

12.700 Exception 700

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

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

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

- .1 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .2 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .3 Minimum Front Yard Setback: 4.5 metres;
- .4 no building shall be located closer than 15 metres to a Trans Canada Pipeline Right-of-way, or a Pipeline Easement;
- .5 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .6 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .7 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
- .8 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 a minimum of 3.0 metres on the driveway side;
- .9 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 setback.

12.701 Exception 701

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

- .1 semi-detached dwellings; and,
- .2 purposes accessory to other permitted purposes.

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

- .1 Minimum Lot Area: 426 square metres;
- .2 Maximum Lot Area: 448 square metres;
- .3 Minimum Lot Width: 14.2 metres;
- .4 Minimum Lot Width per dwelling unit: 6.7 metres;
- .5 Minimum Front Yard Depth: 4.5 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line;
- .6 Minimum Rear Yard Depth: 7.5 metres;
- .7 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;
- .8 Maximum Driveway Width: 3.0 metres per dwelling unit;
- .9 the driveway for all semi-detached dwelling units shall be physically attached with the driveway for the adjoining dwelling unit;
- .10 Maximum Width of a Garage: 4.0 metres;
- .11 a roofed porch without enclosed sides shall not project more than 2.0 metres into the front yard setback; and,
- .12 a roof overhang, eaves or steps shall not project into a setback more than 1.5 metres beyond any roofed porch without enclosed sides.

12.702 Exception 702

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

- .1 shall only be used for those purposes permitted in an R1-Exception 701 zone.

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

- .1 Minimum Rear Yard Depth: 6.75 metres.

12.703 Exception 703

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

- .1 Commercial:
 - .a a bank, trust company, finance company; and
 - .b an office.
- .2 Accessory:
 - .a purposes accessory to the other permitted purposes.

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

- .1 there shall be one principal building on the lands zoned LC - Exception 703.
- .2 a Landscaped Strip with a minimum width of 4.5 metres shall be provided abutting the south and west property boundaries of the lands zoned LC-Exception 703.
- .3 all garbage and refuse containers shall be totally enclosed.
- .4 no outside storage or display of goods shall be permitted.
- .5 an adult video store, and adult entertainment parlour or an amusement arcade shall not be permitted.

12.704 Exception 704

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

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

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .3 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .4 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .5 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
- .6 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 a minimum of 3.0 metres on the driveway side; and
- .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 setback.

12.705 Exception 705

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

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

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .3 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .4 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .5 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
- .6 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 a minimum of 3.0 metres on the driveway side; and
- .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 setback.

12.706 Exception 706

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

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

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .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 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width.
- .4 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 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;
 - .b the minimum distance between two detached dwellings shall not be less than 1.2 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;
 - .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres; and
- .5 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.707 Exception 707

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

- .1 shall only be used for the purposes permitted by Exception 707.1(a) or the purposes permitted by Exception 707.1(b), but not both Exceptions or not any combination of both Exceptions:
 - .a either:
 - .i the purposes permitted in the R1 zone.
 - .b or:
 - .i a convertible detached dwelling; and
 - .ii purposes accessory to the other permitted purposes.

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .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 for those uses permitted by Exception 707.1(b) the following additional requirements and restrictions:
 - .a 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;
 - .b 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 or cellar;
 - .c a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
 - .d no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
 - .e the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
 - .f a minimum of two tandem parking spaces shall be provided for each dwelling unit;
 - .g one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
 - .h a maximum of one garage shall be constructed and the garage shall have single doors; and

- .i the secondary dwelling unit shall be licensed by the City, which shall include provision that either the primary or the secondary dwelling unit shall be owner occupied.

12.707.3 for the purposes of Exception 707:

- .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.

12.708 Exception 708

12.708.1 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.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 495 square metres per lot, and 183 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 6.1 metres per dwelling unit
 - .b Corner Lot: 19.5 metres, and 11.2 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width: 1.2 metres;
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and
- .7 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

12.709 Exception 709

12.709.1 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.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 438 square metres per lot, and 183 square metres per dwelling unit.
 - .b Corner Lot: 528 square metres per lot and 309 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.6 metres, and 6.1 metres per dwelling unit.
 - .b Corner Lot: 17.6 metres, and 10.3 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width: 1.2 metres;
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and
- .7 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

12.710 Exception 710

12.710.1 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.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 411 square metres per lot, and 183 square metres per dwelling unit.
 - .b Corner Lot: 501 square metres per lot, and 294 square metres for the dwelling unit closer to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres, and 6.1 metres per dwelling unit.
 - .b Corner Lot: 16.7 metres, and 9.8 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width: 1.2 metres;
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and
- .7 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach with the minimum 1.2 metre interior side yard.

