A day nursery;
    - .iii A park, playground or recreation facility operated by a public authority.
  - .b Or:
    - .i Those purposes, requirements and restriction of the R1- Exception 2464 zone.

### **12.2462.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The uses permitted in Exception 2462.1(1)(b) shall be subject to the requirements and restrictions of the R1-Exception 2464 zone.

### 12.2463. Exception 2463

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#### **12.2463.1 The lands shall only be used for the following purposes:**

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

#### **12.2463.2 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 2463.2(10), 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.
- .16 The lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.



## 12.2464 Exception 2464

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### 12.2464.1 The lands shall only be used for the following purposes:

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

### 12.2464.2 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 2464.2.10, 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.
- .16 The lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

## 12.2465 Exception 2465

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### **12.2465.1 The lands shall only be used for the following purposes:**

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

### **12.2465.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Notwithstanding any other provision of the By-law, the minimum distance between a driveway and street intersection may be reduced to 4.0 metres for a corner lot.

## 12.2466 Exception 2466

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### 12.2466.1 The lands shall only be used for the following purposes:

- .1 Back to Back stacked townhouse dwellings
- .2 Purposes accessory to the other permitted purposes

### 12.2466.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.64 ha
- .2 Minimum Front Yard Setback to the lot line abutting Clarence Street: 3 metres
- .3 Minimum Easterly Side Yard Setback to a principal building: 5.5m
- .4 Minimum Westerly Side Yard Setback to a principal building: 2.7m
- .5 Minimum Rear Yard Setback : 7m
- .6 Minimum Side Yard Setback to a stair enclosure leading to a below grade parking garage: 1m
- .7 Minimum Side Yard Setback to a hydro transformer: 1m
- .8 Minimum Side Yard Setback to a hydro transformer enclosure: 0 m
- .9 Minimum below grade Setback:
  - .a Front Yard Setback: 0 m
  - .b Side Easterly Yard Setback: 1.0m
  - .c Side Yard Westerly Setback: 0.0m
  - .d Rear Yard Setback: 6.5 metres to any structure is required from the southern boundary of the R2M- Exception 2466 zone starting from the easterly boundary of the zone and ending at 81 metres from the easterly boundary of the zone, otherwise 1 metre is required.
- .10 Maximum Height: 11m (excluding parapets, railings, privacy screens/dividers, and a roof structure used to house stairways / mechanical and electrical equipment)
- .11 Maximum Coverage: 42%
- .12 Minimum Landscape Open Space: 45%
  - .a 6.5 metres along the southern boundary of the R2M- Exception 2466 zone starting from the easterly boundary of the zone and ending at a point 81 metres from the easterly boundary of the zone.
- .13 Maximum FSI: 1.5
- .14 Maximum number of dwelling units: 90

- .15 Minimum width of a private street: 6m
- .16 Permitted Yard Encroachments:
  - .a Window Bays, with or without foundation: 1.3m
  - .b Decks/Balconies: 1.6m
  - .c Porches and exterior stairs: 2.0m
  - .d Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies: 0.6m
  - .e Entry feature columns: 3m
- .17 Maximum Front Yard Fence Height: 1.2m
- .18 Parking Requirements:
  - .a Resident parking spaces: 1.25 spaces per dwelling unit.
  - .b Visitor parking spaces: 0.25 spaces per dwelling unit.
- .19 The provisions of Section 3.9 shall not apply.
- .20 A Maximum 25% of required resident parking spaces may be provided in a tandem configuration.

**12.2466.3 for the purposes of exception 2466:**

- .1 “Back-to-back stacked townhouse dwelling” shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessible from the outside of the building.

## 12.2467 Exception2467

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### **12.2467.1 The lands shall only be used for the following purposes:**

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

### **12.2467.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 7.0 metres
- .2 Maximum Building Height: 11.0 metres
- .3 On lots greater than 14 metres wide, the Maximum interior garage width shall be 58% of the unit width.
- .4 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.
- .5 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.

## 12.2468 Exception 2468

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### **12.2468.1 The lands shall only be used for the following purposes:**

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

### **12.2468.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Building Height: 11.0 metres.
- .2 On lots greater than 14 metres wide, the Maximum interior garage width shall be 58% of the unit width.
- .3 Unenclosed porches and balconies, with or Without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.
- .4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.

