

## 12.400 Exception 400

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

- .1 Commercial:
  - .a a retail establishment having no outdoor storage;
  - .b a bank, trust company or financial institution;
  - .c an office;
  - .d a supermarket;
  - .e a convenience store;
  - .f a dry cleaning or laundry distribution station;
  - .g a laundromat;
  - .h a wine, beer or liquor store; and,
  - .i a dining room restaurant or a take-out restaurant.
- .2 Non-Commercial:
  - .a a community centre;
  - .b a recreation centre;
  - .c a day nursery; and,
  - .d purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: a recreational area, community centre or a day nursery or any combination thereof, shall have a minimum lot area of 0.5 hectares;
- .2 Minimum Front Yard Depth: 18.0 metres
- .3 Minimum Interior Side Yard Width: 0 metres
- .4 Minimum Exterior Side Yard Width: 18.0 metres
- .5 Maximum Building Height: 10.6 metres
- .6 Maximum Gross Commercial Floor Area: 5020.0 square metres

## 12.401 Exception 401

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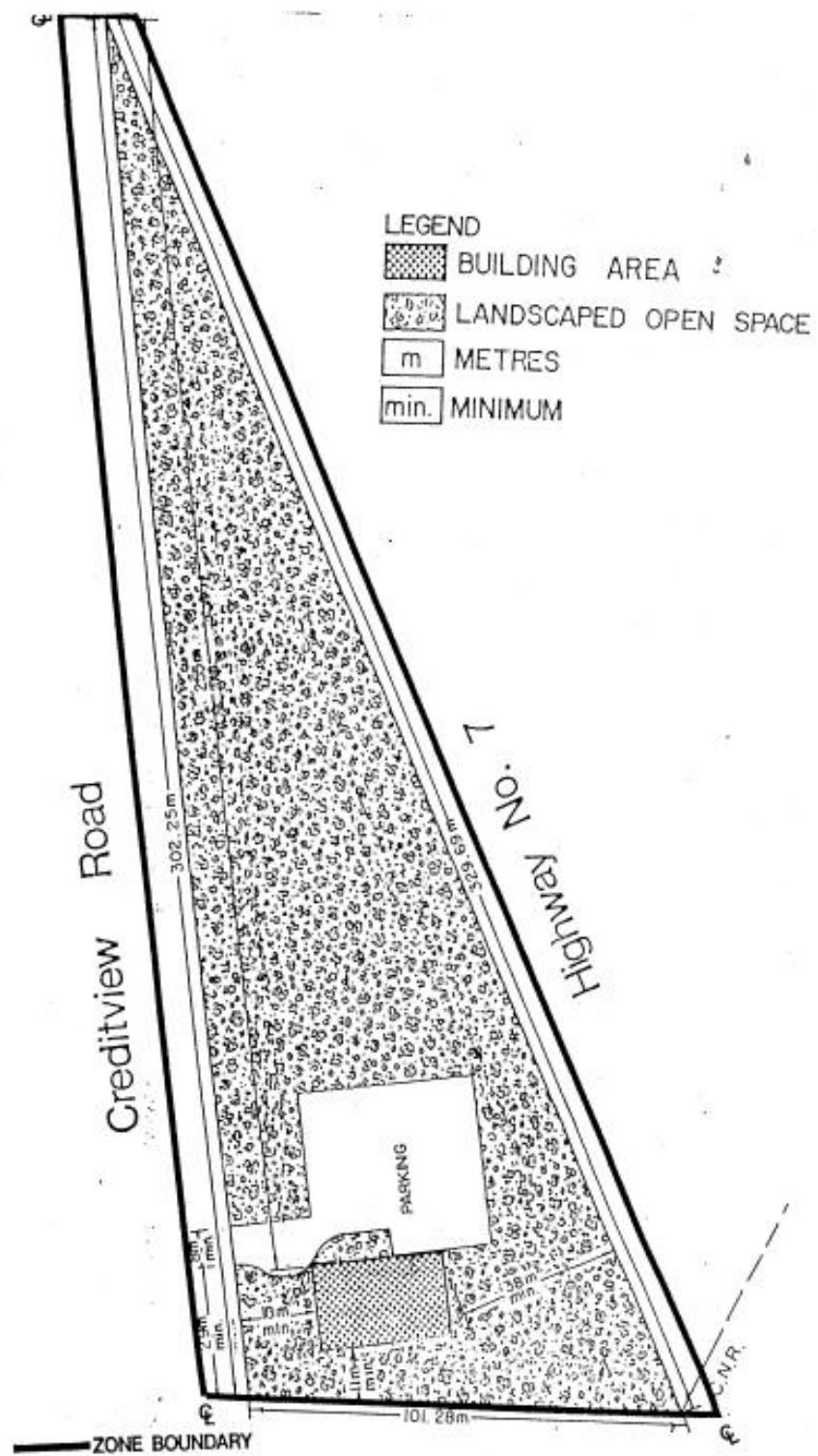
### **12.401.1 The lands shall only be used for the following purposes:**

- .1 a religious institution;
- .2 purposes accessory to the other permitted purposes.

### **12.401.2 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-Exception 401;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 401.
- .3 the Gross Floor Area of all structures shall not exceed 750.0 square metres;
- .4 the Maximum Height of any structure shall not exceed 6.0 metres;

Figure 1



## 12.402 Exception 402

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

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

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

.1 Minimum Lot Area:

- .a for an Interior Lot: 396.0 square metres
- .b for a Corner Lot: 486.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 13.2 metres
- .b for a Corner Lot: 16.2 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

.6 for a side yard flanking a public walkway, or land zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.

.7 for all other side yards: 0 metres provided that:

- .a the distance between the walls of two dwellings is not less than 1.8 metres;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade shall be permitted in either wall; and,
- .c the total width of side yards on any lot is not less than 1.8 metres.

.8 Minimum Rear Yard Depth: 7.6 metres

.9 Maximum Building Height: 2 storeys

.10 Minimum Landscaped Open Space:

- .a 50 percent of the front yard of an interior lot;
- .b 60 percent of the front yard of a corner lot; and,
- .c 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

## 12.403 Exception 403

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot: 360.0 square metres
- .b Corner Lot: 486.0 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres
- .b Corner Lot: 16.2 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces the side lot line.
- .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for all other side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, a door below grade is permitted in either wall; and,
  - .iii the total width of side yards on any lot shall not be less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres

.7 Maximum Building Height: 2 storeys

.8 Minimum Landscaped Open Space:

- .a 50 percent of the front yard area of an interior lot;
- .b 60 percent of the front yard of a corner lot; and,
- .c 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

## 12.404 Exception 404

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

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

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

- .1 Minimum Lot Area: 605.0 square metres
- .2 Minimum Lot Width: 22.0 metres
- .3 Minimum Lot Depth: 27.5 metres
- .4 Minimum Front Yard Depth:
  - .a from the garage: 6.0 metres
  - .b from the dwelling: 3.0 metres
- .5 Minimum Side Yard Width:
  - .a for a 1 storey dwelling: 1.2 metres
  - .b for a dwelling unit 2 or more storeys: 1.5 metres
- .6 Minimum Rear Yard Depth: 7.6 metres
- .7 Maximum Building Height: 10.0 metres
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.405 Exception 405

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

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

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

.1 Minimum Lot Area:

- .a for an Interior Lot: 504.0 square metres
- .b for a Corner Lot: 630.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 18.0 metres
- .b for a Corner Lot: 21.0 metres

.3 Minimum Lot Depth: 30.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a 2 storey dwelling: 1.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 10.0 metres

.9 Garage Location: the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.

.10 Minimum Landscaped Open Space:

- .a 50 percent of the front yard of an interior lot;
- .b 60 percent of the front yard of a corner lot; and,
- .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.406 Exception 406

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

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

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

- .1 Minimum Interior Side Yard Width:
  - .a for a 1 storey dwelling: 1.2 metres
  - .b for a 2 or more storey dwelling: 1.5 metres
- .2 Maximum Building Height: 10.0 metres
- .3 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.407 Exception 407

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

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

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

- .1 Minimum Lot Area: 540.0 square metres
- .2 Minimum Lot Width: 18.0 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Side Yard Width:
  - .a for a 1 storey dwelling: 1.2 metres
  - .b for 2 or more storey dwelling: 1.5 metres
- .6 Minimum Rear Yard Depth: 10.0 metres
- .7 Maximum Building Height: 10.0 metres
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.408 Exception 408

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

- .1 Commercial:
  - .a a dining room restaurant;
  - .b a convenience restaurant;
  - .c a convenience restaurant with a drive-through facility;
  - .d a bank, trust company or financial institution;
  - .e a union hall;
  - .f a printing or copying establishment;
  - .g a mail or delivery courier service;
  - .h a personnel service office;
  - .i a mechanical or electrical engineering design office;
  - .j an industrial design studio;
  - .k an industrial photography studio; and,
  - .l an establishment for the sales and service of industrial computers.
  - .m a retail establishment having no outside storage;
  - .n a service shop;
  - .o a personal service shop;
  - .p an office;
  - .q a dry cleaning and laundry distribution station;
  - .r a convenience store;
  - .s a custom workshop; and,
  - .t a health centre.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Width: 116.0 metres

- .2 Minimum Lot Depth: 147.0 metres
- .3 Minimum Lot Area: 2.0 hectares
- .4 Minimum Front Yard Depth: 25.0 metres
- .5 Minimum Interior Side Yard Width: 9.5 metres
- .6 Minimum Exterior Side Yard Width: 25.0 metres
- .7 Minimum Rear Yard Depth: 9.5 metres
- .8 Maximum Number of Main Building: 2
- .9 Minimum Distance Between Main Buildings: 40.0 metres
- .10 Maximum Building Height: 2 storeys
- .11 no storage shall be permitted outside a building.
- .12 a Landscaped Buffer Area shall be provided and maintained adjacent to streets, except at driveway locations in accordance with the following:
  - .a Street Minimum Width
    - .i Williams Parkway: 6.0 metres
    - .ii Chrysler Drive: 6.0 metres
- .13 one driveway access ramp only shall be permitted to Williams Parkway allowing right turns in and right turns out, and two driveway access ramps only shall be permitted to Renault Boulevard allowing all turning movements.
- .14 accessory buildings or structures are permitted subject to the following:
  - .a accessory buildings shall be used for the purpose of parking motor vehicles, or the storage of garbage; and,
  - .b accessory buildings shall not be permitted in an exterior side yard or front yard.
- .15 a massage parlour, an adult video store or an adult entertainment parlour shall not be permitted.

## 12.409 Exception 409

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

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

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

.1 Minimum Lot Area:

- .a for an Interior Lot: 480.0 square metres
- .b for a Corner Lot: 545.0 square metres

.2 Minimum Lot Depth: 32.0 metres

.3 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .b for all other side yards: 1.2 metres for the first storey, plus 0.6 metres for each storey above the first.

.4 Maximum Building Height: 2 storeys

## 12.410 Exception 410

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

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

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

.1 Minimum Lot Area:

- .a for an Interior Lot: 416.0 square metres
- .b for a Corner Lot: 448.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 13.0 metres
- .b for a Corner Lot: 14.0 metres

.3 Minimum Lot Depth: 32.0 metres

.4 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres where the dwelling unit and garage both face the front lot line; and,
  - .ii 6.0 metres for the garage and 3.0 metres for the dwelling unit where the garage faces the side lot line.
- .b for a side yard abutting Lots 57, 58, 59 and 60 as shown on Registered Plan M-202: 1.2 metres for the first storey plus 0.6 metres for each storey above the first.
- .c for all other side yards: zero metres provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.5 Maximum Building Height: 2 storeys

## 12.411 Exception 411

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

- .1 Purposes permitted in the R2 zone;
- .2 Dwelling, Townhouse: shall mean a building that is divided vertically above 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 ten (10) square metres in area from the ground level to the roofline of the wall; and where each dwelling unit has an independent entrance to the front and rear yard immediately abutting the front and rear wall of the unit.;

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

- .1 Minimum Lot Area:
  - .a Interior Lot — 120 square metres;
  - .b Corner Lot — 180 square metres;
  - .c End Lot — 144 square metres.
- .2 Minimum Lot Width:
  - .a Lot width to be measured 6.0 metres from the rear lot line;
  - .b Interior Lot — 6.0 metres;
  - .c Corner Lot — 9.0 metres;
  - .d End Lot — 7.2 metres.
- .3 Minimum Lot Depth: 20.0 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylighting triangle.
- .4 For the purpose of this zone, the front lot line is deemed to be Mayfield Road and/or Torbram Road;
- .5 Where a corner lot abuts a daylight or visibility triangle larger than 12.0 metres by 12.0 metres:
  - .a The Lot Line that abuts a daylight or visibility triangle shall be deemed to be the Front Lot Line;
  - .b The Lot Line that abuts a Lane shall be deemed to be the Rear Lot Line;
  - .c Minimum Front Yard Depth: 1.2 metres;
  - .d Minimum Lot Depth does not apply
- .6 Minimum Front Yard Depth:
  - .a 4.5 metres;

- .b The main wall of a dwelling may encroach into the front yard to within 0.3 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 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 front yard to within 1.2 metres of a daylight rounding/triangle

.7 Minimum Rear Yard Depth

- .a 3.0 metres for an interior lot;
- .b 6.0 metres to a garage door facing the rear lot line;
- .c The main wall of a dwelling may encroach into the rear yard to within 0.3 metres of a daylight rounding/triangle;
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear 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 rear 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 rear yard to within 1.2 metres of a daylight rounding/triangle.

.8 Minimum Interior Side Yard Width:

- .a 1.2 metres and 0.0 metres when abutting a side lot line that coincides with a common wall between two dwellings;
- .b 0.0 metres when abutting a side lot line coincides with a common wall between two garages;

.9 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;

- .c The main wall of a dwelling may encroach into the exterior side yard to within 0.3 metres of a daylight rounding/triangle;
- .d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the 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 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 exterior side yard to within 1.2 metres of a daylight rounding/triangle.
- .h For corner/end 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.

.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 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.

.11 Maximum Building Height: 14.0 metres and shall not exceed 3-storeys.

.12 Minimum Amenity Area: 3.5 square metres shall be provided on a balcony or uncovered terrace on the second or third floor or in the rear yard at ground level.

.13 The following Garage Controls shall apply:

- .a The maximum cumulative garage door width for interior lots having a lot with less or equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
- .b The maximum cumulative garage door width for corner lots having a lot width equal to or 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 maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width permitted on the lot;

- .e The driveway width shall not exceed the width of any unit.
- .f The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.
- .14 Section 3.18 shall not apply.
- .15 Section 4.2.B.1 shall not apply.
- .16 Section 10.21 shall not apply.
- .17 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.
- .18 A maximum fence height of 1.2 metres shall be permitted in any yard, unless required to address acoustical requirements.
- .19 An accessory structure shall not be permitted in any yard.
- .20 Notwithstanding any other provision of the By-law, no more than 9 dwelling units shall be attached where located between a right-of-way and an open space zone.
- .21 Section 5.2.Q.1 shall not apply.
- .22 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 5.2.I or the width of the garage, whichever is greater.

#### **12.411.3 for the purposes of Exception 411:**

- .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 411.2.

#### **12.411.4 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.

## 12.412 Exception 412

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

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

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

- .1 Maximum Number of Dwelling Units: 37.0 units per hectare

## 12.413 Exception 413

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

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

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

.1 Minimum Front Yard Depth:

- .a 15.0 metres for a building not exceeding 8.0 metres in height;
- .b 18.0 metres for a building not exceeding 9.0 metres in height;
- .c 21.0 metres for a building not exceeding 12.0 metres in height; and,
- .d 24.0 metres for a building not exceeding 15.0 metres in height.

.2 Minimum Landscaped Open Space: 50 percent of the front yard area.

.3 Minimum Street Line Setback: 15.0 metres.

.4 Minimum Lot Area: 0.2 hectares.

.5 Minimum Rear Yard Depth: 7.6 metres, except where the rear lot line abuts a railway right-of-way in which case no rear yard shall be required.

.6 Minimum Side Yard Width: 7.6 metres, except where the side lot line abuts a railway right-of-way, in which case no side yard shall be required.

.7 Outside Storage: with the exception of motor vehicles, boats, camping equipment, snowmobiles, lawn and garden equipment displayed outdoors for sale, no storage of goods shall be permitted outside a building, except where such storage is confined to the rear yard and not closer than 1.2 metres to any lot line, and is totally enclosed with a solid fence having a minimum height of 1.8 metres and a maximum height of 3.0 metres, provided no fence shall be required in the rear lot line where a rear yard abuts a railway right-of-way.

## 12.414 Exception 414

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

- .1 a gas bar;
- .2 a take-out restaurant;
- .3 a retail establishment having no outside storage;
- .4 a convenience store;
- .5 a personal service shop;
- .6 a dry cleaning and laundry distribution station;
- .7 a bank, trust company, or financial institution;
- .8 a real estate office, and
- .9 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Width: 40.0 metres;
- .2 Minimum Rear Yard Depth: 3.0 metres;
- .3 Maximum Building Height: 7.5 metres;
- .4 a landscaped strip, not less than 3.0 metres in width shall be provided and maintained along the Torbram Road frontage and the Williams Parkway flankage, exclusive of the driveway locations, and along the hypotenuse of the daylighting triangle at the intersection of two streets;
- .5 the floor area devoted to a take-out restaurant shall not exceed 66.0 square metres;
- .6 an amusement arcade shall not be permitted;
- .7 an adult entertainment parlour shall not be permitted, and
- .8 the Maximum Gross Commercial Floor Area to be permitted on the site shall not exceed 815.0 square metres.

### **12.414.3 for the purposes of Exception 414:**

- .1 Amusement Arcade shall mean any shop, building or place in which amusement devices are installed, placed or operated as the principal trade.

