

## 12.2800 Exception 2800

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### 12.2800.1 The lands shall only be used for the following purposes:

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

### 12.2800.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot: 137 square metres per dwelling units;
  - .b Exterior Lot: 212 square metres per dwelling units;
  - .c End Lot: 175 square metres per dwelling units;
- .2 Minimum Lot Width:
  - .a Interior Lot: 5.5 metres per dwelling units;
  - .b Corner Lot: 8.5 metres per dwelling units;
  - .c End Lot: 7.0 metres per dwelling units;
- .3 Minimum Lot Depth: 25 metres;
- .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;
  - .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 5.0 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 Side Yard Setback (Interior):
- .a 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings;
  - .b 1.2 metres;
- .7 Minimum Side Yard Setback (Exterior):
- .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 bac 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;
- .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 Sentences (1)(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 metres in length x 3.1 metres minimum 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;
  - .d A bay, bow or box window with a depth greater than 0.6 metres does need to contain side windows.

**12.2800.3 for the purposes of Exception 12.2800:**

- .1 shall 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 2800.2.

## 12.2801 Exception 2801

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### **12.2801.1 The lands shall only be used for the following purposes:**

- .1 Stacked Townhouse Dwellings;

### **12.2801.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 125 square metres per dwelling unit;
- .2 Minimum Lot Width: 6.0 metres;
- .3 Minimum Lot Depth: No Requirement
- .4 Minimum Yard Setbacks for a Principal Building:
  - .a Minimum Front Yard Setback: 3.0 metres;
  - .b Minimum Rear Yard Setback: 6.0 metres;
  - .c Minimum Interior Yard Setback: 3.0 metres
  - .d Minimum Exterior Yard Setback: 3.0 metres
  - .e Minimum Daylight Triangle Setback: 3.0 metres
- .5 Maximum Building Height: 4 storeys;
- .6 Minimum Landscaped Open Space: 25 square metres for each dwelling unit;

### **12.2801.3 for the purposes of Exception 12.2801:**

- .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 2801.2.

## 12.2802 Exception 2802

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### 12.2802.1 The lands shall only be used for the following purposes:

- .1 An Apartment Dwelling;
- .2 A Stacked Townhouse Dwelling;
- .3 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 commercial school
  - .f A restaurant; and
  - .g A day nursery.

### 12.2802.2 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 All lands zoned R3L – 2802 shall be treated as one lot for Zoning purposes.
- .3 An apartment dwelling, having a minimum building height of 6 storeys, shall be located within 20 m of the lot lines abutting Castlemore Road and Horgan Drive.
- .4 Yard Setbacks:
  - .a Minimum Front Yard Depth to Castlemore Road for an apartment dwelling: 3.0 metres;
  - .b Maximum Front Yard Depth from Castlemore Road for an apartment dwelling: 6 metres;
  - .c Minimum setback to any other public street for all uses: 3.0 metres
  - .d Minimum Interior Side Yard Width for all uses:
    - .i 10.5 metres to a main building;
    - .ii 7 metres to a stair enclosure leading to a below grade parking garage;
  - .e Minimum Setback to a Daylight Triangle: 2.0 metres;
- .5 Minimum Building Separation Distance:

- .a Between an apartment dwelling and a stacked townhouse dwelling: 15 metres
- .b Between two apartment dwellings: 15 metres;
- .c Between two blocks of stacked townhouse dwellings: 7.5 metres;
- .6 Minimum Landscaped Open Space: 30% of the lot area;
- .7 Minimum Parking Required:
  - .a Resident Parking: 1 space for each dwelling unit;
  - .b Visitor and commercial parking may be combined provided that the number of spaces provided shall be either:
    - .i The total number of 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;
- .8 Maximum Lot Coverage: 45% by the main buildings;
- .9 Minimum Private Amenity Space:
  - .a 3.5 square metres for each apartment dwelling unit shall be provided whether on a balcony/uncovered terrace or at ground level;
- .10 Maximum Building Height:
  - .a 10 storeys for an apartment dwelling;
  - .b 4 storeys for a stacked townhouse dwelling;
- .11 Maximum Floor Space Index: 3.8
- .12 Minimum Ground Floor Height for an apartment dwelling: 4.5 metres;
- .13 Minimum Unit Width for a Stacked Townhouse Dwelling: 6 metres;

**12.2802.3 for the purposes of Exception 12.2802:**

- .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 2802.2.

## 12.2803 Exception 2803

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### 12.2803.1 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;

### 12.2803.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: No requirement;
- .2 Minimum Setback to All Lot Lines: 3.0 metres;
- .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: 4.0 metres;
- .5 Minimum Parking Space Requirement: 1 parking space for 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 this By-law;
- .6 Minimum Private Amenity Space: 3.5 square metres for each 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.

### 12.2803.3 for the purposes of Exception 12.2803:

- .12 All lands zoned GC - 2803 shall be treated as one lot for zoning purposes.
- .13 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 2803.2.

