

12.2600 Exception 2600

12.2600.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by R1 Zone:

12.2600.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 600 square metres
- .2 Minimum Lot Width: 24 metres
- .3 Minimum Lot Depth: 24 metres

12.2601 Exception 2601

12.2601.1 The lands shall only be used for the following purposes:

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

12.2601.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a Commercial zone, the minimum interior side yard width may be 0 metres.
- .2 Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a commercial zone, the minimum rear yard depth shall be 0 metres.
- .3 shall be subject to the following requirements and restrictions for all uses permitted in GC Zone:
 - .a Minimum Lot Width: 45 metres
 - .b Minimum Lot Depth: 45 metres
 - .c Minimum Front Yard Depth: 15 metres
 - .d Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a commercial zone, the minimum interior side yard width shall be 0 metres.
 - .e Minimum Exterior Side Yard Width: 6 metres
 - .f Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a commercial zone, the minimum rear yard depth shall be 0 metres.
 - .g Maximum Building Height: 2 storeys
 - .h all gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3 metres back from a straight line between two points, each on a lot line abutting a street, and each such point being 15 metres back from the actual or projected intersection of the said lot lines.
 - .i entrance and exit ramps shall be a minimum of 7.5 metres in width, measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15 metres from any intersecting road right-of-way. The minimum distance between ramps shall be 10.5 metres.
 - .j on-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the lot.

- .k for each motor vehicle washing establishment there shall be provided 10 waiting spaces arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment.
- .l the minimum size of a waiting space shall be 2.75 metres by 6 metres.
- .m open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers traveling on adjacent streets or entering or leaving the lot.
- .n where the lot adjoins any residential zone or existing residential areas, opaque fencing, not less than 1.8 metres in height, shall be provided and maintained.
- .o no underground or above-ground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to any residential zones.
- .p Minimum Landscaped Open Space:
 - .i except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained abutting Steeles Avenue and Mavis Road;

12.2602 Exception 2602

12.2602.1 The lands shall only be used for the following purposes:

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

12.2602.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 201 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 20.1 metres per lot, and 6.7 metres per dwelling unit
 - .b Corner Lot: 21.9 metres per lot, and 8.5 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 meters to the front of the garage door.
- .5 Minimum Rear Yard Depth: 10.0 metres where the rear year is adjacent to the Orangeville-Brampton Railway right-of-way; and,
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along a common wall lot line where the setback may be 0.0 metres;
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.
- .8 Maximum Lot Coverage: none;
- .9 the following provision shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be
 - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
 - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 7 metres;
 - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
 - .b the maximum garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
 - .d no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

12.2603 Exception 2603

12.2603.1 The lands shall only be used for the following purposes:

- .1 a semi-detached dwelling;
- .2 an auxiliary group home; and,
- .3 purposes accessory to the other permitted purposes.

12.2603.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 201 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.8 metres per lot, and 8.4 metres per dwelling unit
 - .b Corner Lot: 18.6 metres per lot, and 10.2 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 24.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 meters to the front of the garage door.
- .5 Minimum Rear Yard Depth:
 - .a 7.5 where the rear property line abuts a GC Zone;
 - .b 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provision shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be 3.7 metres;

- .b the maximum garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres.

12.2604 Exception 2604

12.2604.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by PE Zone of this by-law.

12.2604.2 The lands shall be subject to the following requirements and restrictions:

- .1 a Landscaped Open Space Area, a minimum of 3 metres in width, shall be provided along the rear lot line.

12.2605 Exception 2605

12.2605.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by R3H Zone
- .2 a gatehouse

12.2605.2 That the following uses be prohibited:

- .1 Minimum Lot Area: 1.7 hectares
- .2 Minimum Front Yard Depth: 30 metres
- .3 Minimum Side Yard Width: 30 metres
- .4 Minimum Rear Yard Depth: 30 metres
- .5 Maximum Density: 113.15 units per hectare or 198 dwelling units, whichever is the greater
- .6 Maximum Building Height: 20 storeys
- .7 Maximum Lot Coverage: 20%
- .8 Minimum Landscaped Open Space: 60%
- .9 Minimum Street Line Setback for underground garage structure: 3 metres
- .10 Minimum Distance between a ramp and a side or rear lot line: 6 metres
- .11 Minimum Number of Parking Spaces: as determined in accordance with section 4.1, of which a maximum of 51 spaces may be tandem parking spaces.
- .12 a gatehouse:
 - .a may not exceed one storey in height
 - .b may not be used for human habitation, and
 - .c shall be at least 8 metres from any lot line.

12.2606 Exception 2606

12.2606.1 The lands shall only be used for the following purposes:

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

12.2606.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 264 square metres
- .b Corner Lot: 307 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11 metres
- .b Corner Lot: 12.8 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:

- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:

- .a the maximum garage door width shall be 5.5;
- .b the maximum garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.11 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

12.2607 Exception 2607

12.2607.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone:

12.2607.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a interior lot: 540 square metres
 - .i corner lot: 630 square metres

.2 Minimum Lot Width:

- .a interior lot: 18 metres
- .b corner lot: 21.0 metres

12.2608 Exception 2608

12.2608.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone:

12.2608.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a interior lot: 420 square metres
- .b corner lot: 510 square metres

.2 Minimum Lot Width:

- .a interior lot: 13 metres
- .b corner lot: 16 metres

.3 Minimum Interior Side Yard Width: 1.2 metres

12.2608.3 for the purposes of Exception 2608:

.1 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2609 Exception 2609

12.2609.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by LC Zone:

12.2609.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 1 storey
- .2 Minimum Landscaped Open Space:
 - .a 15% of the lot area
 - .b 20% of the minimum required front yard area
 - .c Minimum Width abutting a residential zone: 3 metres, and
 - .d Minimum Width abutting a road allowance or a 0.3 metre reserve: 3 metres
- .3 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone;
- .4 Minimum Distance Separation between a restaurant and a residential zone: 50 metres
- .5 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building
- .6 garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone,
- .7 no amusement devices shall be permitted, and,
- .8 no outside storage or display of goods shall be permitted

12.2610 Exception 2610

12.2610.1 The lands shall only be used for the following purposes:

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

12.2610.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:
.a Interior Lot: 307 square metres

.2 Minimum Lot Width:
.a Interior Lot: 12.8 metres
.b Corner Lot: 14.6 metres

.3 Minimum Lot Depth: 24.0 metres

.4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

.5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

.6 Minimum Interior Side Yard Width:
.a 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;
.b 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

.7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.

.8 Minimum Landscaped Open Space:
.a 40 percent of the minimum front yard area;
.b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

.9 the following provisions shall apply to garages:
.a the maximum garage door width shall be 5.5 metres;
.b the garage door may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

.10 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2611 Exception 2611

12.2611.1 The lands shall only be used for the following purposes:

- .1 a gas bar;
- .2 a service station;
- .3 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .4 a community club;
- .5 a tool equipment and rental establishment;
- .6 only in conjunction with a service station, a retail establishment having no outside storage; a convenience store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company;
- .7 an animal hospital; and,
- .8 purposes accessory to the permitted purposes.

12.2611.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 42 metres
- .2 Maximum Building Height: 1 storey
- .3 Total Maximum Gross Floor Area for convenience restaurants: 520 square metres
- .4 Minimum Number of Parking Spaces for convenience restaurants: 73 spaces
- .5 all restaurant refuse containers shall be enclosed in a climate-controlled area within a building.
- .6 notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

12.2612 Exception 2612

12.2612.1 The lands shall only be used for the following purposes:

- .1 a retail establishment.
- .2 a service shop.
- .3 a personal service shop.
- .4 a bank, trust company, finance company.
- .5 an office, but excluding the office of a physician, dentist or drugless practitioner and a real estate office.
- .6 a printing or copying establishment.
- .7 an art gallery or museum.
- .8 a radio or television broadcasting establishment.
- .9 a health centre.
- .10 a custom workshop.
- .11 a day nursery.
- .12 a single detached dwelling.
- .13 purposes accessory to the other permitted purposes.

12.2612.2 The lands shall be subject to the following requirements and restrictions:

- .1 for the purposes permitted by Exception 2612.1(12) and 2612.1(13), the requirements and restrictions of an R1 zone.
- .2 for the purposes permitted by Exception 2612.1(1) to 2612.1(10) and 2612.1(11) the following:
 - .a the following purposes shall not be permitted:
 - .i adult entertainment parlours;
 - .ii adult video stores;
 - .iii pool halls;
 - .iv amusement arcades;
 - .v temporary open air markets;
 - .b Minimum Lot Width: 30 metres.
 - .c Minimum Front Yard Depth: 5.0 metres.

- .d Minimum Interior Side Yard Width: 0.5 metres
- .e Minimum Rear Yard Depth: 1.2 metres.
- .f Minimum Exterior Side Yard Width: 5.5 metres.
- .g Maximum Building Height: 2 storeys.
- .h Minimum Number of Parking Spaces: 10
- .i Landscaped Open Space: except at approved driveway locations, a
- .j landscaped open space strip having a minimum width of 5.0 metres shall be provided along the front lot line.
- .k no outside storage, or display of goods and materials for sale, shall be permitted.
- .l waste disposal shall be located in a main building.

12.2612.3 for the purposes of Exception 2612:

- .3 a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;
- .4 where a dwelling unit or building in an LC – Section 2612 zone abuts a Natural System zone, a 5.0 metre wide portion of the front yard, rear yard and interior side yard, measured from the boundary of a Natural System zone, shall only be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, and no buildings or structures, including swimming pools, decks, patios, sheds and gazebos, paved areas, excavations or grading shall be permitted.
- .5 as of the date of the passing of this by-law, a portion of the existing building shall be permitted to encroach within the 5.0 metre wide unoccupied private area, however any alterations or additions to this building shall not be permitted to encroach into the 5.0 metre wide unoccupied private area.

12.2613 Exception 2613

12.2613.1 The lands shall only be used for the following purposes:

- .1 either:
 - .a the purposes permitted by an R2 – Exception 2617 zone; and,
 - .b purposes accessory to the other permitted purposes.
- .2 or:
 - .a an apartment dwelling; and,
 - .b purposes accessory to the other permitted purposes.

12.2613.2 That the following uses be prohibited:

- .1 for the purposes permitted by Exception 2613.1(1), the requirements and restrictions of an R2 – Exception 2617 zone;
- .2 the purposes permitted by Exception 2613.1.(1) shall not be permitted until March 1, 2006.
- .3 for the purposes permitted by Exception 2613.1(2) the following:
 - .a Minimum Lot Width: 40 metres;
 - .b Minimum Building Setbacks: 15 metres from the front lot line, and 10 metres from the interior, exterior and rear lot lines;
 - .c Minimum Distance between buildings: 30 metres.
 - .d Maximum Lot Coverage: 25%
 - .e Maximum Floor Space Index: 4.5
 - .f Maximum Building Height: 25 storeys
 - .g Minimum Open Space: 40% of the lot area.
 - .h Parking: a minimum of two parking spaces per apartment dwelling unit, plus a minimum of 0.25 parking spaces per apartment dwelling unit devoted to visitor parking.

12.2613.3 for the purposes of this Exception:

- .1 a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street.

12.2614 Exception 2614

12.2614.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- .2 an office;
- .3 a research and development facility;
- .4 a recreation facility or structure;
- .5 a day nursery;
- .6 a retail outlet operated in conjunction with a particular purpose permitted by Exception 2614.1(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
- .7 purposes accessory to the other permitted purposes.

12.2614.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback to all Streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 metres;
- .2 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential or institutional zone, the minimum requirement shall be 15.0 metres;
- .3 Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;
- .4 Minimum Lot Width: 60.0 metres;
- .5 Minimum Lot Area: 7.6 hectares;
- .6 Maximum Lot Coverage: 45 percent;
- .7 Maximum Building Height: 13.7 metres;
- .8 Maximum Floor Space Index for an office: 0.5;
- .9 Minimum Landscaped Open Space:
 - .a a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and
 - .b a 3.0 metre wide landscaped area shall be provided and maintained where it abuts any other street, excluding driveway locations.

.10 all garbage and refuse containers for a restaurant shall be located within a climate-controlled area within a building.

12.2614.3 for the purposes of Exception 2614:

.1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.

12.2615 Exception 2615

12.2615.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building but not any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases;
- .2 offices;
- .3 warehouse;
- .4 health and fitness club;
- .5 golf course;
- .6 community club, and
- .7 purposes accessory to the other permitted purposes.

