

12.2700 Exception 2700

12.2700.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
 - .b a printing establishment;
 - .c a warehouse; and
 - .d a parking lot.
- .2 Non-Industrial:
 - .a a radio or television broadcasting and transmission establishment;
 - .b a recreational facility or structure operated by a public authority; and
 - .c a community club.
- .3 Commercial:
 - .a offices, not including offices for doctors, dentists or drugless practitioners;
 - .b a service shop;
 - .c a bank, trust company, finance company;
 - .d a dry cleaning and laundry distribution station;
 - .e a dining room restaurant, a convenience restaurant
 - .f a printing or copying establishment;
 - .g a garden centre sales establishment;
 - .h a custom workshop;
 - .i a hotel or motel;
 - .j banquet facilities;
 - .k a tool and equipment rental establishment;
 - .l a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;
 - .m a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store;

- .n a furniture and appliance store; and,
 - .o a retail warehouse.
- .4 Accessory:
- .a an associated educational use;
 - .b an associated office;
 - .c a retail outlet operated in connection with a particular purpose permitted by Exceptions 2700.1(1)(a) and 2700.1(1)(b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
 - .d purposes accessory to the other permitted purposes.

12.2700.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Maximum Total Gross Floor Area to be devoted to retail warehouse uses, excluding furniture and appliance store, shall not exceed 14,167 square metres;
- .2 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;
- .3 except for driveway locations, landscaped open spaces shall be provided as follows:
 - .a a minimum 12.0 metre wide strip abutting Steeles Avenue East, and
 - .b a minimum 9.0 metre wide strip abutting Kennedy Road South;
- .4 the Maximum Aggregate Gross Floor Area shall not exceed 32,550 square metres for all uses;
- .5 no outside storage of goods or materials or machinery shall be permitted;
- .6 Minimum Front Yard Depths: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres; and,
- .7 Minimum Rear Yard Depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.

12.2700.3 for the purposes of Exception 2700:

- .1 Retail Warehouse shall mean a building or structure, or a part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- .2 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include

furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

12.2701 Exception 2701

12.2701.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
 - .b a printing establishment;
 - .c a warehouse; and
 - .d a parking lot.
- .2 Non-Industrial:
 - .a a radio or television broadcasting and transmission establishment;
 - .b a recreational facility or structure operated by a public authority; and
 - .c a community club.
- .3 Commercial:
 - .a offices, not including offices for doctors, dentists or drugless practitioners;
 - .b a service shop
 - .c a bank, trust company, finance company;
 - .d a dry cleaning and laundry distribution station;
 - .e a dining room restaurant, a convenience restaurant;
 - .f a printing or copying establishment;
 - .g a garden centre sales establishment;
 - .h a custom workshop;
 - .i a hotel or motel;
 - .j banquet facilities;
 - .k a tool and equipment rental establishment;
 - .l a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;
 - .m a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store;

- .n a home furnishings and home improvement retail warehouse;
- .o only one large retail warehouse, and
- .p a retail warehouse.

.4 Accessory:

- .a an associated educational use;
- .b an associated office;
- .c a retail outlet operated in connection with a particular purpose permitted by Exception 2701.1(1)(a) and 2701.1(1)(b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use;
- .d purposes accessory to the other permitted purposes.

12.2701.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Maximum Total Gross Floor Area to be devoted to retail warehouse uses, excluding the large retail warehouse and home furnishings and home improvement retail warehouses, shall not exceed 14,167.0 square metres.
- .2 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;
- .3 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- .4 except for driveway locations, Landscaped Open Space shall be provided as follows:
 - .a a minimum 12.0 metre wide strip abutting Steeles Avenue East, and
 - .b a minimum 12.0 metre wide strip abutting either the Highway Number 410 right-of-way or lands zoned for Open Space purposes;
- .5 the Maximum Aggregate Gross Floor Area permitted shall not exceed 26,770 square metres for all uses;
- .6 no outside storage of goods, materials or machinery shall be permitted;
- .7 Minimum Front Yard Depth: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres;
- .8 Minimum Rear Yard Depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres; and,
- .9 Parking for the purposes of the large retail warehouse shall be provided on the basis of a minimum of 1 space per 17.2 square metres of gross floor area.

12.2701.3 for the purposes of Exception 2701:

- .1 Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 9,290 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.
- .2 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- .3 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

12.2702 Exception 2702

12.2702.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

12.2702.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 540 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 18.0 metres
 - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth 30.0 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
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
 - .b 1.8 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 50 percent of the minimum front yard area
 - .b 60 percent of the minimum front yard area of a corner lot
 - .c 40 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 Maximum Building Height: 7.5 metres
- .10 Garage Setback: the front of the garage shall be setback a minimum of 3.64 metres from the front of the porch or the front wall of the dwelling.

- .11 the Maximum Gross Floor Area of the dwelling shall be 256 square metres
- .12 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

12.2703 Exception 2703

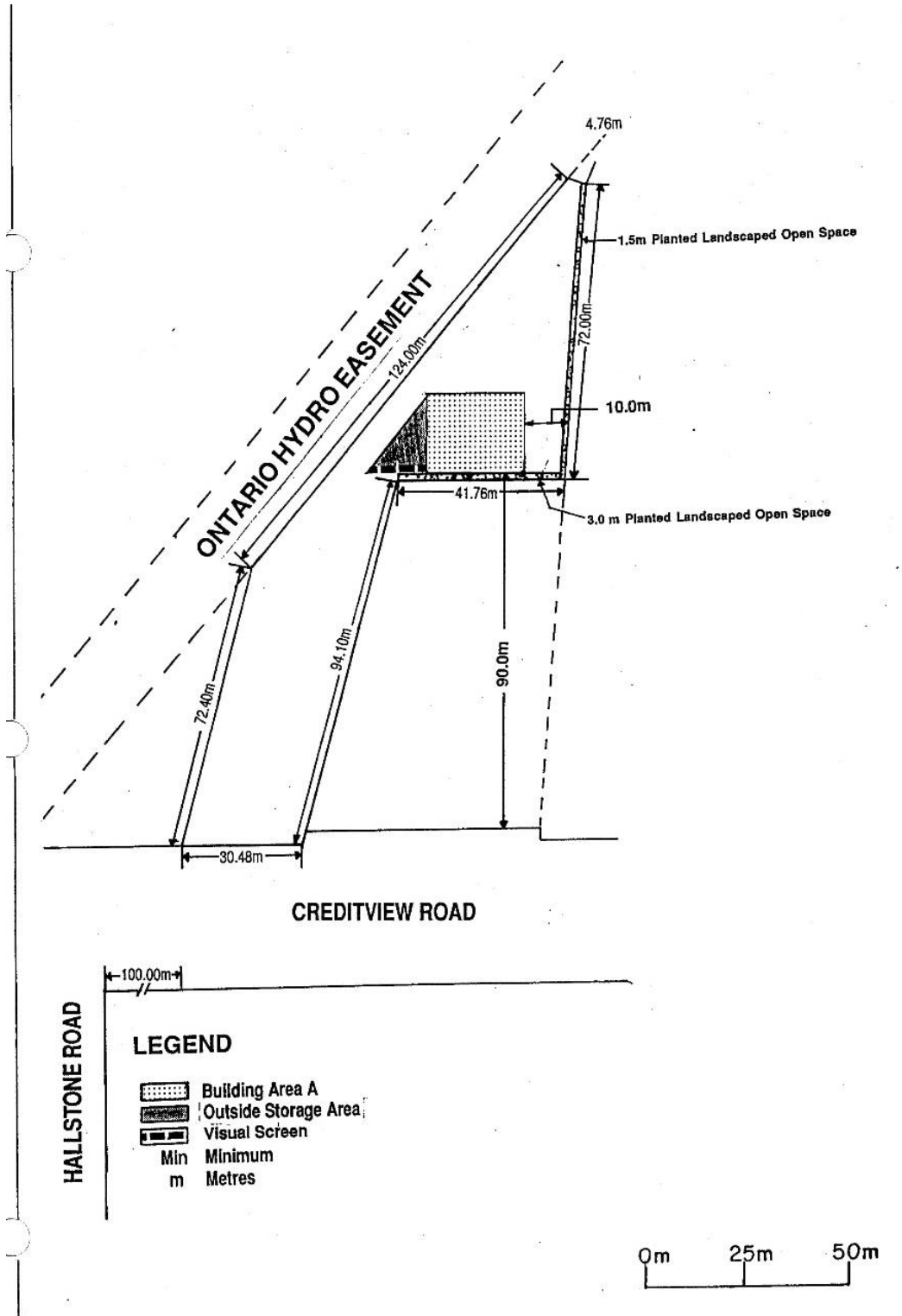
12.2703.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in RH Zone;
- .2 only in conjunction with a single detached dwelling, one only accessory building with a maximum gross floor area of 461 square metres;
- .3 purposes accessory to the other permitted purposes:

12.2703.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Peaked Roof Height shall not exceed 7.0 metres;
- .2 the Garage Door Height shall not exceed 4.45 metres;
- .3 Street Line and Lot Line Setbacks shall be as shown on Figure 1- Exception 2703;
- .4 the accessory building shall be located only within BUILDING AREA A as shown on Figure 1- Exception 2703;
- .5 planted Landscaped Open Space areas shall be provided and maintained in the location and width as shown on Figure 1- Exception 2703;
- .6 outside storage having a maximum area of 112 square metres shall be located within the area shown as OUTSIDE STORAGE AREA on Figure 1- Exception 2703;
- .7 no outside storage shall be permitted until a visual screen, encloses part of the OUTSIDE STORAGE AREA, which visual screen shall comprise a solid wood fence having a height of 2.4 metres, to be located and maintained as shown as VISUAL SCREEN on Figure 1- Exception 2703;
- .8 the height of outside storage shall not exceed the height of the visual screen;
- .9 the building shall not be used for retail, commercial and industrial purposes as defined in this by-law;

Figure 1



12.2704 Exception 2704

12.2704.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

12.2704.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 384 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.0 metres
 - .b Corner Lot: 17.8 metres (c)
- .3 Minimum Lot Depth 24 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 the combined total of the interior side yards on an interior lot 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 50 percent of the minimum front yard area
 - .b 60 percent of the minimum front yard area of a corner lot
 - .c 40 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 Maximum Building Height: 10.5 metres
- .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 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

12.2705 Exception 2705

12.2705.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

12.2705.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 480 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.0 metres
 - .b Corner Lot: 17.8 metres
- .3 Minimum Lot Depth 30 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
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
 - .b 1.8 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 50 percent of the minimum front yard area
 - .b 60 percent of the minimum front yard area of a corner lot
 - .c 40 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 Maximum Building Height: 10.5 metres
- .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 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

12.2706 Exception 2706

12.2706.1 The lands shall only be used for the following purposes:

- .1 Residential:
 - .a a semi-detached dwelling.
- .2 Non-Residential:
 - .a purposes accessory to the other permitted purposes.

12.2706.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Semi-Detached Dwelling
 - .i Interior Lot: 410 square metres per lot, and 205 square metres per dwelling unit;
 - .ii Corner Lot: 500 square metres per lot with 300 square metres for the dwelling unit closest to the flankage lot line;
- .2 Minimum Lot Width:
 - .a Semi-Detached Dwelling
 - .i Interior Lot: 13.7 metres per lot, and 6.8 metres per dwelling unit; and
 - .ii Corner Lot: 16.7 metres per lot, with 9.8 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be 0 metres.

12.2707 Exception 2707

12.2707.1 The lands shall only be used for the following purposes:

- .1 either:
 - .a those purposes permitted by the PE zone;
- .2 or:
 - .a a hotel, and;
 - .b purposes accessory to the other permitted purposes.

12.2707.2 The lands shall be subject to the following requirements and restrictions:

- .1 those purposes permitted in Exception 2707.1(2)(a) shall be subject to the following requirements and restrictions:
 - .a Minimum Building Height: 4 storeys
 - .b Minimum Interior Side Yard: 3.0 metres
 - .c Minimum Landscaped Open Space:
 - .d 9.0 metres along the rear property line; and,
 - .e 3.0 metres along the front lot line, except at approved access locations.

12.2709 Exception 2709

12.2709.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house;
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

12.2709.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 525 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 15 metres
 - .b Corner Lot: 16.8 metres
- .3 Minimum Lot Depth: 35 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: 10 metres
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
 - .b 1.8 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 50 percent of the minimum front yard area;
 - .b 60 percent of the minimum front yard area of a corner lot; and
 - .c 40 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 Maximum Building Height: 7.4 metres.
- .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 Maximum Gross Floor Area of the dwelling shall be 256 square metres.

12.2710 Exception 2710

12.2710.1 The lands shall only be used for the following purposes:

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

12.2710.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units: 70
- .2 Minimum Front Yard Depth: 4.5 metres;
- .3 Minimum Interior Side Yard: 4.5 metres;
- .4 Maximum Lot Coverage: 36 percent;
- .5 Minimum Landscaped Open Space: 38 percent of lot area;
- .6 Parking Spaces shall be provided as follows:
 - .a Resident Spaces: 2.00 spaces per dwelling unit;
 - .b Visitor Spaces: 0.25 of a space per dwelling unit;
 - .c Recreation Equipment Space: 0.05 of a space per dwelling unit;
- .7 Minimum Distance between buildings: no restriction.

12.2711 Exception 2711

12.2711.1 The lands shall only be used for the following purposes:

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

12.2711.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 420 square metres per lot, and 210 square metres per dwelling unit
 - .b Corner Lot: 510 square metres per lot, and 300 square metres for the dwelling unit closest to the flankage lot line
- .2 Minimum Lot Width:
 - .a Interior Lot: 14 metres per lot, and 7 metres per dwelling unit
 - .b Corner Lot: 17 metres per lot, and 10 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Front Yard Depth: 4.5 metres
- .4 Minimum Interior Side Yard Width: 1.2 metres
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres

12.2712 Exception 2712

12.2712.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an PE zone;
- .2 a retail warehouse, excluding a supermarket, grocery store, a convenience store, a variety store and a motor vehicle parts retail outlet;
- .3 a garden centre sales establishment;
- .4 a service shop;
- .5 a banquet hall, and
- .6 purposes accessory to other permitted purposes.

12.2712.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 15.0 metres;
- .2 Minimum Exterior Side Yard Width: 15.0 metres;
- .3 Minimum Lot Width: 50.0 metres;
- .4 Minimum Lot Area: 0.8 hectares;
- .5 Maximum Lot Coverage: 35 percent;
- .6 Maximum Building Height: 13.7 metres;
- .7 Minimum Landscaped Open Space shall be:
 - .a 12 metres abutting Airport Road, except at approved access locations; and
 - .b 3 metres abutting all other roads, except at approved access locations.
- .8 Minimum Setback from a railway right-of-way shall be 15 metres for uses permitted in Exception 2712.1(1) and 30 metres for uses permitted in Exception 2712.1(2) to 2712.1(5).

12.2712.3 for the purposes of Exception 2712:

- .1 a Retail Warehouse shall mean a building or structure or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres and where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

12.2713 Exception 2713

12.2713.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, processing, assembling, packaging, repairing, warehousing and storage of goods within a wholly 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 permitted use in 2713.1(1) provided that the total gross floor area of the retail outlet does not exceed 15 percent of the total gross floor area of the respective permitted use.
- .7 purposes accessory to other permitted purposes.

12.2713.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 15.0 metres;
- .2 Minimum Exterior Side Yard Width: 15.0 metres;
- .3 Minimum Lot Width: 60.0 metres;
- .4 Minimum Lot Area: 1.2 hectares;
- .5 Maximum Lot Coverage: 45 percent;
- .6 Maximum Building Height: 13.7 metres;
- .7 Minimum Landscaped Open Space shall be:
 - .a 3 metres abutting local roads, except at approved access locations;
- .8 Minimum Setback from a railway right-of-way shall be 15 metres for uses permitted in 2713.1(1) and 30 metres for uses permitted in 2713.1(2) to 2713.1(6);
- .9 the Maximum Gross Floor Area of an office which is not accessory or ancillary to an other permitted use shall be 50 percent of the lot area.

12.2713.3 for the purposes of Exception 2713:

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

12.2714 Exception 2714

12.2714.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house;
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

12.2714.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.0 metres
 - .b Corner Lot: 16.8 metres
- .3 Minimum Lot Depth: 28 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
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
 - .b 1.8 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 50 percent of the minimum front yard area
 - .b 60 percent of the minimum front yard area of a corner lot
 - .c 40 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 Maximum Building Height: 10.5 metres;
- .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 Maximum Gross Floor Area of the dwelling shall be 284 square metres.

12.2715 Exception 2715

12.2715.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

12.2715.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 595 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 17 metres
 - .b Corner Lot: 18.8 metres
- .3 Minimum Lot Depth: 35 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: 10 metres
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
 - .b 1.8 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 50 percent of the minimum front yard area;
 - .b 60 percent of the minimum front yard area of a corner lot; and
 - .c 40 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 Maximum Building Height: 7.4 metres.
- .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 Maximum Gross Floor Area of the dwelling shall be 256 square metres.

12.2716 Exception 2716

12.2716.1 The lands shall only be used for the following purposes:

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

12.2716.2 The lands shall be subject to the following requirements and restrictions:

- .1 no storage is permitted outside a building other than an enclosed area not more than 5% of the gross floor area of the main building and such enclosed area shall be located in the rear yard and screened from view of any public street;
- .2 fencing in the front yard shall be permitted; and,
- .3 a minimum 3.0 metre wide landscaped open space strip shall be provided along all street frontages except at approved driveway locations.

12.2717 Exception 2717

12.2717.1 The lands shall only be used for the following purposes:

- .1 uses permitted by an PE zone with the exception of a distribution centre; a cold storage operation as a principal use or accessory use; and a motor vehicle repair shop;
- .2 a cold storage associated with a restaurant or banquet hall; and,
- .3 purposes accessory to other permitted uses.

12.2717.2 The lands shall be subject to the following requirements and restrictions:

- .1 a Minimum Lot Frontage of 150 metres shall be provided along First Gulf Boulevard.
- .2 a Minimum Lot Area of 1.6 hectares.
- .3 a Landscaped Open Space Area having a minimum width of 6.0 metres shall be provided along Kennedy Road.
- .4 a Landscaped Open Space Area having a minimum width of 3.0 metres shall be provided along First Gulf Boulevard.
- .5 a Landscaped Open Space Area having a minimum width of 3.0 metres shall be provided along the rear property boundary.
- .6 no loading or overhead truck doors shall face Kennedy Road or First Gulf Boulevard.

12.2717.3 for the purposes of Exception 2717:

- .1 Distribution Centre shall mean a facility that has a number of overhead doors (doors larger than 5 m 2 in size) exceeding the ratio of one overhead door per 150 square metres of gross floor area, and whose primary purpose is the collection of freight for shipment.

12.2718 Exception 2718

12.2718.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the uses permitted by the PE zone.

12.2718.2 The lands shall be subject to the following requirements and restrictions:

- .1 a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along First Gulf Boulevard.
- .2 a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along the rear property boundary.
- .3 no loading or overhead truck doors shall face First Gulf Boulevard.

12.2719 Exception 2719

12.2719.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by the GE zone;
- .2 a waste transfer station;
- .3 a composting facility;
- .4 a waste processing station;
- .5 only in conjunction with uses 2719.1(2), (3) and (4), an education centre and a reusable goods sales depot; and
- .6 purposes accessory to other permitted purposes.

12.2719.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaping shall be provided as follows:
 - .a Front Yard: 9 metres, except at approved access locations;
 - .b 10 metres from lands zoned Natural System (NS) and
 - .c in conjunction with a Waste Transfer Station, Waste Processing Station and a Composting Facility - 6 metres along the boundary of the GE - Exception 2719 zone, except at approved access locations.
- .2 composting shall only occur within a fully enclosed building; and
- .3 for the purpose of this Exception, the requirement of maintaining a minimum separation distance of 120 metres for a Waste Transfer Station or a Waste Processing Station from a property in a non-industrial zone shall not apply

12.2720 Exception 2720

12.2720.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by the PE zone, except for a parking lot, a radio or television broadcasting and transmission establishment, and a community club;
- .2 an office;
- .3 a hotel;
- .4 only in conjunction with the uses permitted in Exception 2720.1.(1)(a), (b) and (c), the following purposes:
 - .a a bank, trust company or financial institution
 - .b a retail establishment
 - .c a dry cleaning and laundry establishment
 - .d a dining room restaurant, a convenience restaurant
 - .e purposes accessory to the other permitted purposes.

12.2720.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 2 hectares
- .2 Minimum Lot Width: 0 metres
- .3 Minimum Front Yard Depth: 9 metres
- .4 Minimum Rear Yard Depth: 7 metres
- .5 Minimum Interior Side Yard Width: 4 metres
- .6 Minimum Exterior Side Yard Width: 6 metres
- .7 notwithstanding the yard requirements in Exception 2720.2(3) to (6), the following minimum building setbacks shall also apply:
 - .a 9 metres from Financial Drive
 - .b 21 metres from a Residential Zone
 - .c 13.7 metres from the 407/Transitway right-of-way
- .8 Minimum Landscaped Open Space: 30 percent of the minimum front and side yard areas
- .9 notwithstanding the landscaped open space requirements in Exception 2720.2(8) the following minimum landscaped open space requirements shall also apply:
 - .a 9 metres abutting a Residential Zone

- .b 6 metres abutting Financial Drive, except at approved access locations;
- .c 3 metres abutting Highway 407/Transitway right-of-way
- .10 Maximum Building Height: 13.7 metres, except for an office and hotel which shall have a building height not exceeding the horizontal distance separating the office and hotel from the nearest Residential zone.
- .11 Outside Storage: no outside storage shall be permitted.
- .12 Loading Spaces shall be located no closer than 60 metres from a Residential Zone and shall not be permitted in a yard abutting the Highway 407/Transitway right-of way.