## 12.2804 Exception 2804

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### **12.2804.1 The lands shall only be used for the following purposes:**

- .1 An apartment dwelling;
- .2 A student residence;
- .3 A retirement home;
- .4 A senior citizen residence;
- .5 A residential care home;
- .6 A long-term care home;
- .7 Supportive Housing Residence Type 1;
- .8 In conjunction with the permitted residential uses, all commercial uses in the applicable parent zone shall be permitted;
- .9 Purposes accessory to the permitted uses

### **12.2804.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purpose of this zone, Mill Street North shall be deemed the front lot line.
- .2 Minimum Lot Area : No Requirement
- .3 Minimum Lot Width : No Requirement
- .4 Minimum Lot Depth : No Requirement
- .5 Maximum Lot Coverage : No Requirement
- .6 Minimum Setback to Front Lot Line :
  - .a 0.8 metres for any portion of a building less than 4.0 metres in height measured from the established grade;
  - .b 0.0 metres for any portion of a building greater than 4.0 metres in height measured from established grade and less than 36 metres in height measured from established grade;
  - .c 2.5 metres for any portion of a building greater than 36 metres in height measured from established grade;
- .7 Minimum Setback to Interior Side Lot Line:
  - .a 5.5 metres for any portion of a building less than 21.0 metres in height measured from established grade;
  - .b 7.5 metres for any portion of a building greater than 21.0 metres in height measured from established grade and less than 36 metres in height measured from established grade;



- .c 12.5 metres for any portion of a building greater than 36 metres in height measured from established grade;
- .8 Minimum Setback to Exterior Side Lot Line
  - .a 0.8 metres for any portion of a building less than 4.0 metres in height from established grade;
  - .b 0.0 metres for any portion of a building greater than 4.0 metres in height measured from established grade and less than 36 metres in height measured from established grade;
  - .c 2.5 metres for any portion of a building greater than 36 metres in height measured from established grade;
- .9 Minimum Setback to Rear Lot Line
  - .a 7.5 metres for any portion of a building less than 36 metres in height measured from established grade;
  - .b 10.0 metres for any portion of a building greater than 36 metres in height measured from established grade;
- .10 Minimum Setback Below Established Grade: 0.0 metres
- .11 Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres
- .12 For the purposes of this by-law, "established grade" shall be taken from the geodetic elevation of 217.39 metres as measured by an Ontario Land Surveyor.
- .13 Notwithstanding Exception 2804.2(6),(7),(8), and (9), the following may encroach into the minimum required setbacks:
  - .a Parking structure of a building and accessory structures located below or partially below established grade, retaining walls, lighting fixtures, railings, privacy screens, terrace dividers, partitions, terraces, patios, cabanas, planters, balustrades, bollards, fences and safety railings, guards, guard rails, trellises, pilasters, eaves, parapets, columns, cornice sills, belt courses, mechanical equipment and fans, vents and ventilation equipment, wall mounted utilities and ventilation equipment, ornamental or architectural features, landscape elements (including accessory structures/buildings), wind/noise mitigation features, window washing equipment, window washing equipment, roofing assembly, hydro transformer to a maximum of 2.5 metres;
  - .b Canopies, balconies, and decks to a maximum of 2.0 metres;
- .14 Minimum Ground Floor Height: 4.0 metres
- .15 For the purposes of this by-law, a mezzanine level shall not constitute as a storey and is excluded from the calculation of minimum ground floor height
- .16 Maximum Building Height (excluding any rooftop mechanical penthouse or architectural features) : 155.0 metres (48 storeys)
- .17 The following equipment and structures may project beyond the maximum building height

- .a A roof structure which is used only as an ornament or to house the mechanical equipment of a building to a maximum height of 6.0 metres above the roof surface;
- .b Parapets, wind mitigation, noise mitigation, stairwells enclosures, garbage chute overruns, and exhaust flute features to a maximum height of 3.0 metres above any roof structure that houses the mechanical penthouse;
- .c Window washing equipment to a maximum height of 5.0 metres above the roof surface;
- .18 Maximum Tower Floorplate Area : 750 square metres
- .19 Minimum Tower Separation Distance: 25.0 metres
- .20 For the purposes of this by-law, a "tower" shall mean: that portion of the building located above a height of 36 metres (8 storeys) measured from established grade
- .21 Maximum Floor Space Index (FSI): 17.0
- .22 Minimum Commercial Gross Floor Area : 100 square metres
- .23 Dwelling Unit Mix:
  - .a A minimum 35% of the apartment dwelling units shall consist of either 2-bedroom or 3-bedroom units
- .24 Minimum Landscaped Open Space: 4.0 metres along the rear lot line and interior lot line
- .25 Minimum Parking: Parking shall be provided in accordance with this By-law.
- .26 Minimum Bicycle Parking Requirement:
  - .a Resident: 0.50 spaces per dwelling unit;
  - .b Visitor: 0.10 spaces per dwelling unit;
- .27 Minimum Number of Loading Spaces : 1 space
- .28 Loading, Unloading and Waste Disposal : Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from view from a public street
- .29 Garbage, Refuse and Waste : All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare

### **12.2804.3 for the purposes of Exception 12.2804:**

- .1 All lands zoned MM-2804 shall be treated as a single lot for zoning purposes.
- .2 Shall also be subject to the requirements and restrictions to the MM zone and all the general provisions of this By-law, which are not in conflict with those set out in Exception 2804.2
- .3 **Gross Floor Area** shall mean the aggregate of the area of all floors in a building (including a mezzanine), whether at, above or below established grade, measured between the exterior walls of the building, but shall exclude any porch, verandah, unfinished attic, basement, any floor area

used for building maintenance or service equipment, mechanical areas, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children and pet areas, common recreation and amenity areas, all areas associated with the parking of motor vehicles or bicycles, utility areas or storage areas.