12.711 Exception 711

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

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

12.711.2 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 a 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; 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; 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;

12.711.3 for the purposes of Exception 711:

- .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.
- .3 Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.
- .4 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.
- .5 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.

12.712 Exception 712

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

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

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

- .1 Minimum Lot Area: Interior Lot: 210 square metres Corner Lot: 273 square metres
- .2 Minimum Lot Width: Interior Lot: 10 metres Corner Lot: 13 metres
- .3 Minimum Lot Depth: 21 metres
- .4 Minimum Front Yard Depth:
 - .a to the main wall of the building: 4.5 metres
 - .b to the front of a garage or carport: 6.0 metres
- .5 Minimum Rear Yard Depth: 6 metres
- .6 Minimum Interior Side Yard Width: 2 metres
- .7 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;
- .8 a detached garage or carport shall not be permitted; and
- .9 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.

12.713 Exception 713

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

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

12.713.2 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 Front Yard Depth: 6.0 metres
- .4 Minimum Interior Side Yard Width: 1.5 metres
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Maximum Building Height: 2 storeys
- .7 Maximum Lot Coverage by principal building: 55 percent
- .8 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.

12.714 Exception 714

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

- .1 shall only be used for those uses permitted in a LC zone

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

- .1 the Maximum Gross Floor Area of all buildings and structures shall not exceed 1,800 square metres;
- .2 the Maximum Gross Leasable Commercial Floor Area of all buildings and structures shall not exceed 1,400 square metres;
- .3 all garbage and refuse containers shall be totally enclosed;
- .4 no outside storage or display of goods and materials shall be permitted;
- .5 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building; and
- .6 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

12.714.3 for the purposes of Exception 714:

- .1 Floor Area, Gross Leasable Commercial shall mean the aggregate of the areas of each storey, at, above or below established grade, measured from the centre line of joint exterior partitions and from the exterior of outside walls, and used or capable of being used for commercial purposes, such as sales, display, and offices, but excluding storage areas at, above or below established grade.

12.715 Exception 715

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

- .1 Stacked Townhouse Dwellings
- .2 Stacked Back-to-back Townhouse Dwellings
- .3 Purposes accessory to other permitted purposes;

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

- .1 Minimum Lot Area: 11,000.00 square metres;
- .2 Minimum Lot Width: 75.0 metres;
- .3 Minimum Lot Depth: 140.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall of a dwelling and 4.5 metres to a balcony, porch, or bay window;
- .5 Minimum Interior Side Yard Width: 15.0 metres;
- .6 Minimum separation between buildings: 12.0 metres, except that a minimum 5.0 metres shall be permitted between end walls of dwellings;
- .7 Maximum Lot Coverage for all buildings: 35% of the lot area;
- .8 Minimum Landscaped Open Space: 25% of the lot area;
- .9 Maximum Building Height: 3.5 storeys or 13.5 metres, whichever is greater;
- .10 A balcony or porch may project into the interior side yard by a maximum of 1.8 metres including eaves and cornices;

12.715.3 for the purposes of Exception 715:

- .1 All lands subject to Exception 715 shall be deemed to be one lot for zoning purposes;
- .2 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 715.2.

12.716 Exception 716

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

- .1 Live-Work Townhouse Dwelling which shall permit the following uses restricted only to the ground floor of the live-work townhouse dwelling:
 - .a an office;
 - .b A retail establishment having no outdoor storage;
 - .c A bank, trust company, or financial institution;
 - .d A personal service shop;
 - .e A dry-cleaning and laundry distribution station;
 - .f A printing or copying establishment;
 - .g A take-out restaurant;
 - .h A personal health or fitness centre;
 - .i A custom workshop;
 - .j A service shop
 - .k A medical or dental practice or office;
 - .l A home occupation;
 - .m Artist and photography studio including framing;
 - .n A visual and performing arts studio;
 - .o A convenience store;
 - .p Purposes accessory to the other permitted uses;

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

- .1 Sections 5.2.1.2 and 5.2.1.3 of the Zoning By-law shall not apply

12.716.3 for the purposes of Exception 716:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and Exception 2374, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 716.

12.717 Exception 717

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

- .1 The purposes permitted in the R2 Zone;
- .2 a rear lane townhouse dwelling.

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

- .1 Notwithstanding Sections 5.2.1.2, 5.2.1.3 and 5.2.1.9 shall not apply.
- .2 Maximum Building Height: 11.0 metres.

12.717.3 for the purposes of Exception 717.:

- .1 shall also be subject to the requirements and restrictions relating to the R2 Zone and Exception 2372, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 717.

12.718 Exception 718

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

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

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

- .1 Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres
- .2 Minimum Rear Yard Depth: 6.0 metres.
- .3 Maximum Building Height: 11.0 metres.
- .4 Minimum Interior Side Yard: 0.5 metres.

12.718.3 for the purposes of Exception 718:

- .1 shall also be subject to the requirements and restrictions relating to the R2 Zone, R2-Exception 2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 718.

12.719 Exception 719

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

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

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

- .1 Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres
- .2 Minimum Rear Yard Depth: 6.0 metres.
- .3 Maximum Building Height: 11.0 metres.
- .4 Minimum Exterior Side Yard: 1.5 metres.

12.719.3 for the purposes of Exception 719:

- .1 shall also be subject to the requirements and restrictions relating to the R2 Zone, R2-2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 719.

12.720 Exception 720

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

- .1 single detached dwelling;
- .2 semi-detached dwellings;
- .3 multiple residential dwellings;
- .4 townhouse dwellings; and,
- .5 only in conjunction with the purposes permitted in Exception 720.1(1) to Exception 720.1(4) inclusive, the following purposes:
 - .a indoor recreation areas, facilities and structures;
 - .b outdoor recreation areas, facilities and structures;
 - .c retail and commercial purposes subject to the provisions of Exception 720.2(17) ;
 - .d a gatehouse; and,
- .6 purposes accessory to the other permitted purposes.

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

- .1 Maximum Number of Dwelling Units: 300
- .2 maximum number of multiple residential and townhouse dwelling units: 88
- .3 maximum number of bedrooms in any dwelling unit: 2
- .4 Maximum Floor Area per dwelling unit above establishment grade:
 - .a Single Detached and Semi-Detached Dwellings: 186 square metres; and,
 - .b Multiple Residential and Townhouse Dwellings: 140 square metres;
- .5 Maximum Building Height:
 - .a Single Detached and Semi-Detached Dwellings: not to exceed one and one half storeys or 7.5 metres, whichever is the lesser;
 - .b Townhouse Dwellings: not to exceed two storeys or 10.6 metres, whichever is the lesser;
 - .c Multiple Residential Dwelling: not to exceed four storeys or 16 metres, whichever is lesser;
- .6 the front face of a dwelling shall have a minimum setback distance of 4.5 metres from the limits of a private road;
- .7 a porch shall have a minimum setback distance of 3.0 metres from the limits of a private road;

- .8 a garage shall have a minimum setback distance of 6.0 metres from the front face of the garage to the limits of a private road.
- .9 Minimum Outdoor Living Area: 30 square metres per dwelling unit;
- .10 the Minimum Distance between two detached dwellings shall not be less than 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between detached dwellings is not less than 1.2 metres;
- .11 where the distance between the walls of two dwellings is less than 2.4 metres, no door or window above or below grade will be permitted in any such wall;
- .12 no building shall be located closer than 12 metres to the Sandalwood Parkway right-of-way;
- .13 no building shall be located closer than 30 metres to the Dixie Road right-of-way;
- .14 a dwelling shall not be located closer than 3.0 metres to an indoor and outdoor recreation area;
- .15 Parking:
 - .a Single Detached and Semi-Detached Dwellings: a minimum of two parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visitor parking; and,
 - .b Multiple Residential and Townhouse Dwellings: a minimum of 1.5 parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visit parking.
- .16 the purposes permitted by Exception 720.1(5)(a) and Exception 720.1(5)(c) shall be located entirely within the same building:
 - .a has a Maximum Building Height of 17 metres;
 - .b has a Minimum Setback Distance of 6 metres to the limits of a private road; and,
 - .c has a minimum of 150 parking spaces located within 70 metres of the building.
- .17 the purposes permitted by Exception 720.1(5)(c) shall not exceed a total gross commercial floor area of 950 square metres;
- .18 the purposes permitted by Exception 720.1(5)(b) shall have a minimum land area of 11 hectares; and,
- .19 the purposes permitted by Exception 720.1(5)(d) shall not exceed a total floor area of 37 square metres.

12.720.3 for the purposes of Exception 720:

- .1 Indoor and Outdoor Private Recreation Areas, Facilities and Structures: shall mean an area which is designed and used for the active and passive recreational pursuits of persons during their leisure time, and is not owned, operated, or maintained by a "Public Authority" as defined in section 5.0 of this by-law and is not an outdoor living area. A golf course is permitted within a

recreation area, however, this shall not preclude the City of Brampton from owning, operating, or maintaining a golf course.

- .2 A Private Road: shall mean a road which is not owned and maintained by The Corporation of the City of Brampton, The Regional Municipality of Peel, or by the Crown in Right of Ontario.
- .3 Limits of a Private Road: shall mean the paved surface of the roadway, including any associated curb or sidewalk.

12.721 Exception 721

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

- .1 a retail establishment;
- .2 a service shop;
- .3 a personal service shop;
- .4 a bank, trust company, and finance company;
- .5 an office;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a dining room restaurant, a convenience restaurant, and a take out restaurant;
- .9 a service station not including auto body repair;
- .10 a printing or copying establishment;
- .11 a commercial school;
- .12 a garden centre sales establishment;
- .13 an amusement arcade;
- .14 a temporary open air market;
- .15 a place of commercial recreation;
- .16 a community club;
- .17 a health centre;
- .18 a taxi or bus station;
- .19 a custom workshop;
- .20 a motor vehicle or boat sales establishment;
- .21 a motor vehicle repair shop;
- .22 a swimming pool sales and service establishment;
- .23 a retail warehouse not related to food;
- .24 a furniture and appliance store;
- .25 hotel/motel;
- .26 building supplies outlet;

- .27 a supermarket; and
- .28 purposes accessory to the other permitted purposes.

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

- .1 the Maximum Floor Space Index for office purposes shall be 0.5;
- .2 all buildings and structures shall be located a minimum of 14 metres from the Highway 7 right-of-way;
- .3 all garbage and refuse storage area, including any containers for recycling materials, shall be screened from public road rights-of-way;
- .4 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- .5 Minimum Landscaped Open Space shall be provided as follows:
 - .a a 9 metre wide area abutting Airport Road and Highway Number 7,
 - .b a 3 metre wide area abutting Coventry Road and Walker Drive;
- .6 Maximum Building Height: no restrictions;
- .7 no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking;
- .8 an adult video store or adult bookstore shall not be permitted,
- .9 the Maximum Gross Leasable Floor Area for the entire development shall be 37,160 square metres;
- .10 15% of the total gross leasable floor area permitted by Exception 721.2(9) shall be in commercial retail units having a floor plate over 929 square metres in area;
- .11 a minimum of 60% of the total gross leasable floor area permitted by Exception 721.2(9) shall be in commercial retail units having a floor plate over 1,858 square metres in area;
- .12 a maximum of 7% of the total gross leasable floor area permitted by Exception 721.2(9) shall be in commercial retail units having a floor plate less than 465 square metres;
- .13 a maximum of one supermarket shall be permitted; and
- .14 the Maximum Gross Leasable Floor Area devoted to the sale of food within a supermarket shall not exceed 6,038 square metres.

12.721.3 for the purposes of Exception 721:

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The used permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

12.722 Exception 722

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

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

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

- .1 Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres
- .2 Minimum Rear Yard Depth: 6.0 metres.
- .3 Maximum Building Height: 11.0 metres.

12.722.3 for the purposes of Exception 722.:

- .1 shall also be subject to the requirements and restrictions relating to the R2 Zone, R2-Exception 2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exception 722.

12.723. Exception 723

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

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

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

- .1 Minimum Lot Area: 405 square metres per lot and 202.5 square metres per dwelling unit;
- .2 Minimum Lot Width: 13.4 metres per lot and 6.7 metres per dwelling unit;
- .3 Minimum Lot Depth: 30.0 meters;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 20% of the minimum required lot area;
- .6 Minimum Interior Side Yard Width: 1.2 metres;

12.723.3 for the purposes of Exception 723:

- .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 723.2.

12.724 Exception 724

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

- .1 a funeral home;
- .2 a caretaker residence;
- .3 purposes accessory to the other permitted purposes.

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

- .1 Minimum Front Yard: 30 metres;
- .2 Minimum Exterior Side Yard: 30 metres;
- .3 Minimum Interior Side Yard: 6 metres;
- .4 Minimum Rear Yard Depth: 40 metres;
- .5 Minimum Lot Width: 60 metres;
- .6 Maximum Building Height: 2 storeys;
- .7 Minimum Landscaped Open Space: 50% of lot area;

12.725 Exception 725

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

- .1 the purpose permitted by R2 Zone of this by-law;

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

- .1 Minimum Exterior Side Yard: 3.0 metres;
- .2 Minimum Interior Side Yard: 1.5 metres;
- .3 Maximum Building Height: 12 metres;
- .4 Maximum Lot Coverage by principal buildings: 47%;
- .5 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 an habitable room;
- .6 no less than 3, and no more than 8 dwelling units shall be attached to form a dwelling.
- .7 Minimum Lot Width and Minimum Lot Area for a street townhouse dwelling unit, shall be in accordance with the following schedule:
 - .a Minimum Lot Width :
 - .i Interior Lot (not end unit): 5.7 metres and 4.25 metre
 - .ii Interior Lot (end unit): 5.7 metres and 3.75 metres
 - .iii Corner Lot (end unit): 7.9 metres and 9.4 metres
 - .b Minimum Lot Area:
 - .i Interior Lot (not end unit): 171 sq. metres and 180 sq. metre
 - .ii Interior Lot (end unit): 205 sq. metres and 240 sq. metres
 - .iii Corner Lot (end unit): 245 sq. metres and 245 sq. metres
- .8 Minimum Driveway Width: 2.75 metres.

12.726 Exception 726

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

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

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

- .1 all buildings, except accessory building, shall be located within the areas shown as BUILDING AREA A and BUILDING AREA B on Figure 1- Exception 726;
- .2 accessory building shall be located only in accordance with the general provisions of this by-law;
- .3 the minimum depth of the front and rear yards, and the minimum width of the side yards, shall be as shown on Figure 1- Exception 726;
- .4 the day nursery shall only be located within BUILDING AREA A as shown on Figure 1- Exception 726;
- .5 an outdoor play area shall only be located within an area shown as OUTDOOR PLAY AREA on Figure 1- Exception 726;
- .6 Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on Figure 1- Exception 726;
- .7 the day nursery shall be limited to a maximum of 66 children;
- .8 Parking Spaces shall be provided in accordance with the following:
 - .a each parking space shall be an angled parking space, and an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length.
 - .b where parking spaces shall be provided or required, the following requirements and restrictions shall apply:
 - .i the parking spaces shall be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
 - .ii the width of a driveway leading to any parking area shall be a minimum of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;
 - .iii each parking spaces shall have unobstructed access to an aisles leading to a driveway or street; and,
 - .iv aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established in accordance with the following;

1. Minimum Angle of Parking Aisle Width

- a. up to 50 degrees 4.0 metres
- b. 50 degrees up to 5.75 metres 70 degrees
- c. 70 degrees up to and including 90 degrees 6.0 metres

- .v the number of parking spaces shall be provided as follows:

1. for a single detached dwelling: 2 parking spaces, one of which shall be in a garage;
2. for a day nursery:
 - a. 1 space for each staff member, including support staff;
 - b. 1 space for a service vehicle; and,
 - c. 2 spaces for visitors.

- .vi the required parking spaces shall only be shown as PARKING and DRIVEWAY AREA on Figure 1- Exception 726.

.9 one sign, not exceeding an area of 1 square metre shall be permitted.

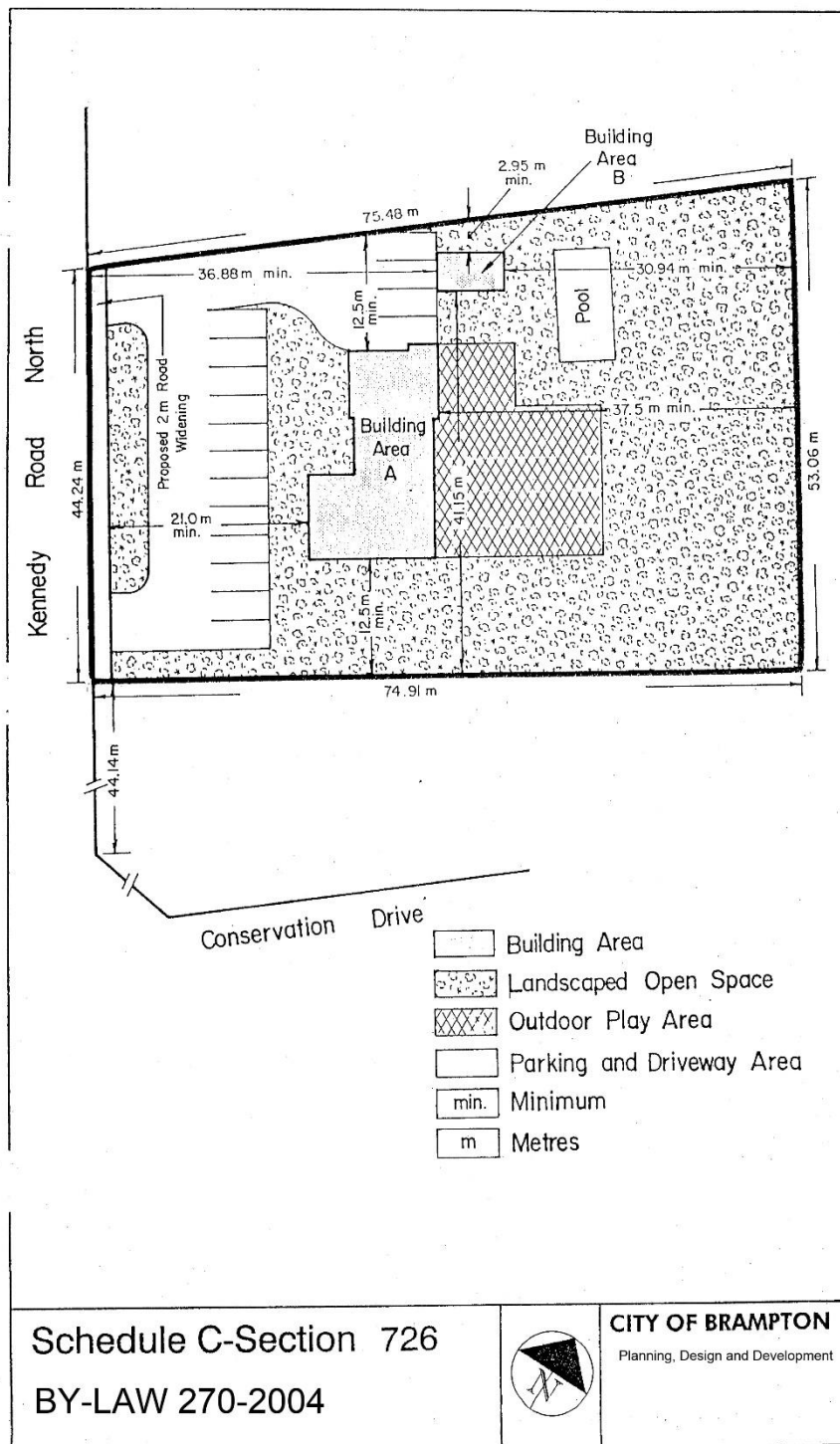
.10 all garbage and refuse storage containers shall be located within a building.

12.726.3 for the purposes of Exception 726:

- .1 Day Nursery shall mean a day nursery within the meaning of the Day Nurseries Act.
- .2 Landscaped Open Space shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers trees and shrubs and may include an outdoor play area, surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

Figure 1

Click to move to page one



12.727 Exception 727

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

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

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

- .1 Minimum Front Yard Depth: 15.0 metres;
- .2 Minimum Exterior Side Yard Width: 15.0 metres;
- .3 Minimum Interior Side Yard Width: 7.5 metres;
- .4 Minimum Lot Width: 55.0 metres;
- .5 Minimum Lot Area: 1.0 hectare;
- .6 a minimum 3.0 metres wide landscaped open space strip shall be provided abutting a street except at driveway locations;
- .7 no outside storage or display of goods shall be permitted;
- .8 all garbage and refuse containers shall be enclosed;
- .9 all garbage and refuse containers for a restaurant shall be located with a climate controlled area within a building; and,
- .10 an amusement arcade, an adult entertainment parlour, an adult videotape store or a billiard hall shall not be permitted.

12.728 Exception 728

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

- .1 an office;
- .2 a health centre;
- .3 a community club;
- .4 a parking lot
- .5 a custom workshop;
- .6 a printing or copying establishment;
- .7 a bank, trust company or finance company;
- .8 a hotel or motel;
- .9 a banquet hall;
- .10 a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- .11 only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- .12 a dining room restaurant, a take out restaurant, or a convenience restaurant;
- .13 a garden centre sales establishment;
- .14 a gas bar;
- .15 an automobile service station;
- .16 a motor vehicle washing establishment;
- .17 a retail establishment having no outside storage;
- .18 a retail warehouse;
- .19 a convenience store;
- .20 a personal service shop;
- .21 a dry cleaning and laundry distribution station; and,
- .22 purposes accessory to the other permitted purposes.

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

- .1 Minimum Setback from Hurontario Street: 10.0 metres;

- .2 Minimum Setback from Highway Number 7: 14.0 metres
- .3 Minimum Setback from Gillingham Drive: 16.0 metres except that where the land abuts a R1 – Exception 376 zone or a R1 – Exception 377 zone, the minimum setback shall be 20.0 metres;
- .4 for those uses permitted in Exception 728.1(8) to (16) inclusive, the minimum building setback from a R1 – Exception 376 zone or a R1 – Exception 377 zone shall be 60.0 metres.
- .5 Minimum Building Setback where the land abuts a HC– Exception 421 zone shall be 12.0 metres;
- .6 Maximum Building Height: 2 storeys where the lands are within 60.0 metres of Gillingham Drive; 4 storeys where the lands are within 60.0 to 100.0 metres of Gillingham Drive; and, 6 storeys in all other locations;
- .7 a 4.5 metre wide landscaped open space area shall be provided and maintained along Highway Number 7 and Hurontario Street;
- .8 a 6.0 metre wide landscaped open space area shall be provided along Gillingham Drive;
- .9 all garbage, refuse and waste containers for a motor vehicle repair shop shall be located within the main building containing the motor vehicle repair shop;
- .10 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- .11 all garbage and refuse storage, other than for a restaurant or motor vehicle repair shop, including any containers for the storage of recyclable materials, shall be enclosed; and,
- .12 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

12.728.3 for the purposes of Exception 728:

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

12.729 Exception 729

12.729.1 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.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 432 square metres per lot and 216 square metres per dwelling unit;
 - .b Corner Lot: 486 square metres per lot and 270 square metres per dwelling unit closest to the flankage lot line;
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.4 metres per lot and 7.2 metres per dwelling unit;
 - .b Corner Lot: 16.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line;
- .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; and,
- .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 50 percent of the lot width.
- .6 Minimum Interior Side Yard Width: 1.2 metres.

12.730 Exception 730

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

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

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

- .1 no dwelling or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.
- .2 Minimum Lot Area per Dwelling Unit:
 - .a Interior Lot: 180 square metres; and,
 - .b Corner Lot: 275 square metres
- .3 the maximum number of dwelling units which may be attached shall not exceed 8.
- .4 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .5 each unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

12.731 Exception 731

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

- .1 shall only be used for the purposes permitted in a R3M zone.

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

- .1 Minimum Setback to all lot lines shall be 15.0 metres;
- .2 Maximum Building Height: 12 storeys;
- .3 Maximum Floor Area Index: 2.0
- .4 Maximum Density: 202 dwelling units per net hectare of lot area;
- .5 Minimum Landscaped Open Space: 45 percent of the lot area;

12.732 Exception 732

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

- .1 Shall only be used for the following purposes:
 - .a An office, including the office of a health care practitioner;
 - .b A hotel;
 - .c A banquet hall;
 - .d A conference centre;
 - .e The following uses only in conjunction with uses in Exception 732.1 (a), (b), and (c), provided the total gross floor area of the accessory uses do not exceed 25% of the total gross floor areas of the uses listed in (a), (b), and (c) to a maximum total Gross Floor Area of 999 square metres:
 - .i A bank, trust company, or financial institution;
 - .ii A retail establishment;
 - .iii A convenience store;
 - .iv A dry cleaning and laundry distribution station;
 - .v A dining room restaurant, a take-out restaurant;
 - .vi A service shop;
 - .vii A personal service shop, excluding a massage or body rub parlour;
 - .viii A printing or copy establishment;
 - .ix A commercial, technical or recreational school;
 - .x A community club;
 - .xi A fitness centre; and,
 - .xii . A day nurse
- .2 The following uses shall not be permitted
 - .a An adult entertainment parlour; and,
 - .b An adult video store.

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

- .1 Minimum Landscape Open Space Area, except at approved access locations:

