

## 12.600 Exception 600

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

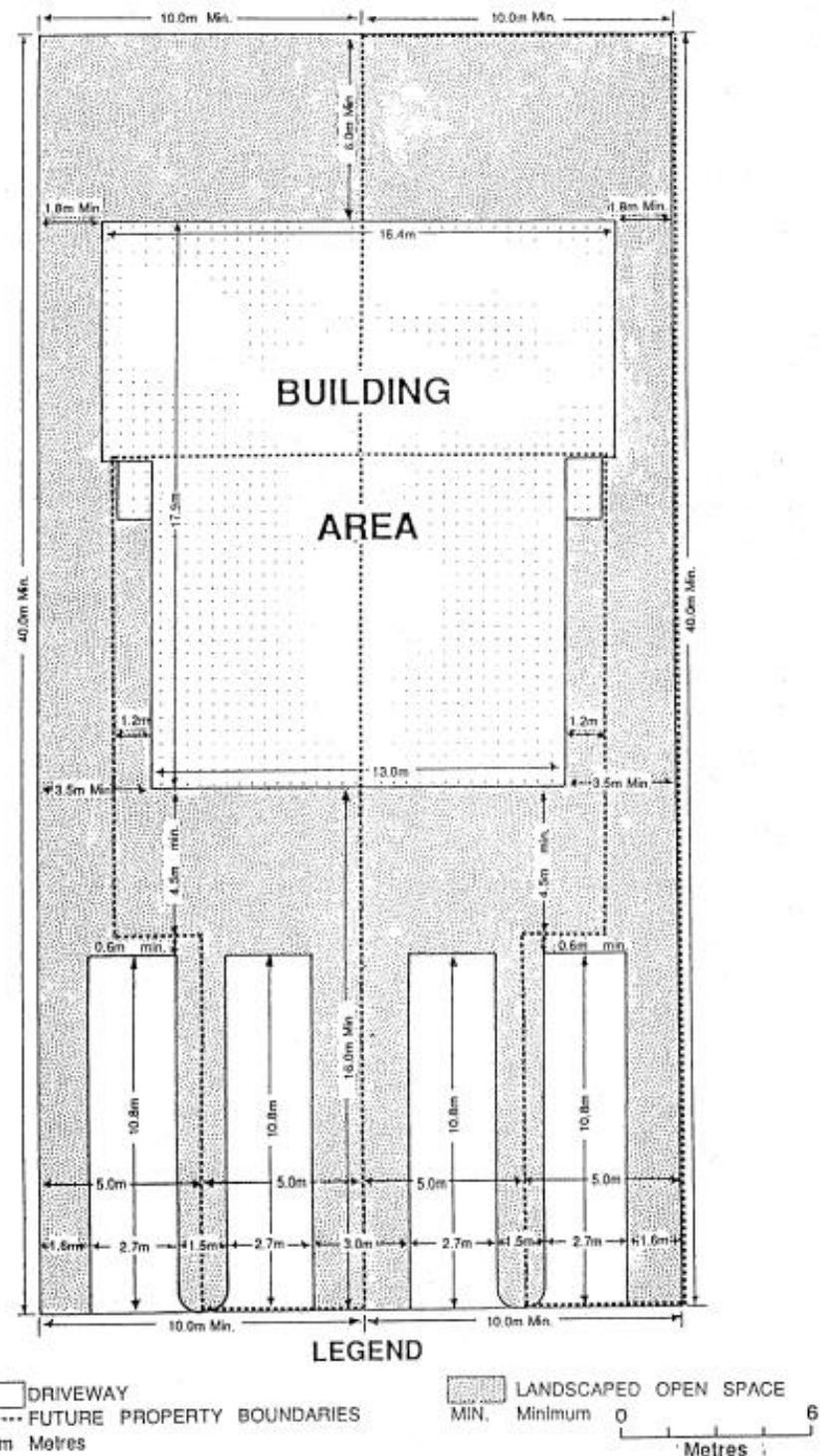
- .1 a quattroplex dwelling; and
- .2 purposes accessory to the other permitted purposes.

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

- .1 maximum number of driveways on a lot shall not exceed 4; the maximum width of the individual driveways on a lot shall not exceed 2.75 metres;
- .2 the size of a parking space shall be 2.70 metres wide, by 5.4 metres long;
- .3 no accessory buildings shall be permitted;
- .4 an externally accessible storage area shall be incorporated into each dwelling unit as part of the dwelling unit design.
- .5 Minimum Lot Dimensions for each dwelling unit within a quattroplex building, building envelopes, landscaped open space areas, driveway location and driveway design shall be as shown on Figure 1.

### **12.600.3 for the purposes of Exception 600:**

- .1 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that two main interior

**Figure 1**

## 12.601 Exception 601

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

- .1 Industrial:
  - .a a warehouse;
  - .b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and,
- .2 Non-Industrial
  - .a an office;
  - .b a hotel;
  - .c a conference centre;
  - .d only in conjunction with the uses permitted in Exception 601.1(2)(a), (b) and (c), to a maximum of 15 per cent of the floor area of the principle use, the following purposes:
    - .i a bank, trust company or financial institution;
    - .ii a retail establishment;
    - .iii a convenience store;
    - .iv a banquet hall;
    - .v dry cleaning and laundry establishment;
    - .vi a dining room restaurant, a take-out restaurant, a convenience restaurant;
    - .vii a service shop;
    - .viii a personal service shop, but excluding a massage or body rub parlour;
    - .ix a printing or copying establishment;
    - .x a commercial school;
    - .xi a community club;
    - .xii a health centre; and,
    - .xiii a day nursery;
  - .e a park, playground, recreational facility or structure;
  - .f the purposes permitted by the Natural System (NS) zone;
  - .g the purposes permitted by the Open Space (OS) zone;
  - .h a radio or television broadcasting and transmission establishment; and,

.3 Purposes accessory to other permitted purposes, including:

- .a an associated educational use;
- .b an associated office; and,
- .c a retail outlet operated in connection with a particular purpose permitted by Exception 601.1(1) (a) and (b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

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

- .1 Minimum Lot Area: 0.8 hectares;
- .2 Minimum Lot Width: 60.0 metres;
- .3 Minimum Lot Depth: 45 metres;
- .4 Minimum Front Yard Depth: 6.0 metres;
- .5 Minimum Interior Side Yard Width: 3.0 metres;
- .6 Minimum Exterior Side Yard Width: 6.0 metres;
- .7 Minimum Rear Yard Depth: 6.0 metres;
- .8 Maximum Building Height: No requirement
- .9 Minimum Building Height: 8.0 metres;
- .10 Minimum Landscaped Open Space, except at approved driveway locations:
  - .a a width of 3.0 metres along Coleraine Drive and Countryside Drive; and,
  - .b no landscaped open space is required along a lot line that abuts a RE zone, or an agricultural zone, or an industrial zone;
- .11 Minimum Parking Requirements:
  - .a If the associated office, retail and education floor areas are 15% or less of the total gross floor area of the buildings, 700 spaces or 1 space for each 162 square metres of gross floor area, whichever is less, shall be required for the first 113,613 square metres of gross floor area; and,
  - .b The requirements of Section 4.1 shall apply to any gross floor area in excess of 113,613 square metres.
- .12 The openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened; from public view
- .13 Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:

- .a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
- .b outside storage of goods and materials shall not exceed the lesser of 10% of the lot or 20% of the building area; and,
- .c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments;

.14 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

.15 Notwithstanding any other provision of the By-law, fencing is permitted within the front yard to a maximum height of 1.8 metres;

**12.601.3 for the purposes of Exception 601:**

- .1 FRONT LOT LINE shall mean the lot line abutting Highway 50;
- .2 All lands zoned Exception 601 shall be treated as one lot for zoning purposes
- .3 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

## 12.602 Exception 602

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

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

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

.1 Minimum Lot Area:

- .a Interior lot: 336 square metres
- .b Corner lot: 432 square metres

.2 Minimum Lot Width

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

.3 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side where a lot abuts Mayfield Road or the Canadian Pacific Railway original right-of-way;

.4 no dwelling unit shall be located closer than 30.0 metres to the Canadian Pacific Railway original right-of way;

.5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.6 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width; and,

.7 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

## 12.603 Exception 603

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

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

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

- .1 where a side yard abuts Mayfield Road or Highway Number 10 the minimum lot width shall be 14.0 metres and the minimum lot area shall be 420 square metres;
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and,
- .3 the Minimum Width for a Side Yard flanking lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side where a lot abuts Mayfield Road or the Canadian Pacific Railway original right-of-way;
- .5 no dwelling unit shall be located closer than 30.0 metres to the Canadian Pacific Railway original r right-of-way.

## 12.604 Exception 604

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

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

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

- .1 Minimum Lot Area: 495 square metres
- .2 Minimum Lot Width: 18.0 metres
- .3 Minimum Lot Depth: 27.5 metres

## 12.605. Exception 605

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

- .1 the purposes permitted by Exception 1513.1;
- .2 one Animal Crematorium

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

- .1 An Animal Crematorium shall be subject to the following additional requirements and restrictions:
  - .a For the purpose of this section, an Animal Crematorium shall mean a facility where the remains of animals which were once household pets and not agricultural livestock, are cremated within a building or structure in accordance with Provincial Regulations with ash remains packaged in a sealed plastic bag or urn for return to owners.
  - .b The Animal Crematorium Use is permitted to a maximum Gross Floor Area of 181 Square metres;
  - .c The Animal Crematorium use shall only be permitted within the unit addressed as Unit 34, 2500 Williams Parkway;
  - .d Parking shall be required in accordance with Exception 1513.2(12), except that no additional parking shall be required for a mezzanine within the unit used for storage purpose only;

### **12.605.3 for the purposes of Exception 605:**

- .1 Shall also be subject to the requirements and restrictions relating to the GE zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 605.2.

## 12.606 Exception 606

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

- .1 Purposes permitted in the LC zone;
- .2 A printing or copying establishment;
- .3 A commercial school;
- .4 A place of commercial recreation but not including a billiard hall;
- .5 A community club;
- .6 A health or fitness centre;
- .7 A day nursery;

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

- .1 Minimum Front Yard Depth: 2.5 metres;
- .2 Interior Side Yar Width: 2.5 metres;
- .3 Notwithstanding Exception 606.2(2), a hydro transformer may be located a minimum of 1.5 m from any lot line;
- .4 Minimum Exterior Side Yard Width; 2.5 metres;
- .5 Minimum Rear Yard Depth: No requirement;
- .6 Minimum Yard Width Abutting a Daylighting Triangle: 2.5 metres
- .7 Minimum Landscaped Open Space:
- .8 2.7 metres along the interior side lot line, except at approved driveway and access locations;
- .9 3.0 metres along any lot line abutting a street;
- .10 2.5 metres along the lot line abutting a daylight triangle;
- .11 A surfaced walk, patio, screening or similar visual amenity shall be permitted within any required yard and/or required landscaped open space area;
- .12 Outside storage shall not be permitted;
- .13 Loading spaces shall not be permitted.

## 12.607 Exception 607

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

- .1 Industrial
  - .a the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop
  - .b non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit, a motor vehicle body shop
  - .c a printing establishment
  - .d a warehouse
- .2 Non-industrial
  - .a a radio or television broadcasting and transmission establishment
  - .b a community club
- .3 Accessory
  - .a an associated educational use
  - .b an associated office
  - .c a retail outlet operated in connection with a particular purpose permitted by (1)(a) and (1)(c) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
  - .d purposes accessory to the other permitted purposes

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

- .1 Minimum Landscape Open Space
  - .a Except at approved driveway locations, a minimum 6.0 metres wide strip shall be provided along the lot line abutting a street
  - .b A minimum of 3.0 metre wide landscape strip shall be provided along the rear lot line
  - .c A minimum of 1.5 metre wide landscape strip shall be provided along the south interior lot line
  - .d A minimum of 2.5 metre wide landscape strip shall be provided along the north interior lot line
  - .e the following shall be permitted in the required Landscaped Open Space:

- .i A retaining wall

## 12.608 Exception 608

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

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

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

- .1 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

### **12.608.3 for the purposes of Exception 608:**

- .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 608.2.

## 12.609 Exception 609

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

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

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

- .1 the townhouse dwelling units shall have front to rear access through non-habitable rooms of the unit, excluding the basement.

## 12.610 Exception 610

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

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

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 450 square metres
  - .b Corner Lot: 504 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15 metres
  - .b Corner Lot: 16.8 metres
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.611 Exception 611

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

- .1 either:
  - .a a convertible detached dwelling; and,
  - .b purposes accessory to the other permitted purposes.
- .2 or:
  - .a those purposes permitted in an R1 zone.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 450 square metres
  - .b Corner Lot: 504 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15 metres
  - .b Corner Lot: 16.8 metres
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 for those uses permitted by Exception 611.1
  - .a the following additional requirements and restrictions:
  - .b the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;
  - .c the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
  - .d a separate entrance for the primary dwelling unit and a separate entrance for the secondary entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
  - .e no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
  - .f the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;

- .g a minimum of two tandem parking spaces shall be provided for each dwelling unit;
- .h one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- .i a maximum of one garage shall be constructed and the garage shall have single doors, and the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

**12.611.3 for the purposes of Exception 611:**

- .1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

## 12.612 Exception 612

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot: 420 square metres
- .b Corner Lot: 474 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 14 metres
- .b Corner Lot: 15.8 metres

.3 Minimum Interior Side Yard Width: 1.2 metres

.4 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metre for each additional storey above the first.