- .4 **Senior Citizen Residence** shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily for the housing of senior citizens.
- .5 **Retirement Home** shall mean a building or portion thereof which provides accommodation for seniors, that may be in separate dwelling units or rooms, that is owned by an organization (for-profit or not-for profit) and formal personal care services are provided including but not limited to meals, recreational activities, transportation, and health care services.
- .6 **Long Term Care Home** shall mean a residential facility, approved either under the Nursing Act, Charitable Institution Act, Home for the Aged and Rest Home Act, or any other applicable Province of Ontario Act, which provides 24 hour supervision and nursing care and services in a private or semi private accommodation for persons who are no longer able to live independently. Residential accommodation is provided along with shared facilities including dining rooms and common rooms, and other amenities such as lounge, gift shop, beauty salon, chapel, and garden.
- .7 **Student Residence** shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

## 12.2805 Exception 2805

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### 12.2805.1 The lands shall only be used for the following purposes:

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

### 12.2805.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Lot Width: 12.0 metres.
- .2 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side;
  - .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;
- .3 Maximum Building Height: 11.0 metres.
- .4 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
- .5 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 5.0 metres;
  - .b the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .c for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,
  - .e the interior garage width, as calculated 3.0 metres from the garage opening shall be a minimum of 3.3 metres in width or a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
  - .f the interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.
  - .g steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.
- .6 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 and shall not require side windows.

- .7 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 12.2805.2.

**12.2805.3 for the purposes of Exception 12.2805:**

- .1 "Grade, Established" shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall.

## 12.2806 Exception 2806

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### 12.2806.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a 1,000 square metres
- .2 Minimum Lot Width: 22.5 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth:
  - .a 4.5 metres to the main wall of a residential dwelling and 6.0 metres to the front face of the garage door
- .5 Minimum Interior Side Yard Width: 2.0 metres, provided that the combined total interior side yard is not less than 6 metres
- .6 Minimum Rear Yard Depth:
  - .a 6.0 metres where a lot has a lot depth of 32.0 metres or less
  - .b 7.5 metres for all other lots
- .7 Maximum Building Height: 8.75 metres
- .8 Minimum Landscaped Open Space:
  - .a 70% of the front yard
- .9 Notwithstanding any other section of the Zoning By-law, the maximum floor space index shall not apply

### 12.2806.2 for the purposes of Exception 12.2806:

- .1 Shall also be subject to the requirements and restrictions relating to the RH zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 2806.

## 12.2807 Exception 2807

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### **12.2807.1 The lands shall only be used for the following purposes:**

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

### **12.2807.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a 1,000 square metres
- .2 Minimum Lot Width: 22.5 metres
- .3 Minimum Lot Depth: 42.0 metres
- .4 Minimum Front Yard Depth:
  - .a 7.5 metres except for any residential dwelling existing at the time of the passing of this By-law, in which case the minimum front yard depth can be 0.5 metres
- .5 Minimum Interior Side Yard Width: 2.0 metres, provided that the combined total interior side yard is not less than 6.0 metres
- .6 Minimum Exterior Side Yard Width: 4.0 metres
- .7 Maximum Building Height: 8.75 metres
- .8 Minimum Landscaped Open Space:
  - .a No requirement for any lot containing an existing residential dwelling at the time of the passing of this By-law
  - .b 70% of the front yard
- .9 Notwithstanding any other provision of the Zoning By-law, the maximum floor space index shall not apply

### **12.2807.3 for the purposes of Exception 12.2807:**

- .1 Shall also be subject to the requirements and restrictions relating to the RH zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 2807.

## 12.2808 Exception 2808

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### 12.2808.1 The lands shall only be used for the following purposes:

- .1 A townhouse dwelling;
- .2 An apartment dwelling
- .3 Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted to a maximum combined floor area of 1,500 square metres:
  - .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;
- .4 Purposes accessory to other permitted purposes;
- .5 A drive-through facility associated with any permitted use shall be prohibited.

### 12.2808.2 The lands shall be subject to the following requirements and restrictions:

- .1 All lands zoned R3M - 2808 shall be treated as one lot for Zoning purposes;
- .2 Minimum Lot Area: No requirement;
- .3 Minimum Lot Width: No requirement;
- .4 Maximum Lot Coverage: 40%;
- .5 Minimum Landscaped Open Space: 22%;
- .6 Maximum FSI: No requirement;
- .7 A hydro transformer or other utility structure greater than 1 square metre in area but not more than 2 square metres in area and having a maximum height of 1.2 metres may be located a minimum of 1.5 metres from any lot line.
- .8 An apartment dwelling shall be subject to the following additional requirements and restrictions:
  - .a Minimum Front Yard Depth (to Castlemore Drive): 2 metres
  - .b Minimum Interior Side Yard Width: 15 metres
  - .c Minimum Exterior Side Yard Width (to The Gore Road): 3 metres