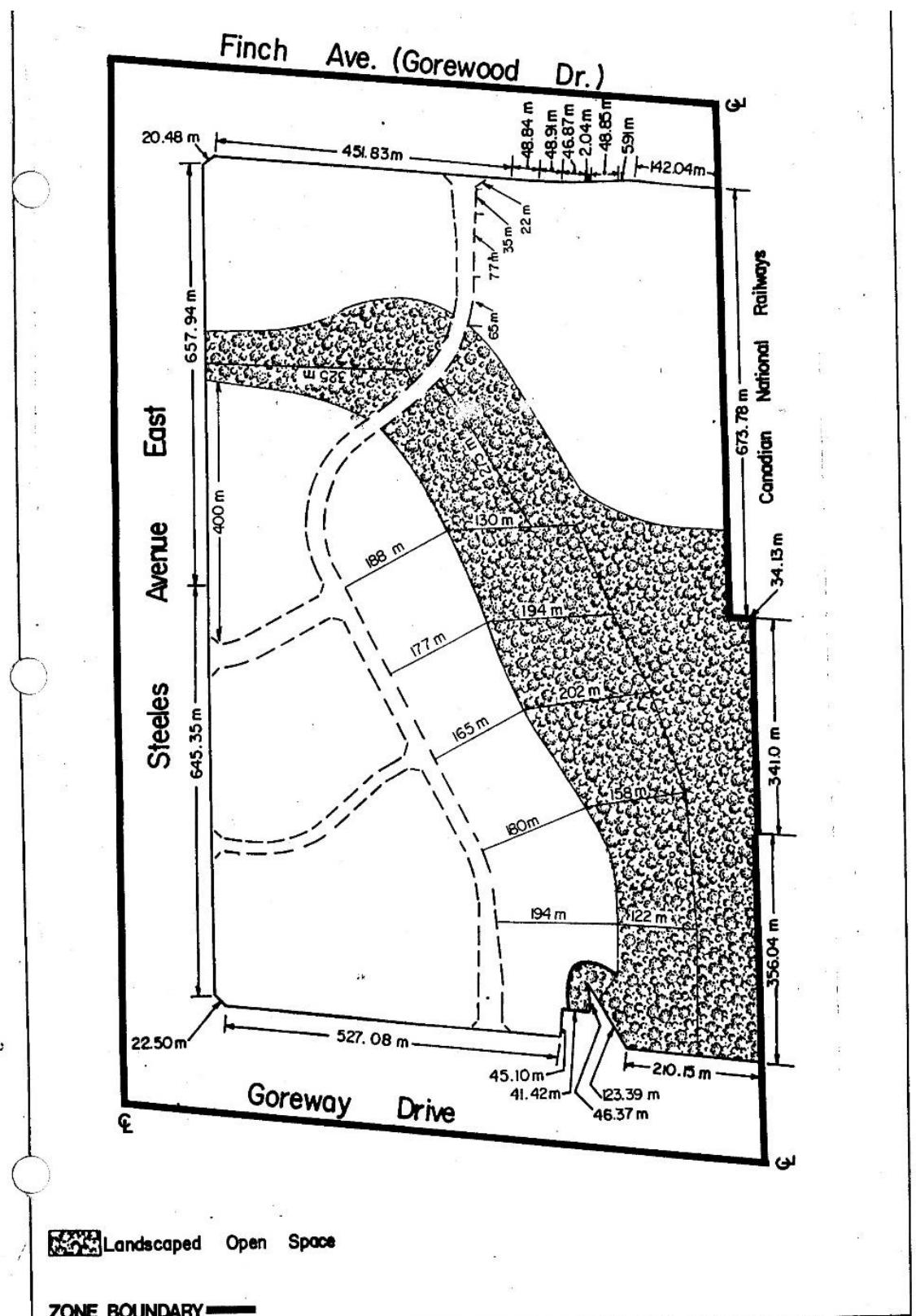
12.2615.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Gross Floor Area: 50% of the total lot area
- .2 Minimum Front Yard Depth: 15 metres
- .3 Minimum Lot Area: 5.0 hectares
- .4 Minimum Exterior Side Yard Width: abutting Steeles Avenue: 46 metres abutting any other road: 15 metres
- .5 Maximum Lot Coverage by all buildings and structures: 25% of the lot area
- .6 Maximum Building Height: 13.7 metres
- .7 Minimum Landscaped Open Space:
 - .a 60 percent of the space minimum required front yard area
 - .b 60 percent of the minimum required exterior side yard
- .8 all buildings and structures shall be set back a minimum of 55 metres from the boundary of any lot zoned or used for residential purposes;
- .9 no buildings or structures shall be located on the lands shown as Landscaped Open Space on Figure 1 - Exception 2615, and
- .10 no outside storage of goods, materials or machinery shall be permitted.
- .11 Minimum Interior Side Yard Width: 4 metres, except that where it abuts a railway line or utility corridor, the minimum requirement is 15 metres.

12.2615.3 for the purposes of Exception 2615:

.1 Health And Fitness Club shall mean a building or place used for sport, recreational and social purposes.

Figure 1



12.2616 Exception 2616

12.2616.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the PE Zone

12.2616.2 The lands shall be subject to the following requirements and restrictions

- .1 a Minimum Landscaped Open Space Buffer Strip of 10.0 metres shall be provided and maintained abutting lands shown as Landscaped Open Space on Figure 1 - Exception 2615;
- .2 Minimum Exterior Side Yard:
 - .a abutting Steeles Avenue: 32.0 metres
 - .b abutting any other road: 15.0 metres
- .3 Minimum Lot Area: 3.8 hectares
- .4 no building or structures shall be located on the lands shown as Landscaped Open Space on Figure 1 - Exception 2615
- .5 a Landscaped Open Space Strip having a minimum width of 9.0 metres and 4.5 metres shall be provided and maintained abutting Steeles Avenue and Kenview Boulevard respectively, except at approved driveway locations.

12.2617 Exception 2617

12.2617.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling; and,
- .2 purposes accessory to the other permitted purposes.

12.2617.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a for an end unit of a townhouse dwelling on a corner lot: 164 square metres;
 - .b for an end unit of a townhouse dwelling that is not on a corner lot: 154 square metres;
 - .c for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 126 square metres;
- .2 Minimum Lot Width:
 - .a for an end unit of a townhouse dwelling on a corner lot: 7.0 metres;
 - .b for an end unit of a townhouse dwelling that is not on a corner lot: 6.7 metres;
 - .c for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 5.5 metres;
- .3 Minimum Lot Depth: 23.0 metres;
- .4 Minimum Setback to Steeles Avenue West: 5.0 metres;
- .5 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required rear yard lot area for the particular unit;
- .7 Minimum Exterior Side Yard Width: 0.5 metres;
- .8 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres;
- .9 Maximum Building Height: 3 storeys;
- .10 Maximum Lot Coverage by main building: none;
- .11 Minimum Landscaped Open Space:
 - .a other than approved driveway, porch and stair locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;

- .b each dwelling unit shall have a minimum rear yard area of 33 square metres;
- .12 Minimum Distance between buildings: none;
- .13 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- .14 no more than 8 dwelling units shall be attached;
- .15 the following provisions shall apply to garages:
 - .a maximum garage door width:
 - .i for a dwelling unit where the main entrance is located in an exterior side wall: 5.2 metres;
 - .ii in all other instances: 2.5 metres;
 - .b the garage shall not project beyond the front wall of the dwelling unit;
 - .c no more than 5% of the total number of dwelling units shall have maximum garage door widths of 5.2 metres.
- .16 Porches and Balconies may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .17 bay windows, 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;
- .18 Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus an additional 0.3 parking spaces shall be provided in total for visitor/recreation equipment purposes.

12.2617.3 for the purposes of Exception 2617:

- .1 a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;
- .2 a Corner Lot shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium;
- .3 a Townhouse Dwelling shall mean a building that is divided vertically above established grade into 3 or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metre in area from the ground level to the roofline of the wall; and where each dwelling has independent entrances to a rear yard and a front or exterior side yard immediately abutting the rear wall and front or exterior side wall of each unit; and,

.4 where a dwelling unit lot abuts a Natural System zone, a 5.0 metres wide portion of the rear yard for that particular dwelling unit lot, measured from the rear lot line, shall only be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, and no buildings or structures, including swimming pools, decks, patios, sheds and gazebos, paved areas, excavations or grading shall be permitted.

12.2618 Exception 2618

12.2618.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by UT Zone but not a cemetery
- .2 a driving range
- .3 a miniature golf course
- .4 a putting, chipping or pitching green
- .5 a ball batting facility
- .6 a picnic area
- .7 purposes accessory to the other permitted purposes

12.2618.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 7.8 hectares
- .2 Minimum Lot Width: 50 metres
- .3 Maximum Building Height: one storey
- .4 minimum number of off-street parking spaces: 62

12.2618.3 for the purposes of Exception 2618:

- .1 shall also be subject to the requirements and restrictions relating to the Parkway Belt West contained in the General Provisions for All Zones and UT.

12.2619 Exception 2619

12.2619.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in the PE Zone; and
- .2 a retail establishment having no outside storage
- .3 an office (excluding medical and dental)
- .4 a commercial, technical, recreational school
- .5 a banquet hall
- .6 a bank, trust company or finance company
- .7 a service shop
- .8 a personal service shop
- .9 a dining room restaurant, take out restaurant
- .10 a laundromat, dry cleaning and laundry
- .11 distribution station, dry cleaning and laundry establishment
- .12 a health or fitness centre

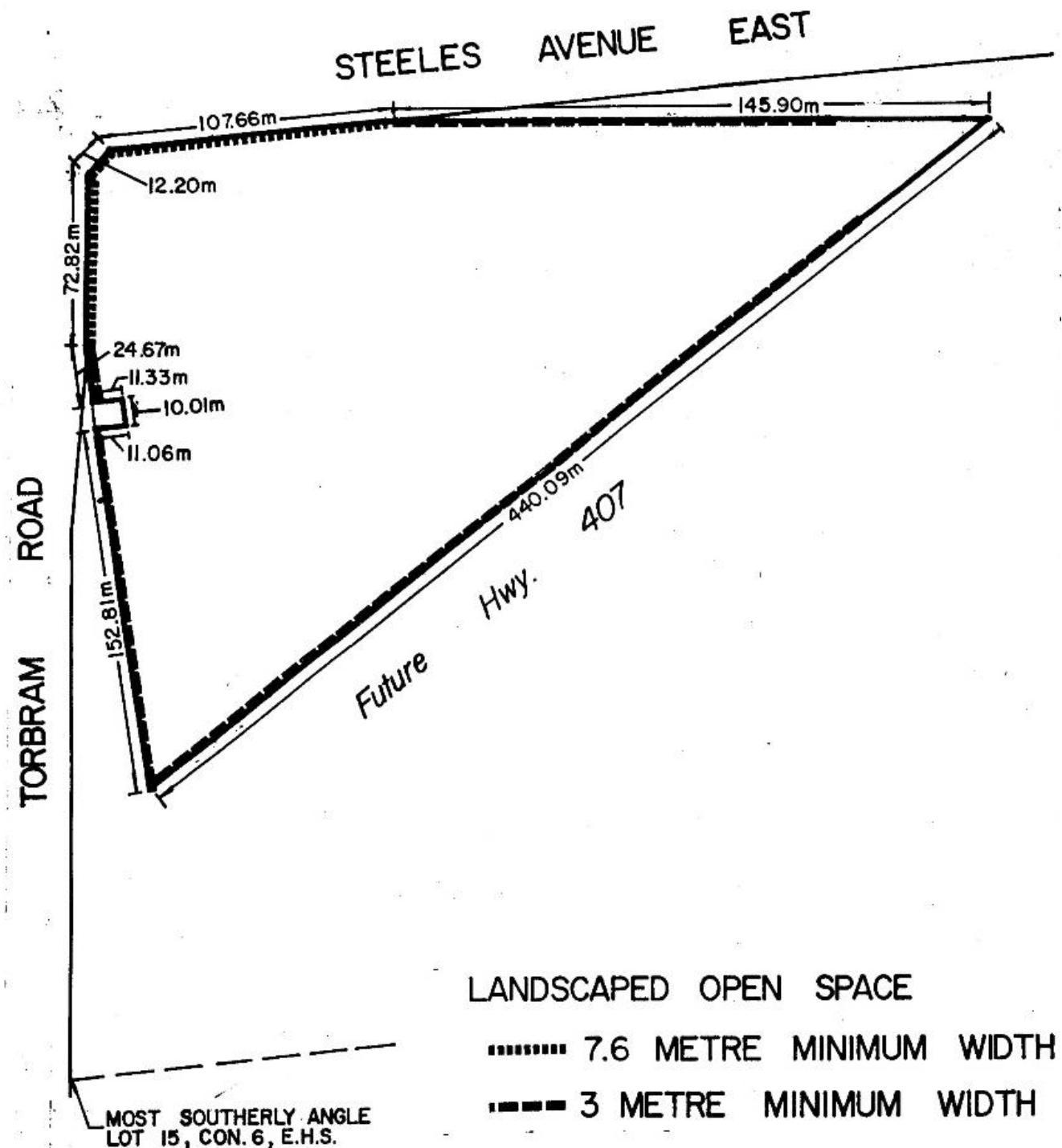
12.2619.2 The lands shall be subject to the following requirements and restrictions:

- .1 Landscaped Open Space area shall be provided, with the exception of approved driveways, in the locations and having the minimum widths shown on Figure 1 - Exception 2619
- .2 Minimum required parking spaces: 577
- .3 Maximum building height: 1 storey
- .4 Maximum gross floor area, exclusive of any mezzanine floor area used only for storage purposes: 18,500 square metres
- .5 Maximum gross floor area devoted to body rub parlours as follows:
 - .a 380 square metres restricted to units legally described as "Units 36 and 37, Level 1, Peel Condominium Plan No. 473" (2565 Steeles Avenue East); and
 - .b 205 square metres restricted to units legally described as "Units 1 and 2, Level 1, Peel Condominium Plan No. 399" (7955 Torbram Road).

12.2619.3 for the purposes of Exception 2619:

- .1 all lands zoned PE-Exception 2619 shall be considered one lot for zoning purposes.

Figure 1



12.2620 Exception 2620

12.2620.1 The lands shall only be used for the following purposes:

- .1 a golf course
- .2 purposes accessory to the other permitted purpose.

12.2620.2 The lands shall be subject to the following requirements and restrictions

- .1 minimum front yard depth, rear yard depth and side yard width: 25 metres
- .2 Minimum Setback distance to boundary of NS zone: 7.5 metres
- .3 Maximum Building Height:
 - .a for a club house or pro shop: 2 storeys
 - .b for either a maintenance building or an accessory building: 1 storey

12.2621 Exception 2621

12.2621.1 The lands shall only be used for the following purposes:

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

12.2621.2 The lands shall be subject to the following requirements and restrictions:

- .1 no buildings or structures shall be permitted, except that which is required for flood and erosion control, and for excavations and grading required to accommodate a paved or similar type of walkway path.

12.2622 Exception 2622

12.2622.1 The lands shall only be used for the following purposes:

- .1 a community college,
- .2 only in conjunction with a community college, a day nursery,
- .3 a public or private school, and
- .4 purposes accessory to the other permitted purposes.