.5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.613 Exception 613

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

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

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 360 square metres
  - .b Corner Lot: 423 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12 metres
  - .b Corner Lot: 14.1 metres
- .3 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.614 Exception 614

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

- .1 either:
  - .a a convertible detached dwelling; and,
  - .b purposes accessory to the other permitted purposes.
- .2 or:
  - .a those purposes permitted in an R1 zone.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 450 square metres
  - .b Corner Lot: 504 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 15 metres
  - .b Corner Lot: 16.8 metres
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 for those uses permitted by Exception 614.1
  - .a the following additional requirements and restrictions:
  - .b the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;
  - .c the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
  - .d a separate entrance for the primary dwelling unit and a separate entrance for the secondary entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
  - .e no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
  - .f the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;

- .g a minimum of two tandem parking spaces shall be provided for each dwelling unit;
- .h one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- .i a maximum of one garage shall be constructed and the garage shall have single doors, and the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

**12.614.3 for the purposes of Exception 614:**

- .1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

## 12.615 Exception 615

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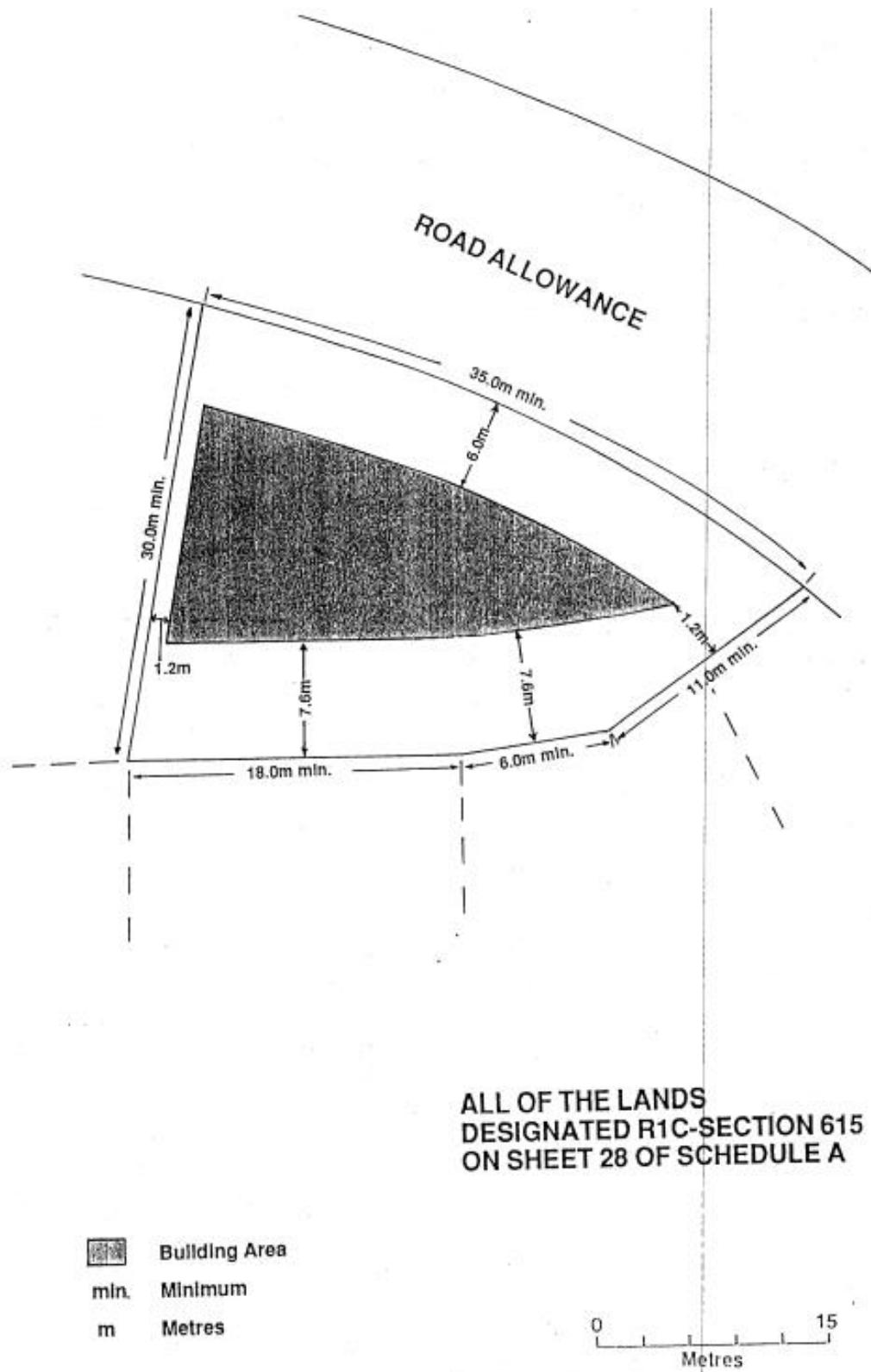
### **12.615.1 The lands shall only be used for the following purposes:**

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

### **12.615.2 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 to this by-law.
- .2 the Minimum Lot Dimensions shall be as shown on Figure 1 to this by-law.

Figure 1



## 12.616 Exception 616

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot: 330 square metres
- .b Corner Lot: 402 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 11 metres
- .b Corner Lot: 13.4 metres

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

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two detached dwellings shall not be less than 1.8 metres;
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.4 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.5 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width.

## 12.617 Exception 617

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot: 270 square metres
- .b Corner Lot: 342 square metres

.2 Minimum Lot Width:

- .a Interior Lot: 9 metres
- .b Corner Lot: 11.4 metres

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

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .c the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.4 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

.5 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

## 12.618 Exception 618

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

- .1 those purposes permitted in a R1-Exception 616 zone;
- .2 a semi-detached dwelling;
- .3 an auxiliary group home, and
- .4 purposes accessory to the other permitted purposes.

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

- .1 for those uses permitted in a R1 - Exception 616 zone, the requirements and restrictions as set out in a R1 - Exception 616 zone.
- .2 for all other uses, the following:
  - .a Minimum Lot Area:
    - .i Interior Lot: 660 square metres per lot, and 330 square metres per dwelling unit
    - .ii Corner Lot: 714 square metres per lot, and 384 square metres for the dwelling unit closest to the flankage lot line
  - .b Minimum Lot Width:
    - .i Interior Lot: 22 metres, and 11 metres per dwelling unit
    - .ii Corner Lot: 23.8 metres, and 12.8 metres for the dwelling unit closest to the flankage lot line
  - .c where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres, and

## 12.619 Exception 619

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

- .1 those purposes permitted in a R1 - Exception 617 zone;
- .2 a semi-detached dwelling;
- .3 an auxiliary group home, and
- .4 purposes accessory to the other permitted purposes.

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

- .1 for those uses permitted in an R1 - Exception 617 zone, the requirements and restrictions as set out in an R1 - Exception 617 zone.
- .2 for all other uses, the following:
  - .a Minimum Lot Area:
    - .i Interior Lot: 540 square metres per lot, and 270 square metres per dwelling unit
    - .ii Corner Lot: 594 square metres per lot, and 324 square metres for the dwelling unit closest to the flankage lot line
  - .b Minimum Lot Width:
    - .i Interior Lot: 18 metres, and 9 metres per dwelling unit
    - .ii Corner Lot: 19.8 metres, and 10.8 metres for the dwelling unit closest to the flankage lot line
  - .c where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.620 Exception 620

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

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

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

- .1 Minimum Interior Side Yard Width: 7.6 metres
- .2 the maximum number of dwelling units which may be attached shall not exceed 8.

## 12.621 Exception 621

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

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

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

- .1 Minimum Lot Area per Dwelling Unit:
  - .a for a Semi-Detached Dwelling:
    - .i Interior Lot: 194 square metres
    - .ii Corner Lot: 241 square metres
  - .b for a Street Townhouse Dwelling:
    - .i Interior Lot: 177 square metres
    - .ii Corner Lot: 241 square metres
- .2 Minimum Lot Width per Dwelling Unit:
  - .a for a Semi-Detached Dwelling:
    - .i Interior Lot: 9.15 metres
    - .ii Corner Lot: 11.25 metres
  - .b for a Street Townhouse Dwelling:
    - .i Interior Lot: 8.35 metres
    - .ii Corner Lot: 11.35 metres
- .3 Minimum Lot Depth: 22 metres
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.0 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 the Minimum Interior Side Yard shall be 0.8 metres provided that:
  - .a 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;
  - .b the minimum distance between two buildings shall not be less than 1.6 metres;

- .c where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.6 Minimum Exterior Side Yard Width: 3.0 metres

.7 Minimum Rear Yard Depth: 7.0 metres

.8 Maximum Building Height: 2 storeys to a maximum of 10.6 metres

.9 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

.10 each dwelling unit shall have direct pedestrian access having a width of 0.8 metres or greater, from the front yard to the rear yard, without having to pass through a habitable room, basement or cellar.

.11 a maximum of 6 dwelling units shall be attached.

.12 all driveways shall have a minimum width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.

.13 a garage shall not exceed 4.0 metres in width.

.14 a detached garage or carport shall not be permitted.

.15 Minimum Landscaped Open Space: 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.

.16 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

.17 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

## 12.622 Exception 622

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

- .1 shall only be used for the purposes permitted in a R2 - Exception 621 zone.

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

- .1 Minimum Front Yard Depth:
  - .a to the main wall of the building: 5.0 metres
  - .b to the front of a garage or carport: 6.0 metres

### **12.622.3 for the purposes of Exception 622:**

- .1 shall also be subject to the requirements and restrictions relating to the R2 - Exception 621 zone, R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 622.2.

## 12.623. Exception 623

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

- .1 The purposes permitted in an R2 zone

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

- .1 Minimum Lot Area: 135 square metres per dwelling unit
- .2 Minimum Lot Width: Interior Lot: 5.5 metres per dwelling unit
- .3 Minimum Lot Depth: 24.0 metres
- .4 Minimum Front Yard Depth:
  - .a 4.5 metres to the front wall of dwelling
  - .b 6.0 metres to a garage door facing the front lot line
- .5 Minimum Interior Side Yard Width:
  - .a 2.5 metres
  - .b 0.0 metres between common shared wall.
- .6 Minimum Exterior Side Yard Width:
  - .a 3.0 metres
  - .b 2.0 metres to a porch with or without foundation or cold cellar
- .7 Minimum Rear Yard Depth:
  - .a 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
  - .b 4.0 metres to a balcony or terrace
  - .c 4.0 metres to the bay window, box window or bow window with or without foundation
- .8 Maximum Building Height: 11.0 metres
- .9 Maximum Lot Coverage: No requirement
- .10 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
- .11 Maximum Garage Door Width:
  - .a For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres

- .b For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres
- .c The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider than the maximum garage door width permitted on the lot

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

.13 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard

.14 Maximum Dwelling Units Attached: 9

**12.624 Exception 624****12.624.1 The lands shall only be used for the following purposes:**

1. Shall only be for the purposes permitted by Exception 624.1(1)(a) or the purposes permitted by Exception 624.1(1)(b) but not both sections and not any combination of both sections:

Either:

- .a The following:
  - .i A public or private school;
  - .ii A day nursery only in conjunction with a public or private school;
  - .iii A place of worship only in conjunction with a public or private school;
  - .iv A park, playground or recreational facility operated by a public authority; and,
  - .v Purposes accessory to the other permitted purposes.

Or:

- .b The following:
  - .i Those purposes permitted in the R1- Exception 2810 zone and/or the R2- Exception 2370 zone and/or the R2- Exception 2 zone and/or the R2- Exception 641 zone.

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

- .1 For those purposes permitted in I1- Exception 624.1(1)(a), the requirements and restrictions as set out in an I1 zone;
- .2 For those purposes permitted in a R1-2810 zone, the requirements and restrictions as set out in the R1-2810 zone;
- .3 For those purposes permitted in a R2- Exception 2370 zone, the requirements and restrictions as set out in the R2- Exception 2370 zone;
- .4 For those purposes permitted in a R2- Exception 2 zone, the requirements and restrictions as set out in the R2- Exception 2 zone;
- .5 For those purposes permitted in a R2 – Exception 641 zone, the requirements and restrictions as set out in the R2 – Exception 641 zone.

**12.624.3 for the purposes of Exception 624:**

- .1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all general provisions of this By-law which are not in conflict with those set out in Exception 624.2.

## 12.625 Exception 625

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

- .1 Purposes permitted in the R3M zone;
- .2 A townhouse dwelling;
- .3 A stacked townhouse dwelling;
- .4 A back to back townhouse dwelling;
- .5 Purposes accessory to the other permitted uses;

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

- .1 Minimum Lot Width: No Requirement;
- .2 Minimum Lot Depth: No Requirement;
- .3 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
- .4 Minimum Interior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
- .6 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
- .7 Minimum separation between buildings: 12.0 metres except that:
  - .a that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
  - .b that a minimum 7.0 metres shall be permitted between an end wall of a townhouse dwelling and a rear wall of a townhouse dwelling;
- .8 Maximum Building Height:
  - .a 8 storeys, excluding roof top stairway access enclosures, for Multiple Residential Dwellings and Apartment Dwellings;
  - .b 4 storeys, excluding roof top stairway access enclosures, for Townhouse Dwellings, Stacked Townhouse Dwellings, and Back to Back Townhouse Dwellings;
- .9 Minimum Building Height: 3 storeys;
- .10 Maximum Lot Coverage: No Requirement;
- .11 Minimum Landscaped Open Space:

- .a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;
- .b 3.0 metres along a Lot Line abutting a public road;

.12 Minimum Unit Width:

- .a 6.0 metres for a Townhouse Dwelling;
- .b 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;
- .c 6.0 metres for a Back to Back Townhouse Dwelling;
- .d 6.0 metres for a Stacked Townhouse Dwelling;

.13 A balcony or porch, with or without a cold cellar, may project into the minimum Front Yard and/or minimum Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the minimum Front Yard and/or minimum Side Yard;

.14 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the minimum Front Yard, minimum Rear Yard, and/or Minimum Side Yard;

.15 All lands zoned R3M- Exception 625 shall be deemed to be one lot for zoning purposes;

.16 Section 3.9 shall not apply;

#### **12.625.3 for the purposes of Exception 625:**

.1 Shall also be subject to the requirements and restrictions relating to the R3M zone and all general provisions of this By-law which are not in conflict with those set out in Exception 625.2;

#### **12. 625.4 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 a. Confirmation that the block has frontage that is accessible; and
- .b b. it is demonstrated to the satisfaction of the Director of Engineering Services, that the block can be adequately serviced and graded.