- .d Minimum Rear Yard Depth
    - .i 15 metres to any portion of the building podium having a maximum building height of 14.6 metres
    - .ii 75 metres to any portion of the building tower having a building height greater than 14.6 metres
  - .e Setback to the daylight triangle: 1.2 metres for any portion of a building
  - .f Maximum Building Height: 27 Storeys (excluding mechanical penthouse and other features exempted from height requirements as per the general provisions of this By-law)
  - .g Minimum Ground Height: 4.5 metres
  - .h Minimum Commercial GFA: 1,200 square metres
  - .i Tower Floorplate
  - .j Minimum Visitor and Commercial Parking
    - .i Visitor and commercial parking may be combined provide that the minimum number of spaces provided shall be EITHER:
      - .1 The total number parking spaces required for the residential dwelling units at a rate of 0.2 spaces per unit; OR
      - .2 The minimum number of spaces required for the total gross commercial floor area at a rate of 1 space for each 23 square metres; whichever is greater
  - .k Minimum Amenity Space: 3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at roof top amenity area
- .9 A townhouse dwelling shall be subject to the following additional requirements and restrictions:
- .a Minimum dwelling width: 5.5 metres
  - .b Minimum building setback to lot line abutting a public street: 4.5 metres to a building wall and 6.0 metres to a garage
  - .c Minimum Front Yard Depth to Castlemore Road: 50 metres
  - .d Minimum Rear Yard Depth: 5.5 metres to the rear lot line at the north of the side
  - .e Minimum Private Amenity Area: 25 square metres at the rear of each townhouse dwelling
  - .f 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
- .g Garage Control
  - .i No garage may project more than 1.5 metres beyond the porch or front all of a dwelling;
  - .ii Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.
  - .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;
- .h Encroachments
  - .i exterior stairs below established grade may encroach up to 2.5 metres beyond the rear wall of a townhouse dwelling;
  - .ii a bay window, or box window with or without foundation or cold cellar may encroach 0.5 metres into any yard
- .i Minimum Parking Requirement: 2 spaces in a private driveway or garage plus 0.2 space per dwelling unit for visitors
- .j Notwithstanding any other section of the by-law, front to rear yard pedestrian access through the dwelling unit does not need to be provided

### **12.2808.3 Holding (H):**

- .1 Shall only be used for the following purposes while the Holding (H) symbol is in place:
  - .a Purposes permitted in the Residential Estate - 1519 (RE- 1519) zone subject to the requirements and restrictions of the Residential Estate - 1519 (RE- 1519) zone.
- .2 The Holding (H) symbol shall be lifted when all of the following conditions and requirements have been satisfied:
  - .a The Spine Servicing Agreement for Area 47-1 and 47-2 authorized by City Council Resolution C079-2024 (CW161- 2024), to facilitate the orderly staging and phasing of development within the Secondary Plan area, shall have been fully executed;
  - .b The Owner shall have received written confirmation from the Commissioner of Planning, Building and Growth Management and the Region of Peel that the required servicing infrastructure is available and operational to service the development;
  - .c The Parkland Agreement to facilitate the delivery of parkland for Area 47-1 and 47-2, shall have been fully executed; and

- .d The Community Benefit Charge Agreement for Area 47-1 shall have been fully executed.

## 12.2809 Exception 2809

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### **12.2809.1 The lands shall only be used for the following purposes:**

- .1 A retail establishment having no outside storage;
- .2 A grocery store;
- .3 A personal service shop;
- .4 A bank, trust company, or finance company
- .5 An office;
- .6 A commercial school
- .7 A dry cleaning and laundry distribution station;
- .8 A laundromat;
- .9 A dining room restaurant;
- .10 A convenience restaurant;
- .11 A take-out restaurant;
- .12 An animal hospital;
- .13 A place of worship;
- .14 A library;
- .15 A group home type 2;
- .16 A gas bar, only in conjunction with another permitted use;
- .17 A motor vehicle washing establishment, only in conjunction with another permitted use;
- .18 Purposes accessory to the other permitted purposes;

### **12.2809.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width: No Requirement;
- .2 Minimum Lot Area: 9000 square metres;
- .3 Minimum Front Yard Depth: 3.0 metres;
- .4 Minimum Exterior Side Yard Width: 3.0 metres;
- .5 Minimum Landscaped Open Space:

- .a 5.0 metres along the Lot Line separated from Mayfield Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;
- .b 3.0 metres along a Lot Line abutting a public road; 0.8 metres for any portion of a building less than 4.0 metres in height measured from the established grade;

**12.2809.3 for the purposes of Exception 12.2809:**

- .1 Shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 2809.2.

## 12.2810 Exception 2810

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### **12.2810.1 The lands shall only be used for the following purposes:**

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

### **12.2810.2 The lands shall be subject to the following requirements and restrictions:**

- .2 A balcony or porch, with or without a cold cellar, may project into the minimum Front Yard or minimum Exterior Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the minimum front and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in Exception 2810.2(6);
- .3 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in Exception 2810.2(6);
- .4 Maximum cumulative garage door width: 5.5 metres;
- .5 Maximum interior garage width: 6.1 metres;
- .6 Minimum Lot Width: 11.0 metres where a Lot abuts a daylighting triangle;
- .7 Minimum Building Setback:
  - .a 0.0 metres to a daylighting triangle
  - .b 1.2 metres to a corner rounding

### **12.2810.3 for the purposes of Exception 12.2810:**

- .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 2810.2.

## 12.2811 Exception 2811

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### 12.2811.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for purposes permitted by the R3L zone.