## 12.415 Exception 415

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

- .1 Residential Uses:
  - .a An apartment dwelling
- .2 Only in conjunction with an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment dwelling:
  - .a Retail establishment having no outside storage;
  - .b A bank, trust company, or finance company;
  - .c An animal hospital;
  - .d A commercial school;
  - .e A community club;
  - .f A custom workshop;
  - .g A dining room restaurant, a take-out restaurant;
  - .h A dry cleaning and laundry distribution station;
  - .i An office;
  - .j A personal service shop;
  - .k A printing or copying establishment; and
  - .l A health centre.
- .3 Purposes accessory to other permitted uses.

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

- .1 For the purpose of this exception, the lot line abutting Mississauga Road shall be deemed the front lot line.
- .2 For the purpose of this exception, the lot line abutting Kent Road shall be deemed the rear lot line.
- .3 For the purpose of this exception, the mezzanine level of any proposed building shall be included as part of the first floor level.
- .4 All lands zoned MH- Exception 415 shall be treated as one lot for zoning purposes.
- .5 Minimum setback to a hydro/ transformer: 1.0 metres
- .6 Maximum encroachment of canopies and balconies is 1.8 metres into any yard.

- .7 Maximum encroachment of windscreens is 1.2 metres into any yard.
- .8 Notwithstanding any other provision of the By-law, windscreens are permitted to a maximum height of 2.0 metres.
- .9 Minimum Setbacks to a One Storey Underground Garage Entrance Structure:
  - .a Front Yard Depth: 105 metres
  - .b North Interior Side Yard Width: 20.0 metres
  - .c South Interior Side Yard Width: 5.0 metres
  - .d Rear Yard Depth: 20.0 metres
- .10 Minimum Building Setbacks:
  - .a Front Yard Depth:
    - .i For the first 2 storeys: 3.0 metres
    - .ii For Any portion above the 2nd storey up to and including 7th storey: 4.0 metres
    - .iii For Any portion above the 7th storey and including the 30th storey: 6.0 metres
  - .b North Interior Side Yard Width:
    - .i For the first five storeys: 24.0 metres
    - .ii For Any portion above the 5th storey up to and including the 9th storey: 25.0 metres
    - .iii For Any portion above the 9<sup>th</sup> storey up to and including the 30th storey: 34.0 metres
  - .c East Interior Side Yard Width: 15.0 metres
  - .d South Exterior Side Yard Width:
    - .i For the first seven storeys: 3.5 metres
    - .ii For Any portion above the 7th storey up to and including the 30th storey: 4.0 metres
  - .e Rear Yard Depth: 60.0 metres
  - .f Minimum building setback to a daylight triangle: 3.0 metres
- .11 Minimum Separation
  - .a Minimum separation distance between buildings for first seven storeys: 15.0 metres
  - .b Minimum separation distance between buildings or portions thereof above 7th storey: 25.0 metres
- .12 Maximum Building Height:
  - .a located within 68.0 metres of the exterior side lot line: 30 storeys
  - .b located within the remainder of the lot: 12 storeys

- .13 Maximum Lot Coverage: 35%
- .14 Maximum Floor Space Index: 4.5
- .15 Minimum Landscape Open Space: 35% of the lot area
- .16 Parking for all uses shall be provided in accordance with the following:
  - .a Visitor Spaces:
    - .i Visitor Parking: Minimum of 0.20 spaces per dwelling unit
    - .ii Non-residential gross floor area is exempted from the calculation of any minimum parking space requirement.

**12.415.3 for the purposes of Exception 415:**

- .1 Windscreen: shall mean a physical feature or barrier with a maximum of two vertical sides or segments and designed to mitigate impact of wind.
- .2 Mezzanine: shall mean a floor than is not larger in area than 40% of the ground floor area.

## 12.416 Exception 416

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

- .1 Purposes permitted within the R2 zone.

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

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Minimum building setback to a daylighting triangle/rounding: 1.5 Metres;
- .3 Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres;
- .4 Minimum dwelling unit width: 6.0 metres;
- .5 Minimum Interior Side Yard Width:
  - .a 1.2 metres; or
  - .b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .6 Maximum Building Height: 14.0 metres;
- .7 Maximum Lot Coverage: no requirement;
- .8 The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;
- .9 Maximum cumulative garage door width: 3.5 metres.

### **12.416.3 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands designated R2(H) - Exception 416 shall only be used for the following purposes:
  - .a Uses, buildings and structures as may be permitted and in accordance with the Agricultural (A) zone.
- .2 Written Confirmation that all infrastructure and services has been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy has been received by the Commissioner of Public Works.

## 12.417 Exception 417

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

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

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

- .1 Minimum Lot Area: 2,160.0 square metres
- .2 Minimum Lot Width: 28.5 metres

## 12.418 Exception 418

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

- .1 shall only be used for an animal hospital.

**12.419 Exception 419**

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

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

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

.1 Minimum Lot Area:

- .a for an Interior Lot: 352.0 square metres
- .b for a Corner Lot: 448.0 square metres

.2 Minimum Lot Width:

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

.3 Minimum Lot Depth: 32.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for a side yard abutting Bovaird Drive or Highway Number 410, or a reserve abutting these roads: 13.7 metres
- .d for other side yards: zero metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .iii the total width of the side yards on any lot is not less than 1.8 metres.

- .6 Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts Bovaird Drive or Highway Number 410 or a reserve abutting these roads, in which case the minimum requirements is 13.7 metres.
- .7 Maximum Building Height: 2 storeys
- .8 Minimum Front Yard Landscaped Open Space: 40 percent of the front yard area of an interior lot, 50 percent of the front yard of a corner lot, and 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

## 12.420 Exception 420

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

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

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

.1 Minimum Lot Area:

- .a for an Interior Lot: 288.0 square metres
- .b for a Corner Lot: 384.0 square metres

.2 Minimum Lot Depth: 32.0 metres

.3 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.4 Minimum Side Yard Width:

- .a for an exterior side yard:
  - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
  - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for a side yard abutting Bovaird Drive on Highway Number 410, or a reserve abutting these roads: 13.7 metres
- .d or other side yards: zero metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door below grade is permitted in either wall; and,
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.5 Minimum Rear Yard Depth: 7.6 meters, except where the rear yard abuts Bovaird Drive or Highway Number 410 or a reserve abutting these roads in which case the minimum requirement is 13.7 metres.

.6 Maximum Building Height: 2 storeys

## 12.421 Exception 421

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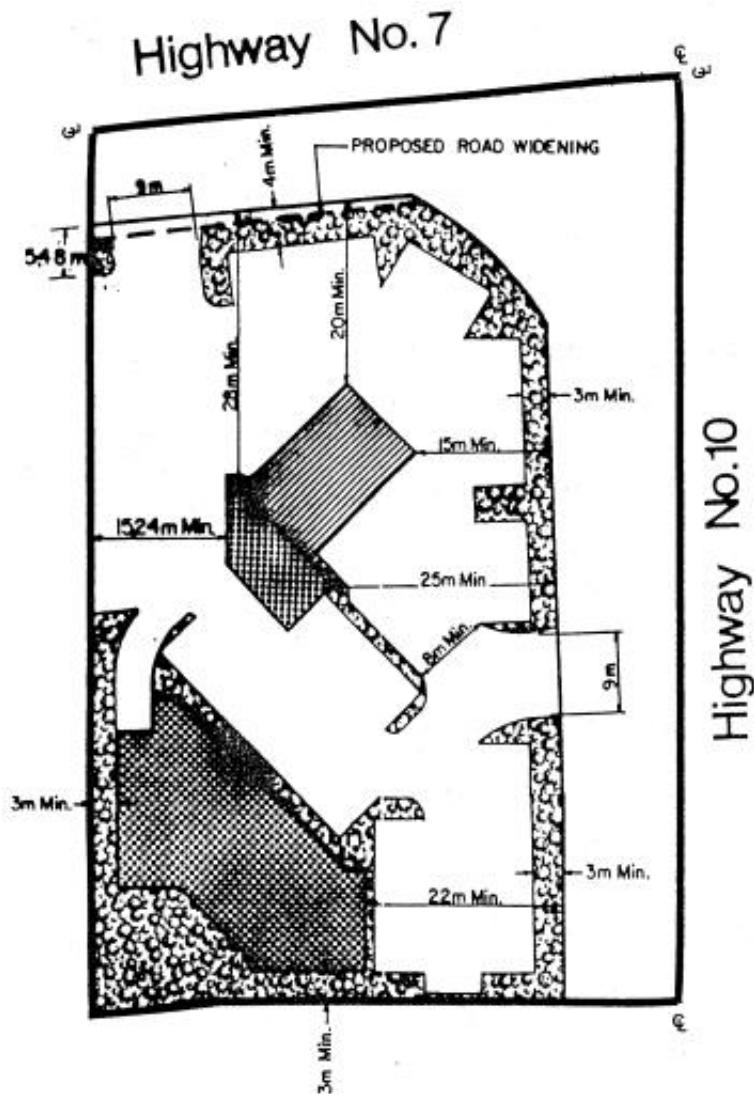
### **12.421.1 The lands shall only be used for the following purposes:**

- .1 a gas bar;
- .2 only in conjunction with a gas bar, a convenience store;
- .3 a convenience restaurant;
- .4 a dry cleaning and laundry distribution station or a dry cleaning and laundry establishment;
- .5 an office other than an office for a health care practitioner;
- .6 a printing and copying establishment;
- .7 a tool and equipment rental establishment;
- .8 a rental and service establishment; and,
- .9 purposes accessory to the other permitted purposes.

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

- .1 all buildings shall be located within the areas shown on Figure 1-Exception 421;
- .2 Landscaped Open Space shall be provided and maintained in the area shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 421;
- .3 the Gross Commercial Floor Area of all structures, with the exception of the gas bar canopy shall not exceed 600.0 square metres;
- .4 the Gross Commercial Floor Area devoted to a convenience store shall not exceed 95.0 square metres;
- .5 the Gross Commercial Floor Area devoted to a convenience restaurant shall not exceed 180.0 square metres;
- .6 the area covered by a gas bar canopy shall not exceed 190.0 square metres and shall be located within the area shown as GAS BAR CANOPY on Figure 1-Exception 421;
- .7 the Maximum Height of all structures shall not exceed 1 storey; an adult entertainment parlour shall not be permitted; and,
- .8 all garbage and refuse storage containers shall be located within the southerly structure on the site.

Figure 1



## 12.422 Exception 422

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

- .1 purposes permitted in PE Zone;
- .2 a service station;
- .3 a gas bar;
- .4 only in conjunction with a gas bar, a retail establishment having no outside storage;
- .5 a bank, trust company, finance company;
- .6 a dining room restaurant; a convenience restaurant; a take-out restaurant;
- .7 a motor vehicle repair shop, and
- .8 purposes accessory to the other permitted purposes.

## 12.423 Exception 423

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

- .1 Purposes permitted within the R1 zone.

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

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Maximum cumulative garage door width: 5.5 metres.

### **12.423.3 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands designated R1 -Exception 423 on Schedule A shall only be used for the following purposes:
  - .a Uses, buildings and structures as may be permitted and in accordance with the Agricultural (A) zone.
- .2 Written Confirmation that all infrastructure and services has been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy has been received by the Commissioner of Public Works.

**12.424 Exception 424**

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

.1 All purposes permitted within the R3M Zone

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

.1 Minimum Front Yard Depth:

- .a For any portion of a building 2 storeys in height or less: 0.0 metres
- .b For any portion of a building 3 storeys in height or more: 2.5 metres

.2 Minimum Interior Side Yard Width:

- .a For any portion of a building 2 storeys in height or less: 4.5 metres
- .b For any portion of a building 3 storeys in height or more: 7.0 metres

.3 Minimum Exterior Side Yard Width:

- .a For any portion of a building 2 storeys in height or less: 2.5 metres
- .b For any portion of a building 3-6 storeys in height: 5.5 metres
- .c For any portion of a building 7 storeys in height or more: 7.0 metres

.4 Minimum Rear Yard Depth:

- .a For any portion of a building 2 storeys in height or less: 2.7 metres
- .b For any portion of a building at the 3rd storey: 5.4 metres
- .c For any portion of a building at the 4th storey: 8.2 metres
- .d For any portion of a building at the 5th storey: 11.3 metres
- .e For any portion of a building at the 6th storey: 14.3 metres
- .f For any portion of a building 7 storeys in height or more: 18.8 metres

.5 Minimum Setback from Daylight Triangle:

- .a For any portion of a building 2 storeys in height or less: 0.0 metres
- .b For any portion of a building 3 storeys in height or more: 2.5 metres

.6 Maximum lot coverage: 75% of the lot area

.7 Minimum Landscaped Open Space: 20% of the lot area

.8 Maximum Floor Space Index: 3.3 FSI

- .9 Maximum Height: 7 storeys
- .10 Minimum parking requirement for an apartment dwelling use is 0.60 parking spaces per unit for residents and 0.20 parking spaces per unit for visitor
- .11 Minimum setback from an electrical switchgear box and any other utility infrastructure to any property line is 0.5 metre
- .12 Maximum encroachment of bay windows, awnings, balconies, canopies, architectural features, and structural elements is 1.0 metres into any yard.

## 12.425 Exception 425

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

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

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

- .1 The maximum cumulative garage door width and driveway width shall be 6.0 metres;
- .2 The minimum lot width of a corner lot shall be 14.6 metres;
- .3 Notwithstanding any other provision of the By-law, a private condominium road is permitted and shall be treated as a street for zoning purposes;
- .4 A minimum of 6 visitor parking spaces shall be provided within the common element condominium area or lands zoned in Exception 425.

## 12.426 Exception 426

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

- .1 Residential:
  - .a single detached dwellings;
  - .b semi-detached dwellings;
  - .c a group home; and,
  - .d an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
  - .a for a Single Detached Dwelling: 435.0 square metres
  - .b for a Semi-Detached Dwelling: 870.0 square metres per lot and 435.0 square metres per dwelling unit.
- .2 Minimum Lot Width:
  - .a for a Single Detached Dwelling: 9.2 metres
  - .b for a Semi-Detached Dwelling: 18.4 metres, and 9.2 metres per dwelling unit.
- .3 Minimum Lot Depth: 45.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Rear Yard Depth: 7.6 metres
- .6 Minimum Side Yard Width:
  - .a for a Single Detached Dwelling:
    - .i 1.2 metres on one side and 0.9 metres on the other side;
    - .ii the minimum distance between detached dwellings shall not be less than 2.1 metres;
    - .iii the width of the side yard abutting a walkway, or park shall not be less than 1.5 metres; and,

- .iv where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.
- .b for a Semi-Detached Dwelling:
  - .i the minimum distance between two semi-detached dwelling units of a semi-detached dwelling shall be 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;
  - .ii the minimum distance between two semi-detached dwellings or between a semi-detached dwelling and a single detached dwelling shall not be less than 2.1 metres;
  - .iii the width of the side yard abutting a walkway, or park shall not be less than 1.5 metres; and,
  - .iv where the distance between the walls of two semi-detached dwellings and a single detached dwelling, or of two dwelling units of a semi-detached dwelling is less than 2.4 metres, no door or window below grade will be permitted in any such wall.
- .7 Maximum Building Height: 2 storeys
- .8 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard where the side lot lines converge towards the front lot line.

## 12.427 Exception 427

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

- .1 Residential:
  - .a single detached dwelling; and,
  - .b a group home or auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation.