## 12.626 Exception 626

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

- .1 Shall only be used for the purposes permitted in the R1zone;

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

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum Front Yard or minimum Exterior Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the minimum front and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in Exception 626.2(5);
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in Exception 626.2(5);
- .3 Maximum interior garage width: 6.1 metres;
- .4 Minimum Lot Width: 13.0 metres where a Lot abuts a daylighting triangle;
- .5 Minimum Building Setback:
  - .a 0.0 metres to a daylighting triangle
  - .b 1.2 metres to a corner rounding

### **12. 626.3 for the purposes of Exception 626:**

- .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 626.2;

## 12.627 Exception 627

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

- .1 Purposes permitted in the I1 zone;
- Or,
- .2 The purposes permitted in the R1 – Exception 2368, R2- Exception 2370, R2- Exception 2, and/or R2- Exception 640;

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

- .1 The I1 zone for the purposes permitted in the I1 zone;
- .2 The R1- Exception 2368 zone for the purposes permitted in the R1- Exception 2368 zone;
- .3 The R2- Exception 2370 zone for the purposes permitted in the R2- Exception 2370 zone;
- .4 The R2- Exception 2 zone for the purposes permitted in the R2- Exception 2 zone;
- .5 The R2- Exception 640 zone for the purposes permitted in the R2- Exception 640 zone;

## 12.628 Exception 628

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

- .1 Residential Uses:
  - .a Purposes permitted in the R3M zone;
- .2 Non-Residential Uses;
  - .a An office;
  - .b A retail establishment having no outdoor storage;
  - .c A bank, trust company, or financial institution;
  - .d An art gallery;
  - .e A personal service shop;
  - .f A dry-cleaning and laundry distribution centre;
  - .g A laundromat;
  - .h A printing or copying establishment;
  - .i A commercial school;
  - .j A take-out restaurant;
  - .k A dining room restaurant;
  - .l A health or fitness centre;
  - .m A custom workshop;
  - .n A visual and performing arts studio;
  - .o An animal hospital;
  - .p A medical or dental practice or office;
- .3 Purposes accessory to the other permitted uses;

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

- .1 Maximum Building Height: 8 storeys, excluding roof top stairway access enclosures;
- .2 Minimum Building Height: 3 storeys;
- .3 A minimum 50% of the ground floor of each building shall contain a Non-Residential Use permitted by Exception 628.1(2);
- .4 Minimum Lot Area: 3,800 square metres;

- .5 Minimum Lot Width: No Requirement;
- .6 Minimum Lot Depth: No Requirement;
- .7 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .8 Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .9 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .10 Minimum separation between buildings: 12.0 metres except:
  - .a that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
  - .b that a minimum 7.0 metres shall be permitted between an end wall of a townhouse dwelling and a rear wall of a townhouse dwelling;
- .11 Maximum Floor Space Index: No Requirement;
- .12 Maximum Lot Coverage: No Requirement;
- .13 Minimum Landscaped Open Space:
  - .a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except a building may encroach 2.0 metres;
  - .b 3.0 metres along a Lot Line abutting a public road;
- .14 Minimum Unit Width:
  - .a 6.0 metres for a Townhouse Dwelling;
  - .b 4.5 metres for a Townhouse Dwelling with a rear garage;
  - .c 6.0 metres for a Back to Back Townhouse Dwelling;
  - .d 6.0 metres for a Stacked Townhouse Dwelling;
- .15 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum 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 Minimum Side Yard;
- .16 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;
- .17 Parking shall not be permitted between a building and Inspire Boulevard or Torbram Road;
- .18 Roof top amenity areas are permitted;
- .19 Minimum number of Dwelling Units: 42;

- .20 Maximum number of Dwelling Units: 98;
- .21 Section 5.2.H.12 shall not apply;
- .22 Section 5.2.H.4 shall not apply;
- .23 Section 5.2.I.9 shall not apply;
- .24 For the purposes of this Section, Sections 5.2.D.3, and 3.9 shall not apply;
- .25 For Non-Residential Uses set out in Exception 628.1(2):
  - .a Maximum Gross Commercial Floor Area: 9,290 square metres;
  - .b Shall only be located on the ground floor of buildings;
  - .c Drive-through facilities are not permitted;

**12.628.3 for the purposes of Exception 628:**

- .1 All lands zoned R3M- Exception 628 shall be deemed to be one lot for zoning purposes;
- .2 Shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 628.2 and 628.3 (1);

**12.629 Exception 629**

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

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

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

.1 Minimum Lot Area per Dwelling Unit:

- .a Interior Lot: 204 square metres
- .b Corner Lot: 265 square metres

.2 Minimum Lot Width per Dwelling Unit:

- .a Interior Lot: 7.2 metres
- .b Corner Lot: 9.0 metres

.3 Minimum Lot Depth: 28.35 metres

.4 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except where a dwelling unit abuts a reserve or landscaped buffer block, the minimum requirement shall be 4.0 metres.

.5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

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

.7 a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

## 12.630 Exception 630

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

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

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

- .1 the Minimum Interior Side Yard Width flanking a public walkway shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .2 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

## 12.631 Exception 631

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

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

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

- .1 Minimum Lot Depth: 28.35 metres
- .2 Minimum Corner Lot Area: 345 square metres
- .3 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

## 12.632 Exception 632

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

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

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

- .1 Minimum Lot Area: 311.85 square metres
- .2 Minimum Lot Width: 11.0 metres
- .3 Minimum Lot Depth: 28.35 metres
- .4 Minimum Interior Side Yard Width: 1.8 metres

## 12.633 Exception 633

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

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

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

- .1 Minimum Lot Area: 380.0 square metres
- .2 Minimum Lot Width: 10.0 metres
- .3 Minimum Lot Depth: 38.0
- .4 Minimum Interior Side Yard Width: 1.2 metres

## 12.634 Exception 634

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

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

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

.1 Minimum Lot Depth: 24.0 metres

## 12.635 Exception 635

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

- .1 Residential Uses:
  - .a Purposes permitted in the R3M zone;
  - .b A townhouse dwelling;
  - .c A stacked townhouse dwelling;
  - .d A back to back townhouse dwelling
- .2 Non-Residential Uses:
  - .a An office;
  - .b A retail establishment having no outdoor storage;
  - .c A bank, trust company, or financial institution;
  - .d An art gallery;
  - .e A personal service shop;
  - .f A dry-cleaning and laundry distribution centre;
  - .g A laundromat;
  - .h A printing or copying establishment;
  - .i A commercial school;
  - .j A take-out restaurant;
  - .k A dining room restaurant;
  - .l A health or fitness centre;
  - .m A custom workshop;
  - .n A visual and performing arts studio;
  - .o An animal hospital;
  - .p A medical or dental practice or office;
- .3 Purposes accessory to the other permitted uses;

### **12.635.2 Uses on the lands shall be subject to the following requirements and restrictions:**

- .1 If a building or portion of a building is within 30.0 metres of Inspire Boulevard or within 50.0 metres of Torbram Road, the entire building shall be subject to the following:

- .a Maximum Building Height: 8 storeys, excluding roof top stairway access enclosures;
- .b Minimum Building Height: 4 storeys, excluding roof top stairway access enclosures;
- .c Townhouse Dwellings, Stacked Townhouse Dwellings, and Back-to-Back Townhouse Dwellings are not permitted;

.2 If a building or portion of a building is within 30.0 metres of Inspire Boulevard, a minimum 50% of the ground floor shall be used for Non-Residential uses permitted in Exception 635.1(2).

.3 Maximum Building Height: 4 storeys, excluding roof top stairway access enclosures;

.4 Minimum Building Height: 3 storeys except for an attached garage;

.5 Minimum Lot Area: 9,900 square metres;

.6 Minimum Lot Width: No Requirement;

.7 Minimum Lot Depth: No Requirement;

.8 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.9 Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.10 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

.11 Minimum separation between buildings: 12.0 metres except:

- .a that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
- .b that a minimum 7.0 metres shall be permitted between an end walls of townhouse dwellings and a rear wall of a townhouse dwelling;

.12 Maximum Floor Space Index: No Requirement;

.13 Maximum Lot Coverage: No Requirement;

.14 Minimum Landscaped Open Space:

- .a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;
- .b 3.0 metres along a Lot Line abutting a public road;

.15 Minimum Unit Width:

- .a 6.0 metres for a Townhouse Dwelling;
- .b 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;
- .c 6.0 metres for a Back to Back Townhouse Dwelling;

- .d 6.0 metres for a Stacked Townhouse Dwelling;
- .16 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum 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 Minimum Side Yard;
- .17 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;
- .18 Parking shall not be permitted between a building and Inspire Boulevard or Torbram Road;
- .19 Roof top amenity areas are permitted;
- .20 Minimum number of Dwelling Units: 94;
- .21 Maximum number of Dwelling Units: 262;
- .22 Section 5.2.H.12 shall not apply;
- .23 Section 5.2.H.4 shall not apply;
- .24 Section 5.2.I.9 shall not apply;
- .25 For the purposes of this Section, Sections 5.2.D.3, and 3.9 shall not apply;
- .26 For Non-Residential Uses set out in Exception 635.1(2):
  - .a Maximum Gross Commercial Floor Area: 9,290 square metres;
  - .b Shall only be located on the ground floor of buildings;
  - .c Drive-through facilities are not permitted;

**12.635.3 for the purposes of Exception 635:**

- .1 All lands zoned R3M- Exception 635 shall be deemed to be one lot for zoning purposes;
- .2 All lands zoned R3M – Exception 635 shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this By-law which are not in conflict with those set out in Exceptions 635.2 and 635.3 (1);

## 12.636 Exception 636

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

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

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

- .1 all buildings and structures shall be setback a minimum distance of 10.0 metres from the Trans Canada Pipeline right-of-way.

## 12.637 Exception 637

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

- .1 Purposes permitted in the R2 zone;
- .2 A multiple residential dwelling;
- .3 An apartment dwelling;
- .4 A stacked townhouse dwelling;
- .5 A back to back townhouse dwelling;
- .6 Purposes accessory to the other permitted uses;

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

- .1 Minimum Lot Area: 9,900 square metres;
- .2 Minimum Lot Width: No Requirement;
- .3 Minimum Lot Depth: No Requirement;
- .4 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .5 Minimum Interior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .7 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .8 Minimum separation between buildings: 12.0 metres except:
  - .a that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
  - .b that a minimum 7.0 metres shall be permitted between an end wall of townhouse dwellings and a rear wall of townhouse dwellings;
- .9 Maximum Building Height:
  - .a 8 storeys, excluding roof top stairway access enclosures, for Multiple Residential Dwellings and Apartment Dwellings;
  - .b 4 storeys, excluding roof top stairway access enclosures, for Townhouse Dwellings, Stacked Townhouse Dwellings, and Back to Back Townhouse Dwellings;
- .10 Minimum Building Height: 3 storeys except for an attached garage;

- .11 Maximum Lot Coverage: No Requirement;
- .12 Minimum Landscaped Open Space:
  - .a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;
  - .b 3.0 metres along a Lot Line abutting a public road;
- .13 Minimum Unit Width:
  - .a 6.0 metres for a Townhouse Dwelling;
  - .b 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;
  - .c 6.0 metres for a Back to Back Townhouse Dwelling;
  - .d 6.0 metres for a Stacked Townhouse Dwelling;
- .14 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum 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 Minimum Side Yard;
- .15 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;
- .16 Minimum number of Dwelling Units: 31;
- .17 Maximum number of Dwelling Units: 52;
- .18 Section 5.2.H.12 shall not apply;
- .19 Section 5.2.H.4 shall not apply;
- .20 Section 5.2.I.9 shall not apply;
- .21 For the purposes of this Section, Sections 5.2.D.3, and 3.9 shall not apply;

**12.637.3 for the purposes of Exception 637:**

- .1 All lands subject to Exception 637 shall be deemed to be one lot for zoning purposes;
- .2 The lands shall also be subject to the requirements and restrictions relating to the R2 zone and all general provisions of this By-law which are not in conflict with those set out in Exception 637.2 and 637.3(1);