### 12.2811.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units: 260 units
- .2 For the purpose of this zone, Inspire Boulevard shall be deemed to be the front lot line;
- .3 Minimum Front Yard Depth: 3.0 metres; for storeys one to three
- .4 Minimum Front Yard Depth: 4.5 metres; for storeys Four and Above
- .5 Minimum East Interior Side Yard Width: 5.5 metres; for storeys One to Three
- .6 Minimum East Interior Side Yard Width: 7.0 metres; for storeys Four to Six
- .7 Minimum East Interior Side Yard Width: 8.5 metres; for storeys Seven And above
- .8 Minimum Landscaped East Interior Side Yard Width: 3 metres
- .9 Minimum West Interior Side Yard Width: 10 metres
- .10 Minimum Rear Yard Depth: 4.5 metres
- .11 Maximum Building Height: 12 storeys within 40 metres of the Front Lot Line; 6 storeys beyond;
- .12 Maximum Above Ground Parking Spaces: 30 spaces
- .13 Parking Ratio: 1.1 space per unit (including visitors)
- .14 Minimum Amenity Area: 300 square metres
- .15 Maximum Lot Coverage: 47%
- .16 Minimum Landscaped Open Space: 25% of the lot area
- .17 Maximum Floor Space Index 3.75

### 12.2811.3 The Holding (H):

- .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 not be removed until such time as the following have been provided:
  - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

- .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.



## 12.2812 Exception 2812

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### 12.2812.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the base zone
- .2 Senior citizen residence
- .3 Residential care home
- .4 Only in conjunction with an apartment dwelling, senior citizen residence or residential care home, the following non-residential uses:
  - .a A retail establishment, having no outside storage or display
  - .b A personal service shop
  - .c A bank, trust company or finance company
  - .d An office, including an office of a physician, dentist or drugless practitioner
  - .e A dry cleaning and laundry distribution establishment
  - .f A laundromat
  - .g A dining room restaurant, or take-out restaurant
  - .h An art gallery
  - .i A health or fitness centre
  - .j A day nursery and associated outdoor play area
- .5 Non-residential uses listed in 2812.1.4) shall be limited only to the ground floor a building up to a maximum combined gross floor commercial area of 300 square metres
- .6 Purposes accessory to the other permitted purposes.

### 12.2812.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.6 hectares;
- .2 Maximum Number of Units: 250 apartment dwellings or 332 senior citizen dwelling units residential care home units;
- .3 For the purposes of this Section. the lot line abutting Queen Street West shall be the front lot line;
- .4 Minimum Front Yard Depth:
  - .a To any portion of the building up to 3 storeys in height: 3.0 metres;

- .b The main front wall for that portion of the building greater than 3 storeys in height shall be stepped back a minimum 2.5 metres from the edge of the main front wall of that portion of the building 3 storeys and below.
- .5 Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres;
- .6 Minimum Setback to a Daylight Triangle or Rounding for the portion of the building above 3 storeys: 0 metres;
- .7 Minimum Interior and Flankage Side Yard Width:
  - .a To lands zoned R2-2079: 5.7 metres for any portion of a building within 50.0 metres of the front lot line;
  - .b To lands zoned R2-9: 5.7 metres for any portion of a building within 50.0 metres of the front lot line;
  - .c To lands zoned R2-2079: 5.2 metres for any portion of a building located more than 50.0 metres of the front lot line;
  - .d To lands zoned R2-532: 3.7 metres;
  - .e To lands zoned OS: 5.0 metres.
- .8 Minimum Rear Yard Depth:
  - .a To lands zoned OS-2810: 2.0 metres.
- .9 Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- .10 Maximum Building Height (exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16):
  - .a 3 storeys for any portion of a building within 50.0 metres of the front lot line and 15.0 metres or less from the interior side lot line abutting a R2-2079 and R2-9 zone;
  - .b 6 storeys for any portion of a building within 50.0 metres of the front lot line and more than 15.0 metres but less than or equal to 24.0 metres from the interior side lot line abutting a R2-2079 and R2-9 zone;
  - .c 10 storeys for any portion of a building located within 50.0 metres of the front lot line and more than 24.0 metres from the interior side lot line abutting a R2-2079 and R2-9 zone;
  - .d 3 storeys for any portion of a building located more than 50.0 metres from the front lot line and 8.4 metres or less from an interior side lot line abutting an R2-2079 zone;
  - .e 12 storeys for any portion of a building located more than 50.0 metres from the front lot line and more than 8.4 metres from an interior side lot line abutting an R2-2079 zone.
- .11 Maximum Lot Coverage: 35%;
- .12 Maximum Gross Floor Area: 21,050 m<sup>2</sup> (exclusive of an underground parking garage, all accessory buildings and structures);

- .13 Maximum FSI: No requirement;
- .14 Minimum Landscaped Open Space: 30% of the lot area;
- .15 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;
- .16 Minimum Ground Floor Height: 4.5 metres;
- .17 Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- .18 Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 60% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors;
- .19 Minimum Number of Loading Spaces per building: 1 space;
- .20 Bicycle Parking:
  - .a Bicycle parking must be located on the same lot as the use or building for which it is required;
  - .b A minimum of 0.25 spaces per dwelling unit shall be provided;
  - .c A maximum of 50% of the required bicycle parking may be vertical, and the rest must be horizontal spaces;
  - .d 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.
  - .e 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;
  - .f Dimensions:
    - .i If located in a horizontal position (on 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.
- .21 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.
- .22 All lands zoned 2812 shall be treated as a single lot for zoning purposes;
- .23 A drive-through facility shall not be permitted in association with any use;
- .24 Shall also be subject to the requirements and restrictions to the base zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2812;
- .25 Existing buildings and accessory structures at the time of the passing of this By-law shall be subject to the restrictions and requirements of the exception 349.