12.2622.2 The lands shall be subject to the following requirements and restrictions

- .1 shall be subject to the requirements and restrictions relating to the I2 zone.

12.2623 Exception 2623

12.2623.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 research and development facilities in conjunction with an office;
- .3 a hotel;
- .4 a conference centre;
- .5 only in conjunction with the uses and ancillary to the uses permitted in Exceptions 2623.1(1) and 2623.1(2), limited light manufacturing and repairing and assembly of finished goods but shall not include the following purposes:
 - .a a warehouse;
 - .b a distribution facility or operation;
 - .c the processing of raw foods or by-products;
 - .d a motor vehicle repair shop and motor vehicle body shop;
 - .e a transport terminal;
 - .f a taxi or bus station;
 - .g a motor vehicle parts or boat parts sales establishment;
 - .h a salvage, junk, scrap or bulk storage yard;
 - .i outdoor storage including Intermodal containers on chassis;
 - .j a parking lot;
 - .k the cleaning of goods or products;
- .6 only in conjunction with the uses permitted in Exceptions 2623.1(1), 2623.1(2), 2623.1(3) and 2623.1(4), the following purposes:
 - .a a bank, trust company or financial institution;
 - .b a retail establishment;
 - .c a convenience store;
 - .d a banquet hall;
 - .e a dry cleaning and laundry establishment;
 - .f a dining room restaurant, a take-out restaurant, a convenience restaurant;
 - .g a service shop;

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

.7 a park, playground, recreational facility;

.8 the purposes permitted by the NS zone;

.9 purposes accessory to the other permitted purposes.

12.2623.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.8 hectares;
- .2 Minimum Lot Width: 60 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 Minimum Building Setback to Highway 407/Transitway right-of-way: 14.0 metres;
- .9 Minimum Building Setback to a Natural System zone shall be 5 metres;
- .10 Maximum Building Height: none;
- .11 Minimum Building Height: 9.5 metres;
- .12 Minimum Landscaped Open Space, except at approved driveway locations:
 - .a a width of 6.0 metres along Mississauga Road and Steeles Avenue West;
 - .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 OC zone boundary;
- .13 uses permitted in Exception 2623.1(5) shall be limited to a maximum of 30 per cent of the gross floor area and shall not be located within a freestanding building;

- .14 uses permitted in Exception 2623.1(6) shall be limited to a maximum of 20 percent of the main building's gross floor area;
- .15 uses permitted in Exception 2623.1(8) shall be subject to the requirements and restrictions contained within the NS zone category;
- .16 the openings for waste disposal and loading facilities of any buildings shall face away from a public street or be screened;
- .17 no outdoor storage or outdoor display or outdoor sales of goods and materials shall be permitted;
- .18 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within a building;
- .19 an adult entertainment parlour or an adult videotape store shall not be permitted.

12.2623.3 for the purposes of Exception 2623:

- .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.

12.2624 Exception 2624

12.2624.1 The lands shall only be used for the following purposes:**.1 Industrial:**

- .a a motor vehicle sales establishment; and,
- .b a warehouse;
- .c the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:
 - .i 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 Non-Industrial:

- .a an office;
- .b a hotel;
- .c a conference centre;
- .d only in conjunction with the uses permitted in Exceptions 2624.1(2)(a),(b) and (c) 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 fitness club;
- .xiii a health centre; and,
- .xiv a day nursery;
- .e a park, playground, recreational facility;
- .f the purposes permitted by the NS zone;
- .g purposes accessory to other permitted purposes.
- .h a radio or television broadcasting and transmission establishment;
- .i the following uses as freestanding commercial development, provided that the following uses are located within 170 metres from Steeles Avenue West and a public street intersection:
 - .i an office;
 - .ii a service shop;
 - .iii a personal service shop, but excluding a massage or body rub parlour;
 - .iv a retail establishment, having no outside storage (excluding food/grocery stores in excess of 557 square metres);
 - .v a retail warehouse;
 - .vi a bank, trust company and finance company;
 - .vii a laundromat;
 - .viii a dining room restaurant, a take-out restaurant, and a convenience restaurant;
 - .ix a printing or copying establishment;
 - .x a commercial school;
 - .xi a garden centre sales establishment;
 - .xii a place of commercial recreation;
 - .xiii community club;
 - .xiv a health centre;

.3 Accessory:

- .a an associated educational use;
- .b an associated office;
- .c a retail outlet operated in connection with a particular purpose permitted by Exceptions 2624.1(1)(b) and (c), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
- .d purposes accessory to the other permitted purposes.

12.2624.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area shall be 0.4 hectares, except for those uses permitted in Exception 2624.1(1) and 2624.1(2)(a),(b) and (c) located within 100 metres of Steeles Avenue West, and within 150 metres of Highway 407 right-of-way/Transitway right-of-way and/or from an OC - Exception 2623 zone category, in which case the minimum lot area shall be 0.8 hectares;
- .2 Minimum Lot Width shall be 40 metres, except for those uses permitted in Exception 2624.1(1) and 2624.1(2)(a),(b) and (c) located within 100 metres of Steeles Avenue West and within 150 metres of the Highway 407 right-ofway/Transitway right-of-way, and/or from an OC – Exception 2623 zone category, 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: 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 Minimum Building Setback to Highway 407/Transitway right-of-way: 14.0 metres
- .9 Minimum Building Setback to a TransCanada Pipe Line easement or right-of-way shall be 10.0 metres;
- .10 Maximum Building Height: none;
- .11 Minimum Landscaped Open Space, except at approved driveway locations:
 - .a a width of 6.0 metres along Mississauga Road and Steeles Avenue West;
 - .b a width of 6.0 metres abutting the Highway 407 and/or Transitway right-of-way, which may be reduced to 3 metres when separated by a public street;
 - .c a width of 3.0 metres along a lot line abutting any other public street; and,
 - .d no landscaped open space is required along a lot line that abuts an industrial zone or an OC zone boundary, or an OS - Exception 2804 zone boundary;

- .12 uses permitted in Exception 2624.1(2)(d) shall be limited to a maximum of 20 percent of the main building's gross floor area;
- .13 uses permitted in Exception 2624.1(2)(f) shall be subject to the requirements and restrictions contained within the NS zone category;
- .14 the openings for waste disposal and loading facilities of any buildings shall face away from a public street and Highway 407/Transitway right-of-way, or shall be screened;
- .15 Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:
 - .a outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping.
 - .b outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area,
 - .c outdoor storage of truck and trailer parking may exceed the lesser of 5% of the lot or 10% of the building area, when located, or will be located between buildings in accordance with the Master Site Plan Agreement, and/or screened from a public street;
 - .d outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;
 - .e outdoor Storage, shall not be located within 100 metres from Steeles Avenue, and/or Highway 407/Transitway right-of-way;
- .16 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.
- .17 an adult entertainment parlour or an adult videotape store shall not be permitted;

12.2624.3 for the purposes of Exception 2624:

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.
- .2 Outdoor Storage shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.
- .3 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

12.2625 Exception 2625

12.2625.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a hotel;
- .3 a conference centre;
- .4 only in conjunction with the uses permitted in Exceptions 2625.1(1), (2) and (3) the following purposes:
 - .a a bank, trust company or financial institution;
 - .b a retail establishment;
 - .c a convenience store;
 - .d a banquet hall;
 - .e a dry cleaning and laundry establishment
 - .f a dining room restaurant, a take-out restaurant, a convenience restaurant;
 - .g a service shop;
 - .h a personal service shop;
 - .i a printing or copying establishment;
 - .j a commercial school;
 - .k a community club;
 - .l a fitness club;
 - .m a health centre;
 - .n a day nursery;
 - .o a park, playground, and recreational facility;
- .5 the purposes permitted by the NS zone
- .6 purposes accessory to the other permitted purposes.
- .7 Industrial:
 - .a a motor vehicle sales establishment; and,
 - .b a warehouse;
 - .c the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:

- .i 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.

.8 Accessory:

- .a an accessory educational use;
- .b an associated office;
- .c a retail outlet operated in connection with a particular purpose permitted by Exceptions 2625.1(7)(b) and (c), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
- .d purposes accessory to the other permitted purposes

12.2625.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.8 hectares
- .2 Minimum Lot Width: 60 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 Minimum Building Setback to Highway 407 and transitway right-of-way shall be 14.0 metres.
- .9 Minimum Building Setback to a Natural System zone and to a TransCanada Pipe Line easement or right-of-way shall be 10 metres;
- .10 Maximum Building Height: none;
- .11 Minimum Landscaped Open Space, except at approved driveway locations:

- .a a width of 6.0 metres abutting the highway 407 and/or Transitway right-of-way, which may be reduced to 3.0 metres when separated by a public street;
- .b a width of 3.0 metres along a lot line abutting a public street; and,
- .c no landscaped open space is required along a lot line that abuts an OC zone boundary or an PE zone boundary.

.12 uses permitted in Exception 2625.1(4) shall be limited to a maximum of 20 per cent of the main building's gross floor area;

.13 the openings for waste disposal and loading facilities of any buildings shall face away from a public street, or be effectively screened;

.14 Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:

- .a outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping.
- .b outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area,
- .c outdoor storage of truck and trailer parking may exceed the lesser of 5% of the lot or 10% of the building area, when located, or will be located between buildings in accordance with the Master Site Plan Agreement, and/or is screened from a public street;
- .d outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;
- .e outdoor Storage, shall not be located within 100 metres from Steeles Avenue, and/or Highway 407/Transitway right-of-way;

.15 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.

.16 an adult entertainment parlour, an adult videotape store or an adult bookstore shall not be permitted;

.17 notwithstanding any other zoning provisions, within this by-law, to the contrary, the lands zoned by this zone category shall be treated as a single lot for zoning purposes.

2625.4 for the purposes of Exception 2625:

.1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

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

12.2626 Exception 2626

12.2626.1 The lands shall only be used for the following purposes:

- .1 shall only be used as a buffer area.

12.2626.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum the Buffer Area shall have a minimum width of 25 metres, and
- .2 the Buffer Area shall be landscaped and bermed to screen the adjacent lands used for residential purposes from the lands used for industrial purposes.

12.2627 Exception 2627

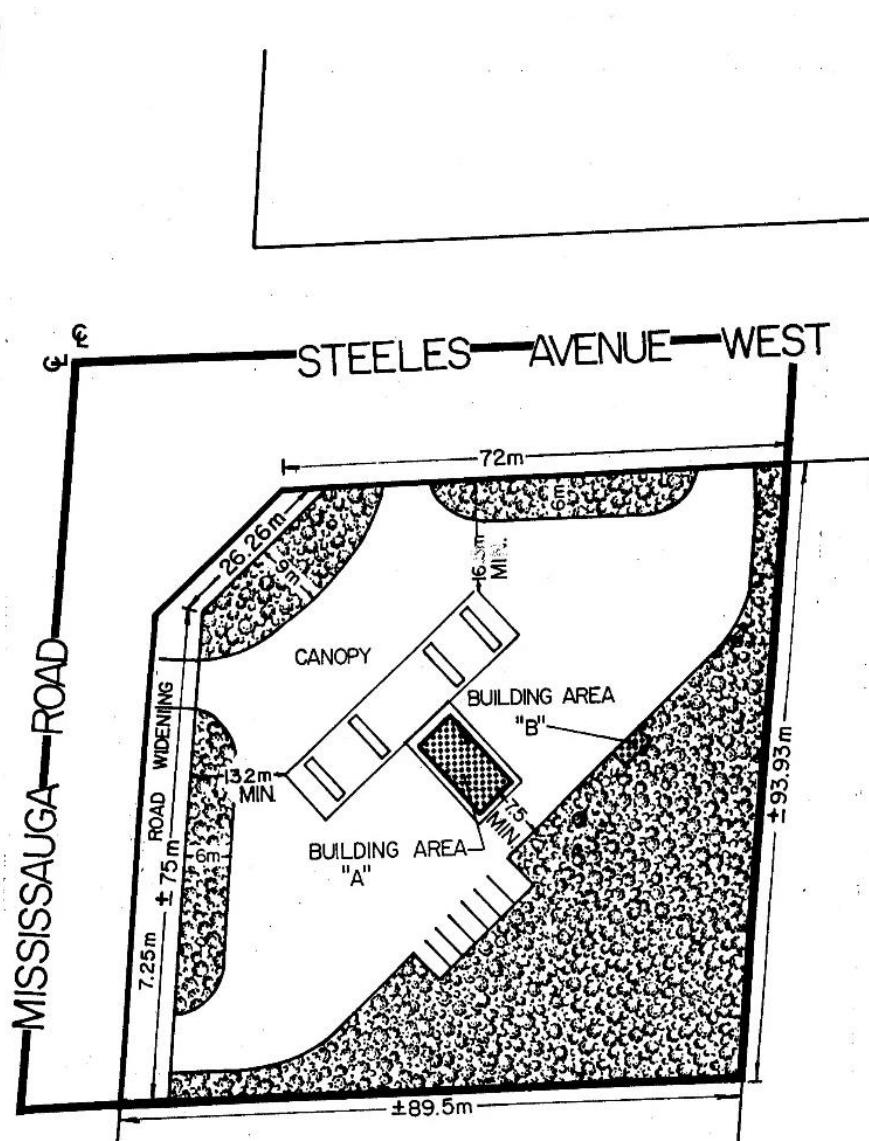
12.2627.1 The lands shall only be used for the following purposes:

- .1 gas bar;
- .2 convenience store, and
- .3 purposes accessory to the other permitted purposes.

12.2627.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 75 metres;
- .2 Minimum Lot Area: 0.75 hectares;
- .3 the Gross Commercial Floor Area of BUILDING AREA "A" shown on Figure 1 - Exception 2627 shall not exceed 112 square metres;
- .4 the Gross Floor Area devoted to the convenience store shall not exceed 84 square metres;
- .5 all buildings shall be located within the areas identified as Building Area on Figure 1-Exception 2627;
- .6 the Maximum Building Height shall not exceed 1 storey;
- .7 Landscaped Open Space shall be provided and maintained within the area identified as Landscaped Open Space on Figure 1 -Exception 2627, and
- .8 all garbage and refuse containers shall be totally enclosed and located within BUILDING AREA "B" shown on Figure 1 - Exception 2627.

Figure 1

**LEGEND** **BUILDING AREA** **LANDSCAPED OPEN SPACE****MIN. MINIMUM****ZONE BOUNDARY** —————

12.2628 Exception 2628

12.2628.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage, but not including a beer, liquor or wine store, retail establishments selling goods that appeal to erotic tastes, a record store or a novelty store;
- .2 a convenience store, or a variety store;
- .3 a bank, trust company, or financial institution;
- .4 an office;
- .5 a personal service shop excluding a hairdressing salon and a barber shop;
- .6 a service shop;
- .7 a laundromat;
- .8 a dining room restaurant or a convenience restaurant, and
- .9 purposes accessory to the other permitted purposes.

12.2628.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.56 hectares;
- .2 Minimum Lot Width: 88.0 metres;
- .3 Minimum Lot Depth: 62.0 metres;
- .4 Minimum Rear Yard Depth: 5.5 metres;
- .5 Minimum Interior Side Yard: 9.0 metres;
- .6 Maximum Building Height: one storey;
- .7 Maximum Gross Commercial Floor Area: 1,219.0 square metres;
- .8 video or amusement arcades, pool and billiard halls, and bowling alleys shall not be permitted;
- .9 the total Gross Commercial Floor Area to be devoted to restaurant uses and medical office uses shall not exceed 122.0 square metres;
- .10 video games and amusement devices shall not be permitted within a variety store;
- .11 an adult entertainment parlour shall not be permitted;
- .12 food related refuse storage and restaurant refuse storage shall be located within a climate controlled area within a building;
- .13 a Landscaped Open Space Area, not less than 7.5 metres wide, shall be provided and maintained along the Kennedy Road South frontage, exclusive of the driveway location, and along the

hypotenuse of the daylight triangle located at the intersection of Steeles Avenue East and Kennedy Road South;

- .14 a Landscaped Open Space Area, not less than 9.0 metres wide, shall be provided and maintained along the Steeles Avenue East flankage, exclusive of the driveway location.
- .15 garbage and refuse storage facilities, including any storage of recyclable materials, shall be enclosed and roofed and located within a building, and
- .16 a solid masonry wall having a minimum height of 1.8 metres shall be provided and maintained along the west and south site limits where abutting a residential zone.

12.2628.3 for the purposes of Exception 2628:

- .1 Variety Store shall mean a retail establishment engaged in the business of selling food and convenience goods to the general public which may include the sale of prepared food without seating for the consumption of food on the premises and having a gross commercial floor area of less than 300 square metres..

12.2629 Exception 2629

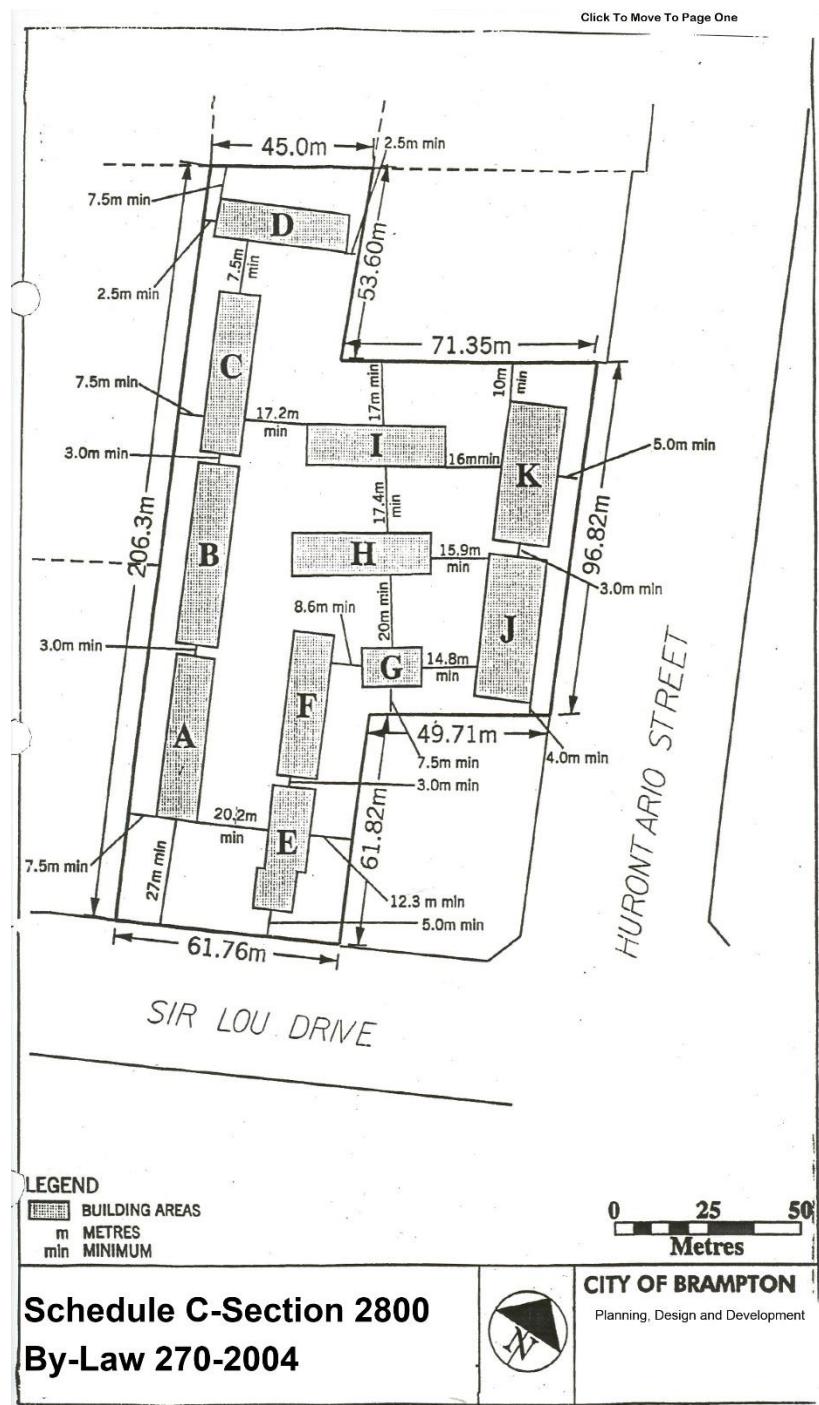
12.2629.1 The lands shall only be used for the following purposes:

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

12.2629.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 1.69 hectares;
- .2 Minimum Building Setbacks from property limits shall be as shown on Figure 1;
- .3 Maximum Building Setback from Hurontario Street: 6.0 metres
- .4 Maximum Building Height: 10.5 metres
- .5 Maximum Number of Dwelling Units: 76
- .6 Maximum Dwelling Unit Width: 5.49 metres;
- .7 Maximum Lot Coverage by buildings: 35% of lot area.
- .8 all buildings shall be located within the areas outlined as BUILDING AREAS on Figure 1;
- .9 Maximum Number of Dwelling Units Per Dwelling: eight (8) except for BUILDING AREA B as outlined on Figure 1; wherein a maximum of nine (9) dwelling units shall be permitted;
- .10 Parking shall be provided in accordance with the standards for Condominium Townhouses as set out in Section 4.1 to this by-law; and,
- .11 Minimum Distance between buildings shall be as shown on Figure 1.

Figure 1



12.2630 Exception 2630

12.2630.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2630.2 The lands shall be subject to the following requirements and restrictions

.1 Minimum Lot Area:

- .a Interior Lot: 390 square metres
- .b Corner Lot: 453 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.2 metres
- .b Corner Lot: 14.3 metres

.3 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

- .a the width of the side yard abutting a walkway shall always be at least 1.2 metres;
- .b the minimum distance between two detached dwellings shall not be less than 2.1 metres;
- .c where the distance between the wall of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

12.2631 Exception 2631

12.2631.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2631.2 The lands shall be subject to the following requirements and restrictions

.1 Minimum Lot Area:

- .a Interior Lot: 270 square metres
- .b Corner Lot: 333 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9 metres
- .b Corner Lot: 11.1 metres

.3 Minimum Lot Depth

- .a 25 metres for a lot with the front lot line abutting the turning circle of a cul-de-sac
- .b 30 metres in all other cases

.4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:

- .a the width of the side yard abutting a walkway, OS, P, I1 or I2 zone shall always be at least 1.2 metres;
- .b the minimum distance between two detached dwellings shall not be less than 2.1 metres;
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

12.2631.3 for the purposes of Exception 2631:

.1 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2632 Exception 2632

12.2632.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling;
- .2 linked duplex dwelling;
- .3 a linked triplex dwelling, and
- .4 purposes accessory to the other permitted purposes.

12.2632.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Minimum Lot Width shall be 20 metres;
- .2 the Minimum Lot Area per dwelling unit shall be 200 square metres;
- .3 the number of townhouse dwelling units shall not exceed 18;
- .4 the number of linked duplex dwelling units shall not exceed 40;
- .5 the number of linked triplex dwelling units shall not exceed 6;
- .6 Parking shall be provided in accordance with Section 4.1;
- .7 each townhouse dwelling unit shall provide 2 parking spaces, one in a private garage attached to the unit and one in a private drive;
- .8 an underground parking garage shall be provided containing a minimum of 69 parking spaces;
- .9 all visitor parking spaces shall be located on grade;
- .10 the Maximum Height of all structures shall be two storeys, except for that portion of a building containing linked triplex dwelling units which shall be a maximum of 3 storeys;
- .11 no building or structure, including an underground parking garage, shall be located closer to any property boundary than 7.5 metres except for an end wall of a townhouse dwelling containing no windows to a habitable room, which shall be a minimum of 4 metres from any property boundary;
- .12 the maximum number of dwelling units per dwelling shall be 24 except in the case of townhouse dwellings which shall be 6;
- .13 no balcony shall be located on the rear wall of any dwelling, and
- .14 a linked duplex dwelling may be attached to a linked triplex dwelling.

12.2632.3 for the purposes of Exception 2632:

- .1 Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 or more dwelling units, with at least 50 percent of the above grade area of each main wall of

interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

- .2 Dwelling, Linked Duplex shall mean a building that consists of two or more duplex dwellings attached to each other above established grade, with the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling units, and with the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling units, and where each dwelling unit has an independent entrance either directly, or through common vestibules.
- .3 Dwelling, Linked Triplex shall mean a building that consists of two or more triplex dwellings attached to each other above established grade, with the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling units, and with the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling units, and where each dwelling unit has an independent entrance either directly, or through common vestibules.

12.2633 Exception 2633

12.2633.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by LC Zone.

12.2633.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 1 storey
- .2 Minimum Landscaped Open Space:
 - .a 15 percent of the lot area
 - .b 20 percent of the minimum required front yard area
 - .c Minimum Width abutting a residential zone: 3 metres
 - .d Minimum Width abutting a road allowance or a 0.3 metre reserve: 3 metres
- .3 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
- .4 Minimum Distance separation between a restaurant and a residential zone: 50 metres
- .5 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building
- .6 garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone
- .7 no amusement devices shall be permitted
- .8 no outside storage or display of goods shall be permitted

12.2634 Exception 2634

12.2634.1 The lands shall only be used for the following purposes:**.1 Industrial:**

- .a A motor vehicle sales establishment, and only in conjunction with a motor vehicle sales establishment, a motor vehicle repair shop, a motor vehicle body shop, and a motor vehicle washing establishment;
- .b A warehouse; and,
- .c The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
- .d An accessory retail outlet 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.

.2 Non-Industrial:

- .a An office;
- .b A hotel;
- .c A conference centre;
- .d Only in conjunction with the uses permitted in Exceptions 2634.1(2)(a), (b) and (c), to a maximum of 20 per cent of the floor area of those principle uses, one or more of 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 purpose permitted in a NS Zone;
- .g A radio or television broadcasting and transmission establishment;
- .h The following commercial uses only within 195 metres of Steeles Avenue West and 240 metres east of the TransCanada Pipeline right-of-way:
 - .i A service shop;
 - .ii A personal service shop, but excluding a massage or body rub parlour;
 - .iii A retail establishment, excluding food/grocery stores in excess of 557 square metres, and having no outside storage;
 - .iv A retail warehouse;
 - .v A bank, trust company and finance company;
 - .vi A dry cleaning and laundry distribution station;
 - .vii A dining room restaurant, a take-out restaurant, and a convenience restaurant;
 - .viii A printing or copying establishment;
 - .ix A commercial, technical and recreational school;
 - .x A garden centre sales establishment;
 - .xi A place of commercial recreation;
 - .xii Community club;
 - .xiii A health centre;
- .i The following commercial uses only within 170 metres of Heritage Road and within 88 metres of a NS Zone:
 - .i A kennel;
 - .ii An animal hospital; and,
 - .iii An administrative office or facility of a public authority;
- .j Purposes accessory to other permitted purposes, including
 - .i An associated educational use; and,
 - .ii An associated office.

12.2634.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area shall be 0.4 hectares, except for lands located within 100 metres of Steeles Avenue West or Winston Churchill Boulevard, or Highway 407 right-of-way/Transitway right-of-way, in which case the minimum lot area shall be 0.8 hectares;
- .2 Minimum Lot Width shall be 40 metres, except for lands located within 100 metres of Steeles Avenue West or Winston Churchill Boulevard, or Highway 407 right-of-way/Transitway right-of-way, 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: 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 Minimum Building Setback to Highway 407/Transitway right-of-way: 14.0 metres
- .9 Minimum Building Setback to a TransCanada Pipe Line right-of-way shall be 7.0 metres;
- .10 Maximum Building Height: none;
- .11 Minimum Landscaped Open Space, except at approved driveway locations only as follows:
 - .a A width of 6.0 metres abutting Steeles Avenue West, Winston Churchill Boulevard and Bramwest Parkway;
 - .b A width of 6.0 metres abutting the Highway 407/Transitway right-of-way, which may be reduced to 3 metres when separated by a public street;
 - .c A width of 3.0 metres abutting any other public street; and,
 - .d A width of 3.0 metres abutting a NS Zone, which may be reduced to 0 metres within 195 metres of Heritage Road.
- .12 Notwithstanding the requirements and restrictions contained within Exception 2634, the uses permitted in a NS Zone shall be subject to only the requirements and restrictions of the NS Zone;
- .13 Notwithstanding the requirements and restrictions contained within Exception 2634, the commercial uses permitted in Exception 2634.1(2)(h) shall be subject to only the requirements and restrictions of the SC zone and a minimum building setback of 7 metres to a TransCanada Pipe Line right-of-way;
- .14 Notwithstanding the requirements and restrictions contained within Exception 2634, the uses permitted in Exception 2634.1(2)(i) shall be subject to only a front, side and rear yard setback of 3.0 metres, except along a lot line abutting a NS Zone which shall require a minimum setback of 5.0 metres;

- .15 The openings for waste disposal and loading facilities of any buildings shall face away from a public street and Highway 407/Transitway right-of-way, or shall be screened;
- .16 Outside Storage shall only be permitted as an accessory use in the rear and interior 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 5% of the lot or 10% of the building area;
 - .c Outside storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments; and,
 - .d Outside Storage, shall not be located within 100 metres from Steeles Avenue, Winston Churchill Boulevard, Bramwest Parkway, and Highway 407/Transitway right-of-way;
- .17 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.
- .18 An adult entertainment parlour or an adult videotape store shall not be permitted;

12.2634.3 for the purposes of Exception 2634:

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.
- .2 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

12.2635 Exception 2635

12.2635.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a an office; and
- .2 Accessory:
 - .a purposes accessory to the other permitted purposes.

12.2635.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Maximum Gross Commercial Floor Area shall not exceed 28,630 square metres;
- .2 the Maximum Building Height shall not exceed 10 storeys;
- .3 an underground parking structure shall not be located any closer than 3.0 metres to a lot line;
- .4 the Minimum Setback from a street for any access ramp to an underground parking structure shall be 15 metres;
- .5 garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- .6 the Minimum Distance between buildings shall be equal to half of the sum of the heights of the two applicable buildings;
- .7 the Minimum Building Setback from a street shall be 10 metres;
- .8 the Minimum Interior Side Yard Width shall be 3.0 metres;
- .9 the Minimum Rear Yard Depth shall be 6.0 metres; and
- .10 a Landscaped Open Space area with a minimum depth or width of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street.

12.2636 Exception 2636

12.2636.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in the I2 – Exception 2665 zone;
- .2 a residential apartment building;
- .3 purposes accessory to the other permitted purposes.

12.2636.2 That the following uses be prohibited:

- .1 the purposes permitted in Exception 2636.1(1), shall be subject to the requirements and restrictions of the Exception 2665.2 of this by-law;
- .2 the purposes permitted by Exception 2636.1(2) and Exception 2636.1(3) shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Width: 80 metres.
 - .b Minimum Lot Depth: 50 metres.
 - .c Minimum Interior Side Yard: 8 metres.
 - .d Minimum Front Yard Setback: 25 metres from the centreline of Ray Lawson Boulevard for a residential apartment building.
 - .e Minimum Number of Parking Spaces shall be provided as follows:
 - .i For dwelling units 65 square metres or less in size: 1.06 spaces per unit;
 - .ii For dwelling units greater than 65 square metres in size, parking shall be provided in accordance with Section 4.1 of this by-law.
 - .f Maximum Building Height shall be 5 storeys, except within a distance of 35 metres from the most easterly property line, when the maximum building height shall be 7 storeys.
 - .g Minimum Landscaped Open Space: 50 percent of the lot area.

12.2637 Exception 2637

12.2637.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- .2 an office;
- .3 a research and development facility
- .4 a recreational facility or structure;
- .5 a day nursery;
- .6 a retail outlet operated in conjunction with a particular purpose permitted by Exception 2637.1(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,
- .7 purposes accessory to the other permitted purposes.

12.2637.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback to all streets: 15.0 metres, except Finch Avenue where the minimum requirement shall be 30.0 metres;
- .2 Minimum Lot Width: 60.0 metres;
- .3 Minimum Lot Area: 1.2 hectares;
- .4 Maximum Lot Coverage: 45 percent;
- .5 Maximum Building Height: 13.7 metres;
- .6 Maximum Floor Space Index for an office: 0.5
- .7 Minimum Landscaped Open Space:
 - .a 20 percent of the minimum 15.0 metre setback to all streets, other than Finch Avenue, shall be landscaped open space; and
 - .b a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Finch Avenue.
- .8 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building; and,
- .9 Loading and Parking shall be provided in accordance with sections 4.1 and 4.6 of the By-law.

12.2637.3 for the purposes of Exception 2637:

- .1 Research And Development Facility shall mean a building or place where investigation of or experimentation with goods and materials take place within an enclosed building or structure.
- .2 Recreational Facility Or Structure shall mean an area, surface, place, installation or device which is designed and used for active recreational pursuits of persons during their leisure time. A recreational facility or structure may include, but shall not be limited to, a tennis court, ice skating rink, horseshoe pit, bocci court, lawn bowling court, croquet pitch and shuffleboard court. A recreational facility or structure shall not include a billiard hall or amusement arcade.

12.2638 Exception 2638

12.2638.1 The lands shall only be used for the following purposes:

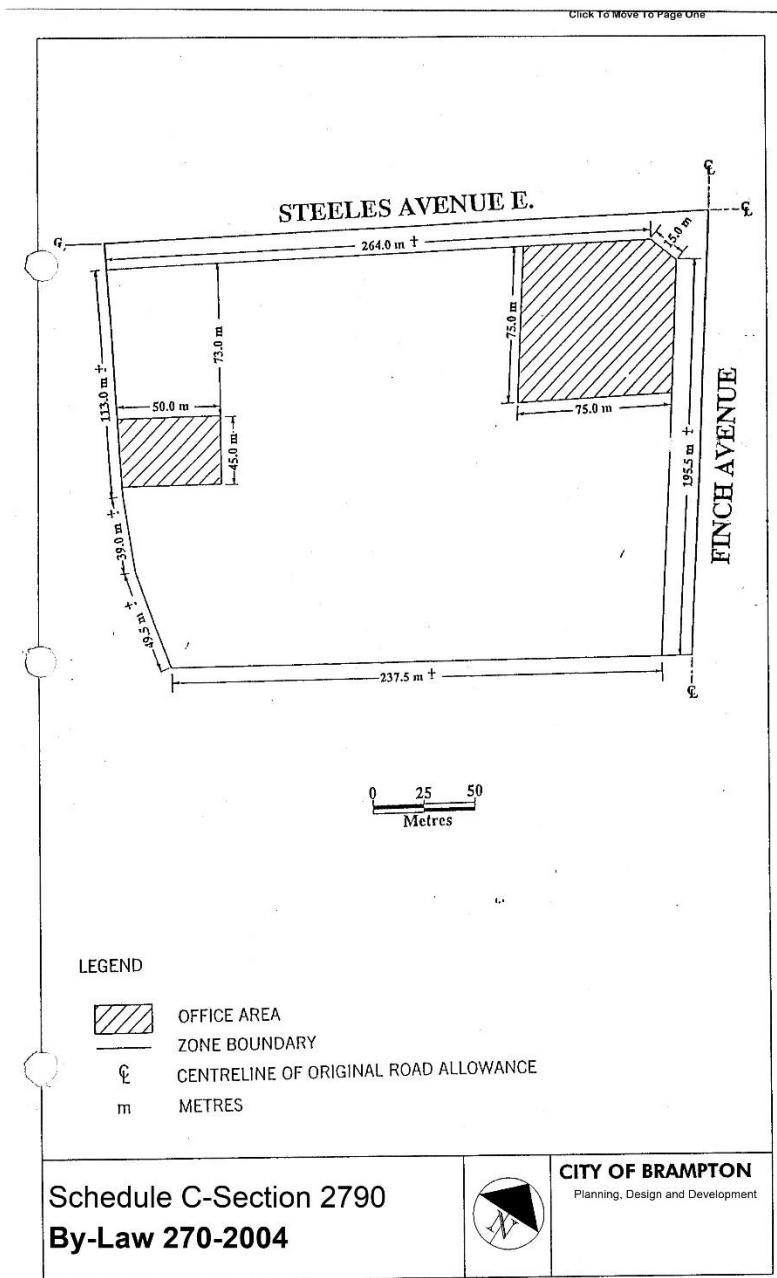
- .1 an office;
- .2 a bank, trust company or financial institution;
- .3 a retail establishment;
- .4 a personal service shop;
- .5 a dry cleaning and laundry distribution station;
- .6 a dining room restaurant, a convenience restaurant or a take-out restaurant;
- .7 a convenience store;
- .8 a recreational facility or structure;
- .9 a hotel or motel;
- .10 a banquet hall; and,
- .11 purposes accessory to the other permitted purposes.

12.2638.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback to Steeles Avenue East: 35.0 metres;
- .2 Minimum Setback to Finch Avenue: 30.0 metres;
- .3 Minimum Lot Area: 5.0 hectares;
- .4 Minimum Landscaped Open Space: a continuous 12.0 m wide landscaped area shall be provided and maintained abutting Steeles Avenue East and Finch Avenue, excluding driveway locations;
- .5 the area shown identified as OFFICE AREA on Figure 1 - Exception 2638 shall only be used for the purposes permitted by Exception 2638.1(1) and (11);
- .6 the Maximum Building Height shall not exceed 8 storeys;
- .7 the Maximum Floor Space Index for an office, excluding a parking structure, shall not exceed 1.0;
- .8 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;
- .9 any underground parking area shall have a minimum 3.0 metre setback from any street right-of-way and 0 metres from an interior side yard;
- .10 for buildings located within 75.0 metres of Finch Avenue, the distance between each building shall be either less than 3.0 metres or more than 30.0 metres; and,

.11 Loading and Parking shall be provided in accordance with section 4.1 and 4.6 of the By-law.

Figure 1



12.2639 Exception 2639

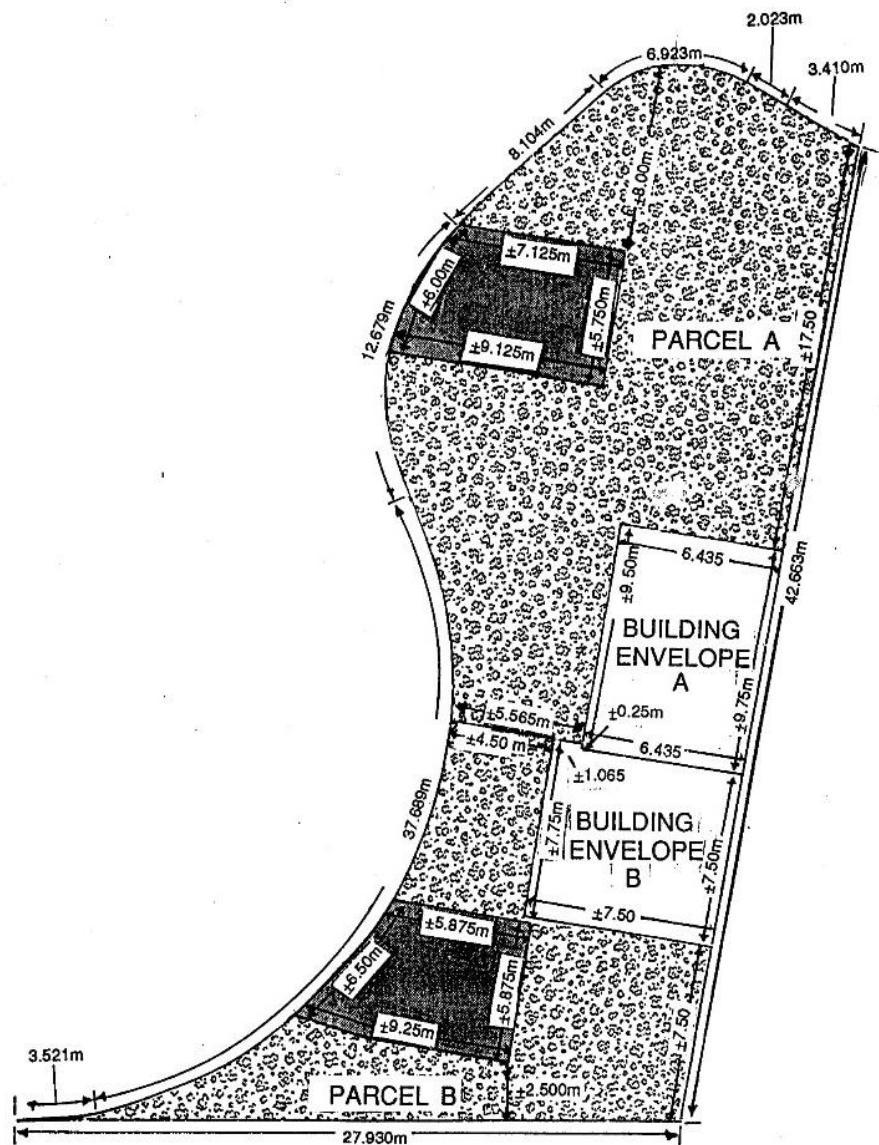
12.2639.1 The lands shall only be used for the following purposes:

- .1 a quadruplex dwelling unit;
- .2 purposes accessory to the other permitted purposes.