## 12.638 Exception 638

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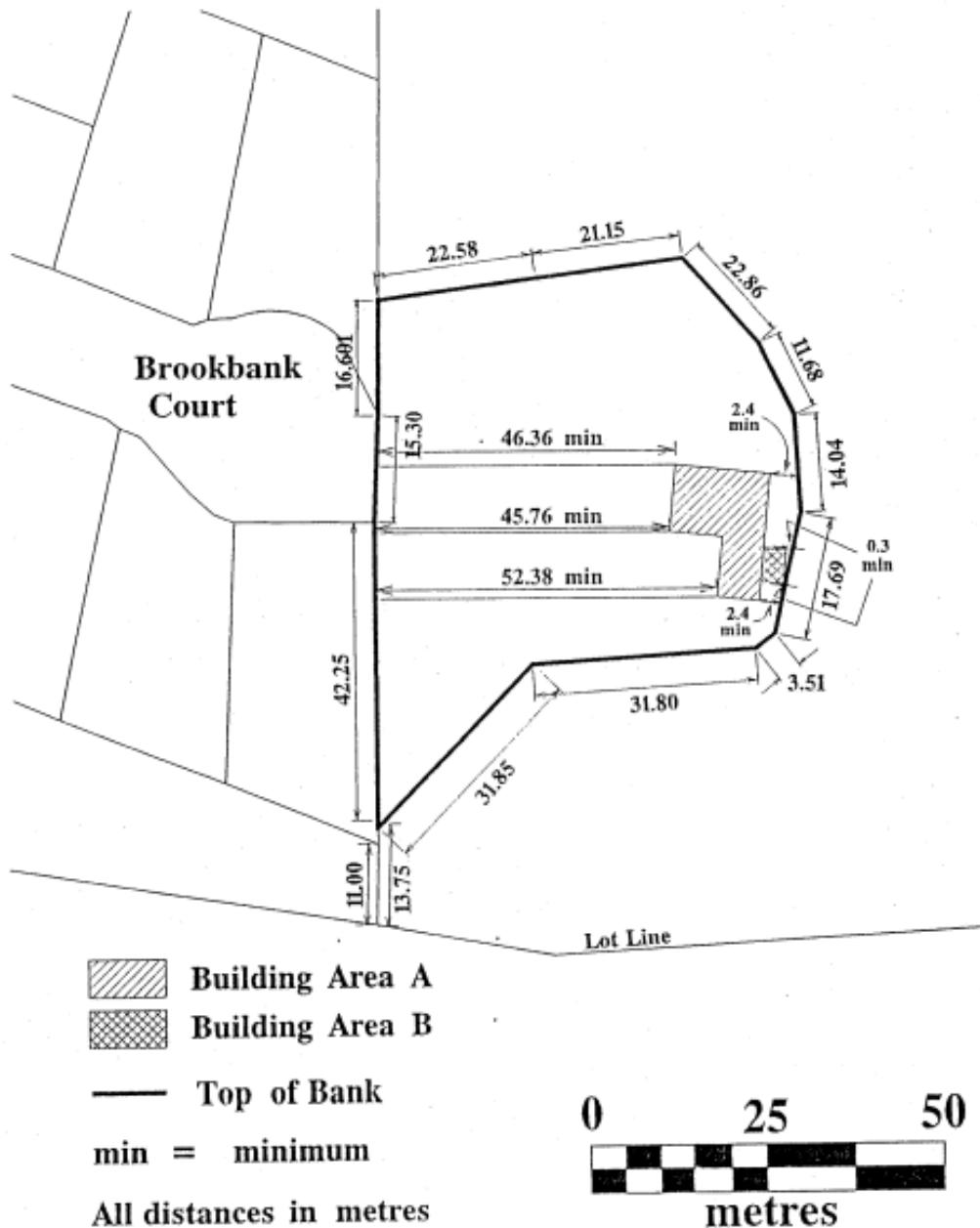
### **12.638.1 The lands shall only be used for the following purposes:**

- .1 one single detached dwelling
- .2 a group home
- .3 an auxiliary group home
- .4 a home occupation
- .5 purposes accessory to the other permitted purposes

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

- .1 Minimum Lot Area: 0.78 hectares
- .2 the minimum front yard depth, side yard width and rear yard depth shall be as shown on Figure 1.
- .3 single detached dwelling shall be located only within Building Area A as shown on Figure 1.
- .4 a balcony shall be located only within Building Area B as shown on Figure 1.

Figure 1



## 12.639 Exception 639

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

- .1 Purposes permitted in the R2 zone;
- .2 Rear Lane Townhouse Dwellings;

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

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres;
- .4 Rear Yard Depth: 6.0 metres where there is an attached garage;
- .5 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle;
- .6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .7 Minimum Detached Garage Setback:
  - .a 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
  - .b 2.0 metres to the Flankage Lot Line;
  - .c 0.3 metres to an Interior Side Lot Line except this may be reduced to 0.0 metres where the garages of two lots sharing a lot line are designed as one building;
- .8 Detached Garage Maximum Gross Floor Area: 42 square metres;
- .9 Maximum cumulative garage door width: 5.5 metres;
- .10 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .11 Section 5.2.H.12 shall not apply;
- .12 Section 5.2.H.4 shall not apply;
- .13 Section 5.2.I.9 shall not apply;

- .14 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .15 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .16 For the purposes of this exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;
- .17 For the purposes of this exception, Sections 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;
- .18 For the purposes of this exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

**12.639.3 for the purposes of Exception 639:**

- .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 639.2.

## 12.640 Exception 640

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

- .1 Purposes permitted in the R2 zone;
- .2 Rear Lane Townhouse Dwellings;

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

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres
- .4 Minimum Rear Yard Depth: 6.0 metres;
- .5 Maximum Building Height: 3 storeys;
- .6 Minimum Lot Width: 5.0 metres where a Lot abuts a daylighting triangle;
- .7 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .8 Maximum cumulative garage door width: 4.8 metres;
- .9 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .10 Section 5.2.H.12 shall not apply;
- .11 Section 5.2.H.4 shall not apply;
- .12 Section 5.2.I.9 shall not apply;
- .13 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .14 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .15 For the purposes of this exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;

- .16 For the purposes of this exception, Sections 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;
- .17 For the purposes of this exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

**12.640.3 for the purposes of Exception 640:**

- .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 640.2.

## 12.641 Exception 641

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

- .1 Purposes permitted in the R2 zone;
- .2 Rear Lane Townhouse Dwellings;

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

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres; Minimum (4)
- .4 Rear Yard Depth: 6.0 metres;
- .5 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle;
- .6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .7 Minimum Detached Garage Setback Requirements:
  - .a 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
  - .b 2.0 metres to the Flankage Lot Line;
  - .c 0.3 metres to an Interior Side Lot Line except this may be reduced to 0.0 metres where the garages of two lots sharing a lot line are designed as one building;
- .8 Detached Garage Maximum Gross Floor Area: 42 square metres;
- .9 Maximum cumulative garage door width: 5.5 metres;
- .10 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .11 Section 5.2.H.12 shall not apply;
- .12 Section 5.2.H.4 shall not apply;
- .13 Section 5.2.I.9 shall not apply;

- .14 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .15 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .16 For the purposes of this exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;
- .17 For the purposes of this exception, Sections 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;
- .18 For the purposes of this exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

**12.641. for the purposes of Exception 641:**

- .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 641.2.

## 12.642. Exception 642

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### **12.642.1 The lands shall only be used and developed for the following purposes:**

- .1 Until such time as the Holding (H) is lifted, the uses permitted in the LC Zone as well as the following uses:
  - .a Office
  - .b Workshop
  - .c Hotel
  - .d Banquet Hall
  - .e Commercial Recreation
  - .f Commercial Service and Repair
  - .g Courier and Taxi Service
  - .h Garden Centre
  - .i Micro Manufacturing
  - .j Organizational Club
  - .k Self Storage Facility
  - .l Theatre
- .2 After the Holding (H) is lifted, the uses permitted in the MH Zone

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

- .1 For lands subject to a Holding (H):
  - .a Minimum Landscaped Open Space: 8%
  - .b Provisions 4.2.C and 6.2.B. and 6.2.C.1 of the Parent Zoning By-law shall not be applicable.
  - .c The maximum parking space requirements of Table 4.1.1 of the Parent Zoning By-law shall not apply.
  - .d Minimum Building Setback from Queen Street East: 50 metres
  - .e Minimum Building Height: 6 metres
  - .f Outdoor storage is not permitted.

**12.642.3 The Holding (H)**

.1 The Holding (H) symbol shall not be removed from all or any part of the lands zoned (H)MH-642 until such time as the following condition has been met to the satisfaction of the Commissioner, Planning, Building and Growth Management:

.a A Concept Master Plan for the entirety of the lands subject to the Holding provision generally identifying the following:

- .i Pedestrian Connections and Public/Private Street Network;
- .ii Delineation of development blocks;
- .iii Public/Private parkland and community infrastructure;
- .iv Location of non-residential uses;
- .v Development phasing; and,
- .vi Statistics.

## 12.643. Exception 643

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

- .1 Purposes permitted in the R1 zone;

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

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Rear Yard, and Minimum Exterior Side Yard;
- .3 Minimum Lot Depth: 22.0 metres;
- .4 Maximum Interior Garage Width: 6.1 metres or 50% of the Dwelling Width, whichever is greater;
- .5 A garage is permitted to face the Flankage Lot Line;
- .6 Notwithstanding any other provision of the By-law, the Maximum permitted Width of the portion of the driveway, between the street curb and the Front Lot Line or Flankage Lot Line (within the City boulevard), shall be a maximum of 6.0 metres when measured parallel to the front of the attached garage. The Maximum permitted Width of the remainder of the driveway in the Front Yard or Exterior Side Yard shall be permitted, measured parallel to the front of the attached garage.

### **12.643.3 for the purposes of Exception 643:**

- .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 643.2.

## 12. 644. Exception 644

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

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

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

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylight triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard or Minimum Rear Yard;
- .3 Maximum Interior Garage Width: 6.1 metres on lots having a lot width of 14.0 metres or greater;
- .4 For the purposes of this Exception, the Rear Lot Line shall be deemed to be the intersection of the two Lot Lines furthest away from the Front Lot Line;
- .5 For the purposes of this Exception, any Lot Line, excluding the Front Lot Line and Rear Lot Line, shall be deemed an Interior Side Lot Line

### **12.644. for the purposes of Exception 644:**

- .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 644.2.

## 12.645. Exception 645

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

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

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

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylight triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard and 1.5 metres into the minimum Rear Yard;
- .3 Minimum Front Yard Depth: 3.5 metres;
- .4 Minimum Rear Yard Depth: 4.0 metres;
- .5 Minimum Lot Depth: 17.0 metres

### **12.645. for the purposes of Exception 645:**

- .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 645.2.

## 12.646 Exception 646

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

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

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

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Exterior Side Yard, and Minimum Rear Yard;
- .3 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle;
- .4 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .5 Maximum Interior Garage Width: 6.1 metres on lots having a lot width of 14.0 metres or greater;
- .6 Maximum cumulative garage door width: 5.05 metres on lots having a lot width of 11.6 metres to 12.5 metres;

### **12.646.3 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has 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; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.647. Exception 647

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

- .1 Shall only be used for the purposes permitted in the R1-Exception 2367;

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

- .1 Uses permitted under R1-Exception 647 shall be subject to the requirements and restrictions set out in the R1-Exception 2367;

### **12.647.3 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has 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; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.648 Exception 648

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

- .1 Purposes permitted in the I1 zone;
- Or
- .2 The purposes permitted in the R1-Exception 2368, R2-Exception 2370, and/or R2-Exception 640 zone;

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

- .1 The I1 zone for the purposes permitted in the I1 zone;
- .2 The R1-Exception 2368 zone for the purposes permitted in the R1-Exception 2368 zone;
- .3 The R2-Exception 2370 for the purposes permitted in the R2-Exception 2370 zone;
- .4 The R2-Exception 670 for the purposes permitted in the zone;
- .5 The R2-Exception 640 zone for the purposes permitted in the R2-Exception 640 zone;

### **12.648.3 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has 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; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.649 Exception 649

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot: 360 square metres;
- .b Corner Lot: 456 square metres;

.2 Minimum Lot Width:

- .a Interior Lot: 12.0 metres;
- .b Corner Lot: 15.0 metres;

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;

.5 Minimum Lot Depth: 30 metres;

.6 Minimum Rear Yard Depth: 7.5 metres; and,

.7 where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres.

## 12.650 Exception 650

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

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

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

- .1 Minimum Lot Area: 333 square metres;
- .2 Minimum Lot Width: 11.5 metres
- .3 Minimum Front Yard Depth: 4.5 metres
- .4 Minimum Interior Side Yard Width:
  - .a 1.2 metre on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- .5 Minimum Lot Depth: 29 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres;
- .7 where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,
- .8 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

## 12.651 Exception 651

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

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

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

.1 Minimum Lot Area:

- .a Interior Lot: 315 square metres;
- .b Corner Lot: 405 square metres;

.2 Minimum Lot Width:

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

.3 Minimum Front Yard Depth: 4.5 metres;

.4 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
- .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;

.5 Minimum Lot Depth: 30 metres;

.6 Minimum Rear Yard Depth: 7.5 metres;

.7 the Total Gross Floor Area for a detached garage shall not exceed 26.5 square metres;

.8 where a garage faces either a side lot line, or front lot line the minimum setback to the front lot line the minimum setback to the front of the garage shall be 6.0 metres;

.9 for an interior lot, where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling itself, the inside width of the garages shall not exceed 40 percent of the lot width;

.10 the minimum width of a driveway located in a side yard between the dwelling and the side lot line shall have a minimum width of 2.4 metres provided that the driveway abuts a driveway on the adjoining property and that no fence is erected between the two adjoining driveways where either driveway is less than 3.0 metres in width; and,

.11 no fence shall be permitted between driveways on adjoining properties where either driveway is less than 3.0 metres in width;

## 12.652 Exception 652

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

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

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

- .1 Minimum Lot Area: 333 square metres;
- .2 Minimum Lot Width: 11.5 metres;
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side, the minimum distance between detached buildings not to be less than 2.4 metres.
- .5 Minimum Lot Depth: 29 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres;
- .7 where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,
- .8 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

## 12.653 Exception 653

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### **12.653.1 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.