**12.2812.3 for the purposes of Exception 12.2812:**

- .1 Senior Citizen Residence shall mean a building owned and operated by a government agency. or by a non-profit and non commercial organization, primarily for the housing of senior citizens, containing only bachelor, one or two bedroom dwelling units, in which each bachelor dwelling unit has a gross floor area of not more than 51.50 m<sup>2</sup> , each one bedroom dwelling unit has a gross floor area of not more than 60.50 m<sup>2</sup> , each one bedroom plus den dwelling unit has a gross floor area of not more than 74.50 m<sup>2</sup> , each two bedroom dwelling unit has a gross floor area of not more than 80.0 m<sup>2</sup>.

## 12.2813 Exception 2813

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### **12.2813.1 The lands shall only be used for the following purposes:**

- .1 Uses permitted in the R3L zone
- .2 Townhouses.

## 12.2814. Exception 2814

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### **12.2814.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted in an R2 Zone and:
  - .a A semi-detached dwelling
  - .b Dwelling, Rear Lane Townhouse

### **12.2814.2 The lands shall be subject to the following requirements and restrictions:**

- .1 In this Section:
  - .a A private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines, as well as provisions of Frontage on road or street and visibility triangles in the General Provisions for all zones and provisions in the General Provisions for Residential Zones.
  - .b A private road shall mean a road established as a common element.
  - .c The lot line opposite the lot line traversed by a driveway shall be deemed the Front Lot Line.
  - .d Notwithstanding any other section of the bylaw, the maximum driveway width shall not exceed the width of the lot.
- .2 Minimum Exterior Side Yard Width: 2.5 metres
- .3 Minimum Rear Yard Depth:
  - .a 4.5 metres to a building wall
  - .b 0.6 metres to a building wall for a corner unit
  - .c 6.0 metres where a parking space is proposed between a garage door and a private road
- .4 Minimum Front Yard Depth: 3.0m
- .5 Maximum Building Height: 13.5 metres
- .6 Garage Control:
  - .a No garage shall project into the rear yard more than 1.5 metres beyond a porch or rear wall of a dwelling;
  - .b No garage shall face the front or side lot line;
  - .c The maximum cumulative garage door width: No maximum;
  - .d The maximum interior garage width of an attached garage: No maximum;
- .7 Minimum Required Visitor Parking Spaces: 0

- .8 A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or rear yard;
- .9 Minimum Amenity Area: 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;
- .10 Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .11 No accessory buildings, structure, or swimming pools are permitted within the rear yard.
- .12 Minimum Landscaped Open Space: The entire yard areas shall be landscaped open space other than a driveway, and encroachment, or an accessory building permitted by this by-law.
- .13 Fencing may be permitted in the front yard up to 1 metre from a private road.
- .14 Maximum Number of Dwelling Units: 15

**12..2814.3 for the purposes of Exception 2814:**

- .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 2814.2

## 12.2815 Exception 2815

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### **12.2815.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted in an R2 zone, and:
  - .a Dwellings, Back to Back Townhouse;

### **12.2815.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Minimum Interior Side Yard Width: 1.2 metres
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 Minimum Rear Yard Depth: 3.0 metres
- .5 Minimum Building Setback to a Daylight Triangle: 1.2 metres
- .6 Maximum Building Height: 13.5 metres
- .7 Maximum Lot Coverage: 45%
- .8 A porch and/or balcony with or without foundation including eaves and cornices may encroach 1.8 metres into any required yard;
- .9 A bay or boxed window with or without foundation including eaves and cornices may encroach 1.2 metres into any required yard;
- .10 Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony or uncovered terrace.
- .11 Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .12 Minimum Outdoor Amenity Area: 280 square metres;
- .13 Minimum Required Visitor Parking Spaces: 0.15 spaces per unit
- .14 Maximum Number of Dwelling Units: 84

### **12.2815.3 for the purposes of Exception 12.2815:**

- .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 2815.2



## 12.2816. Exception 2816

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### **12.2816.1 The lands shall only be used for the following purposes:**

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

### **12.2816.2 The lands shall be subject to the following requirements and restrictions:**

- .1 In this Section:
  - .a a private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines, as well as provisions of Frontage on road or Street and Visibility Triangle in the General Provisions for all Zones and provisions in the General Provisions for Residential Zones.
  - .b a private road shall mean a road established as a common element.
  - .c the lot line abutting a public road shall be deemed the Front Lot Line.
- .2 Minimum Front Yard Depth: 3.5 metres
- .3 Minimum Rear Yard Depth:
  - .a 4.5 metres to a building wall; and
  - .b 6.0 metres to a garage;
- .4 Maximum Building Height: 12.0 metres;
- .5 Garage Control:
  - .a No garage shall project into the rear yard more than 1.5 metres beyond a porch or rear wall of a dwelling;
  - .b No garage shall face the front or side lot line;
  - .c The maximum cumulative garage door width for an attached garage shall be 5.0 metres;
  - .d The maximum interior garage width of an attached garage shall be 5.6 metres.
- .6 Minimum Required Visitor Parking Spaces: 0
- .7 A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or rear yard;
- .8 Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .9 No accessory buildings, structure, detached garages and/or swimming pools are permitted within the rear yard.

**12.2816.3 for the purposes of Exception 2816:**

- .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 Section 2816.2.