12.2720.3 for the purposes of Exception 2720:

- .1 Notwithstanding any other provision of the By-law, a Lot shall mean a parcel of land which fronts or abuts Financial Drive or has access to Financial Drive through a legal easement or right-of-way, and which is permitted to be conveyed by the Planning Act. 1983

12.2721 Exception 2721

12.2721.1 The lands shall only be used for the following purposes:

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

12.2721.2 The lands shall be subject to the following requirements and restrictions:

- .1 a minimum of 74 parking spaces shall be provided for an 18-hole golf course and the parking may be provided off-site provided all parking spaces are located within 200 metres of the customer entrance to the golf course.

12.2722 Exception 2722

12.2722.1 The lands shall only be used for the following purposes:

- .1 either:
 - .a the purposes permitted by the PE zone;
- .2 or:
 - .a a motel; and
 - .b purposes accessory to the other permitted purpose;

12.2722.2 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:
 - .a 6 metres,
 - .b 12 metres where it abuts a 0.3 metre reserve;
- .4 Minimum Landscaped Open Space shall be provided as follows:
 - .a 12 metres abutting the Highway 410 road allowance or 0.3 metre reserve; and
 - .b 30 percent of the minimum required front yard area and 50 percent of the minimum required exterior side yard area, except at approved access locations.

12.2723 Exception 2723

12.2723.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by the UT zone;
- .2 a driveway access in conjunction with the uses permitted by an GE - Exception 2719 zone; and
- .3 purposes accessory to other permitted purposes.

12.2724 Exception 2724

12.2724.1 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, excluding a motor vehicle repair shop and a motor vehicle body shop;
- .2 a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet;
- .3 an office;
- .4 a furniture and appliance store;
- .5 a recreational facility or structure;
- .6 a community club;
- .7 a garden centre sales establishment;
- .8 a service shop;
- .9 a banquet hall; and,
- .10 purposes accessory to the other permitted purposes.

12.2724.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 9 metres;
- .2 Minimum Rear Yard Depth: 7 metres except where it abuts:
 - .a a rail line the minimum requirement for uses Exception 2724.1(2) to Exception 2724.1(9) shall be 30.0 metres;
 - .b a rail line the minimum requirement for uses Exception 2724.1(1) shall be 15.0 metres; and,
 - .c a spur line, there is no requirement
- .3 Minimum Exterior Side Yard Width: 9 metres;
- .4 Minimum Interior Side Yard Width: 4 metres except where it abuts
 - .a a rail line the minimum requirement for uses Exception 2724.2(2) to Exception 2724.2(9) shall be 30.0 metres;
 - .b a rail line the minimum requirement for uses Exception 2724.2(1) shall be 15.0 metres; and,
 - .c a spur line, there is no requirement

- .5 Minimum Lot Width: 30 metres;
- .6 Minimum Lot Area: 0.8 hectares;
- .7 Maximum Lot Coverage: 50 percent;
- .8 Maximum Building Height: 17.5 metres;
- .9 Minimum Landscaped Open Space:
 - .a a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
 - .b a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.
- .10 Maximum Floor Space Index for an office: 0.5.

12.2724.3 for the purposes of Exception 2724:

- .1 Retail Warehouse shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 1,860 square metres, where the building or structure, or part of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public. A retail warehouse shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.

12.2725 Exception 2725

12.2725.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

12.2725.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 480 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.0 metres
 - .b Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 30.0 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
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;
 - .b 1.8 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 50 percent of the minimum front yard area;
 - .b 60 percent of the minimum front yard area of a corner lot; and
 - .c 40 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 Maximum Building Height: 7.4 metres;
- .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 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

12.2726 Exception 2726

12.2726.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a the processing and packaging of food within an enclosed building; and,
 - .b a warehouse
 - .c a commercial school and
 - .d a dormitory
- .2 Accessory:
 - .a an office;
 - .b a banquet hall;
 - .c a dining room restaurant; and,
 - .d purposes accessory to the other permitted purposes.

12.2726.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Gross Floor Area: 7,000 square metres.
- .2 Maximum Gross Floor Area for a dining room restaurant: 2,000 square metres;
- .3 Minimum Setback from a lot line: 13.7 metres, except for the lot line abutting Biscayne Crescent, the minimum building setback shall be 10.0 metres and except for the lot line abutting Biscayne Crescent, the minimum building setback shall be 10.0 metres and except for the lot line abutting Clipper Court, the minimum building setback shall be 3.5 metres
- .4 Landscaped Open Space: except at approved driveway locations, landscaped open space strips shall have a minimum width of 12.0 metres abutting the Highway Number 410 property line and a minimum width of 3.0 metres abutting any other public road, and may contain, accessory buildings and structures such a gazebos, fountains, walkways and other decorative elements;
- .5 Parking: a minimum of 326 parking spaces;
- .6 all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;
- .7 restaurant refuse storage shall be enclosed in a climate controlled area within a building; and,
- .8 no outside storage of goods, materials or machinery shall be permitted
- .9 a dormitory is only permitted as an accessory use to a commercial school;
- .10 the maximum number of rooms for a dormitory is 56;

- .11 no parking spaces are required for a commercial school or a dormitory;

12.2726.3 for the purposes of Exception 2726:

- .1 a Dormitory shall mean a building primarily providing temporary sleeping and residential quarters, with common bathroom facilities and recreation areas.

12.2727 Exception 2727

12.2727.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in the LC zone;
- .2 a dining room restaurant, a convenience restaurant, a take-out restaurant, including drive-through facilities;
- .3 a tool and equipment rental establishment;
- .4 a gas bar;
- .5 banquet facilities; and
- .6 purposes accessory to the other permitted purposes.

12.2727.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3 metres;
- .2 Minimum Interior Side Yard Width: 9 metres;
- .3 Minimum Exterior Side Yard Width: 6 metres;
- .4 Minimum Rear Yard Depth: 9 metres
- .5 Minimum Landscaped Open Space: 3 metres abutting the front yard and exterior side yard, except at approved access locations.

12.2728 Exception 2728

12.2728.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

12.2728.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 684 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 18 metres
 - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 38 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
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
 - .b 1.8 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 50 percent of the minimum front yard area;
 - .b 60 percent of the minimum front yard area of a corner lot; and
 - .c 40 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 Maximum Building Height: 10.5 metres.
- .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.

12.2729 Exception 2729

12.2729.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

12.2729.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 480 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.0 metres
 - .b Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 30 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
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
 - .b 1.8 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 50 percent of the minimum front yard area
 - .b 60 percent of the minimum front yard area of a corner lot
 - .c 40 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 Maximum Building Height: 10.5 metres;
- .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.

12.2730 Exception 2730

12.2730.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

12.2730.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 384 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.0 metres
 - .b Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 24 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 the combined total of the interior side yards on an interior lot 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 50 percent of the minimum front yard area:
 - .b 60 percent of the minimum front yard area of a corner lot: and
 - .c 40 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 Maximum Building Height: 10.5 metres;
- .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.

12.2731 Exception 2731

12.2731.1 The lands shall only be used for the following purposes:

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

12.2731.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 513 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.5 metres
 - .b Corner Lot: 15.3 metres
- .3 Minimum Lot Depth: 24 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 the combined total of the interior side yards on an interior lot 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 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 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; and

- .d the interior garage width, as calculated 3 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.

12.2732 Exception 2732

12.2732.1 The lands shall only be used for the following purposes:

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

12.2732.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 324 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.5 metres
 - .b Corner Lot: 15.3 metres
- .3 Minimum Lot Depth: 24 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 the combined total of the interior side yards on an interior lot 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 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 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; and

- .d the interior garage width, as calculated 3 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.

12.2733 Exception 2733

12.2733.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

12.2733.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 432 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 18 metres
 - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 24 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 the combined total of the interior side yards on an interior lot 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 50 percent of the minimum front yard area;
 - .b 60 percent of the minimum front yard area of a corner lot; and
 - .c 40 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 Maximum Building Height: 10.5 metres;
- .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.

12.2734 Exception 2734

12.2734.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

12.2734.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 608 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.0 metres
 - .b Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 38 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: 15 metres
- .6 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;
 - .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 50 percent of the minimum front yard area;
 - .b 60 percent of the minimum front yard area of a corner lot; and
 - .c 40 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 Maximum Building Height: 10.5 metres;
- .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.

12.2735 Exception 2735

12.2735.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes.

12.2735.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 540 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 18.0 metres
 - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 30.0 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
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;
 - .b 1.8 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 50 percent of the minimum front yard area;
 - .b 60 percent of the minimum front yard area of a corner lot; and
 - .c 40 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 Maximum Building Height: 7.4 metres;
- .10 Garage Setback: the front of the garage shall be setback a minimum of 3.64 metres from the front of the porch or front wall of the dwelling.

- .11 the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

12.2736 Exception 2736

12.2736.1 The lands shall only be used for the following purposes:

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

12.2736.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 200 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 8.4 metres per dwelling unit
 - .b Corner Lot: 10.2 metres per dwelling unit
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 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: 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 Maximum Garage Door Width:
 - .a the maximum garage door width shall be 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; and
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .9 Garage Projection: 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;
- .10 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.
- .11 Front to Rear Access: for each townhouse dwelling unit direct pedestrian access shall be provided from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.
- .12 Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- .13 Maximum Lot Coverage: none
- .14 Maximum Building Height: 11 metres

12.2737 Exception 2737

12.2737.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

12.2737.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 480 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 16 metres
 - .b Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 30 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
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
 - .b 1.8 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 50 percent of the minimum front yard area;
 - .b 60 percent of the minimum front yard area of a corner lot; and
 - .c 40 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 Maximum Building Height: 6.4 metres measured from the average finished grade at the front of the dwelling to the mid-point between lowest eaves and the highest ridge of a pitched roof.
- .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 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

12.2738 Exception 2738

12.2738.1 The lands shall only be used for the following purposes:

- .1 shall only be used for private open space purposes and not including an indoor or outdoor recreation facility.

12.2738.2 The lands shall be subject to the following requirements and restrictions:

- .1 no buildings and structures, including swimming pools, decks and patios, or part thereof, are permitted.

12.2739 Exception 2739

12.2739.1 The lands shall only be used for the following purposes:

- .1 a Religious Institution:
- .2 only in conjunction with a Religious Institution, a Community Club;
- .3 purposes accessory to the other permitted purposes:.

12.2739.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Open Space:
 - .a a minimum of 3.0 metres shall be provided and maintained abutting Kennedy road, except at approved driveway locations; and,
 - .b a minimum of 3.0 metres shall be provided and maintained abutting the side and rear yards, except at approved driveway locations.
- .2 Minimum Building Setback from Kennedy Road: 4.0 metres;
- .3 Minimum Rear Yard Setback: 10.0 metres;
- .4 Minimum Side Yard Setback: 35.0 metres;
- .5 Minimum Number of On-Site Parking Spaces:
 - .a 1 space for every 4 fixed seats; or,
 - .b where there are no fixed seats, 1 space for every 8.0 square metres of floor area devoted to worship;
- .6 Maximum Gross Floor Area: 2,000 square metres;
- .7 Maximum Lot Coverage: 20 percent;
- .8 Minimum Lot Area: 0.65 hectares;
- .9 Maximum Height: 1 storey;.

12.2740 Exception 2740

12.2740.1 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;
- .2 a printing establishment;
- .3 a warehouse; and
- .4 purposes accessory to other permitted uses.

12.2740.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Building Setbacks:
 - .a 14 metres for all buildings and structures from the Highway 410 right-of way;
 - .b 6 metres for all buildings and structures from the Westcreek Boulevard right of-way; except transformer boxes which shall be setback 1.5 metres from the right-of-way.
- .2 Minimum Landscaped Open Space:
 - .a 10 metres abutting a Natural System (NS) zone.
 - .b 6 metres abutting the Westcreek Boulevard right-of-way, except at approved access locations, and except within 120 metres of the north side lot line where 3 metres shall be provided.
 - .c 9 metres abutting Highway 410 right-of-way.
- .3 the total Maximum Gross Floor Area of all buildings and structures shall not exceed 9,000 square metres;
- .4 Loading Facilities shall not be located closer than 40 metres from the Highway 410 right-of-way;
- .5 rooftop mechanical equipment shall be enclosed and/or screened from view from abutting public highways, including Highway 410 and Westcreek Boulevard.

12.2741 Exception 2741

12.2741.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

12.2741.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 480 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 16 metres
 - .b Corner Lot: 17.8 metres
- .3 Minimum Lot Depth: 30 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
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
 - .b 1.8 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 50 percent of the minimum front yard area;
 - .b 60 percent of the minimum front yard area of a corner lot; and
 - .c 40 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 Maximum Building Height: 9.4 metres measured from the average finished grade at the front of the dwelling to the mid-point between lowest eaves and the highest ridge of a pitched roof.
- .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 no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line and an OS, NS or P zone.

12.2742 Exception 2742

12.2742.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in an PE zone.

12.2742.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback from Steeles Avenue East: 25 metres;
- .2 Minimum Setback from an NS zone: 10 metres; and
- .3 Landscaped Open Space abutting an NS Zone: a minimum landscaped area having a width of 10 metres shall be provided abutting an NS zone.

12.2743 Exception 2743

12.2743.1 The lands shall only be used for the following purposes:

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

12.2743.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 291 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.7 metres;
 - .b Corner Lot: 11.5 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 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 a garage shall be 6.0 metres;
- .6 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;
- .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;
 - .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 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .10 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be:
 - .i 3.1 metres on a lot having a lot width of less than 10 metres
 - .ii 4.0 metres on a lot having a lot width of less than 10.36 metres but greater than or equal to 10 metres

- .iii 4.12 metres on a lot having a lot width of less than 11 metres but greater than or equal to 10.36 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 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

12.2744 Exception 2744

12.2744.1 The lands shall only be used for the following purposes:

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

12.2744.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 366 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres;
 - .b Corner Lot: 14.0 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 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 a garage shall be 6.0 metres;
- .6 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;
- .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;
 - .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 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- .10 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 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 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

12.2745 Exception 2745

12.2745.1 The lands shall only be used for the following purposes:

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

12.2745.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 510 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 17.0 metres;
 - .b Corner Lot: 18.8 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- .5 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 a garage shall be 6.0 metres;
- .6 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;
- .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;
 - .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; and,
- .9 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- .10 if the total garage door width exceeds 6 metres, a portion of the garage not less than 2 metres in width shall be setback a minimum of 0.3 metres further from the front lot line that the remainder of the garage.

12.2746 Exception 2746

12.2746.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by R3M Zone

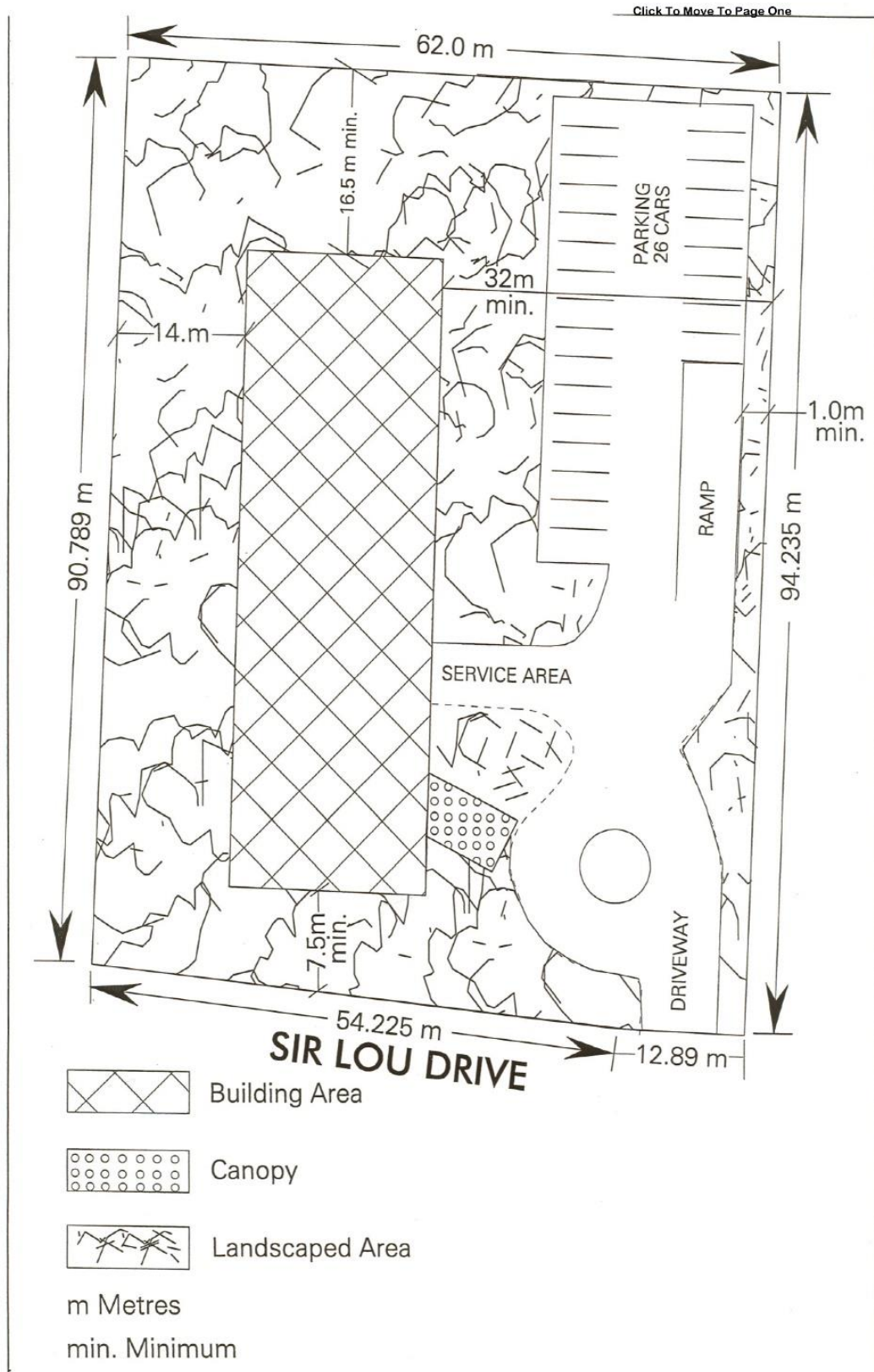
12.2746.2 That the following uses be prohibited:

- .1 Minimum Lot Area: 0.622 hectares
- .2 minimum front yard depth, minimum side yard width and minimum rear yard depth shall be as shown on Figure 1 - Exception 2746
- .3 Maximum Density: 170.5 units per hectare or 106 dwelling units, whichever is the greater.
- .4 Maximum Building Height: 9 storeys.
- .5 Maximum Lot Coverage: 20%
- .6 Maximum Floor Space Index: 2.3
- .7 an apartment dwelling shall be located within the area shown as Building Area on Figure 1 - Exception 2746.
- .8 a canopy shall be located within the area shown as Canopy on Figure 1 - Exception 2746.
- .9 an underground garage and related accessory structures shall be located a minimum distance from property lines as follows:
 - .a side lot line: 1 metre
 - .b rear lot line: 1 metre
 - .c front lot line: 3 metres
- .10 an underground garage exhaust fan shall be located a minimum distance of 15 metres from any property line.
- .11 surface parking facilities shall be provided and maintained in the location shown as Parking on Figure 1 - Exception 2746.
- .12 a driveway ramp shall be located as shown on Figure 1 - Exception 2746.
- .13 Landscaped Open Space shall be provided and maintained in the location shown as Landscaped Open Space on Figure 1 - Exception 2746.

12.2746.3 for the purposes of Exception 2746:

- .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.

Figure 1



12.2747 Exception 2747

12.2747.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home type 1, an auxiliary group home and a supportive lodging house.
- .3 a home occupation; and,
- .4 purposes accessory to the other permitted purposes

12.2747.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 684 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 18 metres
 - .b Corner Lot: 19.8 metres
- .3 Minimum Lot Depth: 38 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: 12 metres
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
 - .b 1.8 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 50 percent of the minimum front yard area;
 - .b 60 percent of the minimum front yard area of a corner lot; and
 - .c 40 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 Maximum Building Height: 7.4 metres.
- .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 Maximum Gross Floor Area of the dwelling shall be 256 square metres.

12.2748 Exception 2748

12.2748.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted in the PE zone;
- .2 a convenience restaurant only in conjunction with the manufacturing, cleaning, packaging or processing of foods within an enclosed building.

12.2748.2 The lands shall be subject to the following requirements and restrictions:

- .1 the purpose permitted by Exception 2748.1(2) (convenience restaurant) shall not exceed a gross floor area of 130 square metres.
- .2 an adult entertainment parlour shall not be permitted in conjunction with the purpose permitted by Exception 2748.1(2) (convenience restaurant).

12.2749 Exception 2749

12.2749.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the R1 – Exception 2765 zone;

12.2749.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions of the R1 – Exception 2765 zone

12.2749.3 The Holding:

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
 - .a Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to decommission and purchase part of the Lauderhill Road cul-de-sac, or, satisfactory alternate arrangements are made should the cul-de-sac not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.2750 Exception 2750

12.2750.1 The lands shall only be used for the following purposes:

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

12.2750.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 126.0 square metres per dwelling units;
 - .b Exterior Lot: 195.0 square metres per dwelling units;
 - .c End Lot: 153.5 square metres per dwelling units;
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres per dwelling unit;
 - .b Corner Lot: 8.5 metres per dwelling unit;
 - .c End Lot: 6.7 metres per dwelling unit;
- .3 Minimum Lot Depth: 23.0 m
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the front lot line;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a daylight rounding/ triangle;
 - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.0 metres int the minimum front yard; and
 - .g a bay window, bow window with or without foundation or cold cellar may encroach into the front add to within 0.0 metres of a daylight rounding /triangle;
- .5 Minimum Rear Yard Depth:
 - .a 6.0 metres for an interior lot;

- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
 - .c 3.5 metres to a porch, balcony, and deck off the main floor;
 - .d A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard
- .6 Minimum Interior Side Yard Width:
- .a 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings;
 - .b 1.2 metres when abutting side lot line coincides with two exterior walls;
- .7 Minimum Exterior Side Yard Width:
- .a 3.0 metres;
 - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
 - .e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
 - .f a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
- .8 Maximum Building Height: 13.5 metres;
- .9 Minimum Dwelling Unit Width: 5.5 metres;
- .10 The following provisions apply to garages:
- .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for corner lots, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .d Notwithstanding the maximum garage width requirements in Exception 2750.2(10) (a), (b) and (c), a two-bay garage shall be permitted on a corner lot; and,

- .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.
- .11 The following shall apply to a bay, bow or box window:
 - .a the maximum width of a bay, bow or box window with or without foundation shall be 3.0 metres;
 - .b the maximum depth of a bay, bow or box window with a maximum depth of 1.0 metres;
 - .c A bay, bow or box window with a depth greater than 0.6 metres does not need to contain side windows; and,
 - .d A bay, bow or box window with a depth greater than 0.6 metres does need to contain side windows.
- .12 Front to rear yard access shall be permitted via non habitable rooms and with more than a two-step grade difference.