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 735.0 square metres
  - .b for a Corner Lot: 825.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 21.0 metres
  - .b for a Corner Lot: 24.0 metres
- .3 Minimum Lot Depth: 33.5 metres
- .4 Minimum Side Yard Width:
  - .a for a One Storey Dwelling: 1.2 metres
  - .b for a Two or More Storey Dwelling: 1.5 metres
- .5 Maximum Building Height: 10.0 metres
- .6 Garage Location: the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line as projected.
- .7 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.428 Exception 428

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

- .1 Residential:
  - .a single detached dwelling; and,
  - .b a group home or auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 735.0 square metres
- .2 Minimum Lot Width: 21.0 metres
- .3 Minimum Lot Depth: 35.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Width:
  - .a for a One Storey Dwelling: 1.2 metres
  - .b for a Two or More Storey Dwelling: 1.5 metres
- .6 Minimum Rear Yard Depth: 7.6 metres
- .7 a distance of 10.0 metres shall be maintained between any building or structure and the lot line separating the lot from land zoned by the Toronto and Region Conservation Authority abutting the valley of the Etobicoke Creek.
- .8 Maximum Building Height: 10.0 metres
- .9 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.429 Exception 429

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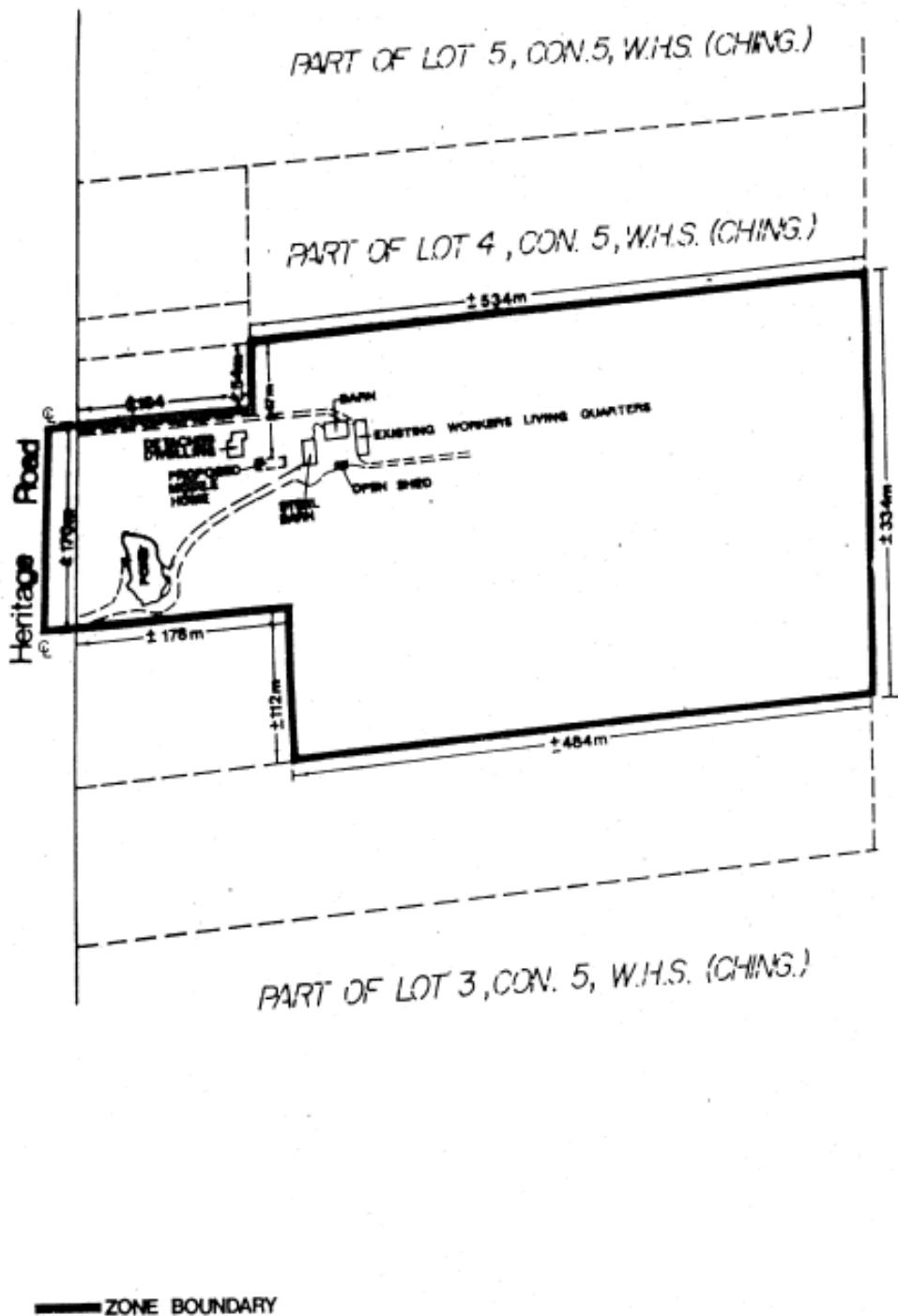
### **12.429.1 The lands shall only be used for the following purposes:**

- .1 one single detached dwelling;
- .2 one mobile home to be occupied by persons employed as farm workers;
- .3 one permanent farm workers living quarters;
- .4 agricultural purposes; and,
- .5 purposes accessory to the other permitted purposes.

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

- .1 the single detached dwelling, the mobile home, the farm workers living quarters and accessory buildings shall be located as shown on Figure 1-Exception 429.

Figure 1



## 12.430 Exception 430

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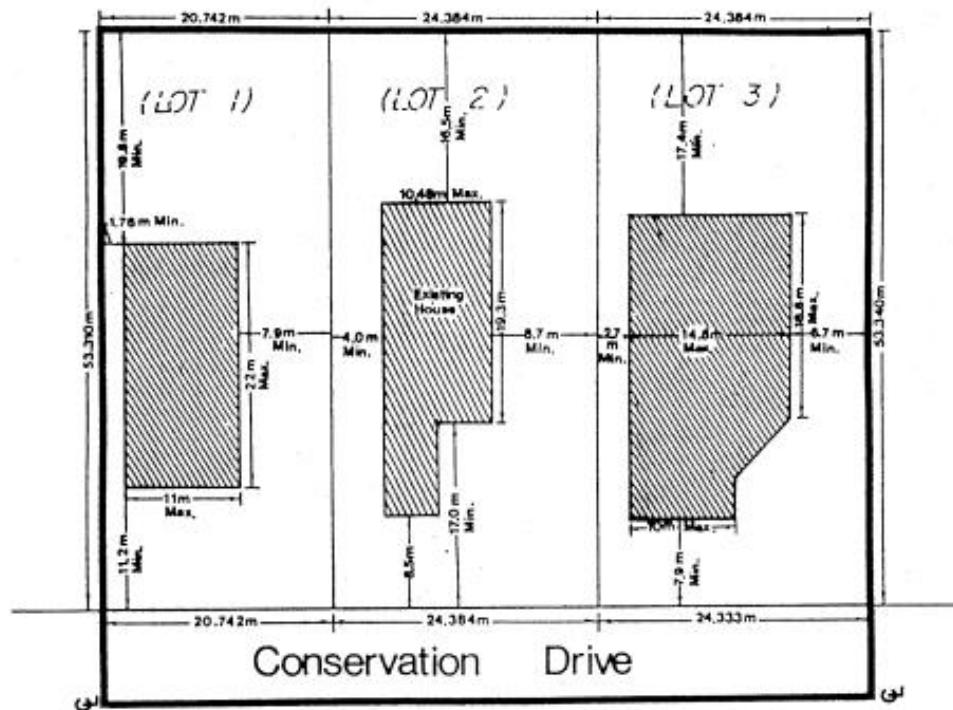
### **12.430.1 The lands shall only be used for the following purposes:**

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

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

- .1 Minimum Lot Width:
  - .a for Lot 1 as shown on Figure 1: 20.0 metres
  - .b for Lots 2 and 3 as shown on Figure 1: 24 metres
- .2 Minimum Lot Depth: 53.0 metres
- .3 Minimum Lot Area:
  - .a for Lot 1 as shown on Figure 1: 1,060.0 square metres;
  - .b for Lot 2 and 3 as shown on Figure 1: 1,250.0 square metres.
- .4 the minimum front yard depth, side yard widths and rear yard depths for a residential dwelling and garage/carport for each lot shall be as shown on Figure 1.

Figure 1



## LEGEND

	Building Area		Metres
	Minimum		
	Maximum		

ZONE BOUNDARY

## 12.431 Exception 431

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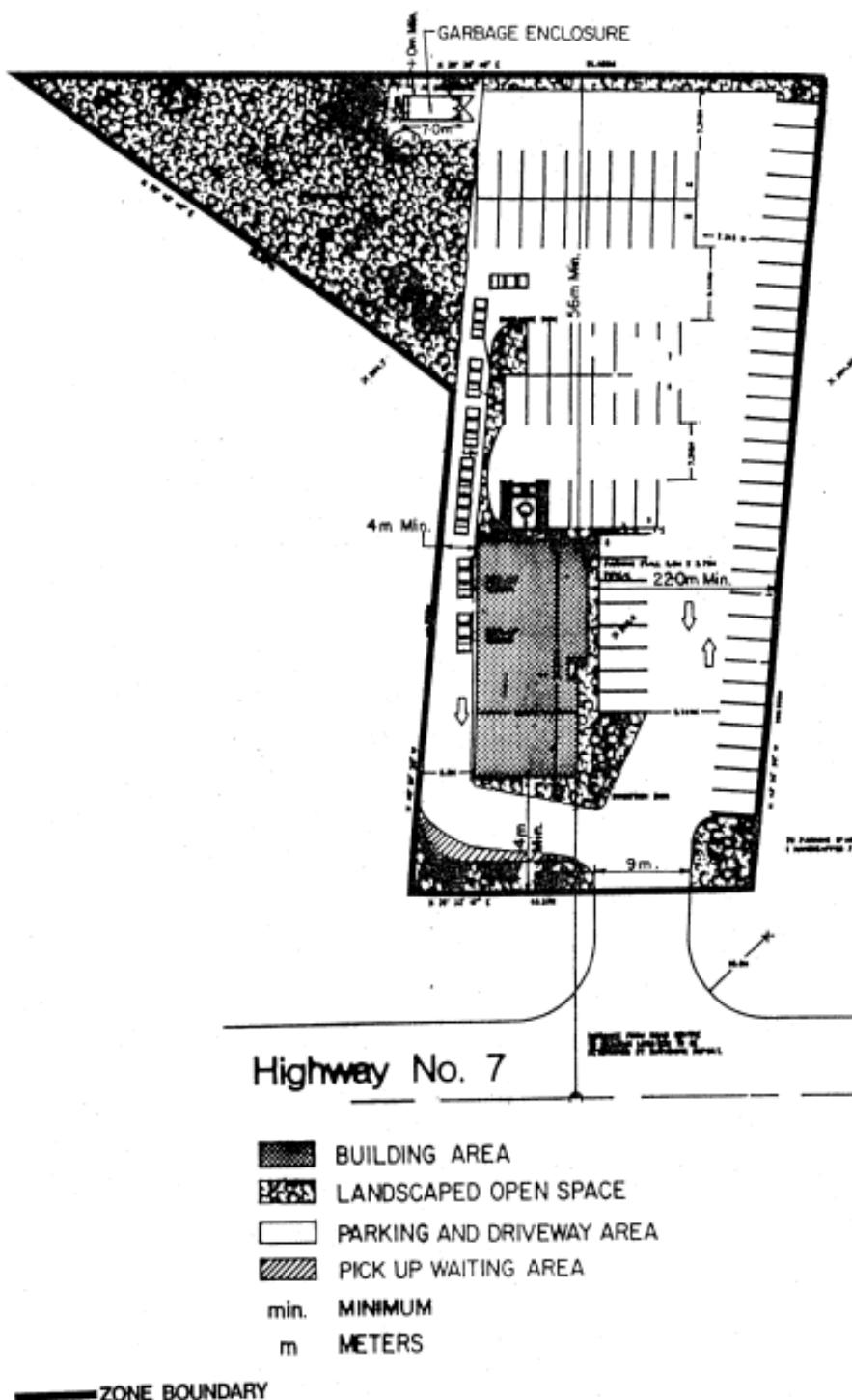
### **12.431.1 The lands shall only be used for the following purposes:**

- .1 a convenience restaurant with drive-through facilities; and,
- .2 purposes accessory to the other permitted purposes.

### **12.431.2 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-Exception 431;
- .2 the minimum depth of front and rear yards, and the minimum width of side yards, shall be as shown on Figure 1-Exception 431;
- .3 the building shall not exceed a height of one storey;
- .4 Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 431; and,
- .5 all required parking spaces shall be located within the area shown as PARKING AND DRIVEWAY AREA on Figure 1-Exception 431.

Figure 1



## 12.432 Exception 432

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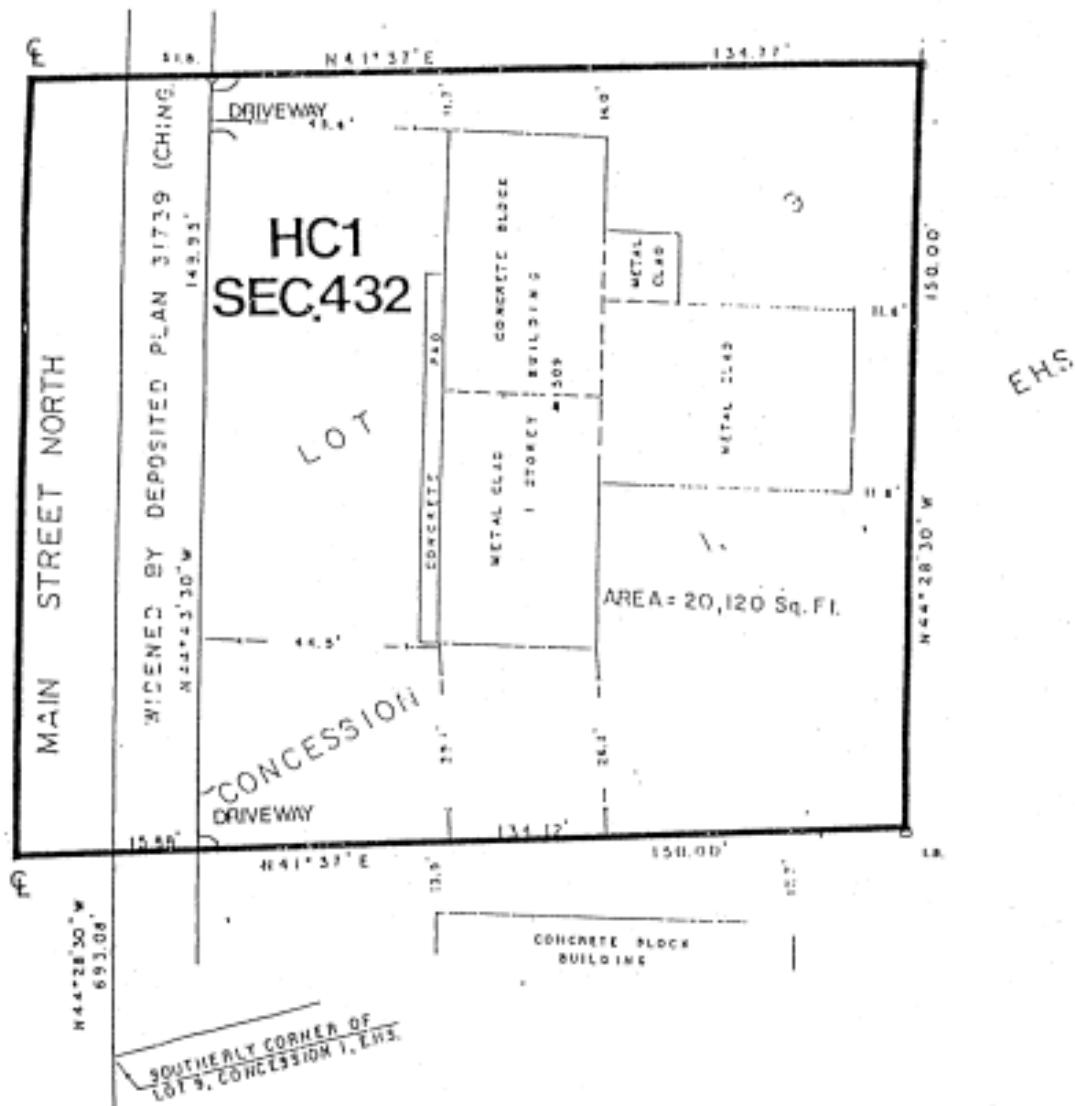
### **12.432.1 The lands shall only be used for the following purposes:**

- .1 a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment; and,
- .2 only in conjunction with a motor vehicle sales, rental leasing or service establishment, a motor vehicle body shop.

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

- .1 all buildings and structures shall be located within the areas shown on Figure 1-Exception 432; and,
- .2 the minimum depth of front and rear yards, and the minimum width of side yards shall be as shown on Figure 1-Exception 432.

**Figure 1**



**12.433 Exception 433**

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

- .1 a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- .2 only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- .3 the purposes permitted in the GE Zone;
- .4 a service station;
- .5 a bank, trust company, finance company; and,
- .6 a dining room restaurant, a convenience restaurant, and a take-out restaurant.

## 12.434 Exception 434

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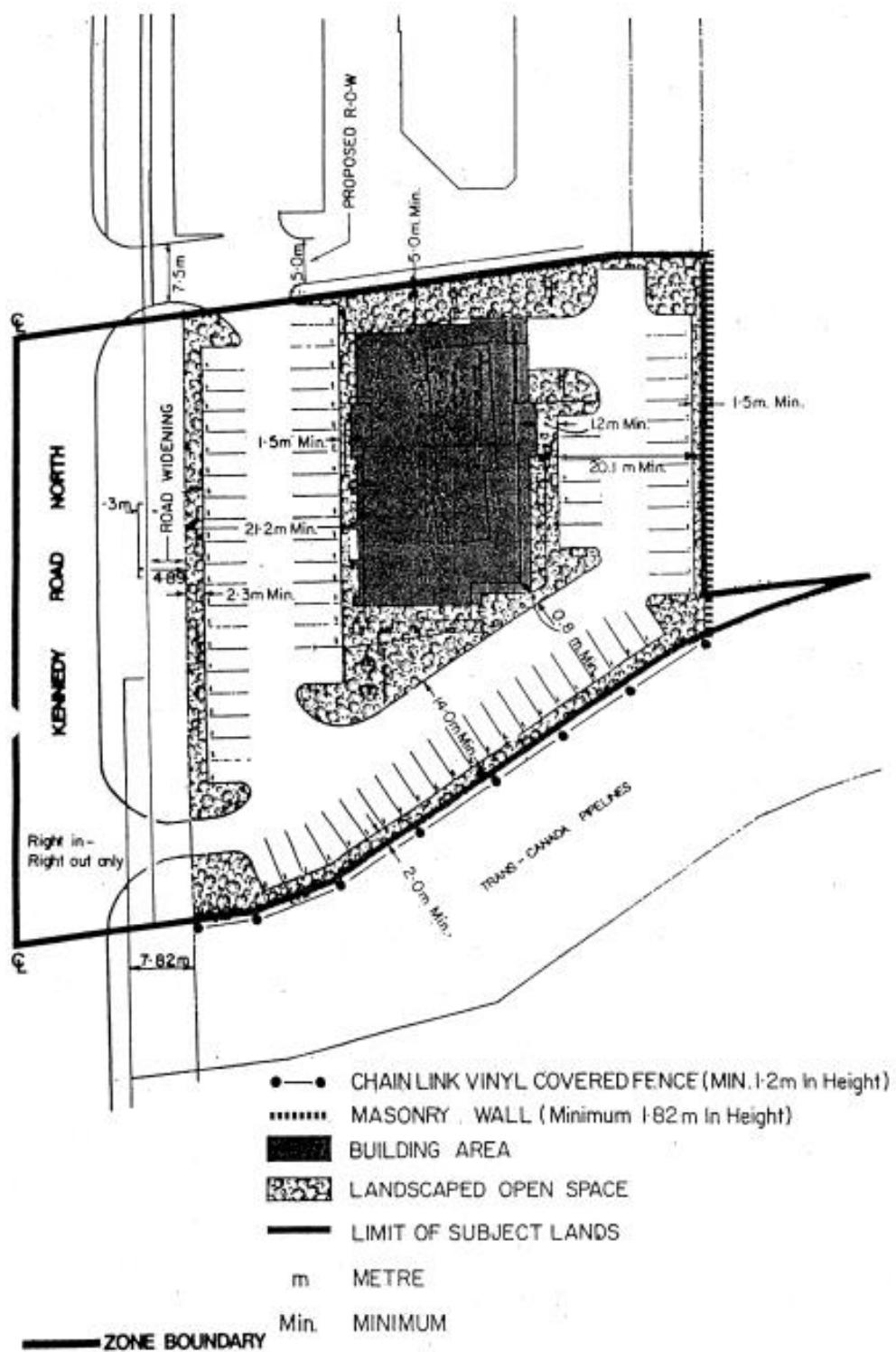
### **12.434.1 The lands shall only be used for the following purposes:**

- .1 one fruit and vegetable retail market;
- .2 general offices, including a real estate office;
- .3 medical, dental and drugless practitioner's offices; and,
- .4 purposes accessory to the other permitted purposes.

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

- .1 the Maximum Ground Floor Area of all buildings and structures shall not exceed 818.0 square metres;
- .2 the Maximum Building Height shall not exceed 2 storeys;
- .3 the Minimum Lot Depth shall be 67 metres;
- .4 the Minimum Lot Width shall be 76 metres;
- .5 the Minimum Lot Area shall be 0.5 hectares;
- .6 the minimum front yard depth, rear yard depth, side yard width shall be as shown on Figure 1-Exception 434; and,
- .7 a masonry wall shall have a minimum height of 1.82 metres and shall be located as shown on Figure 1-Exception 434.

Figure 1



## 12.435 Exception 435

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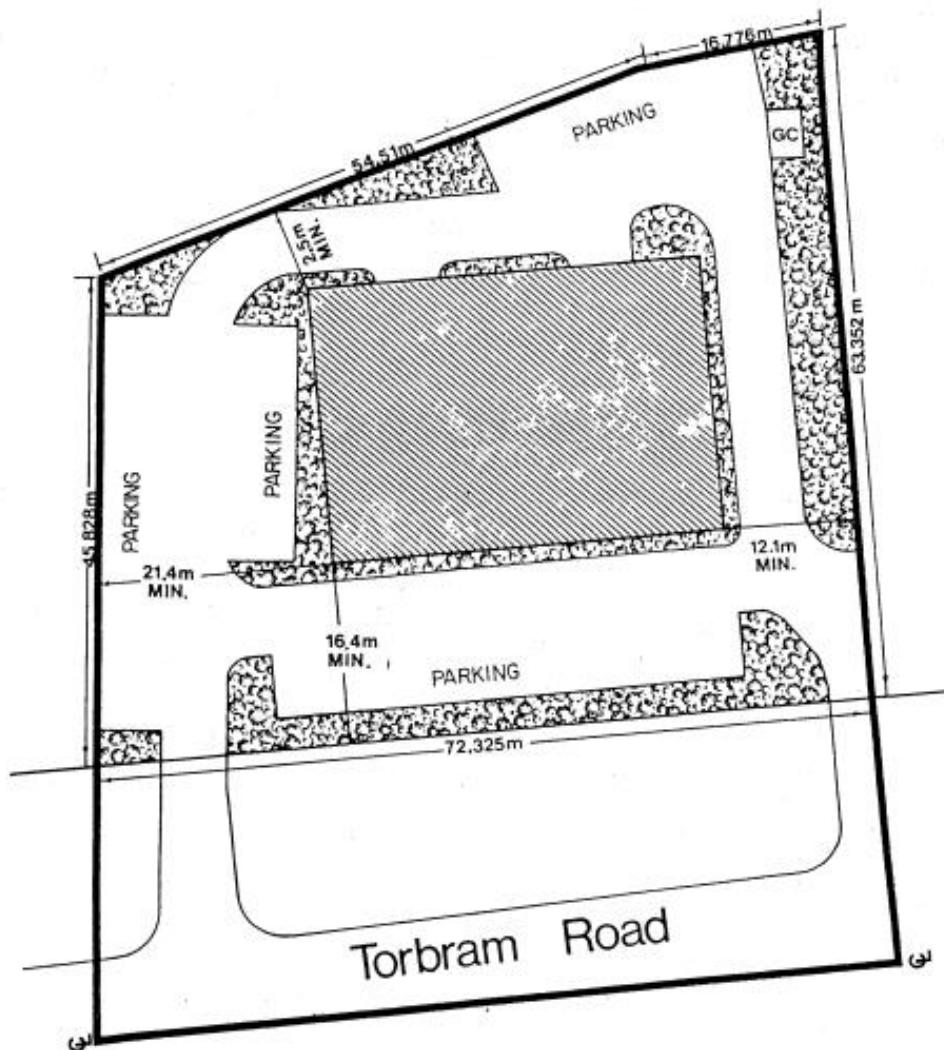
### **12.435.1 The lands shall only be used for the following purposes:**

- .1 offices, excluding health care practitioners and real estate;
- .2 a bank;
- .3 a stationery supply establishment;
- .4 a printing and copying establishment;
- .5 sale and rental of business equipment and services;
- .6 repair and servicing of business equipment; and,
- .7 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Width: 71.3 metres
- .2 Minimum Lot Depth: 54.8 metres
- .3 Minimum Lot Area: 3,900 square metres
- .4 all buildings shall be located within the area shown as BUILDING AREA on Figure 1-Exception 435;
- .5 minimum front yard depth, side yard width and rear yard depth shall be as shown on Figure 1-Exception 435;
- .6 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 435;
- .7 the Gross Commercial Floor Area of all buildings and structures shall not exceed 1980 square metres;
- .8 the Maximum Coverage shall not exceed 26 percent;
- .9 the Maximum Height of all buildings shall not exceed 2 storeys at the front yard elevation and shall not exceed 3 storeys at the rear yard elevation; and,
- .10 all garbage and refuse storage containers shall be located within the area shown as GARBAGE ENCLOSURE AREA on Figure 1-Exception 435;

Figure 1



## LEGEND

- BUILDING AREA
- GC GARBAGE ENCLOSURE AREA
- LANDSCAPED OPEN SPACE
- m METRE
- MIN. MINIMUM
- ZONE BOUNDARY

## 12.436 Exception 436

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

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

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

- .1 Minimum Lot Area: 1200 square metres
- .2 Minimum Lot Width: 21.0 metres
- .3 Minimum Lot Depth: 31.0 metres
- .4 Minimum Front Yard Depth:
  - .a from the garage: 6.0 metres
  - .b from the dwelling: 3.0 metres
- .5 Minimum Interior Side Yard Width:
  - .a for a 1 storey dwelling: 1.2 metres
  - .b for a 2 or more storey dwelling: 1.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.6 metres
- .8 Maximum Building Height: 10.0 metres
- .9 Garage Location: the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.
- .10 Minimum Landscaped Open Space: 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.437 Exception 437

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

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

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

.1 Minimum Lot Area:

- .a for an Interior Lot: 750.0 square metres
- .b for a Corner Lot: 825.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 24.0 metres
- .b for a Corner Lot: 27.0 metres

.3 Minimum Lot Depth: 31.0 metres

.4 Minimum Front yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a 2 or more storey dwelling: 1.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 10.0 metres

.9 Garage Location: the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.

.10 Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.438 Exception 438

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 780.0 square metres
  - .b for a Corner Lot: 950.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 20.0 metres
  - .b for a Corner Lot: 22.5 metres
- .3 Minimum Lot Depth: 39.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Width:
  - .a for a 1 storey dwelling: 1.2 metres
  - .b for a 2 storey or more storey dwelling: 1.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.6 metres
- .8 Maximum Building Height: 10.0 metres
- .9 Garage Location: the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.
- .10 Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

**12.439 Exception 439**

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

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

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

- .1 Minimum Lot Area: 800.0 square metres
- .2 Minimum Lot Width: 22.0 metres
- .3 Minimum Lot Depth: 36.0 metres
- .4 Minimum Front Yard Depth:
  - .a from the garage: 6.0 metres
  - .b from the dwelling: 3.0 metres
- .5 Minimum Side Yard Width:
  - .a for a 1 storey dwelling: 1.2 metres
  - .b for a 2 or more storey dwelling: 1.5 metres
- .6 Minimum Rear Yard Depth: 7.6 metres
- .7 Maximum Building Height: 10.0 metres
- .8 Minimum Landscaped Open Space: 50 percent of the front yard and 40 percent of the front yard, where the side lot lines converge towards the front lot lines.

## 12.440 Exception 440

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

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

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

- .1 Minimum Lot Area: 700.0 square metres
- .2 Minimum Lot Width: 20.0 metres
- .3 Minimum Lot Depth: 34.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Width:
  - .a for a 1 storey dwelling: 1.2 metres
  - .b for a 2 or more storey dwelling: 1.5 metres
- .6 Minimum Rear Yard Depth: 7.6 metres, provided that a distance of 10.0 metres shall be maintained between any building or structure and the lot line separating the lot from land owned by the Toronto and Region Conservation Authority abutting the valley of the Etobicoke Creek.
- .7 Maximum Building Height: 10.0 metres
- .8 Minimum Landscaped Open Space: 50 percent of the front yard and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.441 Exception 441

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

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

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

.1 Minimum Lot Area:

- .a for an Interior Lot: 725.0 square metres
- .b for a Corner Lot: 850.0 square metres

.2 Minimum Lot Width:

- .a for an Interior Lot: 20.0 metres
- .b for a Corner Lot: 23.5 metres

.3 Minimum Lot Depth: 36.0 metres

.4 Minimum Front Yard Depth: 6.0 metres

.5 Minimum Interior Side Yard Width:

- .a for a 1 storey dwelling: 1.2 metres
- .b for a 2 or more storey dwelling: 1.5 metres

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.6 metres

.8 Maximum Building Height: 10.0 metres

.9 Garage Location: the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.

.10 Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot line.

## 12.442 Exception 442

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

- .1 a retail establishment;
- .2 a convenience restaurant;
- .3 a take-out restaurant;
- .4 a personal service shop;
- .5 a financial institution;
- .6 a dry cleaning and laundry distribution station;
- .7 offices;
- .8 a parking lot; and,
- .9 purposes accessory to the other permitted purposes.

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

- .1 Maximum Lot Area: 0.55 hectares
- .2 Minimum Front Yard Depth: 10.0 metres
- .3 Minimum Building Setback:
  - .a from a Road Allowance: 14.0 metres
  - .b from a Residential Zone: 9.0 metres
- .4 Maximum Building Height 1 storey
- .5 Minimum Landscaped Open Space Width:
  - .a flanking a Road Allowance: 3.0 metres
  - .b abutting a Residential Zone: 3.0 metres
- .6 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone;
- .7 garbage and refuse containers shall be totally enclosed and shall not be located closer than 9.0 metres to any Residential Zone;
- .8 no outside storage of goods shall be permitted; and,
- .9 no amusement devices shall be permitted.

## 12.443 Exception 443

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

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

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

.1 Minimum Lot Area:

- .a for an Interior Lot: 368.0 square metres
- .b for a Corner Lot: 476.0 square metres

.2 Minimum Lot Width:

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

.3 Minimum Lot Depth: 33.5 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - 3.0 metres where the dwelling unit and garage both face the front lot line; and,
  - 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

.6 for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.

- .a for a side yard abutting an R1 Zone
- .b for other side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres;
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.7 Minimum Rear Yard Depth: 7.6 metres.

- .a Permitted Yard Encroachments:
  - .i every part of any required yard shall be open and unobstructed from the ground to the sky by any structure, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of any required yard; and,
  - .ii chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of any required yard.
- .8 Maximum Building Height: 2 storeys.
- .9 Minimum Landscaped Open Spaces: 40 percent of the front yard area of an interior lot, 50 percent of the front yard area of a corner lot, and 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

## 12.444 Exception 444

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

- .1 the uses permitted in the HC Zone;
- .2 a personal service shop;
- .3 a dry cleaning and laundry distribution station;
- .4 a bank, trust company or finance company; and,
- .5 an office, excluding those for health care practitioners.

## 12.445. Exception 445

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### **12. 445.1 The lands shall only be used for the following purposes:**

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

### **12. 445.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The maximum cumulative garage door width and driveway width shall be 6.0 metres;
- .2 The minimum lot width of a corner lot shall be 14.6 metres;
- .3 Notwithstanding any other provision of the By-law, a private condominium road is permitted and shall be treated as a street for zoning purposes.

## 12.446 Exception 446

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

- .1 Minimum Lot Area: 264 square metres
- .2 Minimum Lot Depth: 24.0 metres
- .3 Minimum Lot Width for Lots located fronting Creditview Road: 20.0 metres
- .4 Minimum Lot Area for Lots located fronting Creditview Road: 500 square metres
- .5 Minimum Front Yard Depth:
  - .a 4.5 metres but 6.0 meters to the front of the garage
  - .b 3.5 metres but 5.5 metres to the front of the garage for lots abutting the Natural System (NS) Zone
- .6 Minimum Rear Yard Depth:
  - .a 6.0 metres
  - .b 4.75 metres from any residential dwelling existing at the time of the passing of this by-law
  - .c 4.5 metres for lots abutting the Natural System (NS) Zone
  - .d A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback.
- .7 Garage Control: The maximum cumulative garage door width for an attached garage shall be 5.05 metres for a lot having a width less than 11.6 metres.

### **12.446.2 for the purposes of Exception 446:**

- .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 446.1.

**12.447 Exception 447****12. 447.1 The lands shall only be used for the following purposes:**

- .1 Purposes permitted within the R2 zone
- .2 Dual Frontage Townhouse Dwelling;

**12. 447.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Minimum building setback to a daylighting triangle/rounding: 1.5 metres
- .3 No minimum dwelling unit width shall apply;
- .4 Minimum Rear Yard Depth 4.5 metres to any living space above a garage
- .5 Minimum setback to a garage door: 0.0 metres when accessed from the rear yard
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres; or
  - .b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .7 Minimum Front Yard Depth: 3.0 metres. For the purposes of lands zoned R2(H) Exception 447, the front lot line shall be deemed to be Torbram Road.
- .8 Maximum Building Height: 14.0 metres
- .9 Maximum Lot Coverage: no requirement
- .10 The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;
- .11 Maximum garage door width: 3.5 metres

**12.447.3 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.

**12.448. Exception 448**

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**12. 448.1 The lands shall only be used for the following purposes:**

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

**12. 448.2 The lands shall be subject to the following requirements and restrictions:**

.1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

.2 Maximum cumulative garage door width: 5.5 metres.

**12. 448.3 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.

**12.449. Exception 449**

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**12. 449.1 The lands shall only be used for the following purposes:**

- .1 The purposes permitted by the A zone; and
- .2 Outside storage of motor vehicles.

**12. 449.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Uses permitted under Exception 449.1(1) shall be subject to the requirements and restrictions of the Agricultural (A) zone.
- .2 Uses permitted under Exception 449.1(2) shall be subject to the following requirements and restrictions:
  - .a That there shall be no outside storage other than motor vehicles (meaning no heavy equipment, oversized motor vehicles, trucks, trailers, cargo containers, etc.); and
  - .b Outdoor storage of motor vehicles shall only be permitted until Friday November 28, 2025.

## 12.450 Exception 450

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

- .1 shall be used for the purposes permitted by PE Zone and a takeout and convenience restaurant.

## 12.451 Exception 451

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

- .1 Purposes permitted in the R2 zone;

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

- .1 Minimum Lot Area:
  - .a End Lot — 180 square metres.
- .2 Minimum Lot Width:
  - .a End Lot — 7.2 metres measured six (6) metres back from the front lot line.
- .3 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 A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .d A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.
- .5 Minimum setback to the intersection of two interior side lot lines
  - .a 7.5 metres;
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres and 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
  - .b A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 0.5 metres into the interior side yard;
  - .c A bay window, bow window or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum exterior side yard.
- .7 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 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.

.8 Maximum Building Height: 12.0 metres.

.9 The following Garage Controls shall apply:

- .a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .b The maximum cumulative garage door width of an attached garage shall be 3.7 metres.
- .c The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

.10 Section 5.2.Q.1 shall not apply.

**13.451.3 for the purposes of Exception 451:**

.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 451.2.

**12.451.4 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.

## 12.452 Exception 452

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

.1 Purposes permitted in a R2 zone;

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

.1 Minimum Lot Area:

- .a Interior Lot — 156 square metres;
- .b Corner Lot — 234 square metres;
- .c End Lot — 187 square metres.

.2 Minimum Lot Width:

- .a Interior Lot — 6.0 metres;
- .b Corner Lot — 9.0 metres;
- .c End Lot — 7.2 metres.

.3 Minimum Lot Depth: 26.0 metres.

.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 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 minimum front yard;
- .e 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;
- .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 front yard to within 1.2 metres of a daylight rounding/triangle.

.5 Minimum Rear Yard Depth

- .a 6.0 metres for an interior lot;

- .b 3.5 metres to a deck off the main floor;
- .c 4.5 metres for open roofed porches and or uncovered terraces;
- .d 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: 1.2 metres and 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings.

.7 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public walkway, public lane, or a non-residential zone;
- .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding.
- .d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the 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 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 exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.8 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 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.

.9 Maximum Building Height: 12.0 metres.

.10 The following Garage Controls shall apply:

- .a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .b The maximum cumulative garage door width of an attached garage shall be 3.7 metres.
- .c The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

.11 Section 5.2.Q.1 shall not apply.

**12.452.3 for the purposes of Exception 452:**

.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 452.2.

**12.452.4 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.

## 12.453 Exception 453

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

- .1 nursery and craft store with associated outdoor garden sales area;
- .2 an office, excluding office of a doctor, dentist or drugless practitioner;
- .3 a printing or copying establishment;
- .4 a dining room restaurant or convenience restaurant;
- .5 retail establishment;
- .6 personal service shop, and
- .7 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Frontage: 90 metres;
- .2 Minimum Front Yard Depth: 18.3 metres;
- .3 the outdoor storage area, as an accessory purpose of an equipment rental establishment, shall be enclosed by a visual screen fence not less than 2.0 metres high;
- .4 Landscaped Open Space shall be provided and maintained not less than 5.5 metres in width across the frontage, except for a driveway access;
- .5 the outdoor garden sales area shall be located only at the westerly 70 metres of the lot;
- .6 the Maximum Gross Commercial Floor Area of all structures shall not exceed 4,275 square metres, and
- .7 the Maximum Height of all buildings and structures shall not exceed one (1) storey.

## 12.454 Exception 454

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

- .1 Commercial:
  - .a a motel;
  - .b a retail establishment having no outside storage;
  - .c a service shop;
  - .d an office;
  - .e a dry cleaning and laundry distribution station;
  - .f a laundromat;
  - .g a dining room restaurant, a convenience restaurant, a take-out restaurant;
  - .h a printing or copying establishment;
  - .i a community club;
  - .j a health centre;
  - .k a tool and equipment rental establishment;
- .2 Non-Commercial:
  - .a a day nursery;
- .3 Residential:
  - .a an apartment dwelling;
- .4 purposes accessory to the other permitted purposes.

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

- .1 Maximum Gross Floor Area for Motel: 740 square metres
- .2 Minimum Landscaped Open Space:
  - .a 3 metres adjacent to a residential or open space zone
  - .b 5 metres adjacent to Bovaird Drive (Regional Road 107), except at approved access points.
- .3 Maximum Building Height for a commercial use: 2 storeys
- .4 Maximum Height for an apartment dwelling: 5 storeys
- .5 Minimum Lot Area Per Dwelling Unit for an apartment dwelling: 67.0 square metres

- .a a drive-through lane shall be no closer than 15 metres to a residential zone
- .b a ramp for underground parking shall be no closer than 10 metres to a residential zone
- .6 Maximum Number of Apartment Units: 125
- .7 Maximum Size of a Dwelling Unit: 92.9 square metres
- .8 Minimum Number of Parking Spaces for an apartment dwelling: 1.1 spaces per unit.
- .9 Minimum Building Setback:
  - .a 15 metres to a residential zone
  - .b 10 metres to an open space zone
  - .c 8 metres between a commercial building and an apartment dwelling
- .10 no outside storage is permitted
- .11 notwithstanding any other provision of the zoning by-law to the contrary, the entire lands zoned HC-Exception 454 shall be treated as a single lot for zoning purposes.

## 12.455. Exception 455

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot — 253 square metres;
- .b Corner Lot — 272 square metres.

.2 Minimum Lot Width:

- .a Interior Lot — 9.2 metres;
- .b Corner Lot — 11.0 metres, notwithstanding the minimum lot width is 9.9 metres where the corner lot is adjacent to a public lane.

.3 Minimum Lot Depth: 27.5 metres.

.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 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 minimum front yard;
- .e 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;
- .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 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 off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e 4.5 metres for open roofed porches and or uncovered terraces;
- .f 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 for corner lots;
- .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding.
- .d 1.2 metres where the exterior side yard abuts a public walkway, public lane, or a non-residential 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 exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation 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 exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.8 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 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
- .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.

.9 Maximum Building Height: 12.0 metres.

.10 The following Garage Controls shall apply:

- .a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .b The maximum cumulative garage door width of an attached garage shall be 3.7 metres or 50% of the dwelling unit width whichever is greater.
- .c The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

#### **12.455.3 For the purposes of Exception 455:**

.11 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 455.2.

#### **12.455.4 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.

## 12.456 Exception 456

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

- .1 for Lot 1 as identified on Figure 1 - Exception 456:
  - .a shall only be used for office purposes and purposes accessory thereto
- .2 for Lot 2 as identified on Figure 1 - Exception 456:
  - .a shall only be used for office purposes and purposes accessory thereto;
- .3 for Lot 3 as identified on Figure 1 - Exception 456:
  - .a shall only be used for office purposes and purposes accessory thereto;
- .4 for Lot 4 as identified on Figure 1 - Exception 456:
  - .a shall only be used for office purposes and purposes accessory thereto;
- .5 for Lot 5 as identified on Figure 1 - Exception 456:
  - .a shall only be used for office purposes and purposes accessory thereto;
- .6 for Lot 6 as identified on Figure 1 - Exception 456:
  - .a shall only be used for office purposes and purposes accessory thereto;
- .7 for Lot 7 as identified on Figure 1 - Exception 456:
  - .a shall only be used for office purposes and purposes accessory thereto;
- .8 for Lot 8 as identified on Figure 1 - Exception 456:
  - .a shall be used for office purposes and purposes accessory thereto;
- .9 for Lot 9 as identified as those lands outlined by the heavy line, less those lands identified as Lot 1 to Lot 8, inclusive, on Figure 1 - Exception 456:
  - .a shall only be used for the following purposes:
    - .i landscaped open space;
    - .ii parking, and
    - .iii shopping centre access driving.

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

- .1 for Lot 1 as identified on Figure 1 - Exception 456:
  - .a Maximum Lot Coverage: 100 percent;
  - .b Minimum Front Yard Depth: 0 metres;

- .c Minimum Rear Yard Depth: 0 metres;
- .d Minimum Side Yard Width: 0 metres;
- .e Minimum Lot Area: 202.0 square metres;
- .f Minimum Lot Width: 8.5 metres;
- .g Minimum Lot Depth: 20.5 metres;
- .h Maximum Building Height: 3 storeys, and
- .i minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.2 for Lot 2 as identified on Figure 1 - Exception 456:

- .a Maximum Lot Coverage: 100 percent;
- .b Minimum Front Yard Depth: 0 metres;
- .c Minimum Rear Yard Depth: 0 metres;
- .d Minimum Side Yard Width: 0 metres;
- .e Minimum Lot Area: 194.0 square metres
- .f Minimum Lot Width: 8.5 metres;
- .g Minimum Lot Depth: 20.5 metres;
- .h Maximum Building Height: 3 storeys, and
- .i minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.3 for Lot 3 as identified on Figure 1 - Exception 456:

- .a shall be subject to the following requirements and restrictions:
- .b Maximum Lot Coverage: 100 percent;
- .c Minimum Front Yard Depth: 0 metres;
- .d Minimum Rear Yard Depth: 0 metres;
- .e Minimum Side Yard Width: 0 metres;
- .f Minimum Lot Area: 199.0 square metres;
- .g Minimum Lot Width: 8.5 metres;
- .h Minimum Lot Depth: 20.5 metres;
- .i Maximum Building Height: 3 storeys, and

- .j minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.
- .4 for Lot 4 as identified on Figure 1 - Exception 456:
  - .a shall be subject to the following requirements and restrictions:
  - .b Maximum Lot Coverage: 100 percent;
  - .c Minimum Front Yard Depth: 0 metres;
  - .d Minimum Rear Yard Depth: 0 metres;
  - .e Minimum Side Yard Width: 0 metres;
  - .f Minimum Lot Area: 197.0 square metres;
  - .g Minimum Lot Width: 8.5 metres;
  - .h Minimum Lot Depth: 20.5 metres;
  - .i Maximum Building Height: 3 storeys, and
  - .j minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.
- .5 for Lot 5 as identified on Figure 1 - Exception 456:
  - .a shall be subject to the following requirements and restrictions:
  - .b Maximum Lot Coverage: 100 percent;
  - .c Minimum Front Yard Depth: 0 metres;
  - .d Minimum Rear Yard Depth: 0 metres;
  - .e Minimum Side Yard Width: 0 metres;
  - .f Minimum Lot Area: 205.0 square metres;
  - .g Minimum Lot Width: 8.5 metres;
  - .h Minimum Lot Depth: 20.5 metres;
  - .i Maximum Building Height: 3 storeys, and
  - .j Minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.
- .6 for Lot 6 as identified on Figure 1 - Exception 456:
  - .a shall be subject to the following requirements and restrictions:
  - .b Maximum Lot Coverage: 100 percent;
  - .c Minimum Front Yard Depth: 0 metres;

- .d Minimum Rear Yard Depth: 0 metres;
- .e Minimum Side Yard Width: 0 metres;
- .f Minimum Lot Area: 206.0 square metres;
- .g Minimum Lot Width: 8.5 metres;
- .h Minimum Lot Depth: 20.5 metres;
- .i Maximum Building Height: 3 storeys, and
- .j minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.7 for Lot 7 as identified on Figure 1 - Exception 456:

- .a shall be subject to the following requirements and restrictions:
- .b Maximum Lot Coverage: 100 percent;
- .c Minimum Front Yard Depth: 0 metres;
- .d Minimum Rear Yard Depth: 0 metres;
- .e Minimum Side Yard Width: 0 metres;
- .f Minimum Lot Area: 198.0 square metres;
- .g Minimum Lot Width: 8.5 metres;
- .h Minimum Lot Depth: 20.5 metres;
- .i Maximum Building Height: 3 storeys, and
- .j minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.

.8 for Lot 8 as identified on Figure 1 - Exception 456:

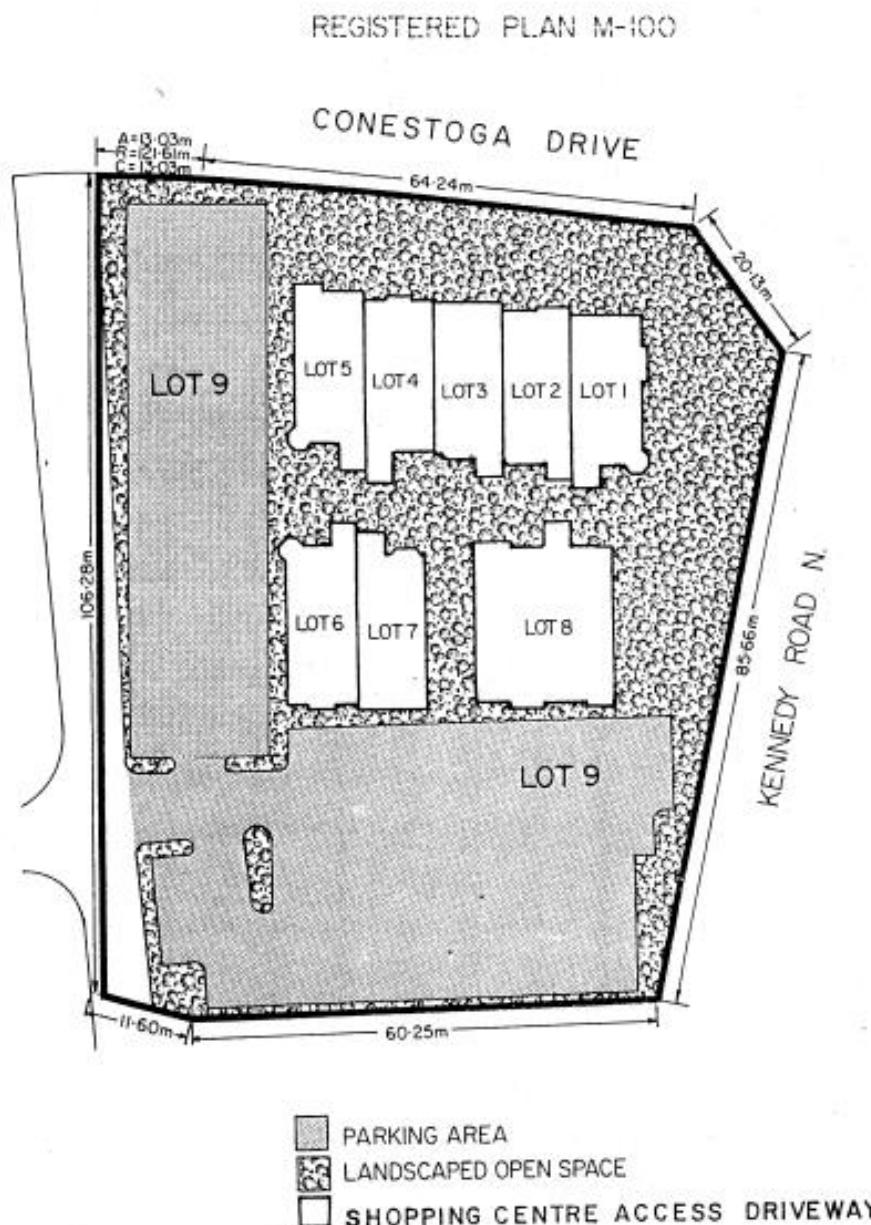
- .a shall be subject to the following requirements and restrictions:
- .b Maximum Lot Coverage: 100 percent;
- .c Minimum Front Yard Depth: 0 metres;
- .d Minimum Rear Yard Depth: 0 metres;
- .e Minimum Side Yard Width: 0 metres;
- .f Minimum Lot Area: 393.0 square metres;
- .g Minimum Lot Width: 8.5 metres;
- .h Minimum Lot Depth: 20.5 metres;
- .i Maximum Building Height: 3 storeys, and

- .j minimum number of parking spaces: 25 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Figure 1 - Exception 456.
- .9 for Lot 9 as identified as those lands outlined by the heavy line, less those lands identified as Lot 1 to Lot 8, inclusive, on Figure 1 - Exception 456:
  - .a Landscaped Open Space shall be provided and maintained in areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 456;
  - .b a minimum of 130 parking spaces shall be provided and maintained in areas shown as PARKING AREA on Figure 1 - Exception 456;
  - .c Minimum Lot Width: 89.0 metres, and
  - .d Minimum Lot Depth: 105.0 metres.

#### **12.456.3 for the purposes of Exception 456**

- .1 Lot shall mean a parcel for land which is permitted to be conveyed under Part VI of the Planning Act, 1990.

Figure 1



**12.457. Exception 457**

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot — 315 square metres;
- .b Corner Lot — 375 square metres.

.2 Minimum Lot Width:

- .a Interior Lot — 11.6 metres;
- .b Corner Lot — 13.4 metres.

.3 Minimum Lot Depth: 27.5 metres.

.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 front yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a 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 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 front yard to within 0.0 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 off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e 4.5 metres for open roofed porches and or uncovered terraces;
- .f 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 for corner lots;
- .c 1.2 metres where the exterior side yard abuts a public walkway or a nonresidential zone;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a rounding;
- .e A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation 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 exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.8 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 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.

.9 Maximum Building Height: 12.0 metres.

.10 The following Garage Controls shall apply:

- .a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .b The maximum cumulative garage door width of an attached garage shall be 5.8 metres or 50% of the dwelling unit width whichever is greater.

**12.457.3 For the purposes of Exception 457:**

.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 457.2.

**12.457.4 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.

## 12.458 Exception 458

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

- .1      Institutional:
  - .a      a religious institution, and
  - .b      purposes accessory to the other permitted purpose.

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

- .1      the Maximum Gross Floor Area of the building shall not exceed 490 square metres;
- .2      the Maximum Height of the building, excepting the steeple, shall not exceed 9.5 metres;
- .3      all buildings shall be setback a minimum distance of 7.5 metres from the lands zoned OS, NS or P;
- .4      all parking areas shall be setback a minimum distance of 3.0 metres from the lands zoned OS, NS or P;
- .5      Parking shall be provided on the basis of one parking space for every four fixed seats or two metres of open bench space, or in the case that there are no fixed seats or open benches, parking shall be provided on the basis of 1 space for every nine square metres of gross assembly, and
- .6      a minimum 3.0 metre wide landscaped strip shall be provided along the front lot line except at the location of an access driveway.

## 12.459 Exception 459

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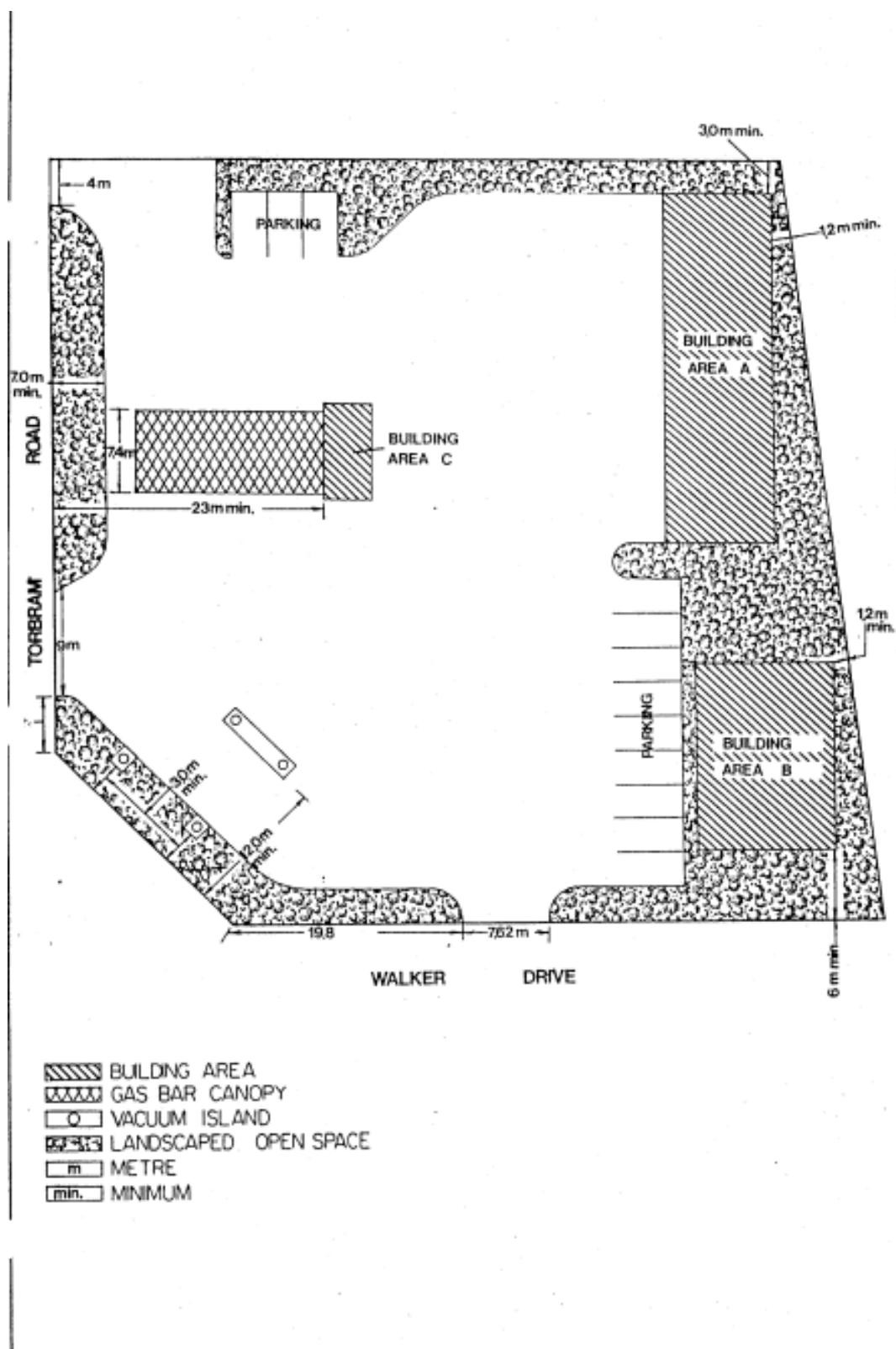
### **12.459.1 The lands shall only be used for the following purposes:**

- .1 a gas bar
- .2 only in conjunction with a gas bar:
  - .a a convenience store
  - .b motor vehicle washing establishment
- .3 purposes accessory to the other permitted purposes.

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

- .1 all buildings shall be located within the areas shown as BUILDING AREA A, BUILDING AREA B and BUILDING AREA C on Figure 1 - Exception 459.
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 459.
- .3 the Gross Commercial Floor Area of all buildings and structures, with the exception of a gas bar canopy, shall not exceed 670 square metres
- .4 the Gross Commercial Floor Area devoted to a convenience store shall not exceed 205 square metres
- .5 vacuum island shall be located within the areas shown as VACUUM ISLAND on Figure 1 - Exception 459.
- .6 the area covered by a gas bar canopy shall not exceed 132 square metres and shall be located within the area shown as GAS BAR CANOPY on Figure 1 - Exception 459.
- .7 the Maximum Height of all buildings shall not exceed 1 storey
- .8 Parking Spaces are not required for a coin operated motor vehicle washing establishment
- .9 a Loading Space shall not be required,
- .10 all garbage and refuse storage containers shall be located within an enclosure that screens the containers from view at all times and the enclosure shall be located between BUILDING AREA A and BUILDING AREA B as shown on Figure 1 - Exception 459.

Figure 1



## 12.460 Exception 460

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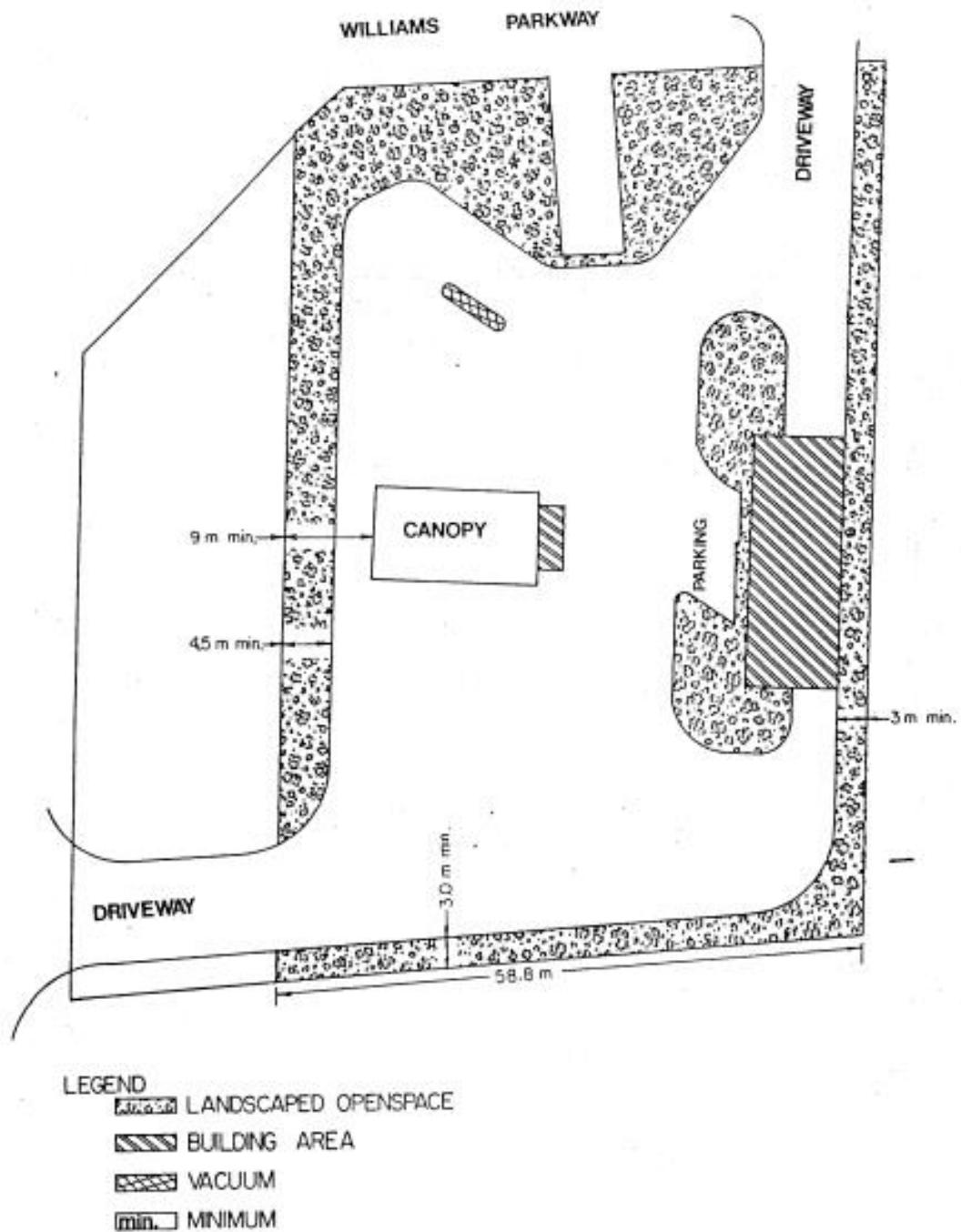
### **12.460.1 The lands shall only be used for the following purposes:**

- .1 a gas bar
- .2 only in conjunction with a gas bar, a motor vehicle washing establishment, and
- .3 purposes accessory to the other permitted purposes

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

- .1 Minimum Lot Area: 0.53 hectares
- .2 Minimum Lot Width: 58.0 metres
- .3 Minimum Lot Depth: 90.0 metres
- .4 Maximum Building Height: one storey
- .5 all buildings shall be located within the areas shown as BUILDING AREA on Figure 1 - Exception 460.
- .6 canopy shall be located within the area shown as CANOPY on Figure 1 - Exception 460.
- .7 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 460.
- .8 a minimum of 4 parking spaces shall be provided and maintained in the area shown as PARKING on Figure 1 - Exception 460.
- .9 driveways shall be located as shown on Figure 1 - Exception 460.
- .10 no outside storage or display of goods shall be permitted
- .11 waste storage facilities shall be contained within a building.

Figure 1



## 12.461 Exception 461

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

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

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

- .1 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.462 Exception 462

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

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

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

- .1 the Minimum Rear Yard Depth shall be 10 metres.
- .2 where a garage faces a side lot line the minimum setback to the front of garage shall be 6

## 12.463 Exception 463

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

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

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

- .1 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .2 the Minimum Front Yard Depth shall be:
  - .a to the main wall of building: 4.5 metres
  - .b to the front of garage or carport: 6.0 metres
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.464 Exception 464

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

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

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

- .1 the Minimum Front Yard Depth shall be:
  - .a to the main wall of building: 4.5 metres
  - .b to the front of garage or carport: 6.0 metres
- .2 no building shall be located closer than 7.6 metres to Bovaird Drive.
- .3 the Minimum Rear Yard Depth shall be 10 metres.
- .4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.465 Exception 465

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

- .1 shall only be used for the purposes permitted in a R1 - Exception 283 zone.

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

- .1 no building shall be located closer than 7.6 metres to Bovaird Drive.
- .2 where a garage faces a side lot line the minimum setback to the garage shall be 6 metres.

## 12.466. Exception 466

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

- .1      Commercial:
  - .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 laundromat;
  - .i      a parking lot;
  - .j      a dining room restaurant, a convenience restaurant, a take-out restaurant;
  - .k      a service station;
  - .l      a printing or copying establishment;
  - .m      a commercial school;
  - .n      a garden centre sales establishment;
  - .o      an amusement arcade;
  - .p      a temporary open air market;
  - .q      a place of commercial recreation;
  - .r      a community club;
  - .s      a health centre;
  - .t      a tavern;
  - .u      a taxi or bus station;
  - .v      a theatre;
  - .w      a custom workshop;
  - .x      a motor vehicle or boat sales establishment;
  - .y      a motor vehicle repair shop;

- .z a swimming pool sales and service establishment;
- .aa a gas bar;
- .bb a motor vehicle washing establishment; and,
- .cc a hotel or motel.

.2 Non-Commercial:

- .a an apartment dwelling.

.3 Accessory:

- .a purposes accessory to the other permitted purposes.

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

- .1 no more than one gas bar or service station and one motor vehicle washing establishment shall be permitted;
- .2 no more than one hotel or motel shall be permitted;
- .3 the hotel or motel use shall not exceed 32,515 square metres of gross floor area;
- .4 Parking for the motel or hotel use shall be provided and maintained in accordance with 1 parking space for each 92.9 square metres of gross leasable floor area;
- .5 commercial uses permitted by section 466.1 shall not exceed 111,480 square metres of gross leasable floor area;
- .6 for commercial uses shall be one parking space for each 19 square metres of gross leasable commercial floor area or portion thereof.
- .7 office uses shall not exceed 92900 square metres of gross leasable floor area;
- .8 parking for office uses shall be provided and maintained in accordance with the following:
  - .a 1 parking space for each 27.8 square metres of gross leasable floor area;
  - .b 1 parking space for each 69.6 square metres of gross leasable floor area above the ground floor, provided that no parking shall be required for an amount of gross leasable floor area in office use up to 20 percent of the gross leasable floor area used for commercial purposes.
- .9 the maximum number of apartment dwelling units shall not exceed 1000. The maximum gross floor area of apartment dwelling units shall not exceed 84,539.0 square metres.
- .10 parking for apartment dwelling units shall be provided in accordance with 1.25 spaces for each dwelling unit.
- .11 no building or structure shall be erected nearer than 45.7 metres from the centre line of Clark Boulevard as widened to 39.6 metres. No apartment dwelling shall be erected closer than 213 metres from the nearest lot line of any single detached located south of Clark Boulevard. All other buildings and structures located within the said 213 metre setback area, shall be erected at a

distance equal to their own height from the nearest lot line of any single detached dwelling located south of Clark Boulevard.

## 12.467 Exception 467

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot 369 square metres
- .b Corner lot 469 square metres

.2 Minimum Lot Width:

- .a Interior lot 11.0 metres
- .b Corner lot 13.4 metres

.3 Minimum Lot Depth: 33.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance,
  - .i where the dwelling unit and garage both face the front lot line, 3 metres, and
  - .ii where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage.
- .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .c for a side yard abutting Highway Number 410 or a reserve abutting this road: 13.7 metres.
- .d for other side yards: 0 metres, provided that,
  - .i the distance between the walls of two dwellings is not less than 1.8 metres,
  - .ii here the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
  - .iii the total width of side yards on any lot is not less than 1.8 metres.

.6 Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts Highway Number 410 or a reserve abutting this road, in which case the minimum requirement is 13.7 metres.

- .7 Maximum Building Height: 2 storeys.
- .8 Minimum Front Yard Landscaped Open Space: 45 percent of the front yard area of an interior lot, 55 percent of the front yard area of a corner lot, and 35 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

**12.467.3 for the purposes of Exception 467:**

- .1 Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 6 metres or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection. Lot Width shall mean the least distance, measured in a straight line, between the side lot lines where the side lot lines are parallel, and:
- .2 where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 7.62 metres back from the front lot line, or
- .3 where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 15.0 metres back from the front lot line, or
- .4 in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

## 12.468 Exception 468

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

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

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

- .1 Minimum Lot Area: 360 square metres
- .2 Minimum Lot Width: 11.0 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6 metres
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance,
    - .i where the dwelling unit and garage both face the front lot line, 3 metres, and
    - .ii where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage.
  - .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .c for a side yard abutting Highway Number 410 or a reserve abutting this road: 13.7 metres.
  - .d for other side yards: 0 metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.8 metres,
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
    - .iii the total width of side yards on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts Highway Number 410 or a reserve abutting this road, in which case the minimum requirement is 13.7 metres.
- .7 Maximum Building Height: 2 storeys.
- .8 Minimum Front Yard Landscaped Open Space: 45 percent of the front yard area of an interior lot, 55 percent of the front yard area of a corner lot, and 35 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

## 12.469 Exception 469

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

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

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

.1 Minimum Lot Area:

- .a Interior lot: 308 square metres
- .b Corner lot: 425 square metres

.2 Minimum Lot Width:

- .a Interior lot: 9.0 metres
- .b Corner lot: 12.0 metres

.3 Minimum Lot Depth: 33.0 metres

.4 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres;
- .b to the front of a garage or carport: 6.0 metres.

.5 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i where the dwelling unit and garage both face the front lot line, 3 metres, and
  - .ii where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage.

.6 for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.

.7 for a side yard abutting Highway Number 410 or a reserve abutting this road: 13.7 metres.

.8 for other side yards: 0 metres, provided that:

- .a the distance between the walls of two dwellings is not less than 1.8 metres,
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
- .c the total width of side yards on any lot is not less than 1.8 metres.

.9 Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts Highway Number 410 or a reserve abutting this road, in which case the minimum requirement is 13.7 metres.

- .10 Minimum Building Height: 2 storeys.
- .11 Minimum Front Yard Landscaped Open Space: 40 percent of the front yard area of a interior lot, 50 percent of the front yard area of a corner lot, and 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

**12.469.3 for the purposes of Exception 469:**

- .1 Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 6 metres or less, the lot area of such lot shall be calculated as if the lot lines were calculated as if the lot lines were produced to their point of intersection.
- .2 Lot Width shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel, and
  - .a where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 7.62 metres back from the front lot line, or
  - .b where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 15.0 metres back from the front lot line, or
  - .c in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

## 12.470. Exception 470

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot — 370 square metres;
- .b Corner Lot — 415 square metres.

.2 Minimum Lot Width:

- .a Interior Lot — 13.7 metres;
- .b Corner Lot — 15.5 metres.

.3 Minimum Lot Depth: 27.5 metres.

.4 Minimum Front Yard Depth:

- .a 4.5 metres;
- .b 6.0 metres to a garage door facing the front lot line;
- .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;.
- .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 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 off the main floor;

- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e 4.5 metres for open roofed porches and or uncovered terraces;
- .f A bay window, bow window, box window or porch with or without foundation or cold cellar, or a 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 without foundation may encroach 0.5 metres into the minimum required 1.2 metres 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 for corner lots;
- .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 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 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 exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.8 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 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.

.9 Maximum Building Height: 12.0 metres.

.10 The following Garage Controls shall apply:

- .a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .b The maximum cumulative garage door width of an attached garage shall be 6.4 metres or 50% of the dwelling unit width whichever is greater.

**12.470.3 for the purposes of Exception 470:**

.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 470.2.

**12.470.4 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.

## 12.471 Exception 471

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

- .1 the purposes permitted in a LC zone.

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

- .1 the Minimum Interior Side Yard Width shall be 7.6 metres;
- .2 the Minimum Rear Yard Depth shall be 3.0 metres;
- .3 the Maximum Building Height shall not exceed 1 storey;
- .4 all garbage and refuse containers shall be enclosed within the main building;
- .5 garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;

## 12.472 Exception 472

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

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

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

.1 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of a garage or carport: 6.0 metres.

## 12.473 Exception 473

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

- .1 Commercial uses shall be permitted on the ground floor as follows:
  - .a A retail establishment that has a gross floor area of less than 1,500 square metres
  - .b A personal service shop;
  - .c An office;
  - .d A bank, trust company, or finance company;
  - .e A dry cleaning and laundry distribution station, facing Charolais Blvd;
  - .f A laundromat, facing Charolais Blvd;
  - .g A dining room restaurant; and,
  - .h A travel agency
- .2 Institutional:
  - .a Day nursery
- .3 Residential:
  - .a An apartment dwelling
  - .b A supportive housing facility
- .4 Other:
  - .a Purposes accessory to the other permitted uses

### **12.473.2 The following uses shall be prohibited:**

- .1 Outside storage of goods and materials or machinery, except that outdoor display and sale of goods is permitted in conjunction with a permitted commercial use.
- .2 A drive-through facility

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

- .1 For the purpose of this zone, Main Street South shall be deemed to be the front lot line
- .2 Maximum Gross Floor Area: 39,000 m<sup>2</sup>
- .3 Minimum Lot Width: 60 m
- .4 Minimum Front Yard Setback for the portion of the podium below 8m in height: 3.0 m

- .5 Minimum Front Yard Setback for the portion of the podium above 8m in height: 0 m
- .6 Minimum Exterior Side Yard Setback for the portion of the podium below 8m in height: 3.0 m
- .7 Minimum Exterior Side Yard Setback for the portion of the podium above 8m in height: 0 m
- .8 Minimum Interior Side Yard Setback to a podium: 7.5 m
- .9 Minimum Interior Side Yard Setback to a tower: 12.5 m
- .10 Minimum Rear Yard Depth:
  - .a 25.0 metres to any portion of the building that is less than or equal to a height of 7.5 metres
  - .b 35.0 metres to any portion of the building taller than 7.5 metres
  - .c 3.0 metres to any Accessory Structure
- .11 Minimum Setback to a Daylight Triangle: 0 m
- .12 Maximum Building Height: All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle, or lower, from the rear property line to a maximum height of 76 metres
- .13 Maximum Podium Height: 27.0 m
- .14 Maximum Tower Floorplate: 800 m<sup>2</sup> for each storey
- .15 Minimum Tower Separation: 25.0 m
- .16 Minimum Tower stepback from edge of Podium at front yard: 3.0 m
- .17 Minimum Tower stepback from edge of Podium at side yard: 2.5 m
- .18 Minimum Setback to a Hydro Transformer in any yard: 0 m
- .19 Parking Space Requirements:
  - .a Resident: 0.38 spaces per unit
  - .b Visitor: 0.20 spaces per unit
- .20 Bicycle Parking Requirements:
  - .a A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit.
  - .b A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
  - .c A maximum of 50 of the required bicycle parking spaces shall be vertical spaces
  - .d The dimensions for required bicycle parking spaces shall be:
    - .i A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres

- .ii A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres
- .e All bicycle parking spaces shall be located on the same lot for which it is required
- .21 1 loading space shall be provided
- .22 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 street or a public thoroughfare.
- .23 Minimum Landscaped Open Space: 35% of the lot area, including landscape hard surfaces.
- .24 Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened.
- .25 Commercial uses at grade: any portion of the floor area within the first storey of any building with a wall adjacent to Hurontario/Main Street and Charolais Blvd shall be used for commercial purposes. Notwithstanding the above, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing the street is occupied by entrances or lobbies.
- .26 Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum 70% of the gross area of the portion of the wall above grade shall have windows and/or doors.
- .27 Continuous Street Wall: A building wall at grade level must occupy at least 95% of the entire available frontage facing Main Street and 95% of the entire available frontage facing any other public street. For the purposes of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately owned publicly accessible spaces.

#### **13.473.4 for the purposes of Exception 473:**

- .1 All lands zoned MH - Exception 473 shall be treated as one lot for zoning purposes.

#### **12.473.5 The Holding (H)**

- .1 Until such time as the Holding (H) is lifted, lands zoned MH-Exception 473 (H) shall only be used for the following purposes:
  - .a Uses, buildings and structures as may be permitted and in accordance with Exception LC-Exception 2775 and R1- Exception 2776
- .2 The Holding (H) symbol for all or any part of the land zoned MH-Exception 473 (H) shall not be removed until such a time as the following condition has been met:
  - .a A Traffic Impact Study completed to the satisfaction of the Commissioner of Public Works and Engineering; and,

- .b A Community Meeting is held with interested area residents, area Councillors and the applicant, to review the development proposal to address community questions and issues to the satisfaction of the Commissioner of Planning, Building and Growth Management.

## 12.474 Exception 474

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

- .1 shall only be used for the purposes permitted in an I1 zone.

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

- .1 Minimum Interior Side Yard Width: 6.0 metres
- .2 Minimum Rear Yard Depth : 6.0 metres

## 12.475 Exception 475

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

- .1 a public or private school;
- .2 a religious institution;
- .3 a day care nursery;
- .4 a park, playground or recreational facility;
- .5 a community club, and
- .6 purposes accessory to the other permitted purposes

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

- .1 Minimum Front Yard Depth: 7.6 metres
- .2 Minimum Rear Yard Depth: 40.0 metres
- .3 Minimum Interior Side Yard Width: 9.0 metres
- .4 Minimum Lot Width: 54.0 metres
- .5 Minimum Lot Depth: 82.0 metres
- .6 Maximum Building Height: 2 storey
- .7 Minimum Landscaped Open Space:
  - .a 100 percent of the minimum required front yard area, except for driveway access, and
  - .b 3.0 metres abutting a Residential zone.

## 12.476 Exception 476

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

- .1 a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
- .2 purposes accessory to the other permitted purposes.

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

- .1 Minimum Front Yard Depth: 20.0 metres;
- .2 Minimum Rear Yard Depth: 7.0 metres;
- .3 Minimum Lot Width: 70 metres;
- .4 Minimum Lot Depth: 40 metres;
- .5 Minimum Lot Area: 0.3 hectares
- .6 Minimum Interior Side Yard Width: 6 metres;
- .7 Maximum Building Height: 1 storey;
- .8 Maximum Gross Commercial Floor Area: 465 square metres;
- .9 Minimum Landscaped Open Space: 6 metres, in depth along the front lot line, Highway Number 7, except for driveway access, and 7 metres in depth along the rear lot line.

## 12.477 Exception 477

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### **12. 477.1 The lands shall only be used for the following purposes:**

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

### **12. 477.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Depth: 28.5 metres;
- .2 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .4 On lots less than 12.5 metres in width, the maximum cumulative garage door width for attached garage shall be 5.05 metres;
- .5 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .6 On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .7 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres

## 12.478 Exception 478

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot: 340 sq.m.
- .b Corner Lot: 480 sq.m.

.2 Minimum Lot Depth: 32 metres except where the lot abuts North Park Drive or a reserve abutting North Park Drive, in which case the minimum lot depth shall be 40 metres.

.3 Minimum Front Yard Depth:

- .a to the main wall of the building: 4.5 metres
- .b to the front of any garage or carport: 6 metres

.4 Minimum Side Yard Width:

- .a for a side yard flanking a road allowance:
  - .i where the dwelling unit and garage both face the front lot line, 3 metres
  - .ii where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage
- .b for other side yards: 0 metres, provided that:
  - .i the distance between the walls of two dwellings is not less than 1.8 metres
  - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
  - .iii the total width of side yards on any lot is 1.8 metres

.5 Permitted Yard Encroachments:

- .a every part of any required yard shall be open and unobstructed by any building or structure from the ground to the sky, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of any required yard.
- .b chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of any required yard.

.6 Maximum Building Height: 2 storeys

- .7 Accessory Buildings shall:
  - .a not be less than 0.6 metres from any lot line.
  - .b not have a floor area in excess of 15 square metres.
- .8 the Maximum Coverage by a swimming pool shall not exceed 50 per cent of the area of the yard containing the pool.

**12.478.3 for the purposes of Exception 478:**

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

## 12.479 Exception 479

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot: 270 square metres.
- .b Corner Lot: 355 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 10.0 metres
- .b Corner Lot: 13.5 metres.

.3 Minimum Lot Depth: 26.5 metres.

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

.5 Minimum Rear Yard Depth: 7.5 metres.

.6 Minimum Exterior Side Yard Width: 4.5 metres, and no garage shall face the exterior side lot line.

.7 Minimum Interior Side Yard Width:

- .a where a lot width is less than 12.5 metres:
  - .i 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .ii 1.2 metres where the side yard abuts a public walkway or a nonresidential zone.
- .b where a lot width is greater than or equal to 12.5 metres and less than 15.8 metres:
  - .i 1.2 metres and 1.2 metres for an interior lot;
  - .ii 0.6 metres for a corner lot abutting an interior lot.
- .c where a corner lot has a width greater than or equal to 15.8 metres:
  - .i 1.2 metres for a corner lot abutting an interior lot.

.8 The following provisions shall apply to garages:

- .a the maximum cumulative garage door width shall be:
  - .i 3.7 metres if the lot width for a particular unit is less than 10.4 metres;

- .ii 4.6 metres if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.4 metres;
- .iii 5.0 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
- .iv 5.5 metres if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres.

.b the maximum interior garage width shall be:

- .i 5.2 metres if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.4 metres;
- .ii 5.6 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
- .iii 6.1 metres if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres;
- .iv 50% of the dwelling unit width if the lot width for a particular unit is greater than or equal to 14.0 metres.

.9 For lot widths less than 15.0 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

.10 For lot widths equal to or greater than 15.0 metres, no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey.

## 12.480 Exception 480

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

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

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 400 square metres per lot and 200 square metres per dwelling unit
  - .b Corner Lot: 450 square metres per lot and 200 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres per lot, and 7.5 metres per dwelling unit;
  - .b Corner Lot: 17.0 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 27.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side lot line.
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along a common wall lot line where the setback my be zero.
- .8 The following provisions shall apply to garages:
  - .a The maximum cumulative garage door width per dwelling unit shall be:
    - .i 2.5 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal to 7.2 metres;
    - .ii 3.1 metres if the lot width for a particular unit is less than 9.2 metres but greater than or equal to 8.2 metres;
    - .iii 3.7 metres if the lot width for a particular unit is greater than or equal to 9.2 metres;
  - .b The maximum interior garage width shall be:
    - .i 3.1 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal to 7.2 metres;

- .ii 3.7 metres if the lot width for a particular unit is less than 9.2 metres but greater than or equal to 8.2 metres;
- .iii 4.3 metre if the lot width for a particular unit is greater than or equal to 9.2 metres.

.9 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a particular dwelling unit.

## 12.481 Exception 481

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

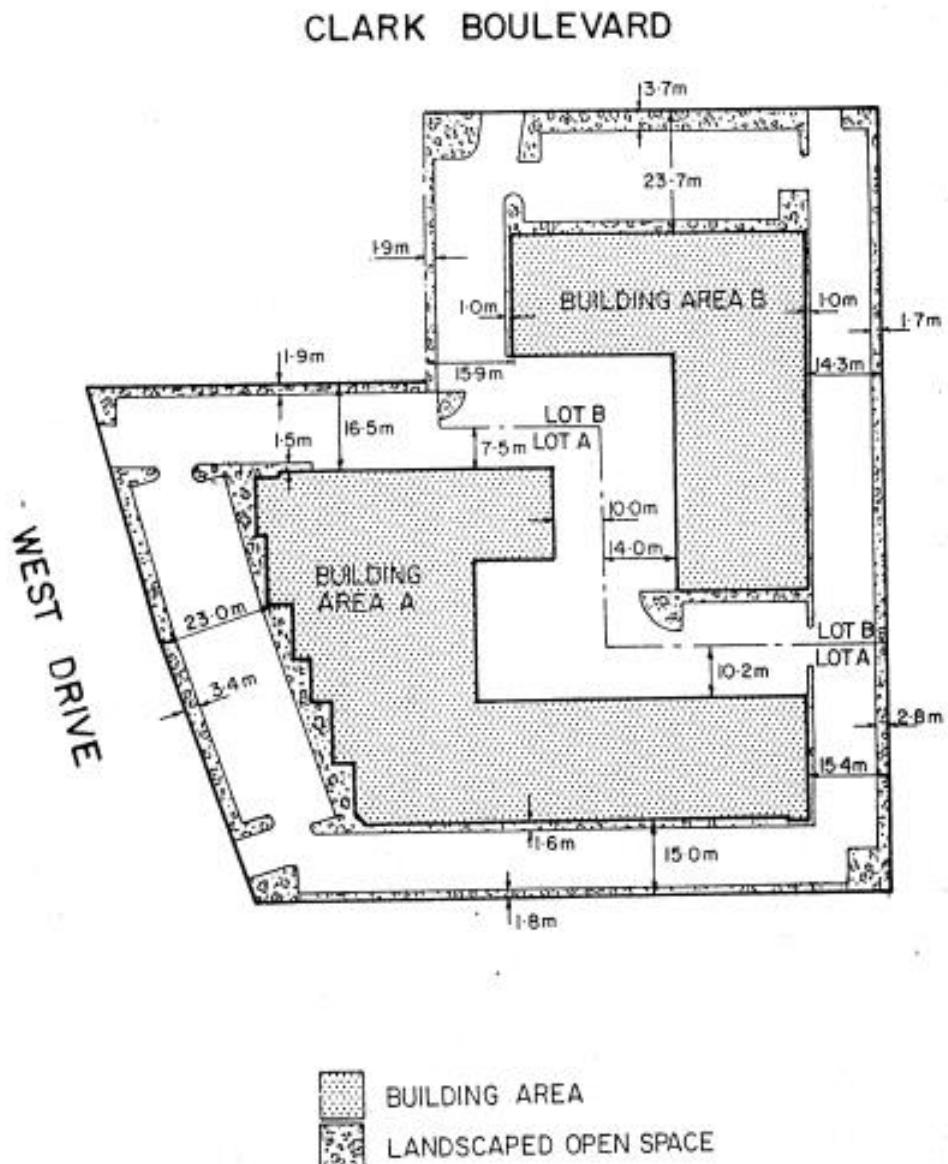
- .1 the purposes permitted by PE Zone
- .2 a bank, trust company or finance company
- .3 a dining room restaurant, a take out restaurant, a convenience restaurant
- .4 offices
- .5 a retail establishment having no outside storage and including the following:
  - .a a hardware store
  - .b a wholesale and retail store selling frozen foods only
  - .c a video rental and sales store
  - .d a sporting foods store
  - .e a store selling musical equipment, sound recording equipment and accessory uses.
- .6 a personal service shop
- .7 a service shop
- .8 a laundromat
- .9 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
  - .a Lot A: 10,000 square metres
  - .b Lot B: 8,000 square metres
- .2 minimum front yard depth, minimum side yard width and minimum rear yard depth shall be as shown on Figure 1-Exception 481.
- .3 all buildings on Lot A shall be located within BUILDING AREA A and all buildings on Lot B shall be located within BUILDING AREA B as shown on Figure 1-Exception 481.
- .4 Maximum Height of all buildings on Lot A and Lot B shall not exceed one storey
- .5 Maximum Gross Floor Area of all buildings on Lot A shall not exceed 4005 square metres, and the maximum gross floor area of all buildings on Lot B shall not exceed 2550 square metres
- .6 the Maximum Gross Floor Area of medical office shall not exceed a total of 250 square metres

- .7 a service station shall be permitted only on Lot A, and not on Lot B
- .8 purposes permitted by Exception 481.1(5) to Exception 481.1(7); both inclusive, shall not occupy more than 50 percent of the permitted gross floor area of buildings on Lot A and on Lot B
- .9 Landscaped Open Space shall be provided and maintained on Lot A, and on Lot B, in the locations shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 481.

**Figure 1**



**12.482 Exception 482**

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**12. 482.1 The lands shall only be used for the following purposes:**

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

**12. 482.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Depth: 29.0 metres;
- .2 A balcony or porch with or without a cold cellar, may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .4 On lots less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres

## 12.483 Exception 483

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

- .1 the purposes permitted in a A zone
- .2 one mobile home as a temporary use

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

- .1 the mobile home shall be erected a minimum distance of 150 metres from any property boundary
- .2 the mobile home shall not exceed a gross floor area of 140 square metres
- .3 the mobile home shall only be occupied by a person employed on the land in connection with the permitted agricultural purpose
- .4 the mobile home shall not be permitted after September 1, 1993.

## 12.484 Exception 484

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

- .1 Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods, or materials within an enclosed building;
- .2 A warehouse;
- .3 A radio or television broadcasting and transmission establishment; printing establishment;
- .4 An office, excluding medical office, dental office and drugless practitioner office;
- .5 A commercial, technical or recreational school;
- .6 A personal service shop, excluding a body rub parlour or a message parlour;
- .7 A take-out restaurant;
- .8 An associated educational use; and
- .9 Purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the permitted use.

### **12.484.2 The following uses shall be prohibited:**

- .1 A dining room restaurant;
- .2 A convenience restaurant;
- .3 A banquet hall;
- .4 A motor vehicle repair shop and motor vehicle body shop;
- .5 A recreational facility or structure;
- .6 A community club.

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

- .1 A Minimum of 81 Parking Spaces shall be provided.
- .2 Minimum Landscaped Open Space:
  - .a 6 metres abutting Humberwest Parkway;
  - .b 5.9 metres abutting Williams Parkway;
  - .c 5.5 metres abutting Sun Pac Boulevard;

- .d 0.15 metres along the Interior side lot line.
- .3 Minimum building setbacks:
  - .a 5.3 metres to the lot line abutting Sun Pac Boulevard;
  - .b 12 metres to the lot line abutting Humberwest Parkway;
  - .c 7 metres to the interior side lot line;
  - .d 5.6 metres to the lot line abutting Williams Parkway.
- .4 Minimum Hydro Transformer setback:
  - .a 5.3 metres from the lot line abutting Sun Pac Boulevard.
- .5 No truck loading facilities are permitted in a yard abutting a street.
- .6 All operations are to be carried out within a building and outside storage of goods, materials and equipment, in including oversized motor vehicles, shall not be permitted.