## 12.2817 Exception 2817

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### 12.2817.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R3M zone and the following additional uses:
  - .a Residential:
    - .i An apartment dwelling
  - .b Only in conjunction with an apartment dwelling building, the following uses to a maximum combined gross floor area of 443 square metres:
    - .i A retail establishment;
    - .ii A personal service shop;
    - .iii A take-out restaurant;
    - .iv An office; and
    - .v Purposes accessory to other permitted purposes, including the limited outdoor display and sale of goods is permitted only in conjunction with a permitted non-residential use, but shall not include the permanent or temporary outdoor storage of goods, inventory, materials, machinery or vehicles

### 12.2817.2 The following uses shall be prohibited:

- .1 A drive-through facility

### 12.2817.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth:
  - .a For any portion of a building 6 storeys in height or less: 6.0 metres
  - .b For any portion of a building 7 storeys in height or more: 9.7 metres
- .2 Minimum Interior Side Yard Width (East):
  - .a For any portion of a building within 31.4 metres from the front lot line minimum interior side: 0.0 metres
  - .b For any portion of a building beyond 31.4 metres from the front lot line minimum interior side: 7.05 metres
- .3 Minimum Interior Side Yard Width (West):
  - .a For any portion of a building within 19.6 metres from the front lot line minimum interior side: 1.9 metres

- .b For any portion of a building beyond 19.6 metres from the front lot line minimum interior side: 15.2 metres
- .4 Minimum Rear Yard Depth:
  - .a For any portion of a building 2 to 5 storeys in height or less: 17.8 metres
  - .b For any portion of a building at the 6th storey: 20.0 metres
  - .c For any portion of a building at the 7th storey: 23.0 metres
  - .d For any portion of a building at the 8th storey: 26.0 metres
- .5 Cumulative FSI – 3.05
- .6 Maximum Height: 8 storeys
- .7 Maximum residential units: 82
- .8 Minimum parking requirement for an apartment dwelling use is 1.0 parking space per unit for residents and 0.20 parking space per unit for visitors.
- .9 Minimum setback for a Hydrotransformer from the west interior lot line: 0.5m
- .10 Minimum setback of a Hydrotransformer from the rear yard: 9 meters

**12.2817.4 for the purposes of Exception 12.2817:**

- .1 Residential dwelling units are permitted on all storeys.
- .2 Maximum total non-residential gross floor area of those uses set forth in Section 12.2817.1.1b of this By-law shall be 443m<sup>2</sup>
- .3 Uses listed in Section 12.2817.1.1.b of this By-law shall be provided on the ground floor.
- .4 Building Height of any building shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of an apartment dwelling.

## 12.2818 Exception 2818

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### **12.2818.1 The lands shall only be used for the following purposes:**

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

### **12.2818.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior and Corner Lot Width: 12.0 metres.
- .2 Minimum Lot Area: 288 square meters.
- .3 Minimum Lot Depth: 24 metres.
- .4 Minimum Front Yard Depth:
  - .a 2.5 metres but 5.75 metres to the front of the garage;
  - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metre 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 metre 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 Exterior Side Yard Width:
  - .a 3.0 metres but 5.75 metres to the front of the garage;
  - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle;
  - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard;
  - .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;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard;

.6 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side;

.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 an interior lot with a side yard of 0.6 metres, resulting in a total minimum separation distance of 1.2 metres between buildings.

.7 Minimum Rear Yard:

.a 7.5 metres

.b a deck off the main floor may encroach 3.0 metres into the minimum rear yard;

.c an open roofed porch or uncovered terrace may encroach 2.5 metres into the minimum rear yard; and,

.d a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard to a maximum width of 4.5 metres.

.8 Maximum Building Height: 12.0 metres.

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.10 The following provisions apply to attached 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 5.0 metres

.b the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.c for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,

.e the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.f The interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.

- .g Steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.
- .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 and shall not require side windows.
- .12 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 12.2818.2.

**12.2818.3 for the purposes of Exception 12.2818:**

- .1 "Grade, Established" shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall.

## 12.2819 Exception 2819

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### **12.2819.1 The lands shall only be used for the following purposes:**

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

### **12.2819.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Interior/Corner Lot Width: 12.0 metres.
- .2 Minimum Lot Area: 288 square meters
- .3 Minimum Lot Depth: 24 metres.
- .4 Minimum Front Yard Depth:
  - .a 2.5 metres but 5.75 metres to the front of the garage;
  - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metre 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 metre 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 Exterior Side Yard Width:
  - .a 3.0 metres but 5.75 metres to the front of the garage;
  - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle;
  - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard;
  - .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;

.f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard;

.6 Minimum Interior Side Yard Width:

.a 1.2 metres on one side and 0.6 metres on the other side;

.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 an interior lot with a side yard of 0.6 metres, resulting in a total minimum separation distance of 1.2 metres between buildings.

.7 Minimum Rear Yard:

.a 6.0 metres

.b a deck off the main floor may encroach 3.0 metres into the minimum rear yard;

.c an open roofed porch or uncovered terrace may encroach 2.5 metres into the minimum rear yard; and,

.d a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard to a maximum width of 4.5 metres.

.8 Maximum Building Height: 12.0 metres.

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.10 The following provisions apply to attached 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 5.0 metres;

.b the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

.c for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

.d the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,

.e the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

.f the interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.

- .g steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.
- .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 and shall not require side windows.
- .12 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 Section 12.2819.2.

**12.2819.3 for the purposes of Exception 12.2819:**

- .1 "Grade, Established" shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall."