12.2750.3 for the purposes of Exception 2750:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2750.2.

12.2751 Exception 2751

12.2751.1 The lands shall only be used for the following purposes:

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

12.2751.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Unit Width:
 - .a Interior: 5.5 metres per dwelling unit;
 - .b Corner: 6.5 metres per dwelling unit;
- .2 Minimum Unit Depth: 25 metres;
- .3 Minimum Front Yard Setback for a Principal Building:
 - .a front wall of dwelling:
 - .i 3 metres to a public road;
 - .ii a porch or bay window with or without foundation may encroach a maximum of 1.8 metres into the required front yard. Eaves, cornices and gutter may encroach an additional 0.6 metres;
 - .iii 5.5 metres to a private road
 - .b rear wall of dwelling unit:
 - .i 6.0 metres to a private road;
 - .ii 6.0 metres to a lot line
 - .iii A balcony, porch or bay window, with or without foundation may encroach a maximum of 1.8 metres into the require rear year setback. Eaves, cornices and gutters may encroach an additional 0.6 metres
 - .c the side wall of a dwelling unit:
 - .i 3.0 metres to a public road;
 - .ii 1.0 metres to a private road or parking
 - .iii 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings;
 - .iv 1.2 metres to a daylight triangle;
 - .d the garage door opening shall have a minimum setback of 6.0 metres from a private road;
- .4 Maximum Lot Coverage: 70% of the lot area;

- .5 Minimum Amenity Space:
 - .a 3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at ground level.

12.2751.3 for the purposes of Exception 2751:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2751.2.

12.2752 Exception 2752

12.2752.1 The lands shall only be used for the following purposes:

- .1 An Apartment Dwelling;
- .2 Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted:
 - .a a retail establishment
 - .b a personal service shop;
 - .c a bank or trust company;
 - .d an office;
 - .e a restaurant; and
 - .f a day nursery.

12.2752.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lot line abutting Castlemore Road shall be deemed to be the front lot line for Zoning purposes;
- .2 Minimum Front Yard Depth: 3.0 metres;
- .3 Minimum Exterior Side Yard Width: 3.0 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum Rear Yard Depth: 4.0 metres;
- .6 Minimum Landscaped Open Space: 30% of the lot area;
- .7 Maximum Lot Coverage: 45% by the main buildings;
- .8 Minimum Visitor and Commercial Parking
 - .a Visitor and commercial parking may be combined, provided that the minimum number of spaces provided shall be either:
 - .i The total number parking spaces required for the residential dwelling units at a rate of 0.2 spaces per unit; or
 - .ii The minimum number of spaces required for the total gross commercial floor area for each 23 square metres, or whichever is greater;
- .9 Maximum Number of Surface Parking Spaces: 100 spaces;
- .10 Minimum Private Amenity Space:

- .a 3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at ground level.
- .11 Maximum Floor Space Index: 3.82;
- .12 Minimum Tower Separation Distance: 15.0m;
- .13 Minimum Ground Storey Height: 4.5m;
- .14 Minimum Commercial Gross Floor Area:
 - .a 600 square metres.

12.2752.3 for the purposes of Exception 2752:

- .1 shall also be subject to the requirements and restrictions relating to the R3L zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2752.2.

12.2753 Exception 2753

12.2753.1 The lands shall only be used for the following purposes:

- .1 An Apartment Dwelling;
- .2 Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted:
 - .a a retail establishment
 - .b a personal service shop;
 - .c a bank or trust company;
 - .d an office;
 - .e a restaurant; and
 - .f a day nursery.

12.2753.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Yard Setbacks:
 - .a Minimum Front Yard Depth: 3.0 metres;
 - .b Minimum Exterior Side Yard Width: 4.5 metres;
 - .c Minimum Interior Side Yard Width: 2.5 metres;
 - .d Minimum Setback to a Daylight Triangle: 2.0 metres;
 - .e Minimum Rear Yard Depth: 2.6m
- .2 Minimum Landscaped Open Space: 30% of the lot area;
- .3 Minimum Visitor and Commercial Parking
 - .a Visitor and commercial parking may be combined, provided that the minimum number of spaces provided shall be either:
 - .i The total number parking spaces required for the residential dwelling units at a rate of 0.2 spaces per unit; or
 - .ii The minimum number of spaces required for the total gross commercial floor area for each 23 square metres, or whichever is greater;
- .4 Maximum Lot Coverage: 45% by main buildings;
- .5 Minimum Private Amenity Space: a. 3.5 square metres per residential units shall be provided whether on a balcony/uncovered terrace or at ground level;

- .6 Maximum Building Height: 10 storeys;
- .7 Maximum Floor Space Index: 3.8
- .8 Minimum Ground Storey Height: 4.5m

12.2753.3 for the purposes of Exception 2753:

- .1 Shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2753.2.

12.2754 Exception 2754

12.2754.1 The lands shall only be used for the following purposes:

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

12.2754.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 9.0 metres, measured along the front lot line;
- .2 Minimum Building Setbacks:
 - .a Front Yard Depth: 4.5 metres;
 - .b Rear Yard Depth: 3.0 metres;
 - .c Side Yard Width: 3.0 metres;
- .3 Notwithstanding Sections 5.2.1.2 and 5.2.1.3, the minimum Driveway Width shall be 6.0 metres
- .4 Minimum Permeable Landscaped Open Space: 1.5 metres between both sides of driveway and the interior side lot lines.

12.2754.3 for the purposes of Exception 2754:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2754.2

12.2755 Exception 2755

12.2755.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a Purposes permitted in the GC zone, except for a motor vehicle or boat sales establishment, motor vehicle repair shop, swimming pool sales and service establishment, and/or a service station or gas bar.
 - .b A day nursery;
- .2 Residential:
 - .a an apartment dwelling only in conjunction with permitted non-residential uses;

12.2755.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: No requirement;
- .2 Minimum Setback to All Lot Lines: 3.0m;
- .3 Minimum Landscaped Open Space: 30% of the lot area;
- .4 Minimum Landscape Open Space Strip along the lots line abutting Clarkway Drive and Castlemore Road: 4.0m
- .5 Minimum Parking Space Requirement: 1 parking space per each 23 square metres of gross commercial floor area or portion thereof for non-residential uses. Parking for residential apartment use shall be provided in accordance with Table 4.1.1 - minimum parking for apartment dwellings;
- .6 Minimum Private Amenity Space: 3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at ground level;
- .7 Minimum Non-Residential Gross Floor Area: 17,714 square metres;
- .8 Minimum Gross Floor Area for a Supermarket: 6,124 square metres;
- .9 Minimum Building Separation for any portion of a building above 8 storeys in height: 15 metres
- .10 Maximum Building Height: 12 storeys
- .11 A maximum of two drive through facilities shall be permitted only in conjunction with a bank, trust company, or finance company, convenience restaurant, and/or a take-out restaurant.
- .12 All lands zoned GC-Exception 2755 shall be treated as one lot for zoning purposes

12.2755.3 for the purposes of Exception 2755:

- .1 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2755.2.

12.2756 Exception 2756

12.2756.1 The lands shall only be used for the following purposes:

- .1 Single Detached Dwelling
- .2 Linked Single Detached Dwelling

12.2756.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: Minimum 15m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot width shall be 9m;
- .2 Minimum Lot Area: Minimum 779 sq.m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot area shall be 1186 sq.m;
- .3 Minimum Lot Depth: Minimum 49m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot depth shall be 51m;
- .4 Minimum Front Yard Depth: Minimum 4.5m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum front yard depth shall be 17m;
- .5 Minimum Rear Yard Depth: Minimum 7.5m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum rear yard depth shall be 10.8m;
- .6 Minimum Interior Side Yard Width: Minimum 1.2m on each side;
- .7 Minimum Exterior Side Yard Width: Minimum 3.0m;
- .8 Minimum Landscaped Open Space: Notwithstanding any other provision of the By-law, on a lot having a linked single detached dwelling and where the side lot lines converge toward the front lot line, 0.6m of permeable landscaping shall be maintained abutting one side lot line, except within 3 metres of the street lot line and within the road right-of-way where the side lot lines converge toward the street in which case less than 0.6 metres may be provided.
- .9 Garage control:
 - .a The maximum cumulative garage door width for lots having a lot width of 15m or greater shall be 5.5m;
 - .b The maximum cumulative garage door width for lots having a lot width less than 10.0 m shall be 5.0 m
- .10 Encroachment:

- .a A balcony or porch may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .b A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres.

12.2756.3 for the purposes of Exception 2756:

- .1 LINKED SINGLE DETACHED DWELLING shall mean a building that consists of two single detached dwellings that are attached to each other by a common footing and/or foundation located entirely below established grade.

12.2757 Exception 2757

12.2757.1 The lands shall only be used for the following purposes:

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

12.2757.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
 - .a Interior Lot – 290 square metres;
 - .b Corner Lot – 335 square metres
- .2 Minimum Lot Width
 - .a Interior Lot – 11.6 metres;
 - .b Corner Lot – 13.4 metres;
 - .c Corner Lot abutting a daylight triangle – 11.6 metres
- .3 Minimum Lot Depth
 - .a 25 metres;
 - .b Where a corner lot abuts a daylight triangle or visibility triangle larger than 10.0 metres by 10.0 metres, the minimum Lot Depth does not apply
- .4 Minimum Front Yard Depth
 - .a 4.5 metres;
 - .b 6.0 metres to a garage door facing the front lot line;
 - .c The main wall of a dwelling may encroach into the minimum front yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding;
 - .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle

.5 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a deck, open roofed porches and or uncovered terraces;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard

.6 Minimum Interior Side Yard Width

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre interior side yard.

.7 Minimum Exterior Side Yard Width

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard or flankage lot line for corner lots;
- .c The main wall of a dwelling may encroach into the minimum exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding;
- .d 1.2 metres where the exterior side yard abuts a public walkway or a nonresidential zone;
- .e A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle;

- .i For lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres, exclusive of windows.
- .8 Maximum Building Height: 12.0 metres
- .9 Garage Control
 - .a The maximum cumulative garage door width of an attached garage shall be 5.8 metres or 50% of the Dwelling width whichever is greater;
 - .b The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width;
 - .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width;
 - .d A garage is permitted to face the flankage lot line.
- .10 The following shall apply to a bay, bow or box windows:
 - .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
 - .b The maximum depth of a bay, bow or box window with or with-out foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

12.2757.3 for the purposes of Exception 2757:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2757.2.

12.2758 Exception 2758

12.2758.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the R2 zone;
- .2 Rear Lane Townhouse Dwelling;
- .3 Live-Work Townhouse Dwelling;
- .4 Townhouse Dwelling.

12.2758.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
 - .a Interior Lot – 135 square metres;
 - .b Corner Lot – 210 square metres;
 - .c End Lot – 165 square metres
- .2 Minimum Lot Width
 - .a Interior Lot – 5.5 metres;
 - .b Corner Lot – 8.5 metres;
 - .c End Lot – 6.7 metres;
 - .d For the purpose of this zone, lot width is to be measured 6.0 metres from the rear lot line.
- .3 Minimum Dwelling Unit Width: 5.5 metres
- .4 For the purpose of this zone, the lot line that abuts a lane shall be deemed to be the rear lot line; and, where applicable, the lot line that abuts Torbram Road or Inspire Boulevard shall be deemed the front lot line.
- .5 Minimum Lot Depth: 25 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylight triangle.
- .6 Minimum Front Yard Depth
 - .a 3.0 metres;
 - .b The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding;
 - .c A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

- .d A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a day-light rounding/triangle;
- .e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .f A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle.

.7 Minimum Rear Yard Depth

- .a 3.0 metres for a lot with an attached garage;
- .b 6.0 metres to a garage door of an attached garage facing the rear lot line;
- .c 0.0 metres where there is a detached garage;
- .d The main wall of a dwelling or a detached garage may encroach into the minimum rear yard to within 0.3 metres of a daylight triangle/rounding;
- .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard for a lot with an attached garage;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum rear yard to within 0.0 metres of a daylight rounding/triangle, for units with an attached garage.

.8 Minimum Interior Side Yard Width

- .a 1.2 metres;
- .b 0.0 metres when abutting a side lot line that coincides with a common wall between two dwelling units;
- .c 0.0 metres when abutting a side lot line that coincides with a common wall between two garages;
- .d For Lots with a 1.2 metre interior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows.

.9 Minimum Exterior Side Yard Width

- .a 3.0 metres;
- .b The main wall of a dwelling unit may encroach into the minimum exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding;
- .c 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;

- .d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
 - .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle.
 - .h For lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows.
- .10 Maximum Building Height: 14.0 metres and shall not exceed 3-storeys
- .11 Minimum Outdoor Amenity Area: 3.5 square metres for each dwelling unit which may be provided on a patio, balcony, deck, terrace, landscaped open space in the rear yard and roof terrace.
- .12 Garage Control
- .a The maximum cumulative garage door width for an interior lot having a dwelling unit width less than or equal to 6.0 metres shall be 4.8 metres;
 - .b The maximum cumulative garage door width for a corner lot having a dwelling unit width greater than 6.0 metres shall be 5.5 metres;
 - .c A two bay garage width shall be permitted on a corner lot;
 - .d The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width;
 - .e No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width.
- .13 Minimum Detached Garage Setback
- .a 0.0 metres to the rear lot line;
 - .b 0.2 metres to a curved lot line that abuts the intersection of two lanes or two parts of the same lane;
 - .c 2.0 metres to the flankage lot line;
 - .d 0.3 metres to an interior side lot line except this may be reduced to 0.0 metres where the garages of two lots sharing a lot line are designed as one building.
- .14 Detached Garage Maximum Gross Floor Area: 42 square metres

- .15 The following shall apply to a bay, bow or box windows:
 - .a Notwithstanding 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
 - .b Notwithstanding 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or bow window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .16 Notwithstanding any other provision of the By-law, the following shall apply to residential driveways:
 - .a The minimum driveway width shall be 2.75 metres;
 - .b The driveway width shall not exceed the width of the garage;
 - .c For a corner lot, the maximum driveway width shall be the width set out in Sections 5.2.I.2 and 5.2.I.3 or the width of the garage, whichever is greater.
- .17 Parking on a driveway in the rear yard is permitted for a home occupation use located in a rear lane townhouse dwelling, live-work townhouse dwelling, or townhouse dwelling.
- .18 Section 5.2.H.12 shall not apply.
- .19 Section 5.2.H.4 shall not apply.
- .20 Section 5.2.D.3 shall not apply.
- .21 Section 5.2.I.9 shall not apply.
- .22 Section 4.2.B.1 shall not apply.
- .23 Section 5.2.Q.1 shall not apply.
- .24 Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.
- .25 An accessory structure shall not be permitted in any yard, except for the rear yard of a rear lane townhouse with a detached garage.

12.2758.3 for the purposes of Exception 2752:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2758.2.

12.2759 Exception 2759

12.2759.1 The lands shall only be used for the following purposes:

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

12.2759.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
 - .a Interior Lot – 135 square metres
 - .b Corner Lot - 210 square metres
 - .c End Lot – 165 square metres
- .2 Minimum Lot Width
 - .a Interior Lot – 5.5 metres
 - .b Corner Lot – 8.5 metres
 - .c End Lot – 6.7 metres
 - .d For the purpose of this zone, lot width is measured 6.0 metres from the rear lot line
- .3 Minimum Dwelling Unit Width: 5.5 metres
- .4 Minimum Lot Depth: 25 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylight triangle
- .5 Minimum Front Yard Depth
 - .a 4.5 metres
 - .b 6.0 metres to a garage door facing the front lot line
 - .c The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metre of a daylight and within 1.0 metre of a daylight rounding
 - .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard
 - .e A porch and/or balcony with or without foundation or cold cellar including eaves cornices may encroach into the minimum front yard to within 0.0 metres of a day-light rounding/triangle
 - .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard

- .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle

.6 Minimum Rear Yard Depth

- .a 6.0 metres for an interior lot
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line
- .c 3.5 metres to a deck, open roofed porches and or uncovered terraces
- .d 0.6 metres to the side wall of a garage where access to the garage is from the exterior side yard
- .e A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metres into the minimum rear yard

.7 Minimum Interior Side Yard Width

- .a 1.2 metres
- .b 0.0 metres when abutting a side lot line that coincides with a common wall between two dwelling units
- .c 0.0 metres abutting a side lot line that coincides with a shared common wall between two garages
- .d For end lots with a 1.2 metre minimum interior side yard adjacent to a public walkway or a non-residential zone the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows

.8 Minimum Exterior Side Yard Width

- .a 3.0 metres
- .b The main wall of a dwelling unit may encroach into the minimum exterior side yard within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding
- .c 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone
- .d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum exterior side yard
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard

- .g A bay window, bow window or box window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle
- .h For lots with a 1.2 metres exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows
- .i 3.0 metres between a building and the lot line abutting a gateway/entry feature block
- .9 Maximum Building Height: 14.0 metres and shall not exceed 3-storeys
- .10 Garage Control
 - .a The maximum cumulative garage door width for an interior lot having a dwelling unit width of less than or equal to 6.0 metres shall be 3.7 metres
 - .b The maximum cumulative garage door width for a corner lot having a dwelling unit width greater than 6.0 metres shall be 5.5 metres
 - .c A two bay garage width shall be permitted on a corner lot
 - .d The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width
 - .e No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width
- .11 The following shall apply to a bay, bow or box window
 - .a Notwithstanding Section 3.10 Table 3.10.1, the bow or box windows: maximum width of a bay, with or without foundation shall be 4.5 metres
 - .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window or box window with or without foundation shall be 1.0 Metres
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows
- .12 Notwithstanding any other provision of the By-law, the following shall apply to residential driveways:
 - .a The minimum driveway width shall be 2.75 metres
 - .b For a corner lot, the maximum driveway width shall be the width set out in Section 5.2.I.2 and 5.2.I.3 or the width of the garage, whichever is greater.
- .13 Section 5.2.I.9 shall not apply.
- .14 Section 5.2.Q.1 shall not apply.

- .15 Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.

12.2760 Exception 2760

12.2760.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in Exception 2760.1(1)(a) OR 2760.1(1)(b), but not both sections or any combination of both sections:
 - .a Those purposes permitted in the I1 zone;
OR
 - .b Those purposes permitted in the R2 - Exception 2758 zone, R2 - Exception 2759 zone, and/or Back-To-Back Townhouse Dwellings.

12.2760.2 The lands shall be subject to the following requirements and restrictions:

- .1 Uses permitted under Exception 2760.1 shall be subject to the following requirements and restrictions:
 - .a The I1 zone for the purposes permitted in the I1 zone;
 - .b The R2 - Exception 2758 zone for the purpose permitted in the R2 - Exception 2758 zone;
 - .c The R2 - Exception 2759 zone for the purpose permitted in the R2 - Exception 2759 zone;
- .2 Back-to-Back Townhouse Dwellings within an Exception 3832 zone shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area
 - .i Interior Lot – 75 square metres;
 - .ii Corner Lot – 115 square metres;
 - .iii End Lot – 95 square metres
 - .b Minimum Lot Width
 - .i Interior Lot – 6.0 metres;
 - .ii Corner Lot – 9.0 metres;
 - .iii End Lot – 7.2 metres
 - .c Minimum Lot Depth: 13 metres
 - .d Minimum Front Yard Depth
 - .i 3.0 metres;
 - .ii 5.7 metres to a garage door facing the front lot line;

- .iii The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metres of a daylight triangle and within a 1.0 metre of a daylight rounding;
- .iv A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .v A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a day-light rounding/triangle;
- .vi A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .vii A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle.
- .e Minimum Rear Yard Depth: 0.0 metres
- .f Minimum Interior Side Yard Width
 - .i 1.2 metres;
 - .ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwelling units;
 - .iii 0.0 metres abutting a side lot line that coincides with a shared common wall between two garages;
 - .iv For end lots with a 1.2 metre minimum interior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows.
- .g Minimum Exterior Side Yard Width
 - .i 2.0 metres;
 - .ii 2.0 metres to a garage door facing the exterior side lot line or flankage lot line for a corner lot with a two bay garage;
 - .iii The main wall of a dwelling unit may encroach into the minimum exterior side yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding;
 - .iv 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;
 - .v A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum exterior side yard;
 - .vi A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle;

- .vii A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .viii A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle;
- .ix For lots with a 1.2 metre minimum exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows.
- .h Maximum Building Height: 14.0 metres and shall not exceed 3-storeys
- .i Garage Control
 - .i The maximum cumulative garage door width for an interior lot having a dwelling unit width less than or equal to 6.0 metres shall be 4.8 metres;
 - .ii The maximum cumulative garage door width for a corner lot having a dwelling unit width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .iii A two bay garage width shall be permitted on a corner lot;
 - .iv A garage is permitted to face the flankage lot line;
 - .v The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width;
 - .vi No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width.
- .j The following shall apply to a bay, bow or box windows:
 - .i Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
 - .ii Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .iii A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .iv A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .k Notwithstanding any other provision of the By-law, the following shall apply to residential driveways:
 - .i The minimum driveway width shall be 2.75 metres;
 - .ii The driveway width shall not exceed the width of any dwelling unit;

- .iii For a corner lot, the maximum driveway width shall be the width set out in Sections 5.2.I.2 or 5.2.I.3 or the width of the garage, whichever is greater.
- .l Minimum Landscaped Open Space Those portions of all yards not occupied by permitted structures, permitted encroachments and permitted driveway shall consist of landscape open space.
- .m Minimum Outdoor Amenity Area 3.5 square metres for each dwelling unit may be provided on a patio, balcony, deck, terrace, landscaped open space in the rear yard, or roof terrace.
- .n Notwithstanding Section 5.2.Q.2, for Back-to-Back Townhouse Dwellings, a maximum of 16 dwelling units may be attached in a contiguous structure, provided the structure is only 8 dwelling units wide and 2 dwelling units deep.
- .o Section 5.2.D.4 shall not apply.
- .p Section 5.2.I.9 shall not apply.
- .q Section 4.2.B.1 shall not apply.
- .r Section 5.2.Q.1 shall not apply.
- .s Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.
- .t An accessory structure shall not be permitted in any yard.