## 12.2469 Exception 2469

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### **12.2469.1 The lands shall only be used for the following purposes:**

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

### **12.2469.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 7.0 metres
- .2 Maximum Building Height: 11.0 metres
- .3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.
- .4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.



## 12.2470 Exception 2470

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### **12.2470.1 The lands shall only be used for the following purposes:**

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

### **12.2470.2 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 1.8 metres. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and boxed–bay windows, with or without foundations, to a maximum width of 3.0 metres may encroach a maximum of 1.0 metres into the minimum front yard;
- .3 Minimum front yard depth: 3.5 metres, but 6.0 metres to the front of the garage;
- .4 Minimum rear yard depth: 4.0 metres;
- .5 Minimum lot depth: 20.0 metres;
- .6 The shortest lot line abutting lands zoned OS or NS shall be deemed to be the rear lot line.

## 12.2471 Exception 2471

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### 12.2471.1 The lands shall only be used for the following purposes:

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

### 12.2471.2 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 0.3 metres to an interior side lot line;
- .10 Notwithstanding Exception 2471.2(9) 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 garage 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 garage for the two lots abutting said side lot line are constructed or reconstructed simultaneously.
- .11 Maximum gross floor area for a detached garage: 42 square metres;
- .12 Maximum cumulative garage door width: 5.5 metres;
- .13 The maximum width of a driveway shall be the actual lot width;
- .14 Sections 5.2.H.4 and 5.2.H.12 shall not apply;
- .15 Minimum setback to a flankage lot line for a detached garage: 2.0 metres;

- .16 The requirement for maintaining a minimum 0.6 metres 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 Parking in the rear yard is permitted for a home occupation use;
- .19 If a lot abuts lands zoned OS:
  - .a The lot is deemed to have a frontage on a street;
  - .b The lot line abutting an OS zone is deemed to be abutting a street; and,
  - .c The rear lot line is deemed to be abutting a lane.

## 12.2472 Exception 2472

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### 12.2472.1 The lands shall only be used for the following purposes:

- .1 A street townhouse dwelling;
- .2 A townhouse dwelling;
- .3 A duplex dwelling;
- .4 A multiple residential dwelling;
- .5 An apartment dwelling;
- .6 A stacked townhouse dwelling;
- .7 A skylight apartment dwelling;

### 12.2472.2 The lands shall be subject to the following requirements and restrictions:

- .1 Street townhouse dwellings with vehicular access to a public street shall be subject to the requirements and restrictions of the R2-Exception 2370 zone;
- .2 Townhouse dwellings accessed with vehicular access to a public lane shall be subject to the requirements and restrictions of either the R2-Exception 2371 zone or the R2-Exception 2372 zone;
- .3 Townhouse dwellings with no vehicular access to a public lane or a public street, Duplex dwellings, multiple residential dwellings, apartment dwellings, stacked townhouse dwellings and skyline apartment dwellings shall be subject to the following:
  - .a Minimum lot area: 175 square metres per dwelling unit;
  - .b Minimum lot width: no requirement;
  - .c Minimum lot depth: 25 metres;
  - .d Minimum front yard depth: 3 metres;
  - .e Minimum interior side yard:
    - .i 3.0 metres if the interior side yard abuts land zoned Open Space (OS) or Natural System (NS);
    - .ii 1.2 metres if the interior side yard does not abut lands zoned Open Space (OS) or Natural System (NS);
    - .iii Notwithstanding Exception 2472.2(3)(f)(ii), no side yards are required abutting a side lot line that coincides with the party wall between two dwelling units.
  - .f Minimum exterior side yard width: 3 metres;

- .g Minimum rear yard depth: 3 metres;
- .h Maximum building height: 4 storeys;
- .i Minimum landscaped open space: 35%;
- .j Minimum landscaped buffer, except at approved access locations and permitted encroachments:
  - .i 5.0 metres wide along Mayfield Road and Bramalea Road, within which a building may encroach a maximum of 2.0 metres; and,
  - .ii 3.0 metres wide along a lot line abutting any other public street;
- .k A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .l 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 1.0 metre into the minimum front, rear and exterior side yards;
- .m Roof top amenity areas are permitted;
- .n Minimum Parking Requirements for stacked townhouse dwellings and skylight apartment dwellings:
  - .i 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
  - .ii 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
  - .iii 3 Bedroom (or more) dwelling unit – 1.5 spaces per dwelling unit;
  - .iv Visitor – 0.2 spaces per dwelling unit;
- .o For the purposes of this exception, a Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse dwelling.