## 12.485 Exception 485

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

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

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

- .1 Maximum Number of Dwelling Units: 450
- .2 Minimum Lot Area Per Dwelling Unit: 35 square metres
- .3 Minimum Interior Side Yard Width: 6 metres
- .4 Minimum Rear Yard Depth: 8 metres
- .5 Minimum Landscaped Open Space: 45%
- .6 Maximum Floor Space Index: 2.60
- .7 Minimum Distance Between Buildings: 22 metres
- .8 Maximum Building Height: 20 storeys
- .9 Notwithstanding any other provision of the By-law, a maximum of 26% of the total parking may be provided at-grade within a surface parking lot.
- .10 Maximum encroachment of structural support columns is 2.2 metres into the required rear yard.

## 12.486 Exception 486

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

- .1 Residential Uses:
  - .a An apartment dwelling;
  - .b A multiple residential dwelling; and,
  - .c Purposes accessory to the other permitted purposes.
- .2 Non-residential uses on the ground floor of an apartment dwelling:
  - .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, or finance company;
  - .f An office;
  - .g A dry cleaning and laundry distribution station;
  - .h A laundromat;
  - .i A dining room restaurant, a take-out restaurant;
  - .j A printing or copying establishment;
  - .k A commercial, technical or recreational school;
  - .l A place of commercial recreation;
  - .m A health or fitness centre;
  - .n A tavern;
  - .o An animal hospital;
  - .p A day nursery;
  - .q An amusement arcade;
  - .r A Ground Floor Townhouse Dwelling Unit;
  - .s Purposes accessory to the other permitted uses
- .3 Institutional Uses:
  - .a Retirement Home;

.b Nursing Home

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

- .1 Despite any division of the lands, including a public street network, all lands zoned MH- Exception 486 shall be deemed to be one lot for zoning purposes;
- .2 There are no minimum lot area, minimum lot width, minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, lot coverage, or maximum floor space index requirements;
- .3 Bovaird Drive West shall be deemed to be the front yard;
- .4 Minimum building setback to a lot line abutting a public street, to the curb of a private lane or private street, to a R3L- Exception 488 zone, an Agricultural zone, a Natural System (NS) zone, and a GC zone: 3.0 metres;
- .5 Minimum building setback to a daylight triangle: 0.0 metres;
- .6 Minimum setback from a lot line to a hydro transformer: 2.0 metres;
- .7 Minimum building setback to a lot line abutting Bovaird Drive West: 4.5 metres, except a building or buildings may be setback a minimum of 3.0 metres for a maximum non-continuous length of 90.0 metres;
- .8 Maximum building setback: 14 metres to a lot line abutting Bovaird Drive West;
- .9 Minimum ground floor height: 3.0 metres, except 4.5 metres for non-residential uses;
- .10 Minimum building height: 3 storeys, except:
  - .a 6 storeys for a building within 12 metres of Bovaird Drive West;
  - .b for a 1 storey lobby having a maximum length of 25.0 metres connecting two residential towers;
- .11 Maximum Building Height: 15 storeys;
- .12 Minimum landscape buffer: 2.6 metre wide strip shall be provided between any surface parking lot or driveway and a Private Street, Private Lane, or a lot line abutting a public street, except at an approved access location, at a daylight triangle, or at a ramp to an underground parking garage;
- .13 Continuous Street Wall: building walls located between the 3.0 metre minimum setback and the 14 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 50% of the available frontage along Bovaird Drive West for the development area;
- .14 Angular plane: notwithstanding the minimum and maximum building height requirements, no portion of a building that is 9 storeys or less may extend beyond a 45-degree angular plane measured from a height of 10.5 metres from the closest building face of a building in the R3L-Exception 488 zone;
- .15 Minimum building separation: 15.0 metres;

- .16 Garbage, refuse and waste: all garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance;
- .17 Notwithstanding any other provision of the By-law, any loading spaces provided above the minimum specified in this section may be a rectangular area measuring not less than 3.5 metres and 5.75 metres in length;
- .18 Bicycle parking:
  - .a Bicycle parking must be located on the same lot as the use or building for which it is required;
  - .b A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces;
  - .c Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
    - .i A building or structure;
    - .ii A secure area such as a supervised parking lot or enclosure;
    - .iii Bicycle lockers;
  - .d Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
  - .e Dimensions:
    - .i If located in a horizontal position (on the ground): a minimum length of 1.8m and minimum width of 0.6m;
    - .ii If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m;
  - .f Rates:
    - .i For Residential uses: 0.50 spaces per dwelling unit;
    - .ii For commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof;
    - .iii No requirement for a Retirement Home and Nursing Home;
- .19 No setback is required for any portion of a parking garage that is below grade;
- .20 Parking:
  - .a A maximum of 2% of the total resident parking spaces may have the minimum dimensions of 5.0 metres long and 2.6 metres wide;

**12.486.3 for the purposes of Exception 486:**

- .1 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 or private or public lane;
- .2 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane;
- .3 For the purposes of this section, Car Share Space shall mean a parking space exclusively reserved and assigned for a car used only for members of a Car Share Program;
- .4 For the purposes of this section, a Car Share Program shall mean the practice where a number of users share the use of one or more cars that are owned by a profit or non-profit car sharing organization. To use a car, a user must meet the membership requirements of the car-sharing organization, including the payment of a membership fee. Cars are reserved in advance and fees for use are normally based on time and/or kilometres driven and do include use of cars on an hourly basis.

## 12.487 Exception 487

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

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

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

.1 Minimum Lot Width:

- .a Interior Lot: 13.5 metres
- .b Corner Lot: 15.0 metres

## 12.488 Exception 488

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

- .1 Townhouse Dwellings;
- .2 Rear Lane Townhouse Dwellings;
- .3 Back to back Townhouse Dwellings;
- .4 Stacked Townhouse Dwellings;
- .5 Stacked Back-to-back Townhouse Dwellings;
- .6 Live-Work Townhouse Dwellings;
- .7 Apartment Dwelling;
- .8 Purposes accessory to other permitted purposes;

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

- .1 Despite any division of the lands, including a public street network, all lands zoned R3L-Exception 488 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 or private or public lane;
- .3 For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane but does not include an Emergency Access Lane;
- .4 For the purposes of this section, Emergency Access Lane shall mean a private thoroughfare which affords only temporary means of access and is demarcated at either end by a mechanism for restricting access such as, but not limited to, a gate or bollards;
- .5 For the purposes of this section, Rear Lane Townhouse Dwelling shall mean a townhome dwelling composed of three (3) or more dwelling units, where each dwelling unit has a garage in the rear yard immediately abutting the rear wall of the unit and has access to the garage from a public street, private street, public lane or private lane, has at least one common interior side wall, and where each dwelling may have a balcony or uncovered terrace on the second or third storey;
- .6 There are no minimum lot area, minimum lot width, minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, lot coverage, or maximum floor space index requirements;
- .7 Where walls for townhouse dwellings, back to back townhouse dwellings, stacked back to back townhouse dwellings, live-work townhouse dwellings and stacked townhouse dwellings are not

facing a Private Lane or Private Street and are not considered a side wall (i.e. face to face separation), a central court yard shall have a minimum distance between front walls of 12 metres;

.8 Lagerfeld Drive shall be deemed to be the front yard;

.9 Minimum setback from the side wall of a dwelling to an emergency access lane: 1.2 metres;

.10 No setbacks are required for any portion of a parking garage that is below grade;

.11 Maximum dwelling length: 54.0 metres;

.12 Minimum setback from a lot line to a hydro transformer: 2.0 metres;

.13 For the purposes of this section, the following requirements and restrictions shall apply for Rear Lane Townhouse Dwellings:

- .a Minimum dwelling unit width: 5.5 metres;
- .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;
- .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;
- .d Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
- .e Minimum setback from a garage door opening to a private street or private lane: 1.0 metres;
- .f Minimum building separation distance: 3.0 metres;
- .g Minimum building height: 2 storeys, except 3 storeys abutting Lagerfeld Drive or within 45 metres of a GC zone;
- .h Maximum building height: 3 storeys;
- .i Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
- .j A garage shall only be accessed by a Private Lane or Private Street.

.14 For the purposes of this section, the following requirements and restrictions shall apply for Back to Back Townhouse Dwellings:

- .a Minimum dwelling unit width: 6.0 metres;
- .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;
- .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;

- .d Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
- .e Minimum building separation distance: 3.0 metres;
- .f Minimum building height: 2 storeys, except 3 storeys abutting Lagerfeld Drive or within 45 metres of a GC zone;
- .g Maximum building height: 3 storeys, excluding a stairwell enclosure;
- .h Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;
- .i Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, a maximum of 25% of the required parking may be in a surface parking lot. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway;

.15 For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:

- .a Minimum dwelling unit width: 6.0 metres, except that 30% of the Townhouse Dwelling shall be permitted to have a minimum dwelling unit width of 5.6 metres;
- .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres provided that 6.0 metres is provided to a garage door opening;
- .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;
- .d Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
- .e Minimum setback from the rear wall of the building to an Agricultural (A), Open Space (OS) or Natural System (NS) zone: 6.0 metres;
- .f Minimum building separation distance: 3.0 metres;
- .g Minimum building height: 2 storeys;
- .h Maximum building height: 3 storeys;
- .i Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;
- .j Maximum garage door width: 2.75 metres;
- .k Maximum interior garage width: 3.35 metres;
- .l Maximum Driveway Width Shall not exceed the width of the garage;

.m A garage shall only be accessed by a Private Lane or Private Street;

.16 For the purposes of this section, the following requirements and restrictions shall apply for Stacked Back to Back Townhouse Dwellings:

- .a Minimum dwelling unit width: 6.0 metres;
- .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;
- .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;
- .d Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
- .e Minimum building separation distance: 3.0 metres;
- .f Minimum building height: 3 storeys;
- .g Maximum building height: 4.5 storeys, excluding a stairwell enclosure;
- .h Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;
- .i Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, in a surface parking lot up to 25% of the parking may be provided. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway;

.17 For the purposes of this section, the following requirements and restrictions shall apply for Live-Work Townhouse Dwellings:

- .a The following additional uses are permitted within a Live-Work Townhouse Dwelling on the ground floor:
  - .i A residential unit;
  - .ii Bank, trust company and finance company;
  - .iii Service shop;
  - .iv Retail establishment with no outdoor storage or display;
  - .v Home occupation;
  - .vi Commercial, technical or recreational school;
  - .vii Art gallery;
  - .viii Artist and photography studio including framing;
  - .ix Personal service shop;

- .x Health or fitness centre;
- .xi A dining room restaurant, take-out restaurant;
- .xii A laundromat;
- .xiii A dry cleaning and laundry distribution station;
- .xiv A printing or copying establishment;
- .xv A custom workshop;
- .xvi An animal hospital;
- .xvii A convenience store;
- .xviii An office, including the office of a health care practitioner;
- .xix A day nursery;
- .xx Purposes accessory to the other permitted purposes;
- .xxi A billiard hall or pool hall;

.b The following uses shall be prohibited:

- .i Amusement arcade;
- .ii Massage or body rub parlour;
- .iii The repair and servicing of motor vehicles or internal combustion engines;
- .iv Adult video store or adult book store;
- .v Outside storage of goods and materials;

.c Shall only be permitted fronting onto a Public Street;

.d Minimum dwelling unit width: 6.0 metres;

.e Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;

.f Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 1.0 metres;

.g Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;

.h Minimum separation distance between the side walls of a dwelling: 3.0 metres;

.i Minimum building height: 3 storeys;

.j Maximum building height: 4.5 storeys;

- .k Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
- .18 For the purposes of this section, the following requirements and restrictions shall apply for Stacked Townhouse Dwellings:
  - .a Minimum dwelling unit width: 5.5 metres;
  - .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;
  - .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;
  - .d Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
  - .e Minimum building separation distance: 3.0 metres;
  - .f Minimum building height: 3 storeys;
  - .g Maximum building height: 4 storeys;
  - .h Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;
  - .i A garage shall only be accessed by a private lane or private street;
  - .j Minimum setback from a garage door opening to a Private Street or Private Lane: 1.0 metres;
  - .k A ramp to an underground parking garage may be located between the rear walls of two or more Stacked Townhouse Dwellings. In this instance, the Minimum Building Separation Distance between the rear walls shall be a minimum of 6.0 metres;
  - .l Minimum number of parking spaces: 1.0 spaces per dwelling unit;
  - .m Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;
- .19 For the purposes of this section, the requirements and restrictions set out in the MH-3662 zone shall apply for Apartment Dwellings, with the exception of the following:
  - .a Minimum building height: 4 storeys;
  - .b Maximum building height: 6 storeys;
  - .c Minimum building setback to a lot line abutting a public street, to the curb of a private lane or private street, to the R3L- Exception 488 zone and to an adjacent building: 4.5 metres;
  - .d Minimum building setback to a daylight triangle: 1.0 metres;

**12.488.3 for the purposes of Exception 488:**

- .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 488.2.

## 12.489. Exception 489

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

.1 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side providing a minimum distance between dwellings on abutting lots of 1.8 metres

### **12.489.2 for the purposes of Exception 489:**

.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 489.1.

## 12.490 Exception 490

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

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

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

- .1 Minimum Lot Width: 25 metres
- .2 Minimum Lot Depth: 40 metres
- .3 Minimum Lot Area: 1000 square metres
- .4 Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - .a the minimum distance between detached buildings shall not be less than 2.1 metres;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c where the side yard abuts a reserve or a noise attenuation block, the minimum side yard width shall be 4.0 metres;

**12.491 Exception 491**

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

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

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

.1 Minimum Lot Width: 18 metres

.2 Minimum Lot Depth: 39 metres

.3 Minimum Lot Area: 900 square metres

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

- .a the minimum distance between detached buildings shall not be less than 2.1 metres;
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .c where the side yard abuts a reserve, the minimum side yard width shall be 4.0 metres.

## 12.492 Exception 492

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

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

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

- .1 Minimum Lot Width: 10 metres
- .2 Minimum Lot Depth: 42 metres
- .3 Minimum Rear Yard Depth: 15 metres

## 12.493 Exception 493

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

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

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

.1 Minimum Lot width:

- .a Interior Lot: 10.5 metres
- .b Corner Lot: 13.5 metres

## 12.494 Exception 494

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

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

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

- .1 Minimum Lot Width: 16.5 metres
- .2 Minimum Lot Depth: 27 metres
- .3 Minimum Lot Area: 480 square metres

## 12.495. Exception 495

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

- .1 Minimum Lot Area: 209 square metres
- .2 Minimum Lot Depth: 18 metres
- .3 Minimum Front Yard Depth 3.5 metres but 6.0 metres to the front of the garage
- .4 Minimum Interior Side Yard 1.2 metres on one side and 0.6 metres on the other side providing a minimum distance between dwellings on abutting lots of 1.8 metres
- .5 Minimum Rear Yard Depth 6.0 metres

### **12.495.2 for the purposes of Exception 495:**

- .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 495.1

### **12.495.3 The Holding (H)**

- .1 Until such time as the Holding (H) is lifted, lands zoned R1 (H) - Exception 495 shall only be used for the following purposes:
  - .a Uses, buildings and structures as may be permitted and in accordance with the RE zone.
- .2 The Holding (H) symbol for all or any part of the land zoned R1 (H) - Exception 495 shall not be removed until such time as the Commissioner of Planning, Building and Growth Management has received written confirmation that the following conditions have been met:
  - .a Appropriate arrangements have been made for the extension of Hosta Street; and,
  - .b The Functional Servicing Report is approved and appropriate arrangements have been made for the implementation of its recommendations, all to the satisfaction of the Commissioner of Planning, Building and Growth Management Department.

## 12.497 Exception 497

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

- .1 shall only be used for those uses permitted in a PE zone but a motor vehicle repair shop shall not be included.

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

- .1 refuse storage shall be screened from view from all highways and streets.

## 12.498 Exception 498

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

- .1 shall only be used for those uses permitted in a PE - Exception 497 zone

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

- .1 the Minimum Lot Width shall be 40 metres.

## 12.499 Exception 499

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

- .1 either:
  - .a those uses permitted in a PE - Exception 497 zone,
- .2 or:
  - .a an office, and only in conjunction with an office the following ancillary purposes:
    - .i a convenience restaurant;
    - .ii a dining room restaurant;
    - .iii a personal service shop;
    - .iv a bank, trust company or financial institution, and
    - .v a card and newspaper shop.
- .3 but not both, and
  - .a purposes accessory to other permitted purposes.

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

- .1 in respect of the purposes permitted by Exception 499.1(2)(a) the following:
  - .a the Maximum Gross Floor Area of all buildings and structures shall not exceed 50 percent of the total site area;
  - .b the Maximum Height of all buildings and structures shall not exceed 5 storeys;
  - .c the Maximum Gross Floor Area of the ancillary uses permitted by Exception 499.1(2)(a)(i) to Exception 499.1(2)(a)(v), both inclusive, shall not exceed 15 percent of the total gross floor area of all buildings and structures on a site;
  - .d the Maximum Gross Floor Area devoted to restaurants shall not exceed 50 percent of the gross floor area permitted to be used for the ancillary uses permitted by Exception 499.1(2)(a)(i) to Exception 499.1(2)(a)(v), both inclusive;
  - .e no more than one card and newspaper shop shall be permitted in any building or structure and the card and newspaper shop shall not have a gross floor area in excess of 93 square metres;
  - .f parking and loading shall be provided in accordance with General Provisions for Commercial Zones and General Provisions for Industrial Zones of this by-law;
  - .g refuse storage shall be enclosed and shall be screened from view from all highways and streets, and

- .h refuse storage for a restaurant shall be enclosed in a climate controlled area within the building.

**12.499.3 for the purposes of Exception 499:**

- .1 Card and Newspaper Shop shall mean a retail establishment limited to the sale of newspapers, magazines, books, tobacco products, gifts and confectionary goods.