12.2760.3 for the purposes of Exception 2760:

- .1 The requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2760;
- .2 The requirements and restrictions relating to the R2 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2760.

12.2761 Exception 2761

12.2761.1 The lands shall only be used for the following purposes:

- .1 Dwelling, stacked townhouse;
- .2 Dwelling, back-to-back townhouse;
- .3 Dwelling, back-to-back stacked townhouse;
- .4 Purposes accessory to the other permitted purposes;

12.2761.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: No requirement;
- .2 Minimum Lot Width: No requirement;
- .3 Minimum Lot Depth: No requirement;
- .4 For the purposes of this Exception:
 - .a The lot line abutting Father Tobin Road shall be the front lot line;
 - .b The lot line abutting Bramalea Road shall be the exterior side lot line;
- .5 Minimum Front Yard Depth: 2.0 metres;
- .6 Minimum Interior Side Yard Width: 4.5 metres;
- .7 Minimum Exterior Side Yard Width: 3.0 metres;
- .8 Minimum Rear Yard Depth:
 - .a To a dwelling: 7.5 metres;
 - .b To a one storey building containing an enclosed loading space and/or waste room: 0.3 metres;
- .9 Minimum Setback to a Daylight Triangle: 0.3 metres;
- .10 Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- .11 Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metres to all lot lines;
- .12 Maximum Building Height: 3.0 Storeys; (Exclusive of basements, parapets, railings, privacy screens and dividers, a roof structure used to house stairways, mechanical and electrical equipment, architectural feature(s), or other features as permitted by Section 3.5)
- .13 Maximum Floor Space Index (FSI): 2.0; (Exclusive of an underground parking garage, all accessory buildings and structures)

- .14 Maximum Number of Units: 131;
- .15 Maximum Lot Coverage: 50% of the lot area;
- .16 Minimum Landscaped Open Space: 30% of the lot area;
- .17 Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;
- .18 Permitted Yard Encroachments
 - .a Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies: Maximum 0.6 metres into any required yard;
 - .b Porches and exterior stairs: Maximum 2.5 metres into the required exterior side yard;
- .19 Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- .20 Minimum Number of Loading Spaces: 1 space;
- .21 Minimum Parking Space Requirements:
 - .a Resident: 1.0 spaces per dwelling unit;
 - .b Visitor: 0.20 spaces per dwelling unit;
- .22 Bicycle Parking:
 - .a Bicycle parking must be located on the same lot as the use or building for which it is required;
 - .b Resident: Minimum 0.50 spaces per dwelling unit;
 - .c Visitor: Minimum 0.10 spaces per dwelling unit;
 - .d A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces;
 - .e Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - .i A building or structure;
 - .ii A secure area such as a supervised parking lot or enclosure; or
 - .iii Within bicycle lockers;
 - .f Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
 - .g Dimensions:

- .i If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
 - .ii If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;
- .23 Waste Disposal and Storage: All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;
- .24 All lands zoned Exception 2761 shall be treated as a single lot for zoning purposes;

12.2761.3 for the purposes of Exception 2761:

- .1 Shall also be subject to the requirements and restrictions of the parent zone and all the general provisions of this By-law, which are not in conflict with those set out in Exception 2761;
- .2 A Dwelling, Back-to-Back Stacked Townhouse shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building.

12.2762 Exception 2762

12.2762.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted within a R2 zone and the following:
 - .a A street townhouse dwelling;
 - .b A dual frontage townhouse dwelling; and
 - .c A back-to-back townhouse dwelling.

12.2762.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Street Townhouse Dwelling and Dual Frontage Townhouse Dwelling — 110 square metres for all lots
 - .b Back-to-Back Townhouse Dwelling — 80 square metres for all lots
- .2 Minimum Lot Width: 5.5 metres for all lots
- .3 Minimum Lot Depth:
 - .a Street Townhouse Dwelling and Dual Frontage Townhouse Dwelling — 22 metres
 - .b Back-to-Back Townhouse Dwelling — 14 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres to an exterior wall provided that the garage door shall not be closer than 6.0 metres to the front lot line;
 - .b 1.5 metres to balcony, porch, or bay window; and
 - .c No requirement to a daylight triangle or rounding, or to utility infrastructure such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.
- .5 Minimum Interior Side Yard Width:
 - .a 0.0 metres where the side lot line coincides with a party wall between two dwellings;
 - .b 1.2 metres to a main wall; and
 - .c No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.
- .6 Minimum Exterior Side Yard Width:
 - .a 3.0 metres to a main wall;
 - .b 1.5 metres to balcony, porch or bay windows; and

- .c No requirement to a daylight triangle or rounding, or to utility infrastructure such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.
- .7 Minimum Rear Yard Depth:
 - .a Street Townhouse Dwelling — 6.0 metres to a main wall;
 - .b Where a rear yard of a Street Townhouse Dwelling abuts a Natural Heritage System, or a stormwater management pond, up to 50% of the main wall may encroach up to 0.5 metres into the minimum rear yard depth;
 - .c Notwithstanding Section 2762.2.7(a) above, where a rear yard of a Dual Frontage Townhouse Dwelling abuts a Public Park —1.5 metres to a main wall;
 - .d Back-to-Back Townhouse Dwelling – No requirement
 - .e 1.5 metres to balcony, porch, or bay windows; and
 - .f No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.
- .8 Maximum Lot Coverage: No requirement
- .9 Maximum Building Height: 14 metres
- .10 Minimum Driveway Width: Notwithstanding any other provision of this by-law, the portion of a driveway beneath a structure where a recessed garage door is present shall not be considered a carport, and the minimum driveway width for this portion may be reduced to 2.7 metres.
- .11 Minimum Interior Garage Dimensions: 3.0m width by 6.1m length with no more than a two-step encroachment lengthwise and a one-step encroachment widthwise.
- .12 TransCanada Pipeline Right-of-Way Setbacks:
 - .a A minimum setback of 7.0 metres to any part of a building or structure from the edge of the TransCanada Pipeline Right-of-Way; and
 - .b A minimum setback of 7.0 metres from the nearest portion of a TransCanada Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.

12.2762.3 for the purposes of Exception 2762:

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2762.2

12.2763 Exception 2763

12.2763.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted within the ML zone and the following uses:
 - .a Residential
 - .i An Apartment Dwelling;
 - .ii A Live-Work Townhouse Dwelling;
 - .iii A Townhouse Dwelling;
 - .iv A Back-to-Back Townhouse Dwelling;
 - .v A Rear Lane Townhouse; and
 - .vi A Stacked Townhouse Dwelling
 - .b Non-Residential uses only in conjunction with uses set out in 2763.1.1(a):
 - .i An office;
 - .ii A medical office;
 - .iii A retail establishment;
 - .iv A convenience store;
 - .v A personal service shop;
 - .vi A day nursery;
 - .vii A takeout restaurant, convenience restaurant, dining room restaurant, or a tavern;
 - .viii An animal hospital;
 - .ix An art gallery;
 - .x A park, playground, or recreational facility;
 - .xi A supermarket;
 - .xii A health centre;
 - .xiii A hotel;
 - .xiv A bank, trust company, or financial company;
 - .xv A service shop, excluding automotive uses
 - .xvi A dry cleaning and laundry distribution station;
 - .xvii A printing or copying establishment;

- .xviii A commercial school;
- .xix A place of commercial recreation;
- .xx An amusement arcade;
- .xxi A radio, television, broadcasting, and transmission facility; and,
- .xxii A temporary sales office.

12.2763.2 The lands shall be subject to the following requirements and restrictions:

- .1 Front Lot Line: For the purpose of this section, the lot line abutting The Gore Road shall be the front lot line and all lands zoned ML-2763 shall be treated as one lot for zoning purposes.
- .2 Residential Use: For the purposes of this section, townhouse dwellings, back-to-back townhouse dwellings, and rear lane townhouse dwellings shall be subject to the Unit Width, Building Height, Driveway Width, and Minimum Interior Garage Dimension requirements and restrictions relating to the R2-2762 zone.
- .3 Minimum Dwelling Unit Gross Floor Area: No requirement
- .4 Maximum Floor Space Index: 4.0 FSI
- .5 Maximum Gross Floor Area: No requirement
- .6 Minimum Non-Residential Gross Floor Area: 750 square metres
- .7 Minimum Setbacks for all Lot Lines:
 - .a 3.0 metres to an exterior wall; and
 - .b No requirement utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.
- .8 Maximum encroachment into the minimum required setbacks for canopies, porches and patios: 2.5 metres
- .9 Maximum Building Height: 25 storeys
- .10 Minimum Building Height: 3 storeys
- .11 Maximum Tower Floor Plate Area: 800 square metres
- .12 Minimum Building Separation:
 - .a 3.0 metres for any buildings less than 4 storeys in height;
 - .b 15.0 metres for any buildings between 4 to 12 storeys in height; and
 - .c 25.0 metres for any buildings above 12 storeys in height.
- .13 Minimum Landscaped Open Space: 20% minimum landscaped open space
- .14 Minimum Landscape Open Space Strip:

- .a 3.0 metres along The Gore Road; and
 - .b 2.0 metres along any lot line abutting a public street except at approved driveway and building or encroachment locations.
- .15 Minimum Parking Requirement:
- .a Residential parking shall be provided in accordance with this By-law; and
 - .b 1 space for each 30 square metres of non-residential Gross Floor Area or portion thereof.
- .16 Minimum Bicycle Parking Requirement:
- .a For Residents: Minimum 0.5 spaces per dwelling unit; and
 - .b For Visitors: Minimum 0.1 spaces per dwelling unit.
- .17 Loading Areas, Garbage, Refuse, and Waste:
- .a Loading areas shall be screened from view from a public street; and
 - .b All garbage, refuse and waste containers for any use shall be located within a climate-controlled area within a building.
- .18 TransCanada Pipeline Right-of-Way Setbacks:
- .a A minimum setback of 7.0 metres to any part of a building or structure from the edge of the TransCanada Pipeline Right-of-Way; and
 - .b A minimum setback of 7.0 metres from the nearest portion of a TransCanada Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.
- .19 Apartment unit mix: Within an apartment building, a minimum of 50 percent of dwelling units shall have two or more bedrooms.

12.2763.3 for the purposes of Exception 2763:

- .1 Shall also be subject to the requirements and restrictions relating to the ML zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2763.2.

12.2764 Exception 2764

12.2764.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the R3M zone;
- .2 Senior citizen residence;
- .3 Residential care home;
- .4 Only in conjunction with an apartment dwelling, a senior citizen residence, or a residential care home, the following non-residential uses shall be permitted on the ground floor:
 - .a A retail establishment with or without outdoor display and sales;
 - .b An office, including an office of a physician, dentist, or drugless practitioner;
 - .c A grocery store or supermarket;
 - .d A service shop;
 - .e A personal service shop, excluding a massage or body rub parlour;
 - .f A bank, trust company or finance company;
 - .g A dry cleaning and laundry distribution establishment;
 - .h A laundromat;
 - .i A dining room restaurant, a convenience restaurant, or a take-out restaurant;
 - .j A printing or copying establishment;
 - .k A custom workshop;
 - .l A day nursery;
 - .m A commercial school;
 - .n A health or fitness centre;
 - .o Purposes accessory to the other permitted purposes;

12.2764.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: No requirement;
- .2 Minimum Lot Width: No requirement;
- .3 Minimum Lot Depth: No requirement;
- .4 For the purposes of this Exception:
 - .a The lot line abutting Queen Street West shall be the front lot line;

- .b The lot line abutting Douglas Road shall be the exterior side lot line;
- .5 Minimum Front Yard Depth:
 - .a To any portion of the building up to 4 storeys in height: 3 metres; and
 - .b The main front wall for that portion of the building greater than 4 storeys in height shall be stepped back a minimum 2.0 metres from the edge of the main front wall of that portion of the building 4 storeys and below;
- .6 Minimum Interior Side Yard Width: 15.0 metres;
- .7 Minimum Exterior Side Yard Width:
 - .a To any portion of the building up to 3 storeys in height: 5 metres; and
 - .b The main exterior side wall for that portion of the building above 3 storeys in height shall be stepped back 2.5 metres from the edge of the main exterior side wall of that portion of the building 3 storeys and below;
- .8 Minimum Rear Yard Depth: 12.0 metres;
- .9 Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres;
- .10 Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- .11 Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metre;
- .12 Minimum Ground Floor Height: 4.5 metres;
- .13 Maximum Building Height:
 - .a 3 storeys for any portion of a building located within 20.0 metres or less from the rear lot line;
 - .b 6 storeys for any portion of a building located more than 20.0 metres but less than 26.0 metres from the rear lot line;
 - .c 9 storeys for any portion of a building located more 26.0 metres but less than 36.0 metres from the rear lot line;
 - .d 12 storeys for any portion of a building located more than 36.0 metres from the rear lot line;
- .14 Notwithstanding R3M – Exception 2764(2)(13), any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 3.5 are exempt from the calculation of building height;
- .15 Maximum Floor Space Index (FSI): 3.1 (Exclusive of an underground parking garage, all accessory buildings and structures);
- .16 Maximum Number of Dwelling Units: 265;
- .17 Maximum Lot Coverage: 45% of the lot area;

- .18 Minimum Landscaped Open Space: 30% of the lot area;
- .19 Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;
- .20 Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- .21 Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 50% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors;
- .22 Minimum Number of Loading Spaces per building: 1 space;
- .23 Parking Space Requirements:
 - .a Resident: 0.90 spaces per apartment dwelling unit;
 - .b Visitor: 0.20 spaces per apartment dwelling unit;
 - .c No additional parking is required for permitted commercial uses on the ground floor;
- .24 Bicycle Parking:
 - .a Bicycle parking must be located on the same lot as the use or building for which it is required;
 - .b Resident: 0.50 spaces per apartment dwelling unit;
 - .c Visitor: 0.10 spaces per apartment dwelling unit;
 - .d 1 space for each 500m² of commercial gross floor area or portion thereof;
 - .e A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces
 - .f Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - .i A building or structure;
 - .ii A secure area such as a supervised parking lot or enclosure; or
 - .iii Within bicycle lockers;
 - .g Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
 - .h Dimensions:
 - .i If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;

- .ii If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;
- .25 Waste Disposal and Storage:
 - .a Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a public street;
 - .b All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

12.2764.3 for the purposes of Exception 2764:

- .1 All lands zoned R3M – Exception 2764 shall be treated as a single lot for zoning purposes;
- .2 Shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2764.2.

12.2765 Exception 2765

12.2765.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the R1 zone;

12.2765.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 400 square metres;
- .2 Minimum Lot Width: 14.5 metres;
- .3 Minimum Lot Depth: 27.0 metres;
- .4 Minimum Front Yard Setback: 4.5 metres but 6.0 metres to the front of a garage;
- .5 Minimum Rear Yard Setback: 6.0 metres;
- .6 Minimum Interior Side Yard Setback: 0.6 metres on one side and 1.2 metres on the other;
- .7 Maximum Building Height: 13 metres
- .8 Maximum Encroachment for a window bay and fireplace
 - .a Front yard: 2.0 metres;
 - .b Interior side yard: 0.5 metres;
- .9 Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices
 - .a Front yard: 2.0 metres;
 - .b Interior side: 0.3 metres in a 0.6 metre wide side yard and 0.9 metres for a 1.2 metre wide side yard;
 - .c Rear Yard: 3.0 metres;

12.2765.3 for the purposes of Exception 2765:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2765.2.

12.2766 Exception 2766

12.2766.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the R1 zone;

12.2766.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 350 square metres;
- .2 Minimum Lot Width: 13.0 metres;
- .3 Minimum Lot Depth: 20.0 metres;
- .4 Minimum Front Yard Setback: 4.5 metres but 6.0 metres to the front of a garage;
- .5 Minimum Rear Yard Setback: 6.0 metres;
- .6 Minimum Interior Side Yard Setback: 0.6 metres on one side and 1.2 metres on the other;
- .7 Maximum Building Height: 13 metres
- .8 Maximum Encroachment for a window bay and fireplace
 - .a Front yard: 2.0 metres;
 - .b Interior side yard: 0.5 metres;
- .9 Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices
 - .a Front yard: 2.0 metres;
 - .b Interior side: 0.3 metres in a 0.6 metre wide side yard and 0.9 metres for a 1.2 metre wide side yard;
 - .c Rear Yard: 3.0 metres;

12.2766.3 for the purposes of Exception 2766:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2766.2.

12.2767 Exception 2767

12.2767.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the R1 zone;

12.2767.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 600 square metres;
- .2 Minimum Lot Width: 18.0 metres;
- .3 Minimum Lot Depth: 20.0 metres;
- .4 Minimum Front Yard Setback: 4.5 metres but 6.0 metres to the front of a garage;
- .5 Minimum Rear Yard Setback: 3.6 metres;
- .6 Minimum Interior Side Yard Setback: 1.2 metres;
- .7 Maximum Building Height: 13 metres
- .8 Maximum Encroachment for a window bay and fireplace
 - .a Front yard: 2.0 metres;
 - .b Interior side yard: 0.5 metres;
- .9 Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices
 - .a Front yard: 2.0 metres;
 - .b Interior side: 0.9 metres;
 - .c Rear Yard: 3.0 metres;
- .10 Maximum driveway width: Notwithstanding any other provision of the By-law, the maximum driveway width shall be 9 metres or the width of the garage, which ever is greater;

12.2767.3 for the purposes of Exception 2767:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2767.2.

12.2768 Exception 2768

12.2768.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted within an R1 zone.

12.2768.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a corner: 12.8 metres;
- .2 Minimum Lot Area:
 - .a interior: 260 square metres;
 - .b corner: 300 square metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 Minimum Front Yard Setback:
 - .a 3.0 metres;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and;
 - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback:
 - .a 7.0 metres;
 - .b 6.5 metres for lots with side lot lines that converge toward the front lot line or the rear lot line;
 - .c 6.0 metres for lots that back onto Open Space Zone or Institutional Zone.
 - .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 12.8 metres;

- .e 3.0 metres for a deck, balcony, open roofed porch and/or uncovered terrace; and

.6 Minimum Side Yard Setback (Interior):

- .a 0.6 metres on one side and 1.2 metres on the other side;
- .b 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

.7 Minimum Side Yard Setback (Exterior):

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots having 9.0 metres width or greater;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
- .g a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.8 Maximum Building Height: 13.5 metres;

.9 The following provisions apply to garages:

- .a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and
- .c the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

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

- .a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

- .b the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .c A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does not need to contain side windows.

12.2768.3 for the purposes of Exception 2768:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2768.2.

12.2769 Exception 2769

12.2769.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted within an R1 zone.

12.2769.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a interior: 12.0 metres;
 - .b corner: 13.8 metres;
- .2 Minimum Lot Area:
 - .a interior: 300 square metres;
 - .b corner: 345 square metres;
- .3 Minimum Lot Depth: 25 metres;
- .4 Minimum Front Yard Setback:
 - .a 3.0 metres;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .e a bay window, bow window or bac window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and;
 - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 meres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback:
 - .a 7.0 metres;
 - .b 6.5 metres for lots with side lot lines that converge toward the front lot line or the rear lot line irregular shape;
 - .c 6.0 metres for lots that back onto Open Space Zone or Institutional Zone;

- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 13.0 metres;
- .e 3.0 metres for decks, balconies, open roofed porches and/or uncovered terraces; and
- .f A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Side Yard Setback (Interior):

- .a 0.6 metres on one side and 1.2 metres on the other side provided that the combined total for each interior lots is 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
- .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

.7 Minimum Side Yard Setback (Exterior):

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots having 9.0 metres width or greater;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
- .g a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.8 Maximum Building Height: 13.5 metres;

.9 The following provisions apply to garages:

- .a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and

- .c the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
 - .d minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.
- .10 The following shall apply to a bay, bow or box window:
- .a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .c the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres and,
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does not need to contain side windows.

12.2769.3 for the purposes of Exception 2769:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2769.2.

12.2770 Exception 2770

12.2770.1 The lands shall only be used for the following purposes:

- .1 An Apartment Dwelling;
- .2 Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted:
 - .a a retail establishment
 - .b a personal service shop;
 - .c a bank or trust company;
 - .d an office;
 - .e a restaurant; and
 - .f a day nursery.

12.2770.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Yard Setbacks: 3.0 meters in all yards;
- .2 Minimum Landscaped Open Space: 30% of the lot area;
- .3 Maximum Floor Space Index: No requirement
- .4 Maximum Lot Coverage: 45% by main buildings;
- .5 Minimum Visitor and Commercial Parking
 - .a Visitor and commercial parking may be combined, provided that the minimum number of spaces provided shall be either:
 - .i The total number parking spaces required for the residential dwelling units at a rate of 0.2 spaces per unit; or
 - .ii The minimum number of spaces required for the total gross commercial floor area for each 23 square metres or whichever is greater
- .6 Minimum Private Amenity Space:
 - .a 3.5 square metres per residential units shall be provided whether on a balcony/uncovered terrace or at ground level;
- .7 Minimum Retail Gross Floor Area: 804 square metres

12.2770.3 for the purposes of Exception 2770:

- .1 Shall also be subject to the requirements and restrictions relating to the R3L zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2770.2.