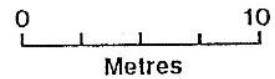
12.2639.2 That the following uses be prohibited:

- .1 Building envelopes, landscaped areas, minimum lot dimensions, and parking areas shall be as shown on Figure 1 - Exception 2639;
- .2 Minimum Lot Area - Parcel A: 433 square metres
- .3 Minimum Lot Area - Parcel B: 249 square metres;
- .4 Uncovered Parking Spaces are permitted in the front yard of a quadruplex dwelling unit;
- .5 the maximum width of a driveway for a quadruplex dwelling unit shall be 6 metres;
- .6 no accessory buildings shall be permitted;
- .7 no swimming pools shall be permitted;

Figure 1

**LEGEND**

- PARKING AREA**
- LANDSCAPED AREA**



12.2640 Exception 2640

12.2640.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R2 Zone

12.2640.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area for Street Townhouse Dwelling,

- .a Interior lot, excluding end lot of a townhouse dwelling: 173 square metres
- .b End lot of an interior townhouse dwelling: 235 square metres.
- .c Corner Lot: 228 square metres.

.2 Minimum Lot Width for Street Townhouse Dwelling:

- .a Interior lot, excluding end lot of a townhouse dwelling: 5.64 metres
- .b End lot of an interior townhouse dwelling: 7.67 metres
- .c Corner lot: 7.67 metres

.3 Minimum Interior Side Yard Width for Street Townhouse Dwelling:

- .a for an interior dwelling unit, other than an end dwelling unit: 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.
- .b for an end dwelling unit, other than a corner dwelling unit: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.

.4 Minimum Exterior Side Yard Width for Street Townhouse Dwelling: 3 metres

.5 Minimum Rear Yard Depth: 8.5 metres

.6 Maximum Number of Attached Dwelling Units: 4

12.2641 Exception 2641

12.2641.1 The lands shall only be used for the following purposes:

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

12.2641.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 1.2 metres

12.2642 Exception 2642

12.2642.1 The lands shall only be used for the following purposes:

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

12.2642.2 The lands shall be subject to the following requirements and restrictions

- .1 Minimum Interior Side Yard Width: 1.2 metres

12.2643 Exception 2643

12.2643.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by RE Zone;
- .2 uses accessory to a place of worship located on the adjacent property (7580 Kennedy Road South) including parking and faith-based instruction or teaching and administrative offices.

12.2643.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.338 hectares
- .2 Minimum Lot Width: 62 metres

12.2644 Exception 2644

12.2644.1 The lands shall only be used for the following purposes:

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

12.2644.2 The lands shall be subject to the following requirements and restrictions

- .1 accessory building and swimming pools
 - .a for Lots 1 through 13, accessory buildings and swimming pools shall be no closer than 3.0 metres to the boundary of an NS Zone.

12.2645 Exception 2645

12.2645.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2645.2 The lands shall be subject to the following requirements and restrictions

.1 Minimum Lot Area:

- .a Interior Lot: 330 square metres.
- .b Corner Lot: 420 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres.
- .b Corner Lot: 14.0 metres.

12.2646 Exception 2646

12.2646.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2646.2 The lands shall be subject to the following requirements and restrictions

.1 Minimum Lot Area:

- .a Interior Lot: 320 square metres.
- .b Corner Lot: 410 square metres.

.2 Minimum Lot Width:

- .a Interior Lot: 10.8 metres.
- .b Corner Lot: 13.8 metres.

.3 Visibility Triangle: for Lot 54, the erection of a building or structure, and the planting of vegetation higher than 0.75 metres shall not be permitted within the area shown as "Visibility Triangle".

12.2647 Exception 2647

12.2647.1 The lands shall only be used for the following purposes:

- .1 nursing home
- .2 retirement home
- .3 purposes accessory to the other permitted purposes.

12.2647.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.6457 hectares
- .2 Minimum Front Yard Depth: 30.0 metres
- .3 Minimum Side Yard Width: 14 metres or 1/2 height of the dwelling whichever is greater
- .4 Minimum Rear Yard Depth: 10.0 metres
- .5 Maximum Density: 140 beds per hectare
- .6 Maximum Building Height: 5 storeys
- .7 Minimum Landscaped Open Space: 50%
- .8 Parking shall be provided and maintained in accordance with the following requirements:
 - .a 0.20 spaces per bed
 - .b 0.25 visitor spaces per bed, plus
 - .c 1 space per employee of largest shift

12.2647.3 for the purposes of Exception 2647:

- .1 Lot Line, Front shall mean the property line closest to Sir Lou Drive and the front lot line is not required to divide the lot from a street.

12.2648 Exception 2648

12.2648.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R2 Zone.

12.2648.2 for the purposes of Exception 2648:

.1 Dwelling Unit, Street Townhouse shall mean a dwelling unit with an attached private garage in a street townhouse dwelling, which dwelling unit and attached private garage is located on its own lot.

.2 Dwelling, Street Townhouse shall mean a building that is divided vertically above established grade into 3 or more dwelling units, and in the case of an interior dwelling unit shall have at least 90% of the above grade area of the main wall attached to the main wall of the abutting dwelling unit and shall have at least 90% of the above grade common wall area of the attached private garage attached to the above grade common wall area of the abutting private garage and in the case of an exterior dwelling unit shall have at least 90% of the above grade area of the main wall attached to the main wall of the abutting dwelling unit, or at least 90% of the above grade common wall area of the attached private garage attached to the above grade common wall area of the abutting attached private garage.

.3 Main Wall shall mean the wall on the side lot line between two fully attached dwelling units excluding private garages

12.2649 Exception 2649

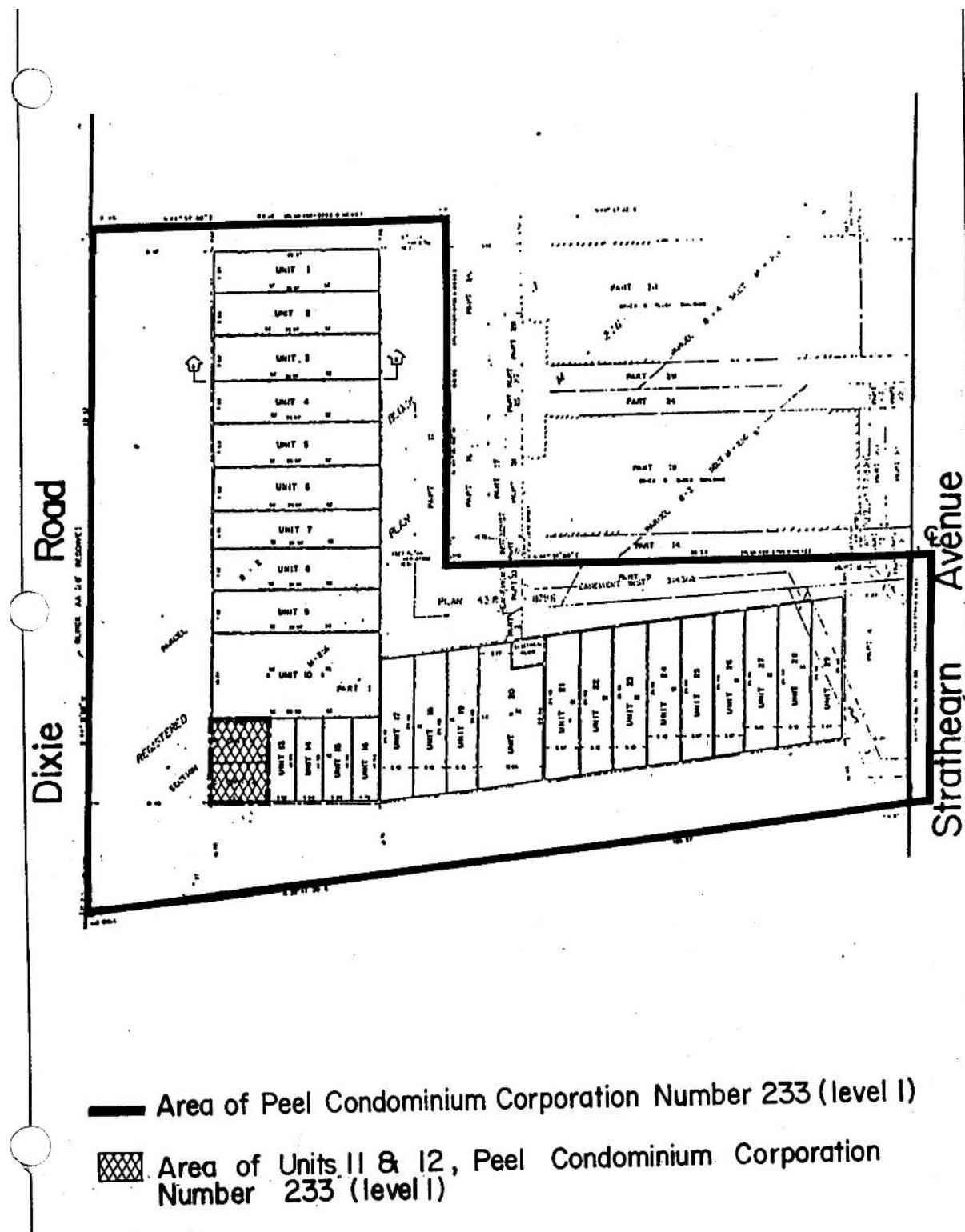
12.2649.1 The lands shall only be used for the following purposes:

- .1 purposes permitted by PE Zone, and
- .2 a law office

12.2649.2 The lands shall be subject to the following requirements and restrictions:

- .1 the law office shall be located within the area shown as Area of Units 11 and 12, Peel Condominium Corporation Number 233 (level 1) on Figure 1 -Exception 2649.

Figure 1



12.2650 Exception 2650

12.2650.1 The lands shall only be used for the following purposes:

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

12.2650.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a semi-detached dwelling:
 - .i Interior Lot: 350 square metres per lot and 175 square metres per dwelling unit.
 - .ii Corner Lot: 400 square metres per lot and 230 square metres for the dwelling closest to the flankage lot line.
 - .b quadruplex dwelling:
 - .i Interior Lot: 800 square metres per lot and 110 square metres per dwelling unit.
 - .ii Corner Lot: 920 square metres per lot and 260 square metres per dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a semi-detached dwelling:
 - .i Interior Lot: 18 metres and 9 metres per dwelling unit.
 - .b quadruplex dwelling:
 - .i Interior Lot: 20 metres and 10 metres for a dwelling unit.
 - .ii Corner Lot: 23 metres and 13 metres for a dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth:
 - .a semi-detached dwelling: 19 metres
 - .b quadruplex dwelling: 39 metres
- .4 Minimum Front Yard Depth:
 - .a semi-detached dwelling: 4.5 metres
 - .b quadruplex dwelling: 15.5 metres

- .5 Minimum Rear Yard Depth: 6 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey, except that where the common wall of semi-detached dwelling units or dwelling unit coincides with a side lot line, the side yard may be 0 metres.
- .7 Maximum Building Height: 2 storeys
- .8 Minimum Landscaped Open Space:
 - .a quadruplex dwelling: 10 percent of the front yard
 - .b each dwelling unit of a quadruplex dwelling unit shall be provided with a minimum landscaped open space area suitable as a private amenity area with an area of not less than 30 square metres.
- .9 Each dwelling unit in a quadruplex dwelling shall be provided with a minimum of 2 parking spaces.
- .10 Uncovered Parking Spaces are permitted in the front yard of a quadruplex dwelling.

12.2650.3 for the purposes of Exception 2650:

- .1 Private Amenity Area shall mean a landscaped open space area abutting a dwelling unit, which private amenity area may be located in the front yard provided it is not part of the front yard minimum landscaped open space, and is located a minimum distance of 9 metres from the front lot line.

12.2651 Exception 2651

12.2651.1 The lands shall only be used for the following purposes:

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

12.2651.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area:

- .a Interior Lot: 180 square metres
- .b Corner Lot: 245 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10 metres
- .b Corner Lot: 13 metres

.3 Minimum Lot Depth: 15 metres

.4 Minimum Interior Side Yard Width:

- .a for a side yard flanking an Ontario Hydro - Electric Power Commission electric power line transmission corridor: 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b for all other interior side yards: 0 metres, provided that:
 - .i the distance between the walls of two dwellings is not less than 1.2 metres;
 - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
 - .iii the total width of side yards on any lot is not less than 1.2 metres.

.5 Minimum Exterior Side Yard Width: 3 metres, provided that the distance to the front of the garage is not less than 6 metres.

.6 Minimum Rear Yard Depth:

- .a for a rear yard abutting the rear main wall of an attached garage: 6 metres,
- .b for all other rear yards: 0 metres provided that:
 - .i minimum width of the rear yard is not less than 4 metres, and
 - .ii minimum area of the rear yard is not less than 35 square metres;

.7 Maximum Building Height: 2 storeys provided that where the dwelling abuts a rear yard with a depth of zero metres to 3.5 metres, the maximum height shall not exceed one storey.