## 12.2473 Exception 2473

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### **12.2473.1 The lands shall only be used for the following purposes:**

- .1 Uses permitted in the R3M zone;
- .2 A stacked townhouse dwelling;
- .3 A skylight apartment dwelling;

### **12.2473.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum lot area: no requirement;
- .2 Minimum lot width: no requirement;
- .3 Minimum front yard depth: 3 metres;
- .4 Minimum side yard width: 3 metres;
- .5 Minimum rear yard depth:
  - .a First 6 storeys – 3 metres;
  - .b 7th storey – 6.0 metres;
  - .c 8th storey – 9.0 metres;
- .6 Minimum building height: 11.0 metres;
- .7 Maximum building height: 8 storeys;
- .8 Maximum lot coverage: no restriction;
- .9 Minimum landscaped open space: 35%
- .10 Minimum landscaped buffer, except at approved access locations and permitted encroachments:
  - .a 5.0 metres wide along Bramalea Road, within which a building may encroach a maximum of 2.0 metres; and,
  - .b 3.0 metres wide along a lot line abutting any other public street;
- .11 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 1.0 metre into the minimum front, rear and exterior side yards;
- .12 Maximum floor space index: no restriction;
- .13 Roof top amenity areas are permitted;
- .14 Minimum Parking Requirements for stacked townhouse dwellings and skylight apartment dwellings:

- .a 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
- .b 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
- .c 3 Bedroom (or more) dwelling unit – 1.5 spaces per dwelling unit;
- .d Visitor – 0.2 spaces per dwelling unit. 1

**12.2473.3 for the purposes of Exception 2473:**

- .1 A Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse dwelling
- .2 The front lot line is the line abutting Bramalea Road.

## 12.2474 Exception 2474

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### **12.2474.1 The lands shall only be used for the following purposes:**

- .1 Those uses permitted by a LC zone; and,
- .2 A commercial school;

### **12.2474.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum front yard depth: 3 metres;
- .2 Minimum interior side yard width: 3 metres;
- .3 Minimum exterior side yard width: 3 metres;
- .4 Minimum rear yard depth: 3 metres;
- .5 Minimum landscaped buffer, except at approved access locations:
  - .a 5.0 metres wide along Bramalea Road and Countryside Drive, within which a building may encroach a maximum of 2.0 metres, and,
  - .b 3.0 metres wide along the lot lines abutting an Open Space (OS) and Natural System (NS) zone



## 12.2475 Exception 2475

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### **12.2475.1 The lands shall only be used for the following purposes:**

- .1 A motor vehicle sales and leasing establishment.
- .2 A motor vehicle repair shop, a motor vehicle washing establishment and/or an office only in conjunction with and accessory to a motor vehicle sales and leasing establishment.

### **12.2475.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Gross Floor Area: 520 square metres
- .2 Maximum Front Yard Depth: 3.0 metres
- .3 Minimum Front Yard Depth: 1.0 metres
- .4 Minimum southerly Side Yard Depth: 10.0 metres
- .5 Minimum northerly Side Yard Depth: 6.0 metres
- .6 Minimum Landscaped Open Space:
  - .a Except at approved access locations, 1.0 metres abutting the front lot line;
  - .b 0.0 metres abutting an interior side lot line; and
  - .c 1.0 metres abutting the rear lot line, except at access easement locations.
- .7 Minimum Building Height: 7.6 metres
- .8 Minimum size of parking space: 2.6m x 5.2m
- .9 Minimum parking aisle width: 6.0 metres
- .10 Parking shall be calculated at 1 space per 18 square metres for an accessory motor vehicle washing establishment with no stacking spaces required. Parking for all other uses shall be calculated according to Section 4.1 of the Zoning By-law.
- .11 50 percent of the required parking spaces on the property may be tandem spaces.

## 12.2476 Exception 2476

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### **12.2476.1 The lands shall only be used for the following purposes:**

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

### **12.2476.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum Building Height: 10.9 metres
- .2 Unenclosed porches and balconies, with or without foundations and 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 cornices and roof eaves, may project a maximum of 1.5 metres into the minimum required front yard, exterior side yard or rear yard.
- .4 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.