12.2771 Exception 2771

12.2771.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted by the I1 zone;
OR
- .2 Purposes permitted by the R1 - Exception 2768 zone.

12.2771.2 The lands shall be subject to the following requirements and restrictions:

- .1 Uses permitted in Exception 2771.1(1) shall be subject to the requirements and restrictions of the I1 zone, except that infrastructure for various utilities shall be exempt from the requirements and restrictions of the applicable zone.
- .2 Uses permitted under Exception 2771.1(2) shall be subject to the requirements and restrictions of R1 - Exception 2768.

12.2772 Exception 2772

12.2772.1 The lands shall only be used for the following purposes:

- .1 A Townhouse Dwelling;
- .2 A Back-to-back Townhouse Dwelling;
- .3 A Single Detached Dwelling;
- .4 Purposes accessory to the other permitted purposes

12.2772.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lot line abutting Rollingwood Drive shall be deemed to be the front lot line for Zoning purposes;
- .2 That portion of the lot within 20 metres of the lot line abutting Rollingwood Drive shall only be used for the purpose of a maximum four (4) single detached dwellings, except at approved access locations;
- .3 Minimum Lot Area: No requirement;
- .4 Minimum Front Yard Depth: 5.5 metres;
- .5 Minimum Rear Yard Depth: 6.0 metres;
- .6 Minimum Interior Side Yard Width: 2 metres, except 0.6 metres to a hydro transformer;
- .7 Minimum Building Separation Distance: 1.8 metres between the side walls of single detached dwellings;
- .8 Window Bay Encroachments:
 - .a Window bays, with or without foundation may encroach into the required front or rear yards in accordance with Section 3.10 of the By-law;
 - .b Window bays, with or without foundation, may encroach into the required interior side yard subject to the following:
 - .i Maximum Encroachment: 0.75 metres;
 - .ii Maximum Width: 4 metres;
 - .iii Side windows shall not be required for a window bay having a maximum depth of 0.75m;
- .9 Minimum Garage Door Setback:
 - .a 6.0 metres to a public street;
 - .b 5.5 metres to a private road;

- .10 Maximum Cumulative Garage Door Width for an Attached Garage:
 - .a 5.0 metres for a single detached dwelling;
 - .b 2.7 metres for all other dwelling types;
- .11 Notwithstanding Section 4.2.B and 5.2.I of the By-law, the width of a residential driveway leading to an attached garage on a single detached dwelling shall not exceed the width of the garage;
- .12 Maximum Building Height:
 - .a 10.6 metres for a single detached dwelling;
 - .b 13.5 metres for all other dwelling types;
- .13 All areas of the lot not occupied by approved buildings, driveways, and parking areas shall be maintained as landscaped open space;
- .14 Minimum Amenity Area: 240 square metres;
- .15 Maximum Lot Coverage: 37%
- .16 Accessory structure(s) used for the purpose of waste collection shall be permitted subject to the following:
 - .a Maximum combined gross floor area of 150 square metres.
 - .b Shall be setback a minimum 2.5 metres from the nearest lot.
 - .c Shall not exceed a maximum building height of 7 metres.

12.2773 Exception 2773

12.2773.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Buffer Area having a minimum width of 12.0 metres, containing a 2.0 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

12.2774 Exception 2774

12.2774.1 The lands shall only be used for the following purposes:

- .1 single detached dwellings
- .2 purposes accessory to other permitted purposes

12.2774.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this zone, the lot line abutting a private road shall be deemed to be the front lot line of each lot and the private road shall be treated as a street for zoning purposes.
- .2 Minimum Lot Area: 170 square metres;
- .3 Minimum Lot Width: 9 metres;
- .4 Minimum Front Yard Depth:
 - .a 3 metres to the main wall of a dwelling, except as permitted by Exception 12.2774.2(7);
 - .b 6 metres to a garage door opening;
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached buildings not to be less than 1.8 metres, except where the interior side lot line abuts a common element, the minimum yard width shall be 1.0 metres;
- .6 Minimum Rear Yard Depth:
 - .a 7.5 metres to the main wall of any dwelling where the rear lot line abuts an RE zone;
 - .b 2.0 metres to the main wall where the rear lot line abuts The Gore Road;
 - .c 1.3 metres to the porch of a dwelling where the rear lot line abuts The Gore Road;
- .7 Minimum Setback to a Lot Line that forms part of a Daylight Rounding:
 - .a 1 meter to the main wall of a dwelling;
 - .b 1 metre to a porch;
- .8 Hydro Transformers:
 - .a Minimum Setback: 1.5 metres to any lot line;
 - .b A hydro transformer may be located in the amenity area required by Exception 12.2774.2(11);
- .9 Minimum Parking Requirement: 3 visitor parking spaces, inclusive of accessible parking, shall be provided on lands zoned under exception 2774;
- .10 Maximum Building Height: 12 metres;

- .11 Minimum Common Amenity Area: 160 square metres which may include a hydro transformer;
- .12 Fencing: The maximum height of a fence in a yard abutting The Gore Road shall be 1.2 metres;
- .13 Section 10.12 shall not apply;

12.2774.3 for the purposes of Exception 12.2774:

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and residential general provisions of this by-law which are not in conflict with those set out in Exception 12.2774.3.

12.2775 Exception 2775

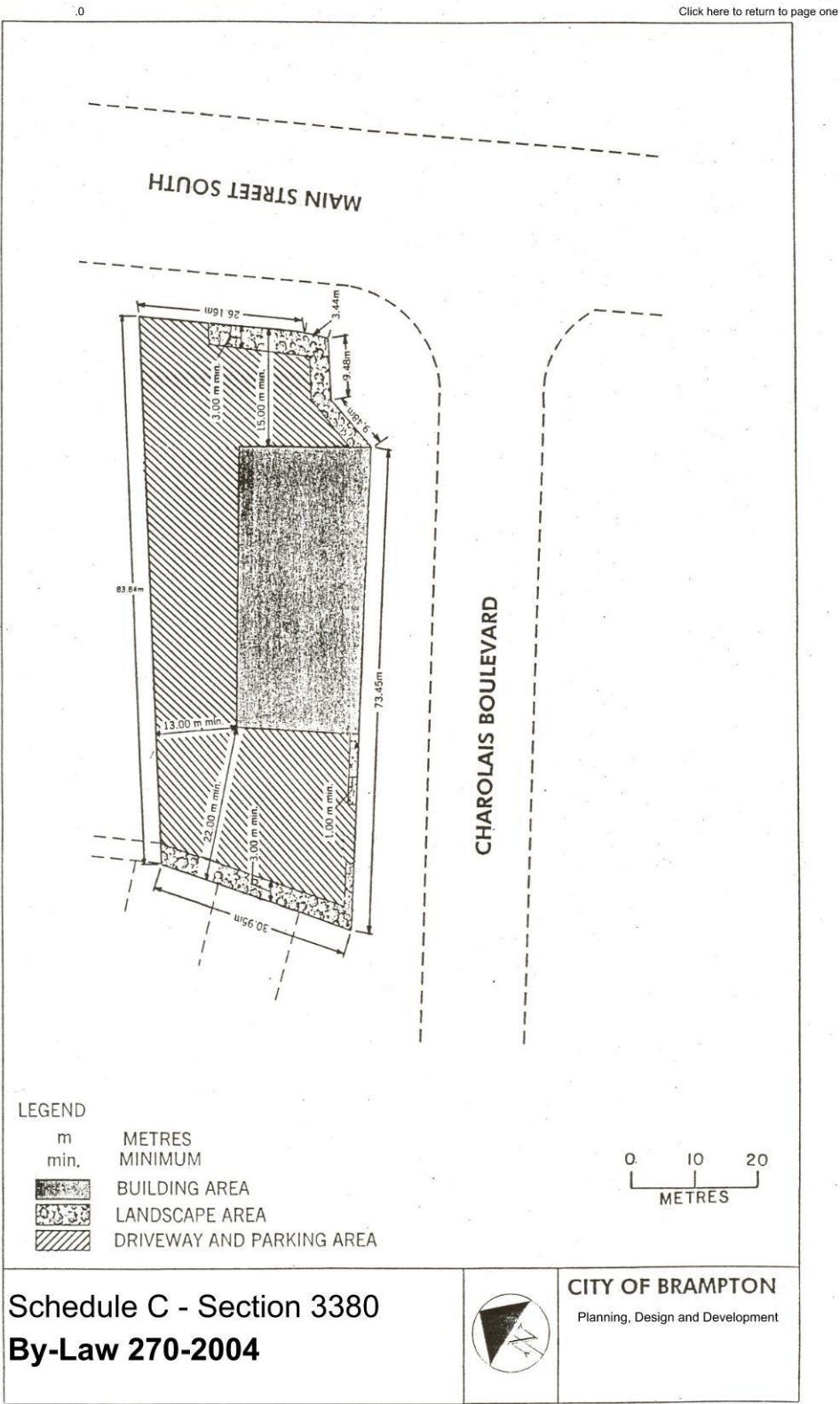
12.2775.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a a retail establishment having no outside storage;
 - .b a service shop;
 - .c a personal service shop;
 - .d an office; and
 - .e a parking lot.
- .2 Accessory:
 - .a purposes accessory to the other permitted purposes.

12.2775.2 The lands shall be subject to the following requirements and restrictions:

- .1 all buildings shall be located within the area shown as Building Area on Figure 1.
- .2 except for driveway locations, landscaped open space shall be provided as shown as Landscaped Area on Figure 1.
- .3 Minimum Lot Width: 29 metres.
- .4 Minimum Building Height: 11 metres.
- .5 the Maximum Gross Commercial Floor Area of all buildings and structures shall not exceed 944 square metres
- .6 the Maximum Gross Commercial Floor Area for retail purposes shall not exceed 140 square metres.
- .7 no outside storage or display of goods shall be permitted.
- .8 all garbage and refuse containers shall be totally enclosed.
- .9 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

Figure 1



12.2776 Exception 2776

12.2776.1 The lands shall only be used for the following purposes:

- .1 Commercial Uses:
 - .a a retail establishment having no outside storage;
 - .b a supermarket;
 - .c a service shop;
 - .d a personal service shop;
 - .e a bank, trust company and finance company;
 - .f an office;
 - .g a dry cleaning and laundry distribution station;
 - .h a dining room restaurant, a convenience restaurant, a take-out restaurant;
 - .i a printing or copying establishment;
 - .j a commercial school;
 - .k a temporary open air market;
 - .l a place of commercial recreation;
 - .m a community club;
 - .n a health or fitness centre;
 - .o a tavern;
 - .p a custom workshop;
 - .q a day nursery;
 - .r a residential care home;
 - .s a retirement home;
- .2 Non-Commercial Uses:
 - .a an apartment dwelling
 - .b a public or private school;
- .3 Purposes accessory to other permitted purposes.

12.2776.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this section:
 - .a The lot line abutting Peel Centre Drive shall be the front lot line;
 - .b The lot line abutting Brown's Lane shall be the flankage lot line;
- .2 Minimum Lot Area: No requirement;
- .3 Minimum Front Yard Depth (to the lot line abutting Peel Centre Drive):
 - .a For any portion of a building 2 storeys in height or less: 9.0 m;
 - .b For any portion of a building 3 to 5 storeys in height: 10.5 m;
 - .c For any portion of a building 6 to 9 storeys in height: 13.0 m;
 - .d For any portion of a building 10 storeys in height or greater: 20.4 m;
- .4 Minimum Exterior Side Yard Width (to the lot line abutting Brown's Lane):
 - .a For any portion of a building 2 storeys in height or less: 4.0 m;
 - .b For any portion of a building 3 storeys in height or greater: 6.2 m;
- .5 Minimum Interior Side Yard Width:
 - .a For any portion of a building 3 storeys in height or less: 13.2 m;
 - .b For any portion of a building 4 to 9 storeys in height: 14.7 m;
 - .c For any portion of a building 10 storeys in height or greater: 15.0 m;
- .6 Minimum Rear Yard Depth:
 - .a For any portion of a building 1 storey in height: 1.5 m;
 - .b For any portion of a building 2 storeys in height: 7.1 m;
 - .c For any portion of a building 3 storeys in height: 7.5 m;
 - .d For any portion of a building 4 storeys in height or greater: 8.0 m;
- .7 Minimum Setback to a Daylight Triangle or Rounding: 0.0 m;
- .8 Minimum Hydro Transformer Setback to any lot line: 0.0 m;
- .9 Balconies, sills, belt courses, cornices gutters, chimneys, pilasters, eaves, parapets, canopies, wind mitigation equipment, privacy screens and railings may encroach into any required yard by a maximum 2.9 metres;
- .10 Maximum Floor Space Index: 8.15, excluding any floor area located below established grade; 11.
- .11 Maximum Lot Coverage: 52%;
- .12 Minimum Landscaped Open Space: 30%;

- .13 Minimum Ground Floor Height fronting Peel Centre Drive: 3.6 m;
- .14 Minimum Motor Vehicle Parking: No requirement for all uses;
- .15 Minimum Bicycle Parking:
 - .a Resident: 0.5 spaces per apartment dwelling unit
 - .b Visitor: 0.10 spaces per apartment dwelling unit
 - .c 3.0 spaces for each 1000 square metres of gross commercial floor area of portion thereof;
- .16 Maximum Building Height: 55 storeys;
- .17 Maximum Residential Floor Plate: 800 metres
- .18 Minimum Separation Distance: 25 metres

12.2776.3 for the purposes of Exception 12.2776:

- .1 Shall also be subject to the requirements and restrictions of the GC zone and the General Provisions of this by-law that are not in conflict with those set out in Exception 2776.2.

12.2777 Exception 2777

12.2777.1 The lands shall only be used for the following purposes:

- .1 A place of worship;
- .2 A day nursery, only in conjunction with a place of worship;
- .3 Purposes accessory to the other permitted purposes.

12.2777.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 80 metres;
- .2 Minimum Front Yard Depth: 8 metres;
- .3 Minimum Interior Side Yard Width (East): 34 metres to the building;
- .4 Minimum Interior Side Yard Width (East): 30 metres to a roofed entrance canopy;
- .5 Minimum Interior Side Yard Width (West): 3 metres;
- .6 Minimum Rear Yard Depth to a Floodplain Zone: 40 metres;
- .7 Minimum front yard setback to a hydro transformer: 2 metres;
- .8 Minimum side yard setback to a transformer: 1.8 metres;
- .9 Maximum Main Worship Area: 500 square metres;
- .10 Minimum Landscaped Open Space: 28% of the total lot area and a retaining wall may be located within required landscaped open space;
- .11 Parking shall be provided in accordance with the requirements for a Place of Worship set out in this bylaw and no additional parking is required for a day nursery use.

12.2777.3 The Holding (H):

- .1 While the holding (H) symbol remains in place, lands shall only be used for the purposes permitted by the Agricultural (A) zone, subject to the requirements and restrictions of the Agricultural (A) zone and general provisions of this by-law;
- .2 Removal of the holding symbol (H) shall not occur until following conditions have been achieved:
 - .a Arrangements satisfactory to the Commissioner of Planning, Building and Growth Management and the Commissioner of Public Works at the Region of Peel shall be made with respect to a Functional Servicing Report (FSR) to be submitted by the applicant demonstrating feasible servicing connections for water and wastewater, including for the easterly abutting property. Written confirmation from the Commissioner of Public Works at the Region of Peel shall be provided that an FSR has been deemed satisfactory.

- .b Arrangements satisfactory to the Commissioner of Planning, Building and Growth Management at the City of Brampton and the Commissioner of Public Works at the Region of Peel shall be made by the applicant with respect to interim and ultimate site access, and provisions for site interconnectivity with the abutting property to the east for shared site access. Written confirmation from the Commissioner of Public Works at the Region of Peel and Commissioner of Planning, Building and Growth Management at the City of Brampton shall be provided that the site access and interconnectivity provisions, and all other arrangements have been deemed satisfactory.

12.2778 Exception 2778

12.2778.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the R3H zone;
- .2 Senior citizen residence;
- .3 Residential care home;
- .4 Only in conjunction with an apartment dwelling, a senior citizen residence, or a residential care home, the following non-residential uses shall be permitted on the ground floor of a building up to a maximum combined gross floor area of 600m²:
 - .a A retail establishment;
 - .b An office, including an office of a physician, dentist, or drugless practitioner;
 - .c A grocery store or supermarket;
 - .d A service shop;
 - .e A personal service shop, excluding a massage or body rub parlour;
 - .f A bank, trust company or finance company;
 - .g A dry cleaning and laundry distribution establishment;
 - .h A laundromat;
 - .i A dining room restaurant, a convenience restaurant, or a take out restaurant none of which shall include a drive-through facility;
 - .j A printing or copying establishment;
 - .k A custom workshop;
 - .l A day nursery;
 - .m A commercial school;
 - .n A health or fitness centre;
- .5 Purposes accessory to the other permitted purposes;

12.2778.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: No requirement;
- .2 Minimum Lot Width: No requirement;
- .3 Minimum Lot Depth: No requirement;

- .4 For the purposes of this Section:
 - .a The lot line abutting Balmoral Drive shall be the front lot line;
 - .b The lot line abutting Bramalea Road shall be the exterior side lot line;
- .5 Minimum Front Yard Depth:
 - .a For any portion of the building up to 6 storeys in height: 5.0 metres; and
 - .b For any portion of a building 7 storeys in height or greater: 8.0 metres;
- .6 Minimum Interior Side Yard Width:
 - .a For any portion of the building up to 6 storeys in height: 7.5 metres; and
 - .b For any portion of a building 7 storeys in height or greater: 10 metres;
- .7 Minimum Exterior Side Yard Width:
 - .a For any portion of the building up to 6 storeys in height: 5.0 metres; and
 - .b For any portion of a building above 7 storeys in height or greater: 8.0 metres;
 - .c For a building located within 45.0 metres of a rear lot line and to any portion of the building up to 6 storeys in height: 3.0 metres;
 - .d For a building located within 45.0 metres of a rear lot line, for any portion of a building greater than 6 storeys in height or greater: 5.5 metres;
- .8 Minimum Rear Yard Depth:
 - .a For any portion of a building up to 6 storeys in height: 8.0 metres;
 - .b For any portion of a building 7 storeys in height or greater: 11.0 metres;
- .9 Minimum Setback to a Daylight Triangle or Rounding: 5.0 metres;
- .10 Minimum Setback for an Underground Parking Garage: 0.0 metres from all lot lines;
- .11 Minimum Setback to an above grade stair enclosure leading to an underground parking garage: 1.0 metre;
- .12 Minimum Ground Floor Height: 4.5 metres;
- .13 Maximum Building Height (exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16):
 - .a 19 storeys for any portion of the building within 85 metres of the front lot line and more than 10.0 metres from the interior side lot line;
 - .b 15 storeys for any portion of building located within 45.0 metres of a rear lot line;
- .14 Maximum Floorplate Area: 1,260m² (For the portion of a building located above a height of 12 storeys measured from established grade);

- .15 Minimum Tower Separation Distance: 23 metres
- .16 Maximum Floor Space Index (FSI): 5.3 (Exclusive of an underground parking garage, all accessory buildings and structures);
- .17 Maximum Number of Units: 932
- .18 Maximum Lot Coverage: 45% of the lot area;
- .19 Minimum Landscape Open Space of 25% of the lot area;
- .20 Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunk patios and porches (covered and uncovered) and utility infrastructure;
- .21 Minimum Amenity Area: 2.0m² per apartment dwelling unit;
- .22 Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- .23 Maximum encroachment of windscreens in any yards: 1.0 metres;
- .24 Notwithstanding any other section of the By-law, windscreens are permitted to a maximum height of 2.0 metres in any yard;
- .25 Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 50% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors;
- .26 Minimum Number of Loading Spaces: 1 space;
- .27 Parking Space Requirements:
 - .a Resident: 0.60 spaces per apartment dwelling unit;
 - .b Visitor: 0.20 space per apartment dwelling unit;
 - .c Non-residential uses Establishment: 1.0 space for each 23m² of gross commercial floor area or portion thereof;
- .28 Bicycle Parking:
 - .a Bicycle parking must be located on the same lot as the use of building for which it is required;
 - .b Resident: 0.50 spaces per apartment dwelling unit;
 - .c Visitor: 0.10 spaces per apartment dwelling unit;
 - .d 1 space for each 500m² of commercial gross floor area or portion thereof;
 - .e A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces;
 - .f Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

- .i A building or structure;
- .ii A secure area such as a supervised parking lot or enclosure; or;
- .iii Within bicycle lockers;
- .g Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
- .h Dimensions:
 - .i If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
 - .ii If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;
- .29 Waste Disposal and Storage:
 - .a Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a public road;
 - .b All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;
- .30 All lands zoned R3H – 2778 shall be treated as one lot for zoning purposes;
- .31 Shall also be subject to the requirements and restrictions of the R3H zone and all the general provisions of this By-law, which are not in conflict with those set out in Exception 2778;

12.2778.3 for the purposes of Exception 12.2778:

- .1 Existing buildings and accessory structures at the time of the passing of this By-law shall be subject to the restrictions and requirements of Exception 101.
- .2 For the purposes of the R3H – 2778:
 - .a “Podium” Shall mean any of the various building elements that form the lower part of a building and does not include the tower.
 - .b “Tower” shall mean the portion of the building located above a height of 12 storeys measured from established grade.
 - .c “Floorplate” shall mean the total horizontal gross floor area of an individual storey of the building measured from exterior walls.
 - .d “Amenity Area” shall mean a common amenity area located at grade, on any rooftop/terrace, or within a building, designed for active or passive recreation for the exclusive use and benefit of the residents/tenants in a residential building or development. Common amenity areas shall include outdoor and indoor recreation spaces such as common gyms and social spaces which are available to residents of the development.

Common amenity areas shall exclude landscaped open space that does not contain active or passive recreational areas.

- .e “Windscreen” shall mean a physical feature or barrier with a maximum sides or segments and designed to mitigate impact of wind.