## 12.2820. Exception 2820

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### 12.2820.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling
- .2 a back to back townhouse dwelling
- .3 a stacked townhouse dwelling
- .4 a stacked back to back townhouse dwelling
- .5 purposes accessory to other permitted purposes

### 12.2820.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 30,000.00 square metres;
- .2 Minimum Front Yard Depth: 2.0 metres to the front wall of a dwelling;
- .3 Minimum Interior Side Yard Width: 3.0 metres;
- .4 Minimum Rear Yard Depth to an Open Space Zone: 4.0 metres;
- .5 Minimum separation between buildings: 12.0 metres, except that a minimum 3.0 metres shall be permitted between end wall of dwellings;
- .6 Minimum setback to all stairwells, enclosed or open, providing access to townhouse dwelling from a Private Street: No requirement;
- .7 Minimum setback from a Private Street:
  - .a 3.0 metres from the wall of a dwelling to a private road, except:
    - .i where the building abuts a daylight rounding of a private road, the setback may be reduced to a minimum of 2.0 metres;
    - .ii where the flanking wall of a back to back townhouse dwelling abuts a Private Street the setback may be reduced to 2.5 metres;
  - .b 5.4 metres to a garage door opening;
- .8 Maximum Building Height: 4 storeys or 16.6 metres, whichever is greater;
- .9 Minimum Landscaped Open Space: 30% of the lot area;
- .10 A balcony or porch may project into the interior side yard by a maximum of 0.6 metres including eaves and cornices;
- .11 Any structures or equipment required for the provision of services by a public or private utility company may be located no less than 2 metres from a public road right-of-way and 1 metre from a private road or dwelling;

- .12 Maximum Floor Space Index: 0.85;
- .13 Maximum Number of Dwelling units: 200;
- .14 Maximum Building Width: 50.0 metres;
- .15 Patios and Amenity Areas: Below grade patios and amenity areas shall be permitted within a required yard.
- .16 Minimum Dwelling Unit Width:
  - .a 5.5 metres for a townhouse dwelling;
  - .b 4.2 metres for a townhouse dwelling where parking is located at the rear of the building;
  - .c 5.8 for back to back townhouses, stacked townhouses, and stacked back to back townhouses;

**12.2820.3 for the purposes of Exception 2820:**

- .1 All lands zoned R2-2820 shall be deemed to be one lot for zoning purposes;
- .2 For the purposes of this Section, Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street, public lane, or private lane.
- .3 For the purposes of this Section, a Stacked Back to Back Townhouse Dwelling shall mean a building not exceeding four storeys in height, containing a minimum of four attached dwelling units that are divided horizontally and vertically, each with an entrance that is independent or through a common vestibule, with a minimum of four units per block that are attached sharing a common rear wall.
- .4 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of the By-law which are not in conflict with those set out in Section 2820.2, 2820.3.1, 2820.3.2, and 2820.3.3.

## 12.2821 Exception 2821

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### **12.2821.1 The lands shall only be used for the following purposes:**

- .1 A stacked back-to-back townhouse dwelling
- .2 A semi-detached dwelling
- .3 purposes accessory to the other permitted purposes

### **12.2821.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: No requirement
- .2 Minimum Lot Width: 28 metres
- .3 Minimum Front Yard Depth: 6.0 m to a lot line abutting a public street
- .4 Minimum East Interior Side Yard Width:
  - .a 4.5 metres for a Semi-detached Dwelling
  - .b 5.8 metres for a Stacked Back-to-back Townhouse Dwelling
- .5 Minimum West Interior Side Yard Width
  - .a 6.0 metres for a Stacked back-to-back Townhouse Dwelling
  - .b 3.0m to a garbage enclosure
- .6 Minimum Rear Yard Depth: 12.0 metres
- .7 Minimum setback from the front wall of a semidetached dwelling to the curb of a private road: 3.0 metres
- .8 Minimum setback from a garage door to a private road for a semi-detached dwelling: 7.0 metres
- .9 Maximum Building Height: 10.8 metres
- .10 Minimum Drive Aisle Widths: 6.0 metres shall be provided where parking stalls located in an underground parking structure, including underground parking ramp.
- .11 Minimum Landscaped Open Space:
  - .a 1.2m along a side lot line
  - .b 9.0m along a rear lot line
- .12 Minimum Parking Requirements
  - .a 1.0 space per dwelling unit for resident parking
  - .b 0.2 spaces per dwelling unit for visitor parking

- .13 Maximum Number of Dwelling Units: 26
- .14 Minimum dwelling unit width: 5.0 metres
- .15 Garage Control: The maximum garage door width per dwelling unit shall be 2.5 metres
- .16 Minimum width of a Private Road: 6.6 metres
- .17 Hydro Transformer: Setbacks to a hydro transformer shall not apply

**12.2821.3 for the purposes of Exception 12.2821:**

- .1 a stacked back-to-back Townhouse Dwelling shall mean a building not exceeding four storeys in height, containing more than three attached dwelling units that are divided horizontally and vertically, each with an entrance that is independent or through a common vestibule, with a minimum four units per block that are attached sharing a common rear wall.
- .2 Additional residential units shall not be permitted.
- .3 A ground terrace may encroach a maximum of 3.1 metres into a required interior side
- .4 A porch or a balcony may encroach a maximum of 1.8 metres into a required interior side yard
- .5 All waste and recycling containers and bulk items must be stored inside an enclosed structure.
- .6 All lands zoned Exception 2821 shall be treated as one lot for zoning purposes
- .7 Shall also be subject to the requirements and restrictions relating to the parent zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 2821.