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

- .1      Maximum Gross Floor Area of the building shall not exceed 1052 square metres;
- .2      Maximum Height of the building, excepting the church spire, shall not exceed 16 metres;
- .3      Minimum Front Yard Depth: 4.5 metres;
- .4      Minimum Rear Yard Depth: 5.4 metres;
- .5      Minimum Interior Side Yard Depth: 3.0 metres;
- .6      Parking shall be provided on the basis of one parking space for every 8.4 square metres of floor area devoted to worship;
- .7      a minimum 3.0 metre wide landscaped open space strip shall be provided and maintained along the front lot line except at the location of an access driveway

## 12.654 Exception 654

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

- .1 Minimum Lot Area for semi-detached dwelling:
  - .a Interior Lot: 450 square metres per lot, and 225 square metres per dwelling unit;
  - .b Corner Lot: 540 square metres per lot, with 320 square metres for the dwelling unit closest to the flankage lot line;
- .2 Minimum Lot Width for semi-detached dwelling:
  - .a Interior Lot: 15 metres per lot, and 7.5 metres per dwelling unit;
  - .b Corner Lot: 18 metres per lot with 10.5 metres for the dwelling unit closest to the flankage lot line;
- .3 no building shall be located closer than 10 metres to any lands zoned NS, OS or P.

## 12.655 Exception 655

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

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

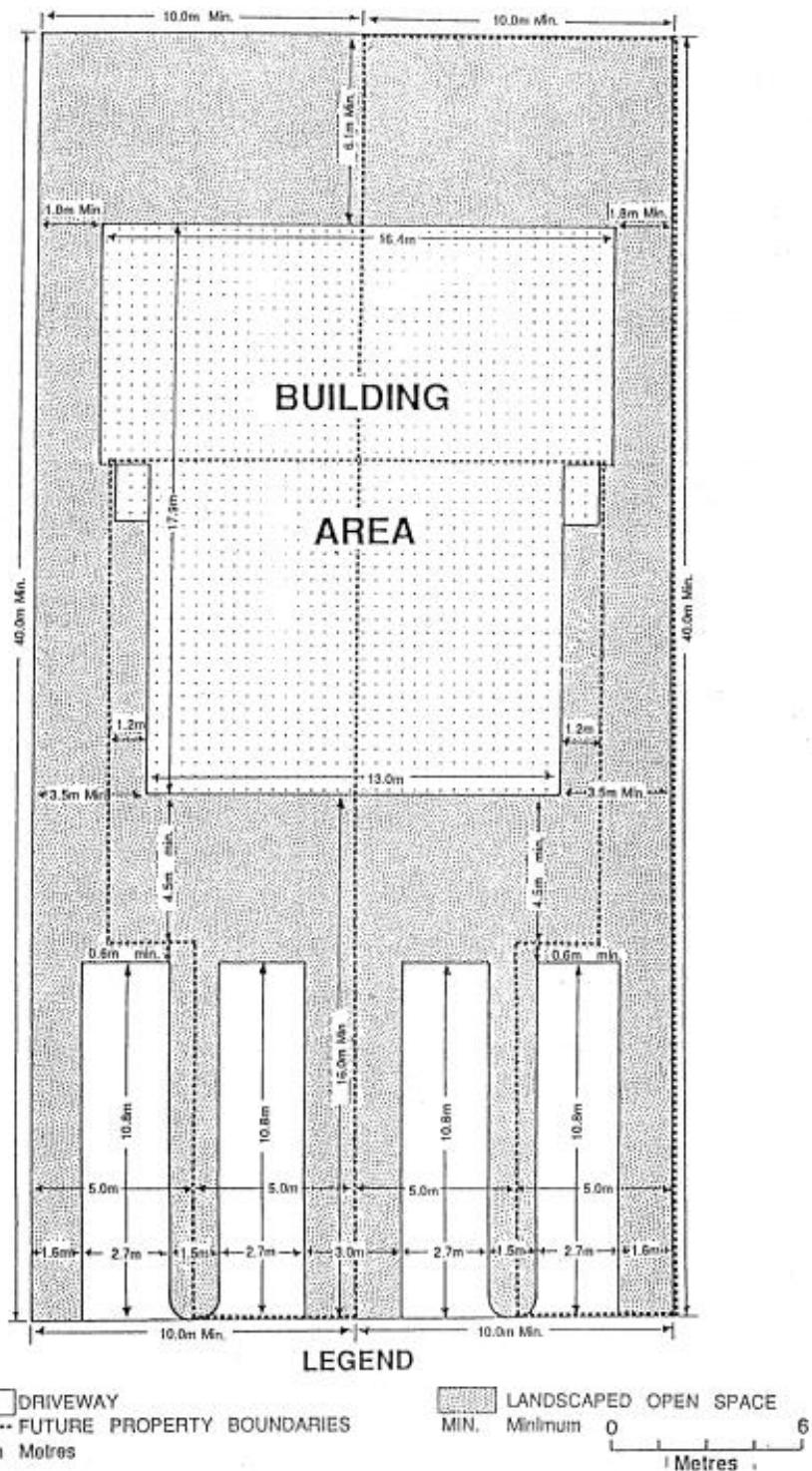
### **12.655.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot: 800 square metres per lot and 400 for the two dwelling units attached back to front; and
  - .b Corner Lot: 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.
- .2 Minimum Lot Dimensions for each quattroplex, each dwelling unit within a quattroplex building, building envelopes, landscaped open space areas, driveway location and driveway design shall be as shown on Figure 1.
- .3 no building shall be located closer than 10 metres to any lands zoned OS, NS or P with the exception of lands subject to Exception 663 that are zoned OS, NS or P.
- .4 Maximum Building Height: 2 storeys
- .5 the entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- .6 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.
- .7 uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.
- .8 a detached garage or carport shall not be permitted.
- .9 maximum number of driveways on a lot shall not exceed 4; the maximum width of the individual driveways on a lot shall not exceed 2.75 metres.
- .10 the size of a parking space shall be 2.70 metres wide, by 5.4 metres long.
- .11 no swimming pools shall be permitted.
- .12 no accessory buildings shall be permitted.
- .13 an externally accessible storage area shall be incorporated into each dwelling unit as part of the dwelling unit design.
- .14 no person shall erect more than one
- .15 quattroplex dwelling on one lot.

**12.655.3 for the purposes of Exception 655:**

.1 Private Outdoor Amenity Area shall mean a landscaped open space abutting a dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line. Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

Figure 1



## 12.656 Exception 656

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

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

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

- .1 Minimum Exterior Side Yard Width: 14 metres
- .2 Maximum Number of Dwelling Units: 116
- .3 Minimum Parking Requirements:
  - .a Resident: 1.75 spaces per unit
  - .b Visitor: 0.25 spaces per unit
  - .c Recreation Equipment: 0.05 spaces per unit
  - .d a minimum of 1 parking space per unit shall be provided underground, with the remainder to be provided at grade
- .4 no building shall be closer than 10 metres to any lands zoned OS.

### **12.656.3 for the purposes of Exception 656:**

- .1 Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 3 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has an independent entrance to open space immediately abutting the front wall of each unit.

## 12.657 Exception 657

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

- .1 the purposes permitted in the R2 Zone.

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

- .1 Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres from the front lot line.
- .2 Minimum Rear Yard Depth: 7.6 metres with the exception of the rear yard abutting Block 156, Registered Plan 43M-1175 which shall be 10 metres.

## 12.658 Exception 658

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

- .1 a townhouse dwelling; and
- .2 the purposes permitted in the R3L Zone.

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

- .1 for a townhouse dwelling, the minimum front yard depth shall be a minimum of 4.5 metres provided that the front of any garage or carport not be closer than 6 metres from the front lot line.
- .2 for a townhouse dwelling the requirements and restrictions of R2 Zone shall apply.
- .3 a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.
- .4 for the purposes permitted in the R3L Zone, the requirements and restrictions of R3L Zone shall apply.

## 12.659 Exception 659

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

- .1 the purposes permitted in the LC zone; and
- .2 adult entertainment parlours, billiard parlours, pool halls, amusement arcades and adult video stores shall not be permitted.

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

- .1 Minimum Front Yard Depth: 4.5 metres
- .2 Minimum Interior Side Yard Width: 9 metres
- .3 Minimum Landscaped Open Space:
  - .a in the front, interior side, exterior side and rear yards: 3 metres
- .4 Maximum Gross Leasable Floor Area: 2,787 square metres
- .5 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building.
- .6 all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building.

## 12.660 Exception 660

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

- .1 a retail establishment having no outside storage;
- .2 a supermarket;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company and finance company with or without a drive through facility;
- .6 through facility;
- .7 an office;
- .8 a dry cleaning and laundry distribution station;
- .9 a laundromat;
- .10 a parking lot;
- .11 a dining room restaurant, a convenience restaurant, a take-out restaurant with or without a drive through facility; a printing or copying establishment;
- .12 a commercial school;
- .13 a garden centre sales establishment;
- .14 a temporary open air market;
- .15 a community club;
- .16 a health centre;
- .17 a taxi or bus station;
- .18 a theatre;
- .19 a custom workshop;
- .20 a motor vehicle repair shop;
- .21 a swimming pool sales and service establishment;
- .22 a furniture and appliance store;
- .23 a beer or liquor store;
- .24 purposes accessory to the other permitted purposes; and
- .25 a place of commercial recreation, adult entertainment parlours, billiard parlours, pool halls, amusement arcades and adult video stores shall not be permitted.

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

- .1 Maximum Gross Leasable Floor Area: 30,657 square metres
- .2 Maximum Gross Leasable Floor Area for a Supermarket: 6,039 square metres
- .3 Minimum Setback from Bovaird Drive: 13.8 metres
- .4 Minimum Setback from Main Street:
  - .a for a building equal or larger than 2300 square metres: 4.5 metres
  - .b for a building less than 2300 square metres: 6 metres
- .5 Minimum Setbacks from all zones shall be 6 metres except abutting a residential zone, then the minimum setback shall be 9 metres.
- .6 Minimum Setback from other zones shall be 6 metres except abutting a residential zone, then the minimum setback shall be 9 metres.
- .7 Maximum Building Height: no restrictions except for a building containing more than 1,850 square metres of office use, the minimum building height shall be 2 storeys.
- .8 Minimum Landscaped Open Space:
  - .a abutting Main Street and Bovaird Drive: 4.5 metres wide landscaped strip
  - .b abutting any other street or site limits: 6 metre wide landscaped strip.
- .9 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building.
- .10 all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building.
- .11 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

## 12.661 Exception 661

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

- .1 the purposes permitted in the R2 Zone.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 185 square metres per dwelling unit
  - .b Corner Lot: 275 square metre per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 6 metres
  - .b Corner Lot: 9 metres
- .3 Front Yard Depth: 4.5 metres provided that the front of any garage or carport not be closer than 6 metres to the front lot line.
- .4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .5 a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

## 12.662 Exception 662

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

- .1 Purposes permitted in the R3M zone;
- .2 Residential Uses:
  - .a A townhouse dwelling;
  - .b A stacked townhouse dwelling;
  - .c A back to back townhouse dwelling
- .3 Non-Residential Uses:
  - .a An office;
  - .b A retail establishment having no outdoor storage;
  - .c A supermarket;
  - .d A service shop;
  - .e A bank, trust company, or financial institution;
  - .f An art gallery;
  - .g A personal service shop;
  - .h A dry-cleaning and laundry distribution centre;
  - .i A laundromat;
  - .j A printing or copying establishment;
  - .k A commercial school;
  - .l A take-out restaurant;
  - .m A dining room restaurant;
  - .n A convenience restaurant;
  - .o A health or fitness centre;
  - .p A custom workshop;
  - .q A visual and performing arts studio;
  - .r A medical or dental practice or office;
  - .s An amusement arcade;
  - .t A temporary open air market;

- .u A place of commercial recreation but not including a billiard hall;
- .v A community club;
- .w A tavern;
- .x A taxi or bus station;
- .y A swimming pool sales and service establishment;
- .z An animal hospital;

.4 Purposes accessory to the other permitted uses;

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

- .1 A Minimum gross commercial floor area of 1,858 square metres (20,000 square feet);
- .2 Maximum gross commercial floor area of 9,290 square metres (100,000 square feet) shall be provided;
- .3 If a building or portion of a building is within 30.0 metres of Inspire Boulevard the entire building shall be subject to the following:
  - .a Maximum Building Height: 8 storeys excluding roof top stairway access enclosures;
  - .b Minimum Building Height: 6 storeys;
  - .c Apartment dwellings shall be the only residential use permitted;
  - .d A minimum 50% of the ground/first floor of an apartment dwelling shall be used for non-residential purposes set Exception 662.1(3);
- .4 Maximum Building Height: 8 storeys, excluding roof top stairway access enclosures;
- .5 Minimum Building Height: 3 storeys, except for an attached garage;
- .6 Minimum Lot Area: 19,500 square metres;
- .7 Minimum Lot Width: No Requirement;
- .8 Minimum Lot Depth: No Requirement;
- .9 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .10 Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .11 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 12 metres to a rounding;
- .12 Minimum separation between buildings: 12.0 metres except:
  - .a that a minimum 24 metres shall be permitted between end walls of townhouse dwellings;

- .b that a minimum 7.0 metres shall be permitted between an end wall of townhouse dwellings and a rear wall;
- .13 Maximum Floor Space Index: No Requirement;
- .14 Maximum Lot Coverage: No Requirement;
- .15 Minimum Landscaped Open Space:
  - .a An Urban Square having a minimum contiguous area of 800 square metres abutting the intersection of Torbram Road and Inspire Boulevard. For the purpose of this section, an "Urban Square" may be comprised of both hard and soft landscaped surfaces, and may include amenity structures such as picnic or shade shelters, planters, retaining walls, play structures, fountains, splash pads or similar features.
  - .b 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except a building may encroach 2.0 metres into required landscaped open space;
  - .c 3.0 metres along a Lot Line abutting any other public street;
- .16 Minimum Unit Width:
  - .a 6.0 metres for a Townhouse Dwelling;
  - .b 4.5 metres for a Townhouse Dwelling with a rear garage;
  - .c 6.0 metres for a Back to Back Townhouse Dwelling;
  - .d 6.0 metres for a Stacked Townhouse Dwelling;
- .17 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or 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 Minimum Side Yard;
- .18 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;
- .19 Parking shall not be permitted between a building and the lot line abutting Inspire Boulevard or Torbram Road;
- .20 Roof top amenity areas are permitted;
- .21 Minimum number of Dwelling Units: 210;
- .22 Maximum number of Dwelling Units: 319;
- .23 For Non-Residential Uses set out in Exception 635.1(2):
  - .a Shall only be located on the ground floor of buildings;
  - .b Drive-through facilities are not permitted;