## 12.2477 Exception 2477

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### **12.2477.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for a Retirement Home and accessory purposes.

### **12.2477.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Side Yard Width:
  - .a 8.0 metres;
  - .b 0.5 metres to lands zoned OS – Exception 2478; and,
  - .c 0.0 metres to an above-grade stair enclosure of an underground parking garage;
- .2 Minimum Rear Yard Depth:
  - .a 10.5 metres to the portion of the building 4 storeys in height and lower;
  - .b 13.5 metres to the 5th storey portion of the building;
  - .c 17.0 metres to the 6th storey portion of the building;
  - .d 20.0 metres to the 7th and 8th storey portion of the building; and,
  - .e 8.0 metres to an above-grade stair enclosure of an underground parking garage.
- .3 The maximum building height within 40 metres of Main Street South shall be 8 storeys, otherwise the maximum building height shall be 7 storeys;
- .4 In addition to Section 3.5 of the By-law, height regulations do not apply to a roof structure which is used to enclose a corridor leading to an elevator or stairwell;
- .5 Minimum Landscaped Open Space: 30% of the lot area;
- .6 A minimum landscaped strip of 5.0 metres in width, which shall permit retaining walls, shall be provided along the westerly property boundaries;
- .7 A minimum landscape strip of 3.0 metres in width shall be provided along the easterly property boundaries except at approved vehicular access locations and driveway roundings;
- .8 A fence within a required front yard may not exceed 1.8 metres in height;
- .9 Enclosures for the storage of garbage and recycling materials is permitted in the front yard provided it is screened;
- .10 A balcony may encroach a maximum of 1.0 metre into lands zoned OS – Exception 2478;
- .11 Maximum Number of Retirement Home Units: 159;
- .12 Floor Space Index: 2.5;

- .13 Maximum Lot Coverage: 32%;
- .14 Minimum Parking Spaces: 0.45 spaces per Retirement Home unit, inclusive of parking spaces designated as visitor and staff parking;

**12.2477.3 for the purposes of Exception 2477:**

- .1 The front lot line is the lot line abutting Main Street South; and,
- .2 All lands zoned R3M – Exception 2477 shall be treated as a single lot for zoning purposes

## 12.2478 Exception 2478

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### **12.2478.1 The lands shall only be used for the following purposes:**

- .1 Landscaped Open Space
- .2 Landscaped Deck

### **12.2478.2 The lands shall be subject to the following requirements and restrictions:**

- .1 No building or structures are permitted.

### **12.2478.3 for the purposes of Exception 2478:**

- .1 landscaped open space shall permit retaining walls and covered space beneath a balcony that is permitted to encroach into the lands zoned OS – Exception 2478.

## 12.2479 Exception 2479

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### **12.2479.1 The lands shall only be used for the following purposes:**

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

### **12.2479.2 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 building setback to a daylight triangle/rounding: 1.5 metres;
- .4 Maximum Interior Garage Width: 6.1 metres;
- .5 Minimum Interior and Corner Lot Width: 12.5 metres.

## 12.2480 Exception 2480

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### **12.2480.1 The lands shall only be used for the following purposes:**

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

### **12.2480.2 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 lot width for a lot abutting a daylighting triangle: 8.0 metres;
- .4 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .5 Minimum distance between driveway and street intersection: 4.0 metres.

## 12.2481 Exception 2481

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### **12.2481.1 The lands shall only be used for the following purposes:**

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

### **12.2481.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Dwelling Unit Width: 5.9 metres;
- .2 Minimum Setback to Daylight Triangle/Rounding: 1.5 metres, with the exception of porches, eaves and cornices that may encroach a maximum of 0.9 metres into this setback;
- .3 Encroachments:
  - .a A balcony or porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres and may project into the minimum interior side yard by a maximum of 0.6m; and,
  - .b A bay, bow and bow-out window having a maximum width of 4.5 metres, with or without foundation, may project into the minimum front yard and minimum interior side yard by a maximum of 1 metre. The bay, bow or box-out window may or may not contain side windows.