12.2779 Exception 2779

12.2779.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted by either Exception 2779.1(1)(a), or the purposes permitted by Exception 2779.1(1)(b) but not both:
 - .a Either:
 - .i A public school;
 - .ii A day nursery;
 - .iii A park, playground or recreation facility operated by a public authority.
 - .b Or:
 - .i Those purposes, permitted by the R1 – Exception 286 zone.

12.2779.2 The lands shall be subject to the following requirements and restrictions:

- .1 The uses permitted in Exception 2779.1(1)(a) shall be subject to the requirements and restrictions of the I1 zone.
- .2 The uses permitted in Exception 2779.1(1)(b) shall be subject to the requirements and restrictions of the R1 – Exception 286 zone, Exception 286.2.

12.2780 Exception 2780

12.2780.1 The lands shall only be used for the following purposes:

- .1 Uses permitted by the parent zone;
- .2 Apartment Dwelling;
- .3 Townhouse Dwelling;
- .4 Live-Work Townhouse Dwelling; and,
- .5 A recreational facility as an accessory use to an apartment dwelling.

12.2780.2 Following uses should be prohibited:

- .1 Notwithstanding any other section of this by-law, the erection or use of buildings or structures on the lands subject to this exception zone shall not be permitted unless it has been confirmed that sufficient wastewater infrastructure and capacity is available to service the lands, to the satisfaction of the Regional Municipality of Peel or the City of Brampton, as the case may be.

12.2780.3 The lands shall be subject to the following requirements and restrictions:

- .1 The requirements and restrictions of the MH Zone shall not apply to an apartment building.
- .2 Maximum Gross Floor Area: 93,000 square metres
- .3 Minimum Gross Floor Area for all non-residential uses: 5,500 square metres
- .4 Maximum Building Height for a building within 19 meters of Queen Street East: 110 metres
- .5 Maximum Building Height for a building beyond 19 meters of Queen Street East: 132 meters.
- .6 Minimum Front Yard Depth along Queen Street East: 6 Meters
- .7 Minimum Front Yard Depth along a Public Road, other than Queen Street East: 6 metres
- .8 Minimum Interior Side Yard Width (West Side): 9 Metres
- .9 Minimum Interior Side Yard Width (East Side): 12 Metres
- .10 Minimum Rear Yard Depth: 8.0 Metres
- .11 Minimum Landscape Open Space: 6,000 Square Metres
- .12 Minimum total Interior and Exterior amenity space: 4,000 Square Meters
- .13 Minimum tower separation distance: 25 meters
- .14 Minimum podium separation distance: 20 meters
- .15 Minimum Vehicle Parking Spaces shall be provided in accordance with the following:

- .a Visitor parking for an apartment dwelling, a multiple residential dwelling and a townhouse dwelling having no private garage or driveway, shall be provided at a rate of 0.20 visitor parking spaces per dwelling unit.
- .b Notwithstanding any minimum parking requirements, no minimum parking rates shall apply.
- .16 Bicycle Parking shall be provided in accordance with the following:
 - .a Minimum 0.5 spaces per apartment dwelling unit
 - .b Minimum 0.10 visitor spaces per apartment dwelling unit.
- .17 Notwithstanding any other section of this by-law, loading spaces may be shared between retail commercial uses and office uses.
- .18 Notwithstanding any other section of this by-law, required parking spaces for visitor parking, retail commercial and office uses may be shared during off peak hours.
- .19 For the purposes of this by-law the lands zoned MH – Section 2780 and MH (H) – Section 2780 should be viewed as one lot.

12.2780.4 Holding (H):

- .1 The lands designated Mixed Use High-Rise (Holding) – Section 2780 (MH (H) – 2780) on Schedule A:
- .2 Uses Permitted Prior to Removal of the H – Holding Symbol:
 - .a Uses legally existing on the effective date of the amending by-law;
 - and
 - .b Temporary driveway loop road to be permitted until the construction and assumption of the future east-west public road by the City of Brampton.
- .3 Conditions for Removing the H – Holding Symbol:

Removal of the H – Holding Symbol on land zoned (MH (H) – 2780) shall be subject to the following conditions:

 - .a The City's Commissioner of Public Works shall be satisfied that a new public road providing access to the lands has been constructed to either Rutherford Road S and/or Hansen Road S and conveyed to the City, or other alternative access arrangements to the satisfaction of the Commissioner of Public Works;
 - .b A Hydraulic Analysis shall be finalized to the satisfaction of the Toronto Region Conservation Authority; and,
 - .c The following shall be finalized to the satisfaction of the City's Director of Development and Environmental Engineering and the Toronto Region Conservation Authority:

- .i An Environmental Impact Study that identifies existing Natural Heritage Features, natural hazards, and applicable buffers;
- .ii An assessment for compensation in respect of any development proposed to remove or encroach within the identified Natural Heritage Features, natural hazards, and applicable buffers, in accordance with the Toronto Region Conservation Authority's Guideline for Determining Ecosystem Compensation (or successor policy); and,
- .iii Lands comprising Natural Heritage Features that are not subject to removal or encroachment by proposed development being conveyed to either the City of Brampton or the Toronto Region Conservation Authority, if required.

12.2780.5 for the purposes of Exception 12.2780:

- .1 Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower.
- .2 Tower shall mean the portion of the building located above a height of 30.0 metres for buildings located along Queen Street East and above a height of 23.0 metres all other buildings.
- .3 Dwelling, Townhouse shall mean a building that is divided vertically above the established grade into three (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 metres in area from the ground level to the roofline of the wall; and where each dwelling unit has an independent entrance from a yard immediately abutting the front and rear wall of the unit.
- .4 Dwelling, Live-Work Townhouse shall mean a townhouse dwelling composed of three (3) or more dwelling units, where each dwelling unit is located on its own lot or has frontage on a public street, with the garage in the rear yard and has access to the garage from a public street, public lane or private lane, where units have at least one common interior side wall; and where commercial and or residential uses are permitted on the ground floor/first floor, portions of the second or third floor; and where a home occupation is permitted on all floors; and where each dwelling unit may have a balcony or uncovered terrace on the second or third storey.

12.2781 Exception 2781

12.2781.1 The lands shall only be used for the following purposes:

- .1 purposes permitted in an R1 Zone;
- .2 Temporary sales office and accessory uses until December 31, 2028;
- .3 Model Homes, subject to the following:
 - .a Notwithstanding any other provisions to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said units, shall be permitted; and
 - .b A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

12.2781.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 15.0 metres
- .2 Minimum Front Yard:
 - .a 4.5 metres, but 6.0 metres to the front of the garage;
 - .b The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .c A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding triangle; and
 - .d A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight triangle.
- .3 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.
- .4 Garage Control:
 - .a minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.
- .5 Driveways Dimensions:
 - .a Driveway minimum width requirements: 3.5m (single), 6.0m (double), 7.3m (shared).

12.2782 Exception 2782

12.2782.1 The lands shall only be used for the following purposes:

- .1 a semi-detached dwelling;
- .2 Supportive Housing Residence Type 1; and,
- .3 purposes accessory to other permitted uses

12.2782.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 204.0 square metres
 - .b Corner Lot – 240.0 square metres
- .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 Front Yard
 - .a 3.0 metres to the front wall of the dwellings
 - .b 5.75 metres to a garage door
 - .c The main wall of a building may have a minimum of 1.0 metre setback to a daylight rounding
 - .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard
 - .e A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle
 - .f A bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard
 - .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle
- .4 Minimum Exterior Side Yard
 - .a 3.0 metres

- .b 5.75 metres to a garage door facing the exterior side yard for corner lots
- .c The main wall of a building may have a minimum of 1.0 metre setback to a daylight rounding
- .d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard
- .e A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle
- .f A bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

- .a 6.5 metres
- .b A deck may encroach into the rear yard to within 3.0 metres of the rear lot line
- .c Open roofed porches and/or uncovered terraces may encroach into the rear yard to within 3.0 metres of the rear lot line
- .d A bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard

.6 Minimum Interior Side Yard

- .a 1.2 metres
- .b 0.0 metres where the interior side yard is between a common wall lot line

.7 Maximum Building Height

- .a 12 metres

.8 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 0.9 metres more than the maximum garage door width permitted on the lot;
- .e 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;
- .f minimum interior garage dimension of a single vehicle garage shall measure 5.8 metre interior length x 2.8 metre minimum interior width.
- .g No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length

.9 Driveways

- .a Notwithstanding any other section of the by-law, a Residential a Driveway shall have a minimum width of 2.8 metres.

.10 Minimum Distance between a Driveway and a Street Intersection

- .a Notwithstanding any other section of the by-law, the minimum distance measured along a lot line between a driveway and a daylight rounding shall be 0.0 metres.

.11 The Following shall apply to a bay, bow or box window:

- .a Notwithstanding any other section of the by-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding any other section of the by-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;

.12 Maximum Lot Coverage:

- .a No requirement

12.2783 Exception 2783

12.2783.1 The lands shall only be used for the following purposes:

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

12.2783.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 240 square metres;
 - .b Corner Lot – 300.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 9.4 metres;
 - .b Corner Lot – 12.4 metres;
- .3 Minimum Front Yard:
 - .a 3.0 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
 - .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard;
- .4 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps;
 - .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle;
- .5 Minimum Rear Yard Depth
 - .a 3.0 metres to the dwelling
 - .b 6.0 metres to the garage door opening

- .6 Minimum Interior Side Yard:
 - .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - .b interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
 - .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.
- .8 Maximum Building Height: 13 metres;
- .9 The following provisions shall apply to garages:
 - .a No garage may project more than 1.5 metres beyond the porch or rear wall of a dwelling;
 - .b minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width;
 - .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
 - .d Maximum cumulative garage door width for lots with a lot width less than 10.4 shall be 5.0 metres
- .10 The Following shall apply to a bay, bow or box window:
 - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .11 Maximum Lot Coverage: No requirements.
- .12 Maximum fence height within the front yard is 1.2 metres;
- .13 For zoning purposes, the front lot line is deemed to be the lot line abutting Clarkway Drive or, for lots that do not have frontage on Clarkway Drive, the front lot line shall be Purple Crest Street

12.2784 Exception 2784

12.2784.1 The lands shall only be used for the following purposes:

- .1 Faith based community teaching centre with classroom space and ancillary common areas;
- .2 Day Nursery; and
- .3 Purposes accessory to other permitted purposes.

12.2784.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width along southerly Lot Line of 2.36 metres.
- .2 Minimum Parking Requirement: 4 spaces for each classroom or 1 space for each 20 square metres of gross commercial floor area or portion thereof, whichever is greater.

12.2785 Exception 2785

12.2785.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in a R2 zone;
- .2 Back-to-Back Townhouse Dwellings;
- .3 Street Townhouse Dwelling; and,
- .4 Purposes accessory to the other permitted purposes:

12.2785.2 The lands shall be subject to the following requirements and restrictions:

- .1 Back-to-Back Townhouse Dwellings within an R2 - Exception 2785 zone shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area: 78 square metres per unit
 - .b Minimum Lot Width: 5.75 per unit
 - .c Minimum Lot Depth: 14 metres
 - .d Minimum Front Yard Depth
 - .i 3.0 metres;
 - .ii 6.0 metres to the front of the garage
 - .iii the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;
 - .iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;
 - .v a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;
 - .vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,
 - .vii a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding
 - .e Minimum Exterior Side Yard
 - .i 3.0 metres Width
 - .ii 1.2 metres to a public or private lane/walkway
 - .iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;

- .iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
- .v a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,
- .vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard
- .f Minimum Rear Yard Depth: 0.0 metres
- .g Minimum Interior Side Yard Width
 - .i 1.2 metres; and
 - .ii 0.0 metre abutting a side lot line that coincides with the shared common wall between two dwellings.
- .h Maximum Building Height 14 metres
- .i Maximum Lot Coverage No requirement
- .j A Maximum of 16 dwelling units may be attached in a contiguous structure, provided that the structure is only 8 units wide and 2 units deep;
- .k Minimum Balcony Area
 - .i 5.0 square metres shall be provided on a balcony or uncovered terrace on the second or third floor;
- .l Air Conditioning Units Permitted to be located on the porch, balcony or uncovered terrace in the front yard;
- .m Garage Control
 - .i Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width OR
 - .ii A dwelling that is 6.0 metres or less in width, the interior garage dimension shall measure 2.9 metres by 6.9 metres.
 - .iii No encroachment shall be permitted into a required parking space within a garage except for one step (2 risers) into the minimum garage length;
- .n The following shall apply to a bay, bow or box window
 - .i notwithstanding Section 3.10 Table 3.10.1 the a bay, box or bow window maximum width of with or without foundation shall be 4.5 metres;
 - .ii notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
 - .iii a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;

- .iv a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
 - .o Notwithstanding Section 5.2.Q.1 front to rear pedestrian access through the dwelling unit does not need to be provided.
- .2 Street Townhouse Dwellings within an R2 - Exception 2785 zone shall be subject to the following Requirements and restrictions:
 - .a Minimum Lot Area: 140 square metres per dwelling unit
 - .b Minimum Lot Width
 - .i Interior Lot – 5.5 metres
 - .ii Corner Lot – 6.9 metres
 - .iii End – 6.9 metres
 - .c Minimum Lot Depth: 26 metres
 - .d Minimum Front Yard Depth
 - .i 3.0 metres
 - .ii 6.0 metres to the front of the garage;
 - .iii the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;
 - .iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0
 - .v a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;
 - .vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,
 - .vii a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding.
 - .e Minimum Exterior Side Yard Width
 - .i 3.0 metres
 - .ii 1.2 metres to a public or private lane/walkway
 - .iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
 - .iv a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
 - .v a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,

- .vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard
- .f Minimum Interior Side Yard
 - .i 1.2 metres; and
 - .ii 0.0 metres abutting a side lot line that coincides with the shared common wall between two dwellings
- .g Minimum Rear Yard Depth: 6 metres
- .h Maximum Building Height: 14 metres
- .i Minimum Landscaped Open Space: Each dwelling unit shall have a minimum of 20 square metres of open space in its rear yard
- .j Maximum Lot Coverage: No requirement
- .k Garage Control
 - .i Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width, except that where a dwelling unit is 6.0 metres or less in width, the interior garage dimension shall measure 2.9 metres in width by 6.1 metres in length
 - .ii No encroachment shall be permitted into the required parking space within a garage, except for one step (2 risers) into the minimum parking space length;
- .l Encroachments
 - .i Permitted yard encroachment of exterior stairs Below grade may encroach into the rear yard Up to 2.5 metres
- .m The following shall apply to a bay, box or bow window
 - .i notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window With or without foundation shall be 4.5 metres;
 - .ii Notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
 - .iii A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;
 - .iv A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;
- .n Notwithstanding Section 5.2.Q.1 front to rear pedestrian access through the Dwelling unit does not need to be provided.

12.2785.3 for the purposes of Exception 2785:

- .1 Dwelling, Back to Back Townhouse: Shall mean a building containing four or more dwelling units separated vertically by a Common wall, including a rear common wall, that do not have rear yards.

12.2785.4 The Holding (H):

- .1 The lands shown on Schedule A to this by-law subject to a Holding (H) symbol shall only be used for the purpose while the Holding (H) symbol is in place:
 - .a Purposes permitted in the Agricultural (A) Zone subject to the requirements and restrictions of the Agricultural Zone.
- .2 The Holding (H) symbol shall be lifted in whole as applicable when all of the Following conditions and requirements have been satisfied.
 - .a Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory Arrangements with the City to stop up and close and purchase of Fines Avenue, Or, satisfactory alternative arrangements are made should the right-of-way Fines Avenue not be declared surplus, to the satisfaction of the Commissioner Of Planning, Building and Growth Management.

12.2786 Exception 2786

12.2786.1 The lands shall only be used for the following purposes:

- .1 Townhouses and Supportive Housing Residence Type 1
- .2 Those purposes permitted in a R2 - Exception 2785 zone.

12.2786.2 The lands shall be subject to the following requirements and restrictions:

- .1 For Townhouses and Supportive Housing Residence Type 1 uses:
 - .a Minimum Lot Area: 140 square metre per dwelling unit
 - .b Minimum Lot Width:
 - .i Interior lot: 5.5 metres
 - .ii End Lot: 6.9 metres
 - .iii Corner lot: 6.9 metres
 - .c Minimum Exterior Side Yard: 1.2 metres; 0.6 metres from a parking area and public walkway
 - .d Minimum Rear Yard: 6.0 metres
 - .e Minimum Interior Side Yard
 - .i 1.2 metres
 - .ii 0.0 metre when the abutting side lot line coincides with a common wall between two dwellings;
 - .f Maximum building height: 14 metres
 - .g Minimum landscaped open space: Each dwelling unit shall have a minimum of 20 square metres open space in its rear yard.
 - .h The following shall apply to a bay, bow or box window:
 - .i notwithstanding any other section of the by-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .ii notwithstanding any other section of the by-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
 - .iii a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .iv a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;

- .i Garage Control
 - .i Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.
 - .ii No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
 - .j Encroachments: permitted yard encroachment of exterior stairs below grade may encroach into rear yard up to 2.5 metres
 - .k Maximum Lot Coverage: No Requirement
 - .l notwithstanding any other section of the by-law, a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum of 1.5 metres from any lot line.
 - .m notwithstanding any other section of the by-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided.
- .2 For purposes permitted in the R2 - Exception 2785 zone, the requirements and restrictions of the R2 - Exception 2785 zone shall apply.

12.2787 Exception 2787

12.2787.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R2 - Exception 2787 zone.

12.2787.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 140 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.5 metres
 - .b Corner Lot: 6.9 metres
 - .c End Lot: 6.9 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 6.0 metres to the front of the garage;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;
 - .e a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of daylight rounding;
 - .f a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard
 - .g a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 1.2 metres to a public or private lane/ walkway
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;

- .e a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,
 - .f a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard
- .6 Minimum Interior Side Yard
- .a 1.2 metres; and
 - .b 0.0 metre abutting a side lot line coincides with the shared common wall between two dwellings.
- .7 Minimum Rear Yard: 6 metres
- .8 Maximum Building Height: 14 metres
- .9 Minimum Front Yard Landscape Open Space (%): 15%
- .10 Minimum Landscape Open Space: Each dwelling unit shall have a minimum of 20 square metres of open space in its Rear yard
- .11 Maximum Lot Coverage: No requirement
- .12 Garage Control
- .a Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; OR
 - .b A dwelling that is 6.0 metres or less in width, the interior garage dimension shall measure 2.9 metres by 6.9 metres.
 - .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
- .13 Encroachments
- .a Permitted yard encroachment of exterior stairs below grade may encroach into the exterior and rear yard up to 2.5 metres
- .14 The following shall apply to a bay, box or bow window:
- .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, Bow or box window with or without Foundation shall be 1.0 metre;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;
 - .d a bay, bow, or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;

- .15 Notwithstanding Section 5.2.Q.1 front to rear pedestrian access through the dwelling unit does not need to be provided.

12.2788 Exception 2788

12.2788.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Rear Lane Townhouse
- .2 Dwelling, Back-to-Back Townhouse

12.2788.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this by-law, lands zoned R2 - Exception 2788 shall be viewed as one lot.
- .2 Minimum number of visitor parking spaces: 0.2 spaces per unit.
- .3 Shall be subject to the following requirements and restrictions for a Dwelling, Rear Lane Townhouse:
 - .a Minimum Dwelling Unit Width: 5.5 metres
 - .b Minimum Lot Area: No requirement
 - .c Minimum Front Yard
 - .i The front wall of a dwelling unit: 2.0 metres to a public or private road;
 - .ii a porch and/or balcony with or without foundation may encroach 1.0 metres into the minimum front yard;
 - .iii A bay window, bow window or windows with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
 - .iv a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres
 - .d Minimum Exterior Side Yard
 - .i 1.2 metres;
 - .ii 0.6 metres abutting a parking area and a walkway
 - .e Minimum Rear Yard Depth
 - .i 3.0 metres to the wall of a dwelling;
 - .ii 6.0 metres to a garage from a private laneway
 - .f Minimum Interior Side Yard
 - .i 1.2 metres when abutting side lot line coincides with two exterior walls;
 - .ii 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

- .iii a bay window, or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum interior side yard
- .g Maximum Building Height: 14 metres
- .h The following shall apply to a bay, bow or box window
 - .i notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay bow or box window with or without foundation shall be 4.5 metres;
 - .ii notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .iii a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .iv a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .i Encroachments
 - .i Permitted yard encroachment of exterior stairs below grade may encroach into rear yard by 2.5 metres;
 - .ii A balcony above a garage may encroach to within 1.5 metres of the rear lot line
- .j Minimum Amenity Area
 - .i 3.5 square metres shall be provided per Residential unit either on a balcony/uncovered terrace on the second or third floor or in the rear at ground level
- .k Minimum Landscaped Open: No requirement Space
- .l Garage Control
 - .i Minimum interior garage dimension shall Measure 6.0 metres interior length by 3.1 Metre interior width; OR
 - .ii A dwelling that is 6.0 metres or less in width, the interior garage dimension shall measure 2.9 metres by 6.9 metres.
 - .iii No encroachment shall be permitted into the a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
- .m Maximum fence height required within a front yard is 1.2 metres
- .n Section 5.2.Q.1 shall not apply
- .4 Shall be subject to the following requirements and restrictions for a Dwelling, Back-to-Back Townhouse
 - .a Minimum Lot Area (per unit): None
 - .b Minimum Lot Width: 5.5 metres per unit

- .c Minimum Front Yard Depth
 - .i 3 metres;
 - .ii 6.0 metres to a garage door facing the lot line
- .d Minimum Exterior Side Yard
 - .i 1.2 metres;
 - .ii 1.2 metres where a side yard abuts a common amenity area or visitor parking
- .e Minimum Interior Side Yard
 - .i 1.5 metres;
 - .ii 0.0 metres when abutting side lot line coincides with common wall between two dwellings
- .f Setback to the daylight triangle
 - .i 1.2 metres for any portion of a building
- .g Maximum Building Height
 - .i 12 metres except that a mechanical penthouse, access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres.
- .h Minimum Amenity Area
 - .i 3.5 square metres shall be provided per residential unit either on a balcony/uncovered terrace on the second or third floor or in the rear at ground level
- .i Garage Control
 - .i Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; OR
 - .ii A dwelling that is 6.0 metres or less in width, the interior garage dimension shall measure 2.9 metres by 6.9 metres
 - .iii No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
- .j Minimum Landscaped Open Space : No requirement

12.2789 Exception 2789

12.2789.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in the R3L zone; and,
- .2 Only on the ground floor of a permitted use within the R3L zone the following commercial uses shall be permitted:
 - .a A retail establishment having no outdoor display or sales;
 - .b An office, including the office of a physician, dentist or drugless practitioner;
 - .c A personal service shop;
 - .d A restaurant;
 - .e A bank, trust company or finance company;
 - .f A dry cleaning and laundry distribution establishment;
 - .g A drive through facility associated with any permitted use shall be prohibited.