- .8 the Rear Yard shall be enclosed by a visual screen comprising the walls of dwellings and attached garage and a visual screen fence with a minimum height of 1.8 metres.
- .9 no door, window or other opening shall be permitted in the wall of a dwelling abutting the rear yard of abutting dwellings.
- .10 no accessory buildings shall be permitted

12.2651.3 for the purposes of Exception 2651:

- .1 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

12.2652 Exception 2652

12.2652.1 The lands shall only be used for the following purposes:

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

12.2652.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 25 metres
- .2 Minimum Centre Line Setback to Steeles Avenue: 32 metres
- .3 Minimum Gross Floor Area per dwelling unit: 185.8 square metres
- .4 Minimum Interior Side Yard Width:
 - .a adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
 - .b when the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2653 Exception 2653

12.2653.1 The lands shall only be used for the following purposes:

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

12.2653.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 14 metres
- .2 Minimum Gross Floor Area per dwelling unit: 185.8 square metres
- .3 Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2654 Exception 2654

12.2654.1 The lands shall only be used for the following purposes:

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

12.2654.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 14 metres
- .2 Minimum Gross Floor Area per dwelling unit: 185.8 square metres
- .3 Minimum Interior Side Yard Width:
 - .a abutting an P zone: 1.2 metres
 - .b 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2654.3 for the purposes of Exception 2654:

- .1 Rear, Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2655 Exception 2655

12.2655.1 The lands shall only be used for the following purposes:

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

12.2655.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 14 metres
- .2 Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2656 Exception 2656

12.2656.1 The lands shall only be used for the following purposes:

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

12.2656.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 17 metres
- .2 Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

12.2657 Exception 2657

12.2657.1 The lands shall only be used for the following purposes:

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

12.2657.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

12.2658 Exception 2658

12.2658.1 The lands shall only be used for the following purposes:

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

12.2658.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 14.0 metres

12.2659 Exception 2659

12.2659.1 The lands shall only be used for the following purposes:

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

12.2659.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 13 metres
- .2 Minimum Interior Side Yard Width:
 - .a abutting an OS or P zone: 1.2 metres
 - .b adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2659.3 for the purposes of Exception 2659:

- .1 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2660 Exception 2660

12.2660.1 The lands shall only be used for the following purposes:

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

12.2660.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

12.2660.3 for the purposes of Exception 2660:

- .1 Rear Lot Line shall mean the lot line opposite to and furthest from the front lot line.

12.2661 Exception 2661

12.2661.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2661.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width:

- .a abutting a walkway zoned P: 1.2 metres
- .b adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

12.2662 Exception 2662

12.2662.1 The lands shall only be used for the following purposes:

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

12.2662.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 14.0 metres
- .2 Minimum Gross Floor Area per dwelling unit: 185.8 square metres

12.2663 Exception 2663

12.2663.1 The lands shall only be used for the following purposes:

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

12.2663.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 18 metres
- .2 Minimum Lot Depth: 27 metres
- .3 Minimum Lot Area: 480 square metres

12.2664 Exception 2664

12.2664.1 The lands shall only be used for the following purposes:

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

12.2664.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 11 metres

12.2665 Exception 2665

12.2665.1 The lands shall only be used for the following purposes:

- .1 a retirement home;
- .2 a nursing home;
- .3 only in conjunction with a retirement home:
 - .a tuck shop;
 - .b hairdressing salon
- .4 purposes accessory to other permitted purposes.

12.2665.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 185 metres;
- .2 Minimum Lot Depth: 130 metres;
- .3 Minimum Setback from centre line of roadway: 35 metres;
- .4 Minimum Setback from:
 - .a Interior lot line: 8.4 metres;
 - .b Open Space zone: 9.0 metres;
- .5 Maximum Building Height : 2 storeys;
- .6 Maximum Number of buildings: 2
- .7 the Maximum Gross Floor Area of all buildings shall not exceed 11,500 square metres;
- .8 the facilities shall permit:
 - .a if only one building is built,
 - .i either,
 - 1. a maximum 148 unit retirement home and 40 bed nursing home,
 - .ii or
 - 1. a maximum 168 unit retirement home and a 0 bed nursing home,
 - .iii or
 - 1. a maximum 134 unit retirement home and 100 bed nursing home.
 - .b if two buildings are built,

- .i either,
 - 1. a maximum 114 unit retirement home and 140 bed nursing home.
- .ii or
 - 1. a maximum 134 unit retirement home, and 100 bed nursing home.

.9 if two buildings are built, the retirement home units and nursing home beds may be distributed between the buildings, provided the number of units or beds does not exceed those shown in Exception 2665.2(8)(b).

.10 Minimum Number of Parking Spaces shall be provided as follows:

- .a a retirement home: 0.45 spaces for each bed,
- .b a nursing home: 0.50 spaces for each bed.

.11 all garbage and refuse storage containers shall be located within the buildings;

.12 the Gross Leasable Commercial Floor Area of the tuck shop shall not exceed 40 square metres;

.13 the Gross Leasable Commercial Floor Area of the hairdressing salon shall not exceed 30 square metres;

.14 the purposes permitted by Exception 2665.1(3)(a) and 2665.1(3)(b) shall be restricted to the use of the residents, their guests and employees only.

12.2665.3 for the purposes of Exception 2665:

.1 Private Amenity Area shall mean a landscaped open space area abutting a dwelling unit, which private amenity area may be located in the front yard provided it is not part of the front yard minimum landscaped open space, and is located a minimum distance of 9 metres from the front lot line.

12.2666 Exception 2666

12.2666.1 The lands shall only be used for the following purposes:

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

12.2666.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
 - .a Interior Lot: 420 square metres
 - .b Corner Lot: 500 square metres
- .2 Minimum Lot Width
 - .a Interior Lot: 14 metres
 - .b Corner Lot: 17 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres

12.2667 Exception 2667

12.2667.1 The lands shall only be used for the following purposes:

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

12.2667.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth: the length of the westerly lot boundary shall not be less than 36.0 metres
- .2 Minimum Lot Area: 590 square metres.

12.2667.3 for the purposes of Exception 2667:

- .1 Lot 13, shall be considered a corner lot with the lot line abutting the turning circle of the cul-de-sac an exterior side lot line.

12.2668 Exception 2668

12.2668.1 The lands shall only be used for the following purposes:

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

12.2668.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 390 square metres
- .2 Minimum Lot Width: 13.5 metres
- .3 Minimum Lot Depth: 29 metres
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side
 - provided that:
 - .a the width of the side yard abutting P zone shall always be at least 1.2 metres
 - .b the minimum distance between two detached dwellings shall not be less than 2.1 metres
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2669 Exception 2669

12.2669.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2669.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 340 square metres

.2 Minimum Lot Width: 12 metres

.3 Minimum Lot Depth: 28 metres

.4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side
provided that:

- .a the width of the side yard abutting P zone shall always be at least 1.2 metres
- .b the minimum distance between two detached dwellings shall not be less than 2.1 metres
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

12.2670 Exception 2670

12.2670.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone

12.2670.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- .a the width of the side yard abutting a walkway or an OS or P zone shall always be at least 1.2 metres;
- .b the side yard with minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard (of an adjacent lot) which is 1.2 metres or greater in width;
- .c the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- .e where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 3.10.1 may project into the yard shall not exceed 35 centimetres.

12.2671 Exception 2671

12.2671.1 The lands shall only be used for the following purposes:

- .1 a semi-detached dwelling;
- .2 an auxiliary group home; and,
- .3 purposes accessory to the other permitted purposes.

12.2671.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 204.0 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.6 metres per lot, and 6.8 metres per dwelling unit;
 - .b Corner Lot: 15.4 metres per lot, and 8.6 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width per dwelling unit shall be:
 - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres; and,
 - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres;

- .iii 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- .11 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- .12 for the purposes of this Exception, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;
- .13 the number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;

12.2672 Exception 2672

12.2672.1 The lands shall only be used for the following purposes:

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

12.2672.2 The lands shall be subject to the following requirements and restrictions:

- .1 Landscaped Open Space shall be provided abutting the rear wall of each dwelling unit with a minimum width equal to the width of the dwelling unit and a minimum depth of 7.5 metres.

12.2673 Exception 2673

12.2673.1 The lands shall only be used for the following purposes:

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

12.2673.2 The lands shall be subject to the following requirements and restrictions:

- .1 any accessory building or structure, including a swimming pool, shall not be located any closer than 3.0 metres to the boundary of a Natural System (NS) zone.

12.2674 Exception 2674

12.2674.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2674.2 The lands shall be subject to the following requirements and restrictions:

.1 shall be subject to the requirements and restrictions of R1 Zone.

12.2674.3 for the purposes of section 2674:

.1 Lot Line, Rear shall mean the lot line furthest and opposite the front lot line.

12.2675 Exception 2675

12.2675.1 The lands shall only be used for the following purposes:

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

12.2675.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 425 square metres.
- .2 Minimum Lot Depth: 21.0 metres.
- .3 Minimum Rear Yard Depth: nil

12.2675.3 for the purposes of Exception 2675:

- .4 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the intersection of the two side lot lines.

12.2676 Exception 2676

12.2676.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by PE Zone of this by-law.

12.2676.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 65 metres;
- .2 Minimum Lot Area: 1 hectare
- .3 Minimum Exterior Side Yard: 6.0 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 12.0 metres, and
- .4 Minimum Landscaped Open Space area shall be provided and maintained as follows:
 - .a abutting the Highway Number 410 road allowance or 0.3 metre reserve: 12 metres
 - .b where a rear yard abuts a Natural System (NS) Zone: 3 metres
 - .c 30 percent of the minimum required front yard area, and
 - .d 50 percent of the minimum required exterior side yard.

12.2677 Exception 2677

12.2677.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by GE Zone of this by-law.

12.2677.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Width: 40 metres.

12.2678 Exception 2678

12.2678.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by PE Zone of this by-law; and
- .2 a drive test / driving school use is a permitted use on any lot where the use was legally existing as of the date of passing of this By-law.

12.2678.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 3 storeys

12.2679 Exception 2679

12.2679.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by PE Zone of this by-law

12.2679.2 The lands shall be subject to the following requirements and restrictions:

- .1 Landscaped Open Space Area shall be provided and maintained abutting Highway Number 410 and abutting a Natural System zone with a width as follows:
 - .a abutting Highway Number 410: 12 metres
 - .b abutting a Natural System zone: 3 metres

12.2680 Exception 2680

12.2680.1 The lands shall only be used for the following purposes:

- .1 an indoor and outdoor recreation facility;
- .2 any conservation area or purpose, and
- .3 purposes accessory to other permitted purposes.

12.2680.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Lot Coverage: 10 percent;
- .2 minimum front yard depth, rear yard depth and side yard width: 30 metres.

12.2681 Exception 2681

12.2681.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by PE Zone of this by-law

12.2681.2 The lands shall be subject to the following requirements and restrictions:

- .1 Landscaped Open Space shall be provided and maintained abutting Highway Number 410 with a minimum width of 12 metres
- .2 a setback abutting an Open Space zone of 15.24 metres shall be provided.

12.2682 Exception 2682

12.2682.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by R1 Zone.

12.2682.2 The lands shall be subject to the following requirements and restrictions:

.2 Minimum Lot Width:

- .a Interior Lot: 11.7 metres
- .b Corner Lot: 13.9 metres

12.2683 Exception 2683

12.2683.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- .2 an office;
- .3 a utility installation;
- .4 a research and development facility;
- .5 a recreational facility or structure;
- .6 a day nursery;
- .7 a banquet hall;
- .8 a retail outlet operated in connection with a particular purpose permitted by Exception 2683.1(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
- .9 purposes accessory to the other permitted purposes.

12.2683.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 15 metres
- .2 Minimum Lot Area: 1.2 hectares
- .3 Maximum Lot Coverage: 45 percent of the lot area
- .4 Minimum Lot Width: 60 metres
- .5 the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- .6 the Maximum Floor Space Index for office use shall not exceed 1.0
- .7 the Minimum Exterior Side Yard Width shall be 15 metres
- .8 the Minimum Landscaped Open Space shall be 20 percent of the minimum required exterior side yard
- .9 the Minimum Landscaped Open Space shall be 20 percent of the minimum required front yard depth, except that where it abuts Kenview Boulevard, a minimum landscaped open space strip of 6 metres is required.

12.2683.3 for the purposes of Exception 2683:

.1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

12.2684 Exception 2684

12.2684.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in LC Zone;
- or
- .2 the purposes permitted in PE Zone.

12.2684.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Minimum Lot Area shall be 1.5 hectares
- .2 the Minimum Rear Yard Depth shall be 30.0 metres
- .3 the Minimum Exterior Side Yard Depth shall be 24.0 metres
- .4 a minimum 5 metre wide landscaped open space strip shall be provided where it abuts a utility corridor or rail line
- .5 a minimum 6 metre wide landscaped open space strip shall be provided abutting the exterior side yard lot line
- .6 a minimum 12 metre wide landscaped open space strip shall be provided abutting the rear lot line

12.2684.3 for the purposes of Exception 2684:

- .1 the uses in 2684.1(1) shall also be subject to the requirements and restrictions of the LC zone are not in conflict with those set out in Exception 2684.2.
- .2 the uses in 2684.1(2) shall also be subject to the requirements and restrictions of the PE zone and the general provisions of this by-law which are not in conflict with those set out in Exception 2684.2.