## 12.2482 Exception 2482

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### **12.2482.1 The lands shall only be used for the following purposes:**

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

### **12.2482.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Dwelling Unit Width: 5.9 metres;
- .2 Minimum Setback to Daylight Triangle/Rounding: 1.5 metres, with the exception of porches, eaves and cornices that may encroach a maximum of 0.9 metres into this setback;
- .3 Encroachments:
  - .a A balcony or porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres and may project into the minimum interior side yard by a maximum of 0.6m; and,
  - .b A bay, bow and bow-out window having a maximum width of 4.5 metres, with or without foundation, may project into the minimum front yard and minimum interior side yard by a maximum of 1 metre. The bay, bow or box-out window may or may not contain side windows.
- .4 Minimum Rear Yard Depth: 6 metres, provided that the rear yard area is a minimum of 25% of the minimum lot area.

## 12.2483 Exception 2483

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### **12.2483.1 The lands shall only be used for the following purposes:**

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

### **12.2483.2 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 depth and exterior side yard width.
- .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 required front yard depth, rear yard depth and exterior side yard width.
- .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 required front yard depth, rear yard depth and exterior side yard width to a maximum width of 5 metres.
- .4 Maximum Building Height: 10.9 metres.
- .5 The maximum cumulative garage door width for an attached garage shall be 5.05 metres on lots greater than or equal to 11.6 metres in width, but less than 12.5 metres in width.
- .6 The maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling on lots greater than or equal to 14 metres in width.

## 12.2484 Exception 2484

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### **12.2484.1 The lands shall only be used for the following purposes:**

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

### **12.2484.2 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 depth and exterior side yard width.
- .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 required front yard depth, rear yard depth and exterior side yard width.
- .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 required front yard depth, rear yard depth and exterior side yard width to a maximum width of 5 metres.
- .4 Maximum Building Height: 10.9 metres.
- .5 The maximum cumulative garage door width for an attached garage shall be 5.05 metres on lots greater than or equal to 11.6 metres in width, but less than 12.5 metres in width.
- .6 The maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling on lots greater than or equal to 14 metres in width.

## 12.2485 Exception 2485

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### **12.2485.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted by exception 2485.1(1)(a), or the purposes permitted by exception 2485.1(1)(b), but not both sections and or any combination of both sections:
  - .a the purposes permitted by the I1 zone; or
  - .b the purposes permitted by R1- Exception 2483

### **12.2485.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purposes permitted by Exception 2485.1(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 2485.1(1)(b) the requirements and restrictions of the R1-Exception 2483 zone.

## 12.2486 Exception 2486

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### **12.2486.1 The lands shall only be used for the following purposes:**

- .1 Uses permitted in the I1 zone;
- .2 An administrative office or facility of a public authority;
- .3 An art gallery operated by a public authority; and
- .4 A community centre.

### **12.2486.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum number of parking spaces: 330
- .2 Required parking or portion thereof may be provided on the abutting Institutional zone

### **12.2486.3 for the purposes of Exception 2486:**

- .1 The lands zoned I1 – Exception 2486 shall be treated as a single lot for zoning purposes.

## 12.2487 Exception 2487

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### **12.2487.1 The lands shall only be used for the following purposes:**

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

### **12.2487.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The front lot line is the westerly lot line abutting the Ontario Hydro Corridor;
- .2 Minimum Rear Yard Depth: 3.9 metres;
- .3 Maximum Building Height: 12 metres;
- .4 Minimum Landscaped Open Space: 38% of the lot area;
- .5 Minimum Unit Width: 5.5 metres;
- .6 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, exterior side yard width or rear yard depth;
- .7 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 exterior side yard width; and,
- .8 The minimum setback to a hydro transformer within the rear yard, interior side yard or exterior side yard is 2.0 metres.

### **12.2487.3 for the purposes of Exception 2487:**

- .1 Notwithstanding any other provision of the By-law, lands zoned R2– Exception 2487 shall be exempt from fronting upon a public street, provided that access to the subject lands is provided by a private road.

## 12.2488 Exception 2488

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### **12.2488.1 The lands shall only be used for the following purposes:**

- .1 A motor vehicle sales and leasing establishment.
- .2 A motor vehicle washing establishment, motor vehicle repair shop and/or a motor vehicle body shop only in conjunction with and accessory to a motor vehicle sales and leasing establishment.

### **12.2488.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Landscaped Open Space:
  - .a 4.5 metres along the front lot line

## 12.2489 Exception 2489

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### **12.2489.1 The lands shall only be used for the following purposes:**

- .1 Purposes permitted in the R1 zone;
- .2 A street townhouse dwelling; and,
- .3 A townhouse dwelling.