12.2789.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3 metres
- .2 Minimum Interior and Exterior: 3 metres
- .3 Minimum Rear Yard Depth To a Residential Zone: 3 metres
- .4 Minimum Rear Yard Depth Abutting a non Residential Zone: 3.0 metres
- .5 Minimum Interior Side Yard: 3.0 metres
- .6 Maximum Lot Coverage: 60%
- .7 Minimum Landscape Open Space: 20%
- .8 Maximum Floor Space Index: No requirement
- .9 Maximum Tower Floorplate: 800 square metres
- .10 Minimum Tower Separation: 25 metres
- .11 Maximum Building Height: 54 metres
- .12 Lands zoned R3L- Exception 2789 shall be treated as a single lot for zoning purposes.
- .13 A utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.

12.2789.3 The Holding (H):

- .1 The lands subject to a Holding (H) symbol, shall be only used for the purpose while the Holding (H) symbol is in place:
 - .a Purposes permitted in the Agricultural (A) Zone subject to the requirements and restrictions of the Agricultural Zone.
- .2 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied.
 - .a Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase of Fines Avenue, or, satisfactory alternative arrangements are made should the right-of-way Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.2790 Exception 2790

12.2790.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in Exception 2790.1(1)(a) OR 2790.1(1)(b), but not both sections or any combination of both sections:
 - .a Those purposes permitted in a R3L - Exception 2789 zone;
OR
 - .b Back-to-Back Townhouses permitted in a R2 - Exception 2785 zone.

12.2790.2 The lands shall be subject to the following requirements and restrictions:

- .1 For purposes permitted in the R3L - Exception 2789 zone, the requirements and restrictions of the R3L - Exception 2789 zone shall apply.
- .2 For purposes permitted in the R2 - Exception 2785 zone, the requirements and restrictions of the R2 - Exception 2785 zone shall apply.

12.2790.3 for the purposes of Exception 2790:

- .1 Dwelling, Back to Back Townhouse: shall mean a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards.

12.2791 Exception 2791

12.2791.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 Purposes accessory to permitted uses

12.2791.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 45.0 m² per dwelling unit
- .2 Minimum Lot Width: No Requirement
- .3 Minimum Lot Depth: No Requirement
- .4 Minimum Setbacks to the principle building:
 - .a Front Yard Depth: 4.0 m
 - .b Exterior Side Yard Width: 5.0 m
 - .c Interior Side Yard Width: 29.79 m
 - .d Rear Yard Depth: 38.16 m
- .5 Minimum Setbacks to a stairwell leading to an underground parking garage:
 - .a Front Yard Depth: 4.0 m
 - .b Exterior Side Yard Width: 5.0 m
 - .c Interior Side Yard Width: 7.0 m
 - .d Rear Yard Depth: 6.6 m
- .6 Minimum below grade Setbacks
 - .a Front Yard Setback: 4.0 m
 - .b Exterior Side Yard Setback: 5.0 m
 - .c Interior Side Yard Setback: 3.0 m
 - .d Rear Yard Setback: 6.5 m
- .7 Maximum FSI: 1.7
- .8 Maximum Height: 36.0 m
- .9 All portions of an apartment dwelling, excluding an exterior stairwell serving the below grade parking garage, must be located within the height limits set by a line that extends upwards at a

45- degree angle, or lower, from the rear lot line and the interior side lot line to a maximum height of 36 metres.

- .10 Maximum number of Apartment Units: 174
- .11 Minimum Area of a studio dwelling unit: 47.0 m²
- .12 Minimum Area of a dwelling unit with one or more bedrooms: 54.0 m²
- .13 Minimum Setbacks to a hydro transformer
 - .a Front Yard Setback: 3.0 m
 - .b Interior Side Yard Setback: 1.5 m
- .14 Minimum separation distance between a hydro transformer and the building: 25.0 m
- .15 Minimum Landscaped Open Space
 - .a 40% of the Lot Area
 - .b Along the Front Lot Line: 4.0 m
 - .c Along the Interior Side Lot Line: 3.0 m
 - .d Along the Exterior Side Lot Line: 3.29 m
 - .e Along the Rear Lot Line: 3.0 m
 - .f Hydro Transformer: Permitted within required Landscaped Open Space
- .16 Permitted Yard Encroachments:
 - .a Window Bays, with or without foundation: 1.0 m
 - .b Decks/Balconies: 1.5 m
 - .c Porches and exterior stairs: 2.0 m
 - .d Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, and columns: 0.6 m
 - .e Canopies, columns, awnings, open sided roofs associated with the main entrance to the apartment dwelling: 3.0 m
- .17 Minimum Parking Spaces required
 - .a Resident Parking: 174 spaces
 - .b Visitor Parking: 35 spaces

12.2791.3 for the purposes of Exception 2791:

- .1 Cottrelle Boulevard shall be deemed to be the front lot line, and the side lot line abutting 1965, 1975, 1985 Cottrelle Boulevard shall be deemed to be the exterior side lot line.

12.2792 Exception 2792 - ONTARIO REGULATION 158/22

ZONING ORDER – CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Consolidation Period: From March 4, 2022 to the [e-Laws currency date](#).

1. Definitions

In this Order,

- .1 “amenity space” means an outdoor area used exclusively for the enjoyment of the outdoor environment;
- .2 “back-to-back stacked townhouse dwelling” means a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall;
- .3 “lane” means a public right-of-way less than 12 metres in width;
- .4 “Zoning By-law” means Zoning By-Law No. 270-2004 of the City of Brampton.

2. Application

- .1 This Order applies to lands in the City of Brampton, in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 295 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

3. Residential Zone

- .1 This section applies to the lands located in the area shown as the Residential Zone on the map referred to in section 2.
- .2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for,
 - .a single detached dwellings;
 - .b street townhouse dwellings;
 - .c back-to-back townhouse dwellings;
 - .d rear-lane townhouse dwellings;
 - .e an administrative office or facility for a public authority;
 - .f public or private schools;
 - .g indoor or outdoor recreation facilities;
 - .h flood and erosion control;
 - .i conservation areas;

- .j accessory uses; and
- .k a police station.

.3 The zoning requirements for the uses permitted under clause (2) (a) are as follows:

- .a The minimum lot width is 9 metres for an interior lot and corner lot.
- .b The minimum lot area is 215 square metres for an interior lot and corner lot.
- .c The minimum lot depth is 24 metres.
- .d The minimum front yard depth is 2.5 metres.
- .e Despite paragraph (d), a front yard depth of 5.75 metres is required for a garage door facing the front lot line.
- .f The minimum exterior side yard width is 2 metres.
- .g Despite paragraph (f), the minimum exterior side yard width is 1.2 metres if the exterior side yard abuts a lane.
- .h Despite paragraph (f), the minimum exterior side yard width is 5.75 metres to a garage door facing the flankage lot line.
- .i The minimum rear yard depth is 6 metres.
- .j Despite paragraph (i), the minimum rear yard depth is 0.6 metres to the side wall of a garage if access to the garage is from the exterior side yard.
- .k Subject to paragraph (m), the minimum interior side yard width is 1.2 metres on one side and 0.6 metres on the other side.
- .l Interior side yards between two lots can be paired at 0.6 metres per paired lots, or 1.2 metres and 0.6 metres per paired lots or at 1.2 metres and 1.2 metres per paired lots.
- .m The minimum interior side yard width is 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .n The minimum interior side yard width for a corner lot abutting an interior lot with a side yard of 0.6 metres is 0.6 metres, resulting in a total minimum separation distance of 1.2 metres between buildings.
- .o The maximum building height is 13 metres.
- .p The minimum driveway width is 2.75 metres.

.4 The zoning requirements for the uses permitted under clause (2) (b) are as follows:

- .a The minimum lot width is 5.5 metres for an interior lot and 6.7 metres for an end lot or corner lot.
- .b The minimum lot area is 120 square metres for an interior lot and 140 square metres for an end lot or corner lot.

- .c The minimum lot depth is 22 metres.
- .d The minimum front yard depth is 2.5 metres.
- .e Despite paragraph (d), a front yard depth of 5.75 metres is required for a dwelling where the garage door faces the front lot line.
- .f The minimum exterior side yard width is 2 metres.
- .g Despite paragraph (f), the minimum exterior side yard width is 1.2 metres if the exterior side yard abuts a lane.
- .h The minimum exterior side yard width is 5.75 metres to a garage door facing the flankage lot line.
- .i The minimum rear yard depth is 5 metres.
- .j Despite paragraph (i), the minimum rear yard depth is 0.6 metres to the side wall of a garage if access to the garage is from the exterior side yard.
- .k The minimum interior side yard width is 1.2 metres.
- .l Despite paragraph (k), there is no minimum interior side yard width abutting a side lot line that coincides with a common wall between two dwellings.
- .m The maximum building height is 13 metres.
- .n Front yard to rear yard pedestrian access through a dwelling unit is permitted through a habitable room or area, except for a bedroom, living room, dining room or kitchen, with no more than a four-step grade difference.
- .o The minimum driveway width is 2.75 metres.

.5 The zoning requirements for the uses permitted under clause (2) (c) are as follows:

- .a The minimum lot width is 5.5 metres for an interior lot and 6.7 metres for an end lot or corner lot.
- .b The minimum lot area is 65 square metres for an interior lot and 75 square metres for an end lot or corner lot.
- .c The minimum lot depth is 12 metres.
- .d The minimum front yard depth is 2.5 metres.
- .e Despite paragraph (d), a front yard depth of 5.75 metres is required for a garage door facing the front lot line.
- .f The minimum exterior side yard width is 2 metres.
- .g Despite paragraph (f), the minimum exterior side yard width is 1.2 metres if the exterior side yard abuts a lane.

- .h Despite paragraph (f), the minimum exterior side yard width is 5.75 metres to a garage door facing the flankage lot line.
- .i There is no minimum rear yard depth.
- .j The minimum interior side yard width is 1.2 metres.
- .k Despite paragraph (j), there is no minimum interior side yard width abutting a side lot line that coincides with a common wall between two dwellings.
- .l The maximum building height is 13 metres.
- .m A maximum of 16 dwelling units may be attached in a contiguous structure.
- .n The maximum dimensions of a contiguous structure referred to in paragraph (m) is 8 units wide and 2 units deep.
- .o A minimum of 3.5 square metres of amenity space must be provided on,
 - .i a balcony or uncovered terrace on the second or third floor, or
 - .ii in the front yard at ground level.
- .p The minimum driveway width is 2.75 metres.
- .q A minimum of one parking space per unit is required.

.6 The zoning requirements for the uses permitted under clause (2) (d) are as follows:

- .a The front lot line must be the lot line opposite the lot line which is traversed by a driveway.
- .b The minimum lot width is 5.5 metres for an interior lot and 6.7 metres for an end lot or corner lot.
- .c The minimum lot area is 100 square metres for an interior lot and 120 square metres for an end lot or corner lot.
- .d The minimum lot depth is 20 metres.
- .e Despite paragraph (d), the minimum lot depth is 18.5 metres if the rear lot line abuts a lane.
- .f The minimum front yard depth is 4 metres.
- .g Despite paragraph (f), the minimum front yard depth is 2.5 metres on lots where the rear lot line abuts a lane.
- .h The minimum exterior side yard width is 2 metres.
- .i Despite paragraph (h), the minimum exterior side yard width is 2 metres if the exterior side yard abuts a lane.
- .j The minimum rear yard depth is 3 metres.
- .k Despite paragraph (j), the minimum rear yard depth is 0.5 metres if the rear lot line abuts a lane.

- .l The minimum rear yard depth is 5.75 metres to a garage door.
 - .m Despite paragraph (l), the minimum rear yard depth is 0.75 metres if the rear lot line abuts a lane.
 - .n The minimum interior side yard width is 1.2 metres.
 - .o Despite paragraph (n), there is no minimum interior side yard width,
 - .i abutting a side lot line that coincides with a common wall between two dwellings, or
 - .ii abutting side lot lines coincident with a common wall between two garages.
 - .p The maximum building height is 14 metres.
 - .q A minimum of 3.5 square metres of amenity space must be provided on,
 - .i a balcony or uncovered terrace on the second or third floor, or
 - .ii in the front yard at ground level.
 - .r Front yard to rear yard pedestrian access through a dwelling unit is permitted through a habitable room or area, except for a bedroom, living room, dining room or kitchen, with no more than a four-step grade difference.
 - .s The minimum driveway width is 2.75 metres.
 - .t The maximum fence height is 1.2 metres along any yard.
 - .u An accessory structure is not permitted in any yard between a main wall of the dwelling or garage and a public street or lane.
- .7 Despite subsections (3) to (6), the following zoning requirements apply to the buildings and structures set out in clauses (2) (a) to (d):
- .a Permitted encroachments into a front yard:
 - .i The main wall of a dwelling may encroach into the front yard to within 1 metre of a daylight rounding or triangle.
 - .ii A porch, balcony or both with or without foundation or cold cellar may encroach 2 metres into the front yard.
 - .iii A porch, balcony or both with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0 metres of a daylight rounding or triangle.
 - .iv A bay window, bow window or box window with or without foundation or cold cellar may encroach 1 metre into the minimum front yard.
 - .v A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0 metres of a daylight rounding or triangle.

- .b Permitted encroachments into an exterior side yard:
 - .i The main wall of a dwelling may encroach into the exterior side yard to within 1 metre of a daylight rounding or triangle.
 - .ii A porch, a balcony or both, with or without foundation or cold cellar may encroach 2 metres into the exterior side yard.
 - .iii A porch, a balcony or both with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0 metres of a daylight rounding or triangle.
 - .iv A bay window, bow window, or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0 metres of a daylight rounding or triangle.
 - .v A bay window, bow window, or box window with or without foundation or cold cellar and a chimney may encroach 1 metre into the exterior side yard.
 - .vi For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard is 0.5 metres.
- .c Permitted encroachments into a rear yard:
 - .i In the case of a single detached and street townhouse dwelling:
 1. A deck off the main floor may encroach into the rear yard to within 3.5 metres of the rear lot line.
 2. An open roofed porch, an uncovered terrace or both may encroach into the rear yard to within 4.5 metres of the rear lot line.
 3. A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1 metre into the minimum rear yard.
 - .ii In the case of a rear-lane townhouse dwelling:
 1. The main wall of a dwelling may encroach into the rear yard to within 1 metre of a daylight rounding or triangle.
 2. A porch or balcony with or without foundation or cold cellar may encroach 2 metres into the minimum rear yard where the rear lot line abuts a street that is not a lane.
 3. A porch, a balcony or both with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0 metres of a daylight rounding or triangle.
 4. A bay window, bow window or box window with or without foundation or cold cellar may encroach 1 metre into the minimum rear yard where the rear lot line abuts a street that is not a lane.

5. A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0 metres of a daylight rounding or triangle.
- .iii Permitted encroachments into an interior side yard:
1. In the case of a rear-lane townhouse dwelling, a bay window, bow window or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum side yard.
- .d Garage Control:
- .i No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling.
- .ii In the case of a single detached dwelling:
1. The maximum cumulative garage door width for lots with a lot width less than 10.4 metres is 3.7 metres.
 2. The maximum cumulative garage door width for lots with a lot width equal to or greater than 10.4 metres but less than 11 metres is 4.6 metres.
 3. The maximum cumulative garage door width for lots with a lot width equal to or greater than 11 metres but less than 12.5 metres is 5 metres.
 4. The maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14 metres is 5.5 metres.
 5. The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit.
 6. For lots 14 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50 per cent of the dwelling unit width, whichever is greater.
- .iii In the case of a street townhouse dwelling, back-to-back townhouse dwelling and rear-lane townhouse dwelling where the rear lot line abuts a street that is not a lane:
1. The maximum cumulative garage door width for interior lots with a lot width less than 6 metres is 3.7 metres.
 2. The maximum cumulative garage door width for interior lots with a lot width equal to or greater than 6 metres but less than 9.8 metres is 4.6 metres.
 3. The maximum cumulative garage door width for interior lots with a lot width equal to or greater than 9.8 metres but less than 10.7 metres is 5 metres.
 4. The maximum cumulative garage door width for corner lots is 5.5 metres.
 5. A two-bay garage shall be permitted on a corner lot.

- .iv For a rear-lane dwelling where the rear lot line abuts a lane, the maximum garage door width shall not exceed the width of any unit or main wall of a dwelling.
- .v The interior garage width, as calculated 3 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
- .e The following requirements apply to a bay window, bow window or box window:
 - .i The maximum width of a bay window, bow window or box window with or without foundation shall be 4.5 metres.
 - .ii The maximum depth of a bay window, bow window or box window with or without foundation shall be 1 metre.
 - .iii A bay window, bow window or box window with a maximum depth of 0.6 metres shall not require side windows.
 - .iv A bay window, bow window or box window with a depth greater than 0.6 metres up to a maximum depth of 1 metre shall contain side windows.
- .8 The zoning requirements for the uses permitted under clauses (2) (e) and (f) are as follows:
 - .a There is no minimum front yard depth.
 - .b The minimum interior side yard width is 3 metres.
 - .c There is no minimum exterior side yard width.
 - .d The minimum rear yard depth is 3 metres.
 - .e Despite paragraphs (a) and (d), the minimum setback to a lot used for residential purposes is 3 metres or half the height of the building, whichever is greater.
 - .f There is no maximum building height.
 - .g There is no maximum lot coverage.
 - .h A minimum of 3 metres of landscaped open space is required along a lot line abutting a street or a daylight triangle, except at approved building and access locations.
- .9 The zoning requirements for the uses permitted under clause (2) (g) are those set out in section 44.1.2 of the Zoning By-law.
- .10 The zoning requirements for the uses permitted under clauses (2) (h) and (i) are those set out in section 44.2.2 of the Zoning By-law.
- .11 Despite subsections (3) to (10), the following zoning requirements apply to the uses permitted under clauses (2) (a) to (j):
 - .a A minimum setback of 7 metres shall be required for any part of a principal building or structure from the edge of the TransCanada pipeline easement.

- .b A minimum setback of 3 metres shall be required from any part of an accessory building or accessory structure, including a deck, balcony or swimming pool, from the edge of the TransCanada pipeline easement.
 - .c A minimum setback of 7 metres from the nearest portion of a TransCanada pipeline easement shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.
- .12 The zoning requirements for the uses permitted under clause (2) (k) are the requirements set out in the Zoning By-law for an administrative office or facility for a public authority.

4. Mixed-Use Zone

- .1 This section applies to the lands located in the area shown as the Mixed-Use Zone on the map referred to in section 2.
- .2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for,
- .a townhouse dwellings;
 - .b back-to-back townhouse dwellings;
 - .c rear-lane townhouse dwellings;
 - .d stacked townhouse dwellings;
 - .e back-to-back stacked townhouse dwellings;
 - .f apartment dwellings;
 - .g residential care homes;
 - .h senior citizen residences;
 - .i day nurseries;
 - .j community centres;
 - .k private or public hospitals;
 - .l retail establishments having no outside storage;
 - .m service shops;
 - .n personal service shops;
 - .o banks, trust companies and finance companies;
 - .p dry cleaning and laundry distribution stations;
 - .q laundromats;

- .r dining room restaurants, convenience restaurants or take-out restaurants;
- .s taverns;
- .t printing or copying establishments;
- .u commercial, technical and recreational schools;
- .v community clubs;
- .w health centres or fitness centres;
- .x recreational facilities;
- .y art galleries, museums, art studios and photo studios;
- .z convenience stores and grocery stores;
- .aa travel agencies;
- .bb offices;
- .cc hotels;
- .dd shopping centres;
- .ee banquet halls;
- .ff places of commercial recreation;
- .gg supermarkets;
- .hh animal hospitals;
- .ii theatres;
- .jj body art and tattoo parlours;
- .kk amusement arcades;
- .ll motor vehicle rental or car sharing establishments;
- .mm administrative offices or facilities for a public authority;
- .nn public or private schools;
- .oo indoor or outdoor recreation facilities;
- .pp flood and erosion control;
- .qq conservation areas;
- .rr accessory uses; and
- .ss a police station.

.3 The zoning requirements for the uses permitted under clause (2) (a) are as follows:

- .a In the case of a common element condominium, the zoning requirements in a Residential Zone for a street townhouse dwelling, except that a private road shall be treated as a street.
- .b In the case of a standard condominium, the zoning requirements identified in subsection (6).
- .c The minimum driveway width for each townhouse unit is 2.75 metres.

.4 The zoning requirements for the uses permitted under clause (2) (b) are as follows:

- .a In the case of a common element condominium, the zoning requirements in a Residential Zone for a back-to-back townhouse dwelling, except that a private road shall be treated as a street.
- .b In the case of a standard condominium, the zoning requirements identified in subsection (6).
- .c A maximum of 16 dwelling units may be attached in a contiguous structure.
- .d The maximum dimensions of a structure referred to in paragraph (c) are 8 units wide and 2 units deep.
- .e The minimum driveway width shall be 2.75 metres.
- .f The minimum resident parking requirement is one space per unit.