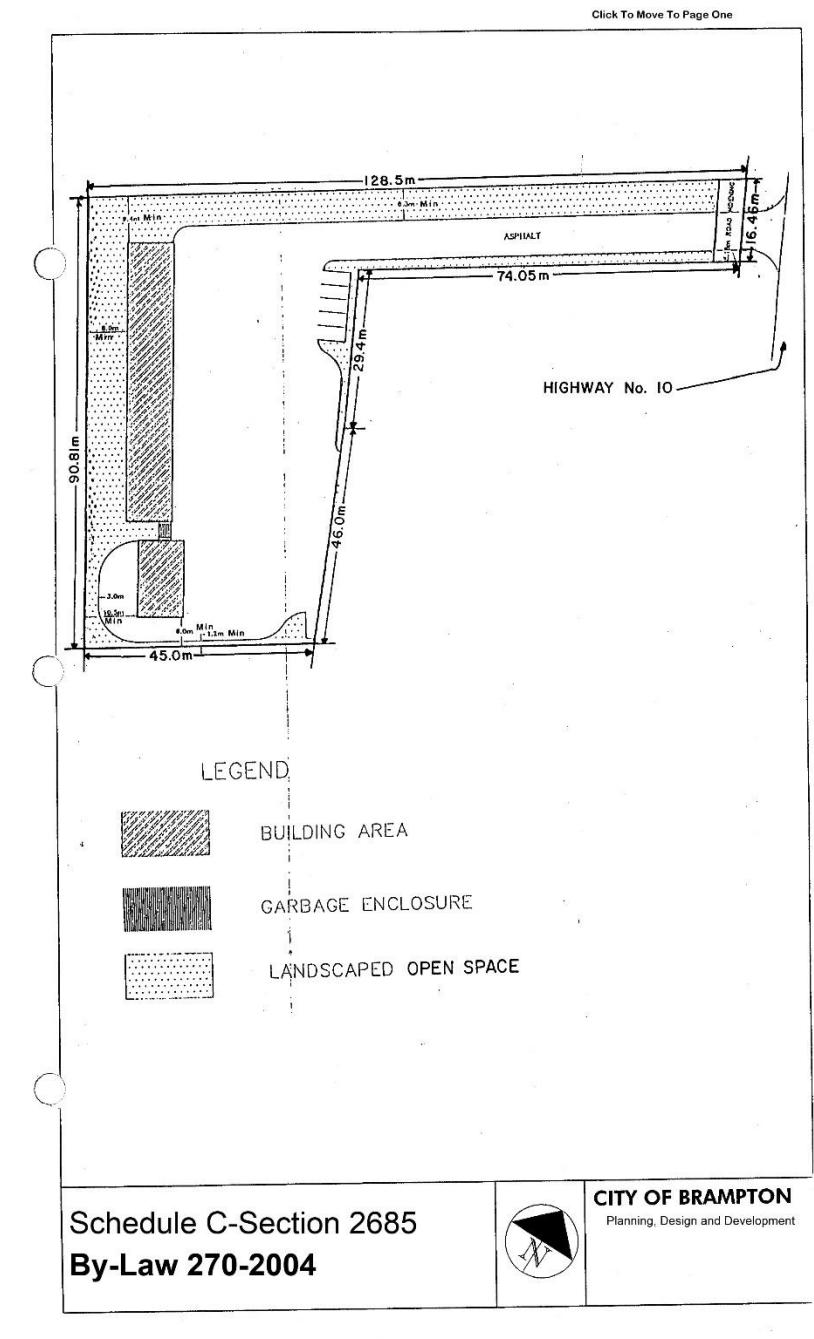
12.2685 Exception 2685

12.2685.1 The lands shall only be used for the following purposes:

- .1 a motor vehicle washing establishment
- .2 a motor vehicle repair shop
- .3 purposes accessory to the other permitted purposes

12.2685.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 15 metres
- .2 the minimum front yard depth, minimum side yard width and minimum rear yard depth should be as shown on Figure 1 - Exception 2685
- .3 all buildings and garbage enclosure shall be located within the areas shown as BUILDING AREA and GARBAGE ENCLOSURE on Figure 1- Exception 2685
- .4 the Maximum Gross Commercial Floor Area of all buildings and garbage enclosure shall not exceed 650 square metres
- .5 all garbage and refuse containers shall be located within an enclosure
- .6 the Maximum Height of all buildings and garbage enclosure shall not exceed one storey
- .7 no outside storage of goods or materials shall be permitted
- .8 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1- Exception 2685.

Figure 1

12.2686 Exception 2686

12.2686.1 The lands shall only be used for the following purposes:

- .1 a gas bar
- .2 purposes accessory to the other permitted purposes

12.2686.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 43 metres
- .2 Minimum Lot Depth: 59 metres
- .3 Minimum Interior Side Yard Width: 15 metres
- .4 Minimum Exterior Side Yard Width: 23 metres
- .5 Maximum Building Height: 1 storey
- .6 a minimum 6.0 metre wide landscaped strip shall be provided along the 0.3 metre reserves except at driveway locations
- .7 a minimum 3.0 metre wide continuous landscaped strip shall be provided abutting the interior side yard and rear yard lot lines
- .8 all garbage and refuse containers shall be enclosed
- .9 the Maximum Gross Floor Area of the kiosks shall not exceed 47 square metres

12.2686.3 for the purposes of Exception 2686:

- .1 Front Yard shall mean a yard extending across the full width of a lot abutting Castleview Drive between the front lot line and the nearest wall of any building or structure on the lot.

12.2687 Exception 2687

12.2687.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- .2 an office;
- .3 a utility installation;
- .4 a research and development facility;
- .5 a recreational facility or structure;
- .6 a day nursery;
- .7 a banquet hall;
- .8 a retail outlet operated in connection with a particular purpose permitted by Exception 2687.1(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
- .9 purposes accessory to the other permitted purposes.

12.2687.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 15 metres
- .2 Minimum Lot Area: 2.0 hectares
- .3 Maximum Lot Coverage: 45 percent of the lot area
- .4 Minimum Lot Width: 50 metres
- .5 Minimum Rear Yard Depth: 15 metres
- .6 the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- .7 the Maximum Floor Space Index for office use shall not exceed 0.9
- .8 a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line
- .9 the Minimum Landscaped Open Space shall be 20 percent of the minimum required front yard depth

12.2687.3 for the purposes of Exception 2687:

- .1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

12.2688 Exception 2688

12.2688.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- .2 an office;
- .3 a utility installation;
- .4 a research and development facility;
- .5 a recreational facility or structure;
- .6 a day nursery;
- .7 a banquet hall;
- .8 a retail outlet operated in connection with a particular purpose permitted by Exception 2688.1(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
- .9 purposes accessory to the other permitted purposes.

12.2688.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 15 metres
- .2 Minimum Lot Area: 1.2 hectares
- .3 Maximum Lot Coverage: 45 percent of the lot area
- .4 Minimum Lot Width: 60 metres
- .5 Minimum Rear Yard Depth: 15 metres
- .6 the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- .7 the Maximum Floor Space Index for office use shall not exceed 0.9
- .8 a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line;

12.2688.3 for the purposes of Exception 2688:

- .1 Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure

12.2689 Exception 2689

12.2689.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an R3H zone;
- .2 a nursing home;
- .3 only in conjunction with an apartment dwelling, and only to a maximum of 15% of the total gross floor area of the apartment dwelling:
 - .a an office, excluding a real estate office;
 - .b a bank;
 - .c a personal service shop; and,
 - .d a convenience store.
- .4 purposes accessory to the other permitted purposes.

12.2689.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 100.0 metres;
- .2 Minimum Rear Yard Depth:
 - .a 9.0 metres to any building or particular portion of a building which serves as a nursing home; and,
 - .b 15 metres or half the overall building height, whichever is greater, to any building or particular portion of a building which serves any purpose other than a nursing home;
- .3 Maximum Building Height:
 - .a 3 storeys for any building or particular portion of a building which serves as a nursing home; and,
 - .b 18 storeys for any building or particular portion of a building which serves any purpose other than a nursing home;
- .4 Minimum Landscaped Open Space: 50 percent of the lot area
- .5 a maximum of 210 apartment dwelling units, of which 63 percent of the units shall have a maximum unit size of less than 93 square metres;
- .6 a 3.0 metre wide landscaped open space strip shall be provided abutting the lands zoned R1 – Exception 2592 and along all street frontages except at approved access locations;
- .7 Parking shall be provided in accordance with the following requirements:
 - .a for a nursing home, parking shall be provided at the rate of 0.5 spaces per bed;

- .b for an apartment dwelling, a minimum of 0.75 parking spaces shall be provided per dwelling unit, of which a minimum of 0.25 spaces per unit shall be above ground;
- .8 Parking Spaces shall be set back a minimum distance of 9.0 metres from the westerly property line

12.2690 Exception 2690

12.2690.1 The lands shall only be used for the following purposes:

- .1 a semi-detached dwelling;
- .2 an auxiliary group home; and,
- .3 purposes accessory to the other permitted purposes.

12.2690.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 204.0 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 17.0 metres per lot, and 8.5 metres per dwelling unit;
 - .b Corner Lot: 18.8 metres per lot, and 10.3 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth:
 - .a 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,
 - .b 7.5 metres in all other instances, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
 - .a maximum garage door width per dwelling unit: 3.7 metres;

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

.11 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

12.2691 Exception 2691

12.2691.1 The lands shall only be used for the following purposes:

- .1 shall be used only for those purposes permitted by PE Zone of this by-law.

12.2691.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Commercial Floor Area used for a dining room restaurant shall not exceed 364 square metres;
- .2 the Gross Commercial Floor Area used for a community club shall not exceed 360 square metres;
- .3 an adult entertainment parlour shall not be permitted in connection with or accessory to a dining room restaurant or a community club.

12.2692 Exception 2692

12.2692.1 The lands shall only be used for the following purposes:

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

12.2692.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 540 square metres
- .2 Minimum Lot Width: 18 metres

12.2693 Exception 2693

12.2693.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage
- .2 a convenience store
- .3 a service shop
- .4 a personal service shop
- .5 a bank, trust company, finance company
- .6 an office
- .7 a dry cleaning and laundry distribution station
- .8 a laundromat
- .9 a parking lot
- .10 a dining room restaurant, a convenience restaurant
- .11 purposes accessory to the other permitted purposes.

12.2693.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 70 metres
- .2 Maximum Lot Area: 0.80 hectares
- .3 Maximum Building Height: 1 storey
- .4 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
- .5 no outside storage or display of goods shall be permitted.
- .6 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building and shall not be located closer than 9 metres to any residential zone
- .7 Minimum Landscaped Open Space shall be provided and maintained as follows:
 - .a not less than 8 metres in width along the future extension of Mavis Road
 - .b not less than 3 metres in width along the north and east property lines abutting a residential zone, and along Ray Lawson Boulevard except in the location of a driveway
 - .c not less than 5 metres in width along the hypotenuse of the daylight triangle located at the corner of the intersection of Ray Lawson Boulevard and the future extension of Mavis Road.

12.2694 Exception 2694

12.2694.1 The lands shall only be used for the following purposes:

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

12.2694.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
 - .a maximum garage door width: 5.5 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- .12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- .13 for the purposes of this Exception, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;
- .14 the number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;

12.2695 Exception 2695

12.2695.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a research and development facility;
- .3 a recreational facility or structure;
- .4 a day nursery;
- .5 the following uses operated in conjunction with and within the same building as the purpose permitted by Exception 2695.1(1), provided that the total gross floor area of the following uses combined is not more than 15 percent of the total gross floor area of the office building:
 - .a a bank, trust company or financial institution;
 - .b a retail establishment;
 - .c a personal service shop;
 - .d a dry cleaning and laundry distribution station;
 - .e a dining room restaurant;
 - .f a convenience store;
- .6 the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop, and
- .7 purposes accessory to the other permitted purposes.

12.2695.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback to all streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 metres;
- .2 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential or institutional zone, the minimum requirement shall be 15.0 metres;
- .3 Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;
- .4 Minimum Lot Width: 100.0 metres;
- .5 Minimum Lot Area: 4.7 hectares;
- .6 Maximum Lot Coverage, excluding a parking lot: 25 percent
- .7 Maximum Building Height: 8 storeys;

- .8 Minimum Landscaped Open Space:
 - .a a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and
 - .b a 3.0 metre wide landscaped area shall be provided and maintained where it abuts any other street, excluding driveway locations.
- .9 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;
- .10 Maximum Floor Space Index for an office excluding a parking structure: 1.0;
- .11 the Maximum Floor Space Index for an office shall be 0.5 until the "H" designation has been removed;
- .12 the holding "H" symbol shall not be removed until the Council of the Regional Municipality of Peel is satisfied that a comprehensive transportation study has demonstrated that the surrounding road network can accommodate the office development at a floor space index of 1.0;
- .13 any underground parking area shall have a minimum 3.0 metre setback from any street right-of-way and 0 metres from an interior side yard; and
- .14 an accessory building or structure shall:
 - .a be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;
 - .b have a minimum setback of 15.0 metres from any street right-of-way, except Steeles Avenue East where the minimum requirement shall be 150.0 metres and 0 metres from an interior side yard;
 - .c not exceed 2 storeys in height; and
 - .d if used for the purposes of parking motor vehicles, shall not have a gross floor area of less than 500 square metres.

12.2695.3 for the purposes of Exception 2695:

- .1 Research and Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.

12.2696 Exception 2696

12.2696.1 The lands shall only be used for the following purposes:

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

12.2696.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 312.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.0 metres;
 - .b Corner Lot: 14.8 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
 - .a maximum garage door width: 5.5 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

12.2697 Exception 2697

12.2697.1 The lands shall only be used for the following purposes:

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

12.2697.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 264.0 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 11.0 metres;
- .b Corner Lot: 12.8 metres;

.3 Minimum Lot Depth: 24.0 metres;

.4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

.5 Minimum Rear Yard Depth:

- .a 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,
- .b 7.5 metres in all other instances, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

.6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.7 Minimum Interior Side Yard Width:

- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.8 Minimum Landscaped Open Space:

- .a 40% of the minimum front yard area; and,
- .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

.9 the following provisions shall apply to garages:

- .a maximum garage door width: 5.5 metres;

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
- .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

.10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

.11 the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

.12 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

12.2698 Exception 2698

12.2698.1 The lands shall only be used for the following purposes:

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

12.2698.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 312.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.0 metres;
 - .b Corner Lot: 14.8 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions shall apply to garages:
 - .a maximum garage door width: 5.5 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

- .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

12.2699 Exception 2699

12.2699.1 The lands shall only be used for the following purposes:

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

12.2699.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 439.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 18.3 metres;
 - .b Corner Lot: 20.1 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres, except in instances where a portion of the rear yard is zoned OS – Exception 2738, in which case the minimum rear yard depth shall be 12.0 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Interior Side Yard Width: 1.2 metres;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 Maximum Building Height: 8.75 metres;
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;