### **12.2489.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 6.0 metres;
- .2 Maximum Building Height: 12.0 metres;
- .3 The minimum building setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.9 metres;
- .4 A balcony or porch may project into the minimum front yard by a maximum of 1.8 metres including eaves and cornices and may project into an interior side yard by a maximum of 0.6 metres;
- .5 Bay, bow or box windows may have a maximum width of 4.5 metres and maximum depth of 1.0 metres with or without foundation;
- .6 A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .7 A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

### **12.2489.3 for the purposes of exception 2489:**

- .1 The purposes permitted by 2489.1 (2) and (3) shall be subject to the requirements and restrictions of the R2 zone.



## 12.2490 Exception 2490

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### 12.2490.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 Only in conjunction with an apartment dwelling and only within and at the ground floor of the same apartment building, the uses permitted in the LC zone.
- .3 Purposes accessory to other permitted purposes.

### 12.2490.2 That the following uses be prohibited:

- .1 An adult video store
- .2 An adult entertainment parlour
- .3 An amusement arcade
- .4 A body art and/or tattoo parlour
- .5 A massage or body rub parlour
- .6 A drive-through facility in conjunction with any use
- .7 Outside storage of goods and materials

### 12.2490.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Maximum Front Yard Setback: 5.5 metres
- .3 Minimum Rear Yard Depth;
  - .a 12.0 metres for any portion of a building less than 3 storeys in height
  - .b 17.0 metres for any portion of building 4 to 6 storeys in height
  - .c 23.0 metres for any portion of a building 7 to 9 storeys in height
  - .d 25.0 metres for any portion of a building 10 to 13 storeys in height
  - .e 30.0 metres for any portion of a building 14 to 19 storeys in height
- .4 Minimum Exterior Side Yard Width: 3.0 metres
- .5 Maximum Exterior Side Yard: 5.5 metres
- .6 Minimum Interior Side Yard Width: 3.0 metres
- .7 Minimum Landscaped Area: 30% of the site area

- .8 A minimum landscaped strip of 8.5 metres in width shall be provided along the rear property line
- .9 Maximum Number of Units: 308 units
- .10 Maximum Building Height: 19 storeys
- .11 Maximum Floor Space Index: 3.1
- .12 Maximum Building Coverage: 30%
- .13 Maximum Gross Floor Area for the purposes permitted by Exception 2490.1(2): 1,200 square metres
- .14 On-site parking shall be provided as follows:
  - .a For a one bedroom or bachelor apartment unit: 1.25 spaces per unit, inclusive of visitor parking
  - .b For an apartment unit with two bedrooms or greater: 1.40 spaces per unit, inclusive of visitor parking; and,
  - .c For commercial purposes: one parking space for every 24 square metres of gross commercial floor space or portion thereof
- .15 Minimum Setback for a Covered Ramp to Underground Parking: 0.8 metres
- .16 Minimum setback from an underground parking structure to any lot line: 0.0 metres
- .17 Minimum setback to a daylight triangle: 0.0 metres

#### **12.2490.4 for the purposes of Exception**

- .1 For the purposes of this Exception, the lot line abutting Kennedy Road South shall be the front lot line
- .2 That the lands zoned R3H-Exception 2490 shall be considered one lot for zoning purposes

## 12.2491 Exception 2491

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### **12.2491.1 The lands shall only be used for the following purposes:**

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

### **12.2491.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A bay or boxed out window with or without a foundation, including eaves and cornices, may project into the minimum required front, rear or exterior side yard a maximum of 1.8 metres.
- .2 An at-grade or above-grade entrance into the side of a dwelling shall only be permitted in a side yard that had a width in its entirety of at least 1.2 metres.

## 12.2492 Exception 2492

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### **12.2492.1 The lands shall only be used for the following purposes:**

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

### **12.2492.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The lot line abutting Creditview Road shall be the front lot line.
- .2 A bay or boxed out window with or without a foundation, including eaves and cornices, may project into the minimum required front, rear or exterior side yard a maximum of 1.8 metres.
- .3 An at-grade or above-grade entrance into the side of a dwelling shall only be permitted in a side yard that had a width in its entirety of at least 1.2 metres.