.5 The zoning requirements for the uses permitted under clause (2) (c) are as follows:

- .a In the case of a common element condominium, the zoning requirements in a Residential Zone for a rear-lane townhouse dwelling, except that a private road shall be treated as a street;
- .b In the case of a standard condominium, the zoning requirements set out in subsection (6).
- .c The minimum driveway width for each townhouse unit is 2.75 metres.

.6 The zoning requirements for the uses permitted under clauses (2) (d) to (h) are as follows:

- .a There is no minimum front yard depth.
- .b The minimum interior side yard width is 3 metres.
- .c There is no minimum exterior side yard width.
- .d The minimum rear yard depth is 3 metres.
- .e There is no maximum building height.
- .f There is no maximum lot coverage.
- .g A minimum of three metres of landscaped open space is required along a lot line abutting a street or a daylight triangle, except at approved building and access locations.
- .h There is no setback requirement to a daylight triangle.

- .7 The zoning requirements for the uses permitted under clauses (2) (i) to (nn) and (rr) are as follows:
- .a There is no minimum front yard depth.
 - .b The minimum interior side yard width is 3 metres.
 - .c There is no minimum exterior side yard width.
 - .d The minimum rear yard depth is 3 metres.
 - .e Despite paragraphs (b) and (d), and except for a non-residential use within an apartment building, the minimum setback to a lot used for residential purposes is three metres or half the height of the building, whichever is greater.
 - .f There is no maximum building height.
 - .g There is no maximum lot coverage.
 - .h A minimum 3 metres of landscaped open space is required along a lot line abutting a street or a daylight triangle, except at approved building and access locations.
- .8 The zoning requirements for the uses permitted under clause (2) (oo) are those set out in section 44.1.2 of the Zoning By-law.
- .9 The zoning requirements for the uses permitted under clauses (2) (pp) and (qq) are those set out in section 44.2.2 of the Zoning By-law.
- .10 Despite subsections (3) to (9), the following zoning requirements apply to the uses permitted under clauses (2) (a) to (rr):
- .a A minimum setback of 7 metres is required for any part of a principal building or structure from the edge of the TransCanada pipeline easement.
 - .b A minimum setback of 3 metres is required from any part of an accessory building or accessory structure, including a deck, balcony or swimming pool from the edge of the TransCanada pipeline easement.
 - .c A minimum setback of 7 metres from the nearest portion of a TransCanada pipeline easement applies to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space and any associated aisle or driveway.
- .11 The zoning requirements for the uses permitted under clause (2) (ss) are the requirements set out in the Zoning By-law for an administrative office or facility for a public authority.

5. Environmental Protection Zone

- .1 This section applies to the lands located in the area shown as the Environmental Protection Zone on the map described in section 2.

- .2 The zoning requirements for the lands described in subsection (1) are those set out in sections 44.1 and 44.2 of the Zoning By-law.

6. Terms of use

- .1 Every use of land and every erection, location and use of any building or structure shall be in accordance with this Order.
- .2 Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- .3 Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.
- .4 Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

7. Permitted uses

- .1 A Transitway Station shall be permitted in any Zone on the map referred to in section 2.
- .2 There are no zoning requirements for the use identified in subsection (1).
- .3 A building or structure of a public authority or private electric utility regulated by the Government of Ontario or a Crown agency shall be permitted anywhere in any Zone on the map referred to in section 2.
- .4 There are no zoning requirements for the use identified in subsection (3).

8. Deemed by-law

- .1 This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Brampton.

9. Commencement

- .1 Omitted (provides for coming into force of provisions of this Regulation).

12.2793 Exception 2793 - ONTARIO REGULATION 171/20
 ZONING ORDER – CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Consolidation Period: From April 24, 2020 to the [e-Laws currency date](#).

1. Definitions

In this Order,

- .a “accessory” means a use, building or structure that is normally incidental or subordinate to a principal use, building or structure located on the same lot;
- .b “outdoor amenity space” means an area which provides a private environment for a range of outdoor living activities;
- .c “Zoning By-law” means Zoning By-Law No. 270-2004 of the City of Brampton.

2. Application

- .1 This Order applies to lands in the City of Brampton in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 234 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

3. Commercial Zone

- .1 This section applies to the lands located in the area shown as the Commercial Zone on the map described in section 2.
- .2 For the purpose of this section, all lands located in the area shown as the Commercial Zone on the map described in section 2 shall be treated as one lot.
- .3 Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,
 - .a an office together with accessory uses, buildings and structures that may include,
 - .i a retail establishment,
 - .ii a convenience store,
 - .iii a personal service shop,
 - .iv a banquet hall,
 - .v a dry cleaning and laundry distribution station,
 - .vi a restaurant, excluding a drive thru restaurant,
 - .vii a commercial school,
 - .viii a community club,

- .ix a health centre,
- .x a fitness centre,
- .xi a day nursery,
- .xii an art gallery, and
- .xiii a printing and copying establishment;
- .b a research and development facility;
- .c a hotel; and
- .d a conference centre.

.4 The zoning requirements for the lands described in subsection (1) are as follows:

- .a The minimum lot area is 3 hectares.
- .b The minimum gross floor area is 23,200 square metres.
- .c The minimum yard width is 6 metres.
- .d Despite paragraph (c), the minimum yard width abutting a Residential High Density or Open Space Zone is 9 metres.
- .e The minimum building height is 3 storeys.
- .f There is no maximum building height.
- .g The minimum area to be landscaped along the lot lines is 3 metres.
- .h Despite paragraph (g), the minimum area to be landscaped along the lot lines abutting the Gore Road and Regional Road 107, as shown on the map described in section 2, is 6 metres.
- .i The maximum combined total of the gross floor area for accessory uses, buildings and structures set out in clause (3) (a) is 15 per cent.
- .j Outdoor storage of goods and materials is not permitted.

4. Residential Zone

- .1 This section applies to the lands located in the area shown as the Residential Zone on the map described in section 2.
- .2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,
 - .a a single detached dwelling that may be accessed from a laneway;
 - .b a rear-laneway townhouse dwelling; and
 - .c a back-to-back townhouse dwelling.

- .3 The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (a) are as follows:
- .a The minimum lot width is 9.1 metres.
 - .b Despite paragraph (a), the minimum lot width for a lot with three sides and no front lot line is 3 metres.
 - .c Despite paragraph (a), the minimum lot width if the dwelling is located on a corner lot is 10.9 metres.
 - .d The minimum lot depth is 27.5 metres.
 - .e The minimum front yard setback is 4.5 metres.
 - .f Despite paragraph (e), the minimum front yard setback for a dwelling accessed from a laneway is 3 metres.
 - .g The maximum encroachment into the minimum required front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
 - .h The minimum interior side yard setback is 0.6 metres.
 - .i The minimum combined total of the interior side yard setbacks on an interior lot is 1.8 metres.
 - .j The maximum encroachment into the minimum interior side yard setback, is
 - .i for an open and roofed porch, 0.5 metres, or
 - .ii for a balcony or deck, 0.3 metres.
 - .k The minimum exterior side yard setback is 3 metres.
 - .l Despite paragraph (k), the minimum exterior side yard setback for a dwelling accessed from a rear laneway is 2 metres.
 - .m The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
 - .n Despite paragraph (m), the maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck for a dwelling accessed from a rear laneway is 1 metre.
 - .o The minimum rear yard setback is 6 metres.
 - .p Despite paragraph (o), the minimum rear yard setback from a laneway is 0.3 metres.
 - .q The maximum encroachment into the minimum rear yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
 - .r The maximum building height is 11.5 metres.
 - .s No garage may project more than 1.5 metres beyond the porch or front wall.

- .t Maximum driveway width for a lot with three sides and no front lot line is 6.71 metres.
 - .u Section 10.9.1B(1) and 10.9.1B(4) of the Zoning By-law shall not apply to a lot that is accessed from a rear laneway provided that the length of the driveway does not extend beyond the rear wall of the garage.
 - .v The minimum driveway width is 2.75 metres.
 - .w The minimum distance between a driveway and a street intersection is 1.9 metres.
 - .x The minimum outdoor amenity space for a single detached dwelling accessed from a laneway is 34 square metres.
 - .y Despite paragraph (x), for a lot with three sides, the minimum outdoor amenity space is 20 square metres.
- .4 The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (b) are as follows:
- .a The minimum lot width is 5.5 metres.
 - .b Despite paragraph (a), the minimum lot width if the dwelling is located on a corner lot is 8.5 metres.
 - .c The minimum lot depth is 24 metres.
 - .d The minimum front yard setback is 3 metres.
 - .e The maximum encroachment into the minimum front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
 - .f The minimum interior side yard setback is 1.2 metres.
 - .g Despite paragraph (f), there is no minimum interior side yard setback where a common wall is shared between two dwellings.
 - .h The minimum exterior side yard setback is 3 metres.
 - .i Despite paragraph (h), the minimum exterior side yard setback from a laneway is 1.2 metres.
 - .j The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
 - .k The minimum rear yard setback is 6 metres.
 - .l Despite paragraph (k), there is no minimum rear yard setback to a garage accessed from a laneway.
 - .m Despite paragraph (k), there is no minimum rear yard setback if the lot is accessed from a laneway or is a corner lot.
 - .n The maximum encroachment into the minimum rear yard setback for an open and roofed porch, a balcony or a deck is 2 metres.

- .o The maximum building height is 14 metres.
 - .p The minimum driveway width is 2.75 metres.
 - .q The maximum driveway width on a lot having a lot width equal to or greater than 7.5 meters is 6 metres.
 - .r The maximum driveway width for a lot fronting onto the Gore Road or Fogal Road, as shown on the map described in section 2, is,
 - .i for a lot having a lot width less than 7.5 metres, 4.9 metres, or
 - .ii for a lot having a lot width equal to or greater than 7.5 meters, 6 metres.
 - .s The minimum distance between a driveway and the actual or projected point of a street intersection is 1.9 metres.
 - .t No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
- .5 For the purposes of subsection (4), the lot line for those lots abutting the Gore Road or Fogal Road is the front lot line for those lots.
- .6 The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (c) are as follows:
- .a The minimum lot width is 6.8 metres.
 - .b Despite paragraph (a), the minimum lot width if the dwelling is located on a corner lot is 9.2 metres.
 - .c There is no minimum yard depth.
 - .d The minimum front yard setback is 3 metres.
 - .e The maximum encroachment into the minimum front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
 - .f The minimum interior side yard setback is 1.2 metres.
 - .g Despite paragraph (f), there is no minimum interior side yard setback where a common wall is shared between two dwellings.
 - .h The minimum exterior side yard setback is 2.4 metres.
 - .i The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
 - .j There is no minimum rear yard setback.
 - .k There is no minimum front yard landscaping.
 - .l The maximum building height is 14 metres.
 - .m No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

- .n The minimum driveway width is 2.75 metres.

5. Residential High Density Zone

- .1 This section applies to the lands located in the area shown as the Residential High Density Zone on the map described in section 2.
- .2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,
 - .a an apartment dwelling;
 - .b a senior citizen residence;
 - .c a retirement home; and
 - .d accessory uses and buildings.
- .3 The following may be permitted on the ground floor of the buildings referred to in subsection (2),
 - .a a retail establishment;
 - .b a personal service shop;
 - .c an office;
 - .d a place of worship; and
 - .e a day nursery.
- .4 The zoning requirements for the lands described in subsection (1) are as follows:
 - .a The minimum lot area is 0.5 hectares.
 - .b The minimum lot width is 30 metres.
 - .c There is no minimum lot depth.
 - .d The minimum front yard setback is 3 metres.
 - .e The minimum side yard setback is 3 metres.
 - .f The minimum rear yard setback is 6 metres.
 - .g The minimum building height is 3 storeys.
 - .h The maximum building height is 10 storeys.
 - .i The maximum lot coverage of the buildings is 40 per cent of the total lot area.
 - .j The minimum area of the lot to be landscaped is 25 per cent.
 - .k The minimum combined gross floor area for the uses set out in subsection (3) in conjunction with an apartment dwelling is 850 square metres.

- .l The minimum parking requirement for the use described in clause (2) (b) is 0.5 parking spaces per unit.
- .m The minimum parking requirement for all uses set out in subsection (3) is one parking space for each 23 square metres of gross floor area or portion thereof.

6. Open Space Zone

- .1 This section applies to the lands located in the area shown as the Open Space Zone on the map described in section 2.
- .2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the uses described in section 44.1 of the Zoning By-law.

7. Environmental Protection Zone

- .1 This section applies to the lands located in the area shown as the Environmental Protection Zone on the map described in section 2.
- .2 Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,
 - .a the protection, maintenance, enhancement and restoration of ecosystem forms and functions; and
 - .b drainage, flood control and erosion control.

8. Terms of use

- .1 Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
- .2 Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- .3 Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.
- .4 Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

9. Deemed by-law

- .1 This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be and to always have been a by-law passed by the council of the City of Brampton.

10. Commencement

- .1 Omitted (provides for coming into force of provisions of this Regulation).

12.2794 Exception 2794

12.2794.1 The lands shall only be used for the following purposes:

- .1 A restaurant or take-out restaurant;

12.2795 Exception 2795 - ONTARIO REGULATION 248/22 ZONING ORDER – CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Consolidation Period: From April 11, 2022 to the [e-Laws currency date](#).

1. Application

- .1 This Order applies to lands in the City of Brampton, Regional Municipality of Peel, in the Province of Ontario, being the lands described as Block 276 on Registered Plan 43-M1349, except Part 1 on Reference Plan 43R-24186, and further identified by Property Identification Number 14224-1322 (LT) registered in the Land Registry Office for the Land Titles Division of Peel (No. 43).

2. Permitted Uses

Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 1, except for the following:

- .1 A long-term care home within the meaning of the *Fixing Long-Term Care Act, 2021*.
- .2 Accessory uses, buildings or structures, including:
 - .a Medical offices.
 - .b Hair Salons.
 - .c Administrative Offices.
 - .d Places of worship. O. Reg. 248/22, s. 2, 6.

3. Zoning Requirements

The zoning requirements for the lands described in section 1 are as follows:

- .1 The minimum front yard depth is five metres.
- .2 The minimum interior side yard width is five metres.
- .3 The minimum exterior side yard width is five metres.
- .4 The minimum rear yard depth is five metres.
- .5 The maximum building height is three storeys.
- .6 The minimum lot coverage is 30 per cent.
- .7 The maximum lot coverage is 45 per cent.
- .8 The minimum number of required parking spaces is 65.

4. Terms of use

- .1 Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.
- .2 Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- .3 Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.
- .4 Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

5. Deemed by-law

- .1 This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Brampton.
- .2 Omitted (Provides for amendments to this Regulation)
- .3 Omitted (provides for coming into force of provisions of this Regulation).

12.2796 Exception 2796

12.2796.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the R3L zone, and:
 - .a a Townhouse Dwelling
 - .b a Stacked Townhouse Dwelling
 - .c a Back-to-Back Townhouse Dwelling
 - .d a Back-to-Back Stacked Townhouse Dwelling
 - .e purposes accessory to the other permitted purposes

12.2796.2 The lands shall be subject to the following requirements and restrictions:

- .1 For a Townhouse Dwelling, Stacked Townhouse Dwelling, a Back-to-Back Townhouse Dwelling or a Back-to-Back Stacked Townhouse Dwelling:
 - .a Minimum Lot Area: No requirement
 - .b Minimum Lot Width: No requirement
 - .c Minimum Lot Depth: No requirement
 - .d Minimum building setback from Mississauga Road: 4.0 metres
 - .e Minimum building setback from a private road:
 - .i From a front wall: 4.5 metres
 - .ii From a side wall: 3.0 metres
 - .f Minimum building setback from Misted Breeze Street and land zoned OS - Exception 2442: 6.0 meters.
 - .g Minimum building setback from all other lot lines abutting another zone: 4.0 metres
 - .h Minimum setback from another building on the same lot: 3.0 m.
 - .i Maximum building height: 13.5 metres
 - .j A porch, and/or balcony with or without foundation including eaves and cornices may encroach 1.8 metres into a required building setback.
 - .k A bay or boxed window with or without foundation including eaves and cornices may encroach 1.2 metres into a required building setback.
 - .l Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony, uncovered terrace, or private rear yard.

- .2 For an Apartment Dwelling:
 - .a Minimum Lot Area: No requirement
 - .b Minimum Lot Width: No requirement
 - .c Minimum Lot Depth: No requirement
 - .d Minimum Front Yard Depth from Mississauga Road: 4.5 metres
 - .e Maximum Front Yard Depth from Mississauga Road: 10.0 meters
 - .f Minimum building setback from a lot line abutting another zone: 6.0 metres
 - .g Minimum setback from another building on the same lot: 13.5 metres
 - .h A porch and/or balcony including eaves and cornices may encroach 1.8 metres into a required building setback
 - .i Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony or uncovered terrace
 - .j Maximum Building Height: 6 Storeys
- .3 The following requirements and restrictions shall apply to all permitted uses:
 - .a Maximum Lot Coverage: 35%
 - .b Minimum Landscaped Open Space: 40% of the lot area
 - .c Minimum Outdoor Amenity Area: 1,100 square metres;
 - .d Maximum Number of Dwelling Units: 255
 - .e Maximum Floor Space Index: 1.31
 - .f Minimum setback of an enclosed stairwell from the side lot line: 3.0 meters
 - .g Minimum setback of a hydro transformer from a lot line: 1.2 meters
 - .h The lands zoned R3L (H) - Exception 2796 shall be considered one lot for zoning purposes.

12.2796.3 for the purposes of Exception 2796:

- .1 A "Back-to-Back Stacked Townhouse Dwelling" shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another unit by a common wall, including a rear common wall, that do not have rear yards.

12.2796.4 The Holding (H):

- .1 Until such time as the Holding (H) symbol has been removed, the lands shall only be used in accordance with the Agricultural 'A' zone
- .2 The Holding (H) symbol shall not be removed until the following has been satisfied:

- .a Receipt of confirmation from the Riverview Heights Block Plan 40-3 Cost Sharing Agreement trustee that the property owner is a signatory to the agreement in good standing, and has satisfied the cost-sharing obligations;
- .b Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate a private access easement for the purpose of ingress and egress in favour of the adjacent property to the north (8672 Mississauga Road);
- .c Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate vehicular and pedestrian access to the site, which is to be achieved by one of the following:
 - .i a public road over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road,
 - .ii a private road/access on an easement over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road.
- .d Written confirmation from the Region of Peel Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report that includes acceptable plans for both water servicing and stormwater requirements has been received.

12.2797 Exception 2797

12.2797.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted within an R1 zone

12.2797.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b Corner Lot: 12.2 metres;
- .2 Minimum Lot Area:
 - .a Interior Lot: 297 square metres;
 - .b Corner Lot: 345 square metres;
- .3 Minimum Lot Depth: 25 metres;
- .4 Minimum Front Yard Setback:
 - .a 3.0 metres but 6.0 metres to the front of the garage;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Rear Yard Setback
 - .a 7.0 metres;
 - .b 6.5 metres for lots with side lot lines that converge toward the front lot line or the rear lot line;
 - .c 6.0 metres for lots that back onto an Open Space Zone or Institutional Zone;

- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 12.8 metres;
 - .e 3.0 metres for decks, balconies, open roofed porches and/or uncovered terraces.
- .6 Minimum Side Yard Setbacks (Interior):
- .a 0.6 metres on one side and 1.2 metres on the other side;
 - .b 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.
- .7 Minimum Side Yard Setback (Exterior)
- .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots having 9.0 metres width or greater;
 - .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .g a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.
- .8 Maximum Building Height: 13.5 metres;
- .9 The following provisions apply to garages:
- .a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.1 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and;
 - .c the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
- .10 The following shall apply to a bay, bow or box window:

- .a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
- .c A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does not need to contain side windows.

12.2797.3 for the purposes of Exception 12.2797:

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2797.2.

12.2798 Exception 2798

12.2798.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted within an R1 zone.

12.2798.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres;
 - .b Corner Lot: 13.8 metres;
- .2 Minimum Lot Area:
 - .a Interior Lot: 324 square metres;
 - .b Corner Lot: 372 square metres;
- .3 Minimum Lot Depth: 27 metres;
- .4 Minimum Front Yard Setback:
 - .a 3.0 metres but 6.0 metres to the front of the garage;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Rear Yard Setback
 - .a 7.0 metres,
 - .b 6.5 metres for all lots with side lot lines that converge toward the front lot line or the rear lot line irregular shape;
 - .c 6.0 metres for lots that back onto an Open Space Zone or Institutional Zone;

- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 13 metres;
- .e 3.0 metres for decks, balconies, open roofed porches and/or uncovered terraces; and
- .f A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Side Yard Setbacks (Interior):

- .a 0.6 metres on one side and 1.2 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non residential zone; and
- .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

.7 Minimum Side Yard Setback (Exterior)

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots having 9.0 metres width or greater;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
- .g a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;

.8 Maximum Building Height: 13.5 metres;

.9 The following provisions apply to garages:

- .a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.1 metres;
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and;

- .c the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
 - .d minimum interior garage dimension of single vehicle garage shall measure 6.0 metres in length x 3.1 metres in width.
- .10 The following shall apply to a bay, bow or box window:
- .a the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .c the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and,
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does not need to contain side windows.

12.2798.3 for the purposes of Exception 12.2798:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all of the general provisions of this by-law which are not in conflict with those set out in Exception 2798.2.

12.2799 Exception 2799

12.2799.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted within an R1 zone

12.2799.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 500 square metres;
- .2 Minimum Lot Width: 18.3 metres;
- .3 Minimum Lot Depth: 27 metres;
- .4 Minimum Front Yard Setback:
 - .a 3.0 metres but 6.0 metres to the front of the garage;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback:
 - .a 7.0 metres;
- .6 Minimum Side Yard Setbacks:
 - .a 1.8 metres for an interior yard;
 - .b 3.0 metres for an exterior yard;
- .7 Maximum Building Height: 13.5 metres;

12.2799.3 for the purposes of Exception 12.2799:

- .1 shall also be subject to the requirements and restrictions relating to an R1 zone and all of the general provisions of this by-law which are not in conflict with those set out in Exception 2799.2.