- .24 For each apartment dwelling and multiple residential dwelling, a minimum of one outdoor amenity area of at least 8.0 square metres shall be provided and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- .25 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .26 Detached Garage Maximum Gross Floor Area: 42 square metres;
- .27 Maximum cumulative garage door width: 5.5 metres;
- .28 Notwithstanding any other provision of the By-law, the Maximum Driveway Width for a live-work townhouse, a townhouse dwelling or a back to back townhouse dwelling shall be equal to the width of the dwelling unit;
- .29 Section 5.2.H.12 shall not apply;
- .30 Section 5.2.H.4 shall not apply;
- .31 Section 5.2.I.9 shall not apply;
- .32 For the purposes of this Section, Sections 5.2.D.3 and 3.9 shall not apply;

#### **12.662.3 for the purposes of section 662**

- .1 All lands zoned R3M-662 shall be deemed to be one lot for zoning purposes;
- .2 Shall also be subject to the requirements and restrictions relating to the general provisions of this By-law which are not in conflict with those set out in Exception 662.2 and 662.3(1);

#### **12.662.4 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has 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; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.663. Exception 663

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

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

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

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Rear Yard, and Minimum Rear Yards;
- .3 Minimum Lot Width: 11.1 metres for a Corner Lot;
- .4 Minimum Exterior Side Yard Width: 3.0 metres;

### **12.663.3 for the purposes of Exception 663:**

- .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 663.2;

### **12.663.4 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has 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; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12. 664. Exception 664

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

- .1 shall only be used for the purposes permitted in I1 and OS Zones, or the purposes permitted by R1 Zone, but not both:
  - .a either:
    - .i those purposes permitted in an I1 Zone; and
    - .ii those purposes permitted in an OS Zone.
  - .b or:
    - .i those purposes permitted in a R1 Zone.

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

- .1 for the purposes permitted in an OS Zone, the requirements and restrictions as set out in an OS Zone.
- .2 for the purposes permitted in an I1 Zone:
  - .a no building or structure shall be located farther than 110 metres from the front lot line; and
  - .b the requirements and restrictions as set out in an I1 zone.
- .3 for the purposes permitted in a R1 zone, the requirements and restrictions as set out in a R1 zone.

### **12.664.3 for the purposes of Exception 664:**

- .1 for the purposes permitted in Section 664.1(1)(a)(i) shall also be subject to the requirements and restrictions relating to the I1 Zone, for the purposes permitted in Section 664.1(1)(a)(ii) shall also be subject to the requirements and restrictions relating to the OS Zone, for the purposes permitted in a Section 664.1(1)(b) shall also be subject to the requirements and restrictions relating to the R1 Zone and for all permitted purposes the general provisions of this by-law that are not in conflict with those set out in section 664.2 shall apply.

## 12.665 Exception 665

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

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

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

- .1 Minimum Front Yard Depth:
  - .a to the front or rear wall of a building: 6.0 metres
  - .b to the side wall of a building: 4.5 metres
- .2 Minimum Distance Between Buildings:
  - .a between two exterior walls which contain no windows to habitable rooms: 3.0 metres
  - .b between two exterior walls one of which contains windows to habitable rooms: 7.6 metres
  - .c between two exterior walls both of which contain windows to habitable rooms: 13.5 metres
- .3 the maximum number of dwelling units which may be attached shall not exceed 8
- .4 the Maximum Number of Dwelling Units shall not exceed 152, and
- .5 no building shall be located closer than 15 metres to a Trans-Canada Pipeline right-of-way or pipeline easement.

## 12.666 Exception 666

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

- .1 an office;
- .2 only in conjunction with an office, and wholly enclosed within an office building, the following:
  - .a a retail establishment, having no outside storage or goods and materials;
  - .b a service shop;
  - .c a bank, trust company, or financial institution;
  - .d a dining room restaurant, a convenience restaurant, and a take out restaurant, but excluding a restaurant with drive through facilities;
  - .e a health centre;
- .3 those purposes permitted in a PE zone; and,
- .4 purposes accessory to the other permitted purposes.

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

- .1 the Minimum Setbacks shall be as follows:
  - .a from the lot line abutting Steeles Avenue East: 14.0 metres;
  - .b from the lot line abutting West Drive: 9.0 metres;
  - .c from all other lot lines: 6.0 metres;
- .2 all garbage and refuse storage areas, including any containers for recyclable materials, shall be enclosed, except for restaurant refuse storage which shall be contained in a climate controlled area within a building;
- .3 Landscaped Open Space: other than approved driveway locations, the following minimum landscaped open space shall be provided:
  - .a 13.0 metre wide strip along West Drive
  - .b a 6.0 metre wide strip shall be provided along Steeles Avenue East, and which shall be increased to 9.0 metres in width if the property is being used for those purposes permitted by Exception 666.1(3);
- .4 for the purposes of this by-law, the front lot line shall be defined as that portion of the site which abuts Steeles Avenue East;
- .5 Minimum Lot Width: 29.0 metres;
- .6 an adult entertainment parlour, or an adult video store shall not be permitted;

.7 for those uses permitted in Exception 666.1(2) and (3), the requirements and restrictions relating to the PE zone and all the general provisions of the by-law.

## 12.667 Exception 667

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### **12.667.1 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 printing or copying establishment;
  - .l a commercial school;
  - .m a place of commercial recreation;
  - .n a community club;
  - .o a health centre or fitness centre;
  - .p a custom workshop;
  - .q a convenience store; and
  - .r a swimming pool sales and service establishment.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 the Minimum Interior Side Yard Width abutting an Institutional zone shall be 9 metres;
- .2 the Maximum Gross Leasable Commercial Floor Area of the supermarket shall not exceed 1,400 square metres;
- .3 the Maximum Building Height shall be one storey;

- .4 all garbage and refuse containers shall be located within the building;
- .5 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
- .6 no outside storage or display of goods shall be permitted;
- .7 a minimum 3 metre wide landscaped open space shall be provided along the site limits except at vehicular access locations; and
- .8 uses specifically not permitted:
  - .a an adult video store;
  - .b an adult entertainment parlour; and
  - .c an amusement arcade.
- .9 the Minimum Exterior Side Yard or Rear Yard abutting a Residential zone shall be 9 metres;
- .10 the loading and waste disposal facilities for a supermarket shall be oriented such that the door is not visible from a residentially zoned property.

## 12.668 Exception 668

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

- .1 A Live-Work Townhouse Dwelling;
- .2 Non-Residential Uses in a live-work dwelling:
  - .a An Office;
  - .b A Retail establishment having no outdoor storage;
  - .c A bank, trust company, or financial institution;
  - .d An art gallery;
  - .e A personal service shop;
  - .f A dry-cleaning and laundry distribution station;
  - .g A laundromat;
  - .h A printing or copying establishment;
  - .i A commercial school;
  - .j A take-out restaurant;
  - .k A dining room restaurant;
  - .l A health or fitness centre;
  - .m A custom workshop;
  - .n A visual and performing arts studio;
  - .o A medical or dental practice or office;
  - .p A purposes accessory to the other permitted uses;
  - .q A day nursery;
  - .r A home occupation accessory to the primary residential dwelling, such that it occupies a maximum of 40% of the Gross Floor Area of the Dwelling Unit;
  - .s An animal hospital;

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

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 0.3 metres. Eaves and cornices may project an additional 0.2 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard may encroach a Maximum of 1.0 metres into the Minimum Exterior Side Yard, and may encroach a maximum of 0.3 metres into the Minimum Front Yard;
- .3 Minimum Front Yard Depth: 0.6 metres;
- .4 Minimum Exterior Side Yard Depth: 2.0 metres;
- .5 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .6 Maximum cumulative garage door width: 5.5 metres for a an attached garage;
- .7 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall not exceed the width of the Dwelling Unit;
- .8 Minimum Rear Yard Depth: 0.6 metres;
- .9 Minimum Building Height: 3 storeys except for an attached garage;
- .10 Maximum Building Height: 5 storeys;
- .11 Section 5.2.I.9 shall not apply;
- .12 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, and roof terraces;
- .13 Outdoor patios are permitted;
- .14 Minimum Lot Width: 5.0 metres where a Lot abuts a daylighting triangle or rounding;
- .15 Parking on a driveway in the Rear Yard is permitted for a home occupation use;
- .16 Roof top amenity areas are permitted;
- .17 Air conditioning units are permitted to be located on a balcony or roof terrace;
- .18 Outdoor storage shall not be permitted;
- .19 Drive-through facilities are not permitted;
- .20 For the purposes of this Exception, a Live-Work Townhouse Dwelling:
  - .a A minimum of two (2) parking spaces shall be required for each Live-Work unit;
  - .b A minimum of 50% of the ground floor/first floor area excluding garage area of each unit shall be used for non- residential purposes set out in Exception 668.1;
- .21 Maximum Gross Commercial Floor Area: 105 square metres for the non-residential uses set out in Exception 668.1
- .22 For the purposes of this Exception, a garage is permitted in the abutting Rear Yard of a Live-Work Townhouse Dwelling;

**12.668.3 for the purposes of Exception 668:**

.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 668.2;

**12.668.4 The Holding (H)**

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has 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; and
- .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.669 Exception 669

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

- .1 Purposes permitted in the R2 zone;
- .2 Rear Lane Townhouse Dwellings;

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

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres;
- .4 Minimum Rear Yard Depth: 6.0 metres where there is an attached garage;
- .5 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle or rounding;
- .6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .7 A detached garage shall be no closer than 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
- .8 Minimum Setback from an Interior Side Lot Line: 0.3 metres for a detached garage, except, this may be reduced to 0.0 metres where the garages of two Lots sharing a Lot Line are designed as one building;
- .9 Maximum Gross Floor Area: 42 square metres for a detached garage;
- .10 Maximum cumulative garage door width: 5.5 metres;
- .11 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .12 Section 5.2.H.12 shall not apply;
- .13 Section 5.2.H.4 shall not apply;
- .14 Section 5.2.I.9 shall not apply;
- .15 Minimum Setback to a Flankage Lot Line: 2.0 metres for a detached garage;

- .16 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .17 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .18 For the purposes of this exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;
- .19 For the purposes of this exception, Sections 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;
- .20 For the purposes of this exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

#### **12.669.3 for the purposes of Exception 669**

- .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 669.2;

#### **12.669.4 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has 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; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.670. Exception 670

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

- .1 Purposes permitted in the R2 zone;
- .2 Rear Lane Townhouse Dwelling;

### **12. 670.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres;
- .4 Minimum Rear Yard Depth: 6.0 metres;
- .5 Maximum Building Height: 3 storeys;
- .6 Minimum Lot Width: 4.0 metres where a Lot abuts a daylighting triangle;
- .7 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .8 Maximum cumulative garage door width: 3.8 metres;
- .9 Notwithstanding any other provision of the By-law, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .10 Section 5.2.H.12 shall not apply;
- .11 Section 5.2.H.4 shall not apply;
- .12 Section 5.2.I.9 shall not apply;
- .13 Minimum outdoor amenity area: 8.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .14 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .15 Where a corner lot abuts a daylight or visibility triangle larger than 12 metres by 12 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: 18.0 metres;

.16 For the purposes of this exception, Section 5.2.D.3 shall not apply for a Rear Lane Townhouse Dwelling;

.17 For the purposes of this exception, Sections 5.2.Q.1 and 5.2.Q.2 shall apply for a Rear Lane Townhouse Dwelling;

.18 For the purposes of this exception, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

**12.670.3 for the purposes of Exception 670:**

.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 670.2;

**12.670.4 The Holding (H):**

.1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and

.2 The Holding (H) symbol shall not be removed until such time as the following has 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; and
- .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.671. Exception 671

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

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

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

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Exterior Side Yard, and Minimum Rear Yard;
- .3 Maximum cumulative garage door width: 5.5 metres;
- .4 Maximum interior garage width: 6.1 metres;
- .5 Minimum Lot Width: 11.0 metres where a Lot abuts a daylighting triangle;
- .6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding

### 12.671.3 for the purposes of Exception 671

- .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 671.2;

### 12.671.4 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has 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; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.672 Exception 672

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

- .1 A place of worship;
- .2 The following uses only in conjunction with the use in Exception 672.1(1):
  - .a A cultural and educational facility
  - .b A care taker's residence with up to 6 guest rooms

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

- .1 Minimum landscaped open space, except at approved access locations:
  - .a A width of 1.5 metres along the lot line abutting Queen Street West;
  - .b A width of 0.6 metres adjacent to the easterly side lot line;
  - .c A width of 3.0 metres adjacent to the westerly side lot line, except adjacent to the garbage enclosure where 0.0 metres shall be required;
  - .d A width of 2.7 metres adjacent to the rear lot line;
- .2 Maximum Net Worship Area: 285 square metres;
- .3 Minimum Front Yard Depth: 1.5 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres
- .5 Minimum number of parking spaces: 50

### **12.672.3 for the purposes of Exception 672:**

- .1 Shall also be subject to the requirements and restrictions relating to the I1 Zone and the general provisions of this by-law not in Conflict with those set out in Exception 672.2.