## 12.2493 Exception 2493

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### 12.2493.1 The lands shall only be used for the following purposes:

- .1 an office
- .2 a personal service shop
- .3 an animal care and grooming centre, with no overnight boarding
- .4 a commercial, technical, or recreational school
- .5 a nursing home
- .6 a day nursery
- .7 an animal hospital

### 12.2493.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 30 metres
- .2 Minimum Lot Depth: 58 metres
- .3 Minimum Front Yard Setback: 16 metres
- .4 Minimum Interior Side Yard Setback: 3 metres provided the combined total of the interior side yards is not less than 9 metres
- .5 Minimum Rear Yard Depth: 30 metres
- .6 Maximum Building Height: 2 storeys
- .7 Maximum Gross Floor Area: 258 square metres
- .8 Minimum Landscape Open Space:
  - .a except at approved driveway locations, a minimum 3 metre wide landscaped strip shall be provided along any lot line abutting a street.
  - .b 1.2 metres along any lot line abutting an institutional zone
  - .c 0.6 metres along any lot line abutting an agricultural, residential, or commercial zone
- .9 Outside storage and display of goods and materials is not permitted.

## 12.2494 Exception 2494

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### **12.2494.1 The lands shall only be used for the following purposes:**

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

### **12.2494.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 125 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 5.5 metres;
  - .b Corner Lot: 6.5 metres;
- .3 Minimum Yard Setback for a Principal Building:
  - .a The front wall of a dwelling unit:
    - .i 3 metres to a private road,
    - .ii 6 metres to a garage door,
    - .iii 1.2 metres to a common amenity area;
    - .iv 3 metres in all other situations; and,
    - .v A Balcony, Porch or Bay Window with or without foundation may encroach an additional 1.8 metres into the required front yard setback.
  - .b The rear wall of a dwelling unit:
    - .i 6 metres to a lot line,
    - .ii 1.2 metres to a common amenity area, and
    - .iii 3 metres in all other situations.
  - .c The side wall of a dwelling unit:
    - .i 1.5 metres to a private road,
    - .ii 1.4 metres to a lot line not zoned in the same zoning category
    - .iii 1.2 metres to a lot line zoned in the same zoning category.
- .4 Maximum Building Height: 13 metres;
- .5 Minimum Landscaped Open Space: 25 square metres for each dwelling unit.

**12.2494.3 for the purposes of Exception 2494:**

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2494.2.

## 12.2495 Exception 2495

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### **12.2495.1 The lands shall only be used for the following purposes:**

- .1 single detached residential dwelling; excluding a group home type 1, an auxiliary group home and a place of worship.

### **12.2495.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 892 square metres
- .2 Minimum Lot Width:
  - .a 17.0 metres for an interior lot
  - .b 10.0 metres for a corner lot
- .3 Minimum Lot Depth: 44.0 metres
- .4 Minimum Front Yard Depth: 13.0 metres
- .5 Minimum Interior Side Yard Width: 1.8 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.0 metres
- .8 Maximum Building Height: 10.7 metres
- .9 Maximum gross floor area
- .10 Notwithstanding any other provision of the By-law, a minimum space on the driveway of 6.6 metres in front of the garage door for the full width of the garage shall be provided for parking and manoeuvring of vehicles.



## 12.2496 Exception 2496

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### **12.2496.1 The lands shall only be used for the following purposes:**

- .1 Uses permitted in the OS Zone
- .2 A temporary parking lot in conjunction with permitted uses located on adjacent lands zoned I2-Exception 1171 shall be permitted until March 31, 2023.

## 12.2497 Exception 2497

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### **12.2497.1 The lands shall only be used for the following purposes:**

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

### **12.2497.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum rear yard setback to lands that are zoned Open Space (OS): 7.5 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 width of 1.5 metres into the minimum required front yard depth and rear yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;
- .3 Bay windows, bow windows and box-out windows, without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum required rear yard depth;
- .4 A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;

## 12.2498 Exception 2498

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### **12.2498.1 The lands shall only be used for the following purposes:**

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

### **12.2498.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior Side Yard Width to Lands Zoned R2-Exception 2501: 0.0 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 width of 1.5 metres into the minimum required front yard depth and rear yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;
- .3 A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;

## 12.2499 Exception 2499

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### **12.2499.1 The lands shall only be used for the following purposes:**

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

### **12.2499.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 6.5 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 width of 1.5 metres into the minimum required front yard depth and rear yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;
- .3 A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;