### **12. 672.4 The Holding (H)**

- .1 For the purposes of this Section, the lands zoned I1(H) - Exception 677 and I1(H) - Exception 672 shall be treated as one lot for zoning purposes.
- .2 Until such time as the Holding (H) symbol has been removed, The land zoned I1(H) - Exception 672 shall only be used for the purpose of an existing single detached dwelling in accordance with the requirements and restrictions of the Agricultural zone, and for the purposes of providing access, required parking, and required landscaping associated with the lands zoned I1(H) - Exception 677 and I1(H) - Exception 672 .

.3 The lifting of the Holding (H) symbol shall only occur after the existing Dwelling is demolished and removed to the satisfaction of the Commissioner of Planning, and Building, and Economic Development and Chief Building Official.

## 12.673 Exception 673

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

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

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

- .1 Minimum Corner Lot Area: 336 square metres;
- .2 Minimum Corner Lot Width: 11.2 metres;
- .3 Minimum Rear Yard Depth: 7.5 metres;
- .4 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- .5 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width, except a storage area width not exceeding 1.2 metres may be added to the rear of the garage provided that such a storage area shall have a minimum distance of 9.0 metres from the front lot line; and,
- .6 the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.5 metres.

**12.674 Exception 674**

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

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

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

- .1 Minimum Rear Yard Depth: 7.5 metres;
- .2 where an interior side yard abuts land zoned NS, the minimum interior side yard width shall be 1.2 metres;
- .3 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- .4 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling itself, the inside width of the garage shall not exceed 40 percent of the lot width except a storage area with a width not exceeding 1.2 metres may be added to the rear of the garage provided that such a storage area shall have a minimum distance of 9.0 metres from the front lot line; and,
- .5 the Maximum Gross Floor Area per dwelling unit shall not exceed 139.35 square metres.

## 12.675 Exception 675

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

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

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 444 square metres per lot and 222 square metres per dwelling unit;
  - .b Corner Lot: 498 square metres per lot and 276 square metres per dwelling unit closest to the flankage lot line;
- .2 Minimum Lot Width:
  - .a Interior Lot: 14.8 metres and 7.4 metres per dwelling unit;
  - .b Corner Lot: 16.6 metres and 9.2 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Rear Yard Depth: 7.5 metres;
- .4 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres;
- .5 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,
- .6 for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.

## 12.676 Exception 676

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

- .1 shall only be used for the purposes permitted in an I1 Zone of this by-law

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

- .1 Minimum Lot Size: 6,500 square metres
- .2 a Minimum Landscaped Open Space strip of 3 metres in width shall be provided along the site limits except at the location of the driveway.
- .3 no maximum lot coverage requirement.

## 12.677 Exception 677

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

- .1 A place of worship;
- .2 The following uses only in conjunction with the use in Exception 677.1(1):
  - .a A cultural & educational facility
  - .b A care taker's residence with up to 6 guest rooms

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

- .1 Minimum landscaped open space, except at approved access locations:
  - .a A width of 1.5 metres along the lot line abutting Queen Street West;
  - .b A width of 0.6 metres adjacent to the easterly side lot line;
  - .c A width of 3.0 metres adjacent to the westerly side lot line, except adjacent to the garbage enclosure where 0.0 metres shall be required;
  - .d A width of 2.7 metres adjacent to the rear lot line;
- .2 Maximum Net Worship Area: 285 square metres;
- .3 Minimum Front Yard Depth: 1.5 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum number of parking spaces: 50

### **12.677.3 for the purposes of Exception 677:**

- .1 Shall also be subject to the requirements and restrictions relating to the I1 Zone and the general provisions of this by-law not in conflict with those set out in Exception 677.2.
- .2 For the purposes of this Exception, the lands zoned I1(H) - Exception 677 and I1(H) - Exception 672 shall be treated as one lot for zoning purposes.

## 12.678 Exception 678

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

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

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

- .1 Maximum Building Height: 11.6 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 and eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 Permitted Yard Encroachments;
- .4 Temporary sales office shall be permitted until August 31, 2026;
- .5 A parking lot for a temporary sales office shall be permitted until August 31, 2026;
- .6 Notwithstanding any other provision to the contrary, dwelling units used as model home for display purposes, which may or may not include a sales office within said units, shall be permitted;
- .7 A parking lot for dwelling units used a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .8 On lots equal to or greater than 15.24 metres in width, the maximum cumulative garage door width shall not exceed 50% of the dwelling width;

### **12.678.3 for the purposes of Exception 678:**

- .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 678.2.

## 12.679 Exception 679

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

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

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

- .1 Maximum Building Height: 11.6 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 and eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 Permitted Yard Encroachments;
- .4 Temporary sales office shall be permitted until August 31, 2026;
- .5 A parking lot for a temporary sales office shall be permitted until August 31, 2026;
- .6 Notwithstanding any other provision to the contrary, dwelling units used as model home for display purposes, which may or may not include a sales office within said units, shall be permitted;
- .7 A parking lot for dwelling units used a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .8 On lots equal to or greater than 13.72 metres in width, the maximum cumulative garage door width shall not exceed 60% of the dwelling width.

### **12.679.3 for the purposes of Exception 679:**

- .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 679.2.

## 12.680 Exception 680

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

- .1 the purposes permitted in the GE zone; and
- .2 a day nursery.

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

- .1 the requirements and restrictions contained in the GE zone.

## 12.681 Exception 681

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

- .1 a semi-detached dwelling;
- .2 purpose accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 411 square metres;
  - .b Corner Lot: 465 square metres;
- .2 Minimum Lot Area per unit: 180 square metres;
- .3 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres;
  - .b Corner Lot: 15.5 metres;
- .4 the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;
- .5 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres;
- .7 Minimum Interior Side Yard: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.
- .8 Minimum Exterior Side Yard: 3.0 metres;
- .9 no building shall be located closer than 14.0 metres to Bovaird Drive;
- .10 Maximum Building Height: 2 storeys;
- .11 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .12 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metres interior side yard;
- .13 maximum inside width of a garage shall be 4.5 metres provided:
  - .a the adjoining unit garage has a maximum inside width of 3.2 metres;
  - .b a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;

- .c not notwithstanding 13(b) above, garages with doors no wider than 2.4 metres are excluded from the 20 percent calculation.
- .14 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

## 12.682 Exception 682

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

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

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

- .1 Maximum Building Height: 11.6 metres
- .2 Minimum Exterior Lot Width: 15.20 metres
- .3 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, and eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .4 A bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 3.10 Permitted Yard Encroachments;
- .5 Temporary sales office shall be permitted until August 31, 2026;
- .6 A parking lot for a temporary sales office shall be permitted until August 31, 2026;
- .7 Notwithstanding any other provision to the contrary, dwelling units used as model home for display purposes, which may or may not include a sales office within said units, shall be permitted;
- .8 A parking lot for dwelling units used a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .9 On lots equal to or greater than 12.20 metres in width, the maximum cumulative garage door width shall not exceed 60% of the dwelling width;

### **12.682.3 for the purposes of Exception 682:**

- .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 682.2.

## 12.683 Exception 683

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

- .1 Industrial:
  - .a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
  - .b A printing establishment
  - .c A warehouse
  - .d A research and development facility
- .2 Non-Industrial:
  - .a A radio or television broadcasting and transmission establishment
  - .b An office
  - .c A hotel or motel
  - .d The following uses only in conjunction with and within the same building as an office or hotel/motel permitted by Exception 683.1(2)(b) and (c), provided that the total combined gross floor area of the following uses is not more than 15 percent of the total gross floor area of the office building or hotel/motel:
    - .i A bank, trust company or financial institution
    - .ii A retail establishment having no outside storage
    - .iii A personal service shop, excluding a massage or body rub parlour
    - .iv A dry cleaning and laundry establishment
    - .v A dining room restaurant
    - .vi A convenience store
    - .vii A recreational facility or structure
    - .viii A health and fitness centre
  - .e A banquet hall only in conjunction with a hotel
- .3 Accessory:
  - .a An associated educational purpose

- .b A retail outlet operated in connection with a particular purpose permitted by Exception 683.1(1), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use
- .c Purposes accessory to other permitted purposes.

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

- .1 Steeles Avenue East shall be deemed to be the front lot line
- .2 Minimum Lot Width: 30 metres
- .3 Minimum Front Yard Depth: 6.0 metres
- .4 Minimum Interior Side Yard Width: 3.0 metres
- .5 Minimum Exterior Side Yard Width: 6.0 metres
- .6 Minimum Rear Yard Depth: 6.0 metres
- .7 Maximum Building Height: 17.0 metres, save and except for an office building or hotel/motel, which shall be permitted to have a maximum building height of 6 storeys
- .8 Minimum Landscaped Open Space: Except at approved driveway locations, a minimum 3.0 metre wide strip along Steeles Avenue East
- .9 Minimum Setback to a Hydro Transformer in any yard: 1.5 metres
- .10 Notwithstanding any other provision of the By-law, fencing is permitted within the front yard to a maximum height of 1.2 metres
- .11 Minimum Parking Space Requirements:
  - .a For a hotel or motel: 1 parking space for each 2.3 bedrooms plus 1 parking space for each 10 square metres of gross commercial floor area, or portion thereof, devoted to public use including meeting rooms, conference rooms, recreational facilities, dining lounge and tavern areas, but excluding bedrooms, washrooms, lobbies, hallways, elevators, and stairways
  - .b For all other uses: Section 4.1 shall apply
- .12 For uses permitted in Exception 683.1(2) a minimum of 1 loading space shall be provided
- .13 For a hotel or motel, the minimum width of an aisle leading to an at grade parking space with an angle of 70 degrees up to and including 90 degrees shall be 6.4 metres
- .14 The openings for waste disposal and loading facilities of any buildings shall either not face or shall be screened from view from a public street
- .15 Garbage and refuse storage for restaurant purposes shall be contained in a climate controlled area within a building

- .16 All garbage and refuse storage other than for a restaurant, including any containers for storage of recyclable materials, shall be located within a main building
- .17 Notwithstanding Exception 683.2(16), in-ground storage containers may be used for garbage and refuse storage associated with a hotel or motel
- .18 No outdoor display and/or sales or storage shall be permitted.

## 12.684 Exception 684

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

- .1 an office
- .2 a bank, trust company or financial institution
- .3 a dry cleaning and laundry establishment
- .4 a dining room restaurant, a convenience restaurant, a take-out restaurant
- .5 a recreation facility or structure
- .6 a banquet hall
- .7 furniture and appliance store
- .8 motor vehicle leasing establishment
- .9 motor vehicle sales establishment
- .10 motor vehicle washing establishment
- .11 a printing or copying establishment
- .12 a parking lot
- .13 a warehouse
- .14 the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building
- .15 The following uses shall only be permitted only in conjunction with a use permitted by Exception 684.1(1) to 684.1(14) provided that the total gross floor area does not exceed 15% of the total gross floor area of the principal use to maximum combined total of 1,000 square metres:
  - .a a retail establishment having no outside storage
  - .b a personal service shop
  - .c a grocery store or convenience store
- .16 flood and erosion control
- .17 purposes accessory to other permitted purposes

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

- .1 All lands zoned in this Exception shall be treated as one lot for zoning purposes;
- .2 For the purposes of this Section, Castlemore Road shall be deemed to be the front lot line and Old Castlemore Road shall be the rear lot line;

- .3 Minimum Lot Width: 30.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres;
- .5 Minimum Interior Side Yard Width: 3.0 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 6.0 metres;
- .7 Maximum Building Height: 15.1 metres, except where a building within 70.0 metres of both Regional Road 50 and Castlemore Road the maximum building height shall be 20.0 metres;
- .8 Maximum Lot Coverage: 55%;
- .9 Maximum Floor Space Index: 0.55;
- .10 Minimum landscaped Open Space: 3 metres along any lot line abutting a street.

## 12.685 Exception 685

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

- .1 The uses permitted in the PE zone

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

- .1 For the purposes of this section, the Front Lot Line shall be the lot line abutting Inspire Boulevard.
- .2 Minimum Yard Depths:
  - .a The following minimum yard depths apply to one building on a corner lot:
    - .i Rear Yard Depth: 4.0 metres
    - .ii Exterior Side Yard Width: 9.0 metres
- .3 Fencing, having a maximum height of 1.2 metres, shall be permitted to extend into the front yard along the interior side lot line only.
- .4 Minimum Setback to a Hydro: 3.0 metres

## 12.686 Exception 686

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

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

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 336 square metres
  - .b Corner Lot: 432 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 10.5 metres
  - .b Corner Lot: 13.5 metres
- .3 where a lot abuts the Canadian Pacific Railway original right-of-way, the minimum interior side yard width shall be 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side;
- .4 no dwelling unit shall be located closer than 15 metres to the Canadian Pacific Railway original right-of-way;
- .5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width; and.
- .7 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

**12.687 Exception 687**

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

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

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

.1 where a lot abuts the Canadian Pacific Railway original right-of-way, the minimum interior side yard width shall be 1.2 metres on one side and 0.9 metres on the other side with the minimum distance between detached buildings not to be less than 2.4 metres on one side and 1.8 metres on the other side;

.2 no dwelling unit shall be located closer than 15 metres to the Canadian Pacific Railway original right-way;

.3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and,

.4 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

## 12.688 Exception 688

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

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

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

- .1 Minimum Lot Area: 396 square metres
- .2 Minimum Lot Width: 18.0 metres
- .3 Minimum Lot Depth: 22 metres
- .4 Minimum Front Yard Depth: 3 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.

## 12.689. Exception 689

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

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

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

- .1 The minimum lot width for a corner lot shall be 2.5 metres wider than the minimum interior lot width; and
- .2 The minimum exterior side yard width shall be 3.5 metres;

### **12.689.3 for the purposes of Exception 689:**

- .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 689.2.

## 12.690 Exception 690

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

- .1 Rear Lane Townhouse Dwellings, but not including stacked or back-to-back townhouses;

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

- .1 For the purposes of this section, Hurontario Street shall be deemed to be the front lot line;
- .2 Minimum lot area per dwelling unit: no requirement;
- .3 Minimum lot depth: no requirement;
- .4 Minimum separation distance between rear facing facades of buildings separated by a private lane: 11 m;
- .5 Minimum dwelling unit width:
  - .a Units fronting Hillpath Crescent: 6.0 M;
  - .b Units fronting Hurontario Street: 4.5 m;
- .6 Maximum length of townhouse block fronting onto Hillpath Crescent: 31m;
- .7 Minimum front yard depth: 3.0m;
- .8 Minimum building setback to a lot line abutting a daylight triangle: 0 m;
- .9 Minimum exterior side yard width: 1.3m
- .10 Minimum rear yard depth: 3.0m
- .11 Minimum separation distance between two end walls: 2.8m
- .12 Except as restricted in 690.2.26), a balcony or porch, with or without a cold cellar or foundation, may project into any required yard by a maximum of 0.3m. Eaves and cornices may project an additional 0.6m;
- .13 Bay windows, bow windows and box-out windows with or without foundations, to a maximum width of 4m, may encroach a maximum of 0.75m into the minimum front and rear yards and may encroach a maximum of 0.75m into the minimum side yard;
- .14 Maximum building height:
  - .a Units fronting Hillpath Crescent: 10.6m, with a maximum main wall height of less than 3 storeys for the main wall facing Hillpath Crescent;
  - .b Units fronting Hurontario Street: 13m;
- .15 Maximum number of dwelling units: 33;
- .16 Maximum lot coverage: 42%

- .17 Minimum landscaped open space:
  - .a a. 3.5m along the lot line abutting Hurontario Street, except for approved building locations;
  - .b b. A retaining wall permitted within required landscaping
- .18 Section 5.2.Q.1 shall not apply
- .19 Table 4.1.1, Section 4.2.B and 5.2.I shall not apply;
- .20 Garage control: garages shall be accessed and located abutting a private lane;
- .21 Section 5.2.D.3 shall not apply;
- .22 Minimum aisle width serving 70-90 degree parking spaces: 6.0 metres;
- .23 Minimum parking requirements for:
  - .a Rear Lane Townhouse – 2 spaces per dwelling unit;
  - .b Visitor – 0.25 spaces per unit;
- .24 A minimum of one common outdoor amenity area of at least 72.0 sq. m. shall be provided fronting onto Hillpath Crescent;
- .25 Units abutting Hillpath Crescent shall not include rooftop amenity space;
- .26 No balconies on or above the second storey shall be permitted to encroach into the yard abutting Hillpath Crescent.

**12.690.3 for the purposes of Exception 690:**

- .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 690.2.

## 12.691 Exception 691

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

- .1 Industrial:
  - .a a warehouse;
  - .b the manufacturing, cleaning, packaging, processing, repairing or
  - .c assembly of goods, foods or materials within an enclosed building; and,
  - .d accessory retail uses up to 25% of the total gross floor area of the principal use, but shall not exceed 550 square metres in gross floor area.
- .2 Uses permitted within a designated heritage building only:
  - .a uses permitted in Exception 691.1(1);
  - .b uses permitted in the Local Commercial (LC) zone category, except for a parking lot;
  - .c one residential dwelling unit on the second floor only;
  - .d an art gallery;
  - .e an artist's studio;
  - .f a photography studio;
  - .g a commercial school;
  - .h a veterinary clinic;
  - .i a radio or television broadcasting and transmission establishment;
  - .j a hotel or motel;
  - .k a convenience store;
- .3 A park, playground, recreational facility or structure;
- .4 The purposes permitted by the Natural System (NS) zone;
- .5 The purposes permitted by the Open Space (OS) zone; and,
- .6 Purposes accessory to other permitted purposes.

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

- .1 Minimum Lot Area: 0.8 hectares;
- .2 Minimum Lot Width: 60.0 metres;
- .3 Minimum Front Yard Depth: 6.0 metres;

- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum Exterior Side Yard Width: 6.0 metres;
- .6 Minimum Rear Yard Depth: 6.0 metres;
- .7 Minimum Lot Depth: 45 metres;
- .8 Maximum Building Height: No requirement
- .9 Minimum Building Height: 8.0 metres;
- .10 Minimum Landscaped Open Space, except at approved driveway locations:
  - .a a width of 3.0 metres along Coleraine Drive and Countryside Drive, and a width of 6.0 metres abutting a lot line abutting any other public street;
  - .b no landscaped open space is required along a lot line that abuts RE zone or an industrial zone;
- .11 the openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened;
- .12 Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:
  - .a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
  - .b outside storage of goods and materials shall not exceed the lesser of 10 percent of the lot or 20 percent of the building area;
  - .c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments; and,
  - .d outside storage shall not be located within 15 metres of a lot line abutting a public road;
- .13 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

**12.692 Exception 692**

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

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

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

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

- .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .b the side yard with the minimum width of 1.2 metres may be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- .c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall, and;
- .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

.2 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres;

.3 for an interior lot where a portion of a garage is 3 metres, or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width;

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

.5 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

## 12.693 Exception 693

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

- .1 Industrial:
  - .a a warehouse;
  - .b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and,
  - .c accessory retail uses up to 25% of the total gross floor area of the principal use, but shall not exceed 550 square metres in gross floor area.
- .2 Non - Industrial:
  - .a an office;
  - .b a hotel;
  - .c a conference centre;
  - .d only in conjunction with the uses permitted in Exception 693.1(2)(a), (b) and (c) to a maximum of 15 per cent of the floor area of the principle use, the following purposes:
    - .i a bank, trust company or financial institution;
    - .ii a retail establishment;
    - .iii a convenience store;
    - .iv a banquet hall;
    - .v a dry cleaning and laundry establishment;
    - .vi a dining room restaurant, a take-out restaurant, a convenience restaurant;
    - .vii a service shop;
    - .viii a personal service shop, but excluding a massage or body rub parlour;
    - .ix a printing or copying establishment;
    - .x a commercial school;
    - .xi a community club;
    - .xii a health centre; and,
    - .xiii a day nursery;
    - .xiv a park, playground, recreational facility or structure;
    - .xv the purposes permitted by the Natural System (NS) zone;

- .xvi the purposes permitted by the Open Space (OS) zone;
- .xvii a radio or television broadcasting and transmission establishment; and,

.3 Purposes accessory to other permitted purposes, including:

- .a an associated educational use;
- .b an associated office; and,
- .c a retail outlet operated in connection with a particular purpose permitted by Exception 693.1(1)(a) and (b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

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

- .1 Minimum Lot Area: 0.8 hectares;
- .2 Minimum Lot Width: 60.0 metres;
- .3 Minimum Front Yard Depth: 6.0 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum Exterior Side Yard Width: 6.0 metres;
- .6 Minimum Rear Yard Depth: 6.0 metres;
- .7 Minimum Lot Depth: 45 metres;
- .8 Maximum Building Height: No requirement
- .9 Minimum Building Height: 8.0 metres;
- .10 Minimum Landscaped Open Space, except at approved driveway locations:
  - .a a width of 3.0 metres along Coleraine Drive and Countryside Drive, and a width of 6.0 metres abutting a lot line abutting any other public street;
  - .b no landscaped open space is required along a lot line that abuts RE zone or an industrial zone;
- .11 the openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened;
- .12 Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:
  - .a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
  - .b outside storage of goods and materials shall not exceed the lesser of 10 percent of the lot or 20 percent of the building area;

- .c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments; and,
- .d outside storage shall not be located within 15 metres of a lot line abutting a public road;

.13 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

**12.693.3 for the purposes of Exception 693:**

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

**12.694 Exception 694**

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

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

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

.1 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

.2 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and 3.0 metres on the driveway side;

.3 Minimum Front Yard Setback: 4.5 metres;

.4 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.5 a detached garage having a maximum gross floor area of 36 square metres will be permitted;

.6 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;

.7 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard.

## 12.695 Exception 695

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

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

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 495 square metres per lot, and 247 square metres per dwelling unit.
  - .b Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
  - .a Interior Lot: 16.5 metres, and 8.25 metres per dwelling unit.
  - .b Corner Lot: 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.
- .3 the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;
- .4 Minimum Front Yard Depth: 4.5 metres;
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres;
- .7 the Minimum Width for an Interior Side Yard shall be 1.2 metres, except for a side yard flanking a public walkway or lands zoned OS, in which case the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.

## 12.696 Exception 696

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

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

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

- .1 for a quattroplex dwelling: shall be subject to the requirements and restrictions set out in Exception 697.2 of this by-law.
- .2 for a single detached dwelling:
  - .a Minimum Lot Area:
    - .i Interior Lot: 180 square metres
    - .ii Corner Lot: 250 square metres
  - .b Minimum Lot Width:
    - .i Interior Lot: 10 metres
    - .ii Corner Lot: 13 metres
  - .c Minimum Lot Depth: 21 metres, provided that the distance between the front lot line of a lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres.
  - .d Minimum Front Yard Depth:
    - .i to the main wall of the building: 4.5 metres
    - .ii to the front of a garage or carport: 6.0 metres
- .3 Minimum Rear Yard Depth: 0 metres, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space is not less than 7 metres.
- .4 Minimum Interior Side Yard Width:
  - .a the minimum width for a side yard flanking a public walkway or lands zoned OS, shall be 1.2 meters plus 0.6 metres for each storey above the first.
  - .b for all other interior side yards: 0 metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.2 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in any such wall, and

- .iii the total width of side yards on any lot is not less than 1.2 metres.
- .5 Minimum Exterior Side Yard Width: 3 metres, where the dwelling unit and garage both face the front lot line; and 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .6 Maximum Building Height:
  - .a 1 storey, or 3.5 metres, whichever is the lesser, for that portion of the building located within 3.5 metres, or less, of all rear property lines.
  - .b 2 storeys for the remainder of the building.
- .7 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.
  - .b 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.
- .8 the entire rear yard shall be enclosed by a visual screen consisting of the walls of the dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres;
- .9 no door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area;
- .10 a detached garage or carport shall not be permitted;
- .11 no swimming pools shall be permitted;
- .12 no accessory buildings shall be permitted;
- .13 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

**12.696.3 for the purposes of Exception 696:**

- .1 Lot Depth shall mean the straight line distance from the distance from the mid-point of the short lot line to the mid-point of the farthest rear lot line of the same lot.
- .2 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that two main interior walls of each dwelling unit are attached to a main wall of the two abutting dwelling units.

## 12.697 Exception 697

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

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

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 800 square metres;
  - .b Corner Lot: 920 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 20 metres;
  - .b Corner Lot: 23 metres.
- .3 Minimum Lot Depth: 40 metres;
- .4 Minimum Front Yard Depth:
  - .a for a through lot or corner lot:
    - .i where the private outdoor amenity area is located in the front yard: 6.0 metres;
    - .ii where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;
    - .iii where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres.
  - .b for an interior lot, or a corner lot where the private outdoor amenity area is located in the front yard: 16 metres.
- .5 Minimum Rear Yard Depth:
  - .a for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure;
  - .b for a through lot, or a corner lot bounded by three streets: 0 metres.
- .6 Minimum Interior Side Yard:
  - .a for an interior lot:
    - .i for the two dwelling units closest to the front lot line: 3.5 metres;

- .ii for the two dwelling units closest to the rear lot line: 1.8 metres.
- .b for a through lot or corner lot: 1.8 metres.

.7 Minimum Exterior Side Yard Width:

- .a for an interior lot:
  - .i for the dwelling unit closest to the front lot line: 6.5 metres;
  - .ii for the dwelling unit closest to the rear lot line: 4.8 metres.
- .b for a through lot or corner lot: 3.0 metres.

.8 for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;

.9 Maximum Building Height: 2 storeys;

.10 Maximum Lot Coverage:

- .a for an interior lot and a through lot: 50 percent
- .b for an corner lot and a through lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.

.11 each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;

.12 the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;

.13 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;

.14 a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;

.15 the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;

.16 the maximum number of driveways on a lot shall not exceed 4;

.17 no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.

.18 no detached garages or carport shall be permitted;

.19 no swimming pools shall be permitted;

.20 no accessory building shall be permitted;

- .21 an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- .22 no person shall erect more than one quattroplex on one lot;
- .23 For an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line;
- .24 For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks;
- .25 For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;
- .26 no building shall be located closer than 14 metres to Bovaird Drive.

**12.697.3 for the purposes of Exception 697:**

- .1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.
- .2 Interior Lot shall mean a quattroplex lot which has frontage on only one street. Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.
- .3 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.
- .4 Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

## 12.698 Exception 698

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

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

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

.1 Minimum Lot Area per dwelling unit:

- .a Interior Lot: 168 square metres
- .b Corner Lot: 234 square metres

.2 Minimum Lot Width per dwelling unit:

- .a Interior Lot: 5.6 metres
- .b Corner Lot: 7.8 metres

.3 Minimum Interior Side Yard Width: 1.5 metres

.4 Minimum Front Yard Depth: 4.5 metres

.5 Minimum Rear Yard Depth: 6.0 metres

.6 Maximum Building Height: 2 storeys

.7 Maximum Lot Coverage by principal building: 55 percent

.8 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

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

.10 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

.11 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

## 12.699. Exception 699

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

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

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

- .1 For zoning purposes, the front lot line shall be that which abuts Maybeck Drive;
- .2 The minimum rear yard depth shall be 5.0 metres;
- .3 No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;
- .4 Any fence may not exceed 1.2 metres in height in the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;
- .5 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6.0 metres for a garage is complied with;
- .6 Unenclosed porches and balconies, with or without foundations and cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard; and
- .7 Bay window, with or without foundations, to a maximum width of 3.0 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metres into any front yard; exterior side yard or rear yard.

### **12.699.3 for the purposes of Exception 699:**

- .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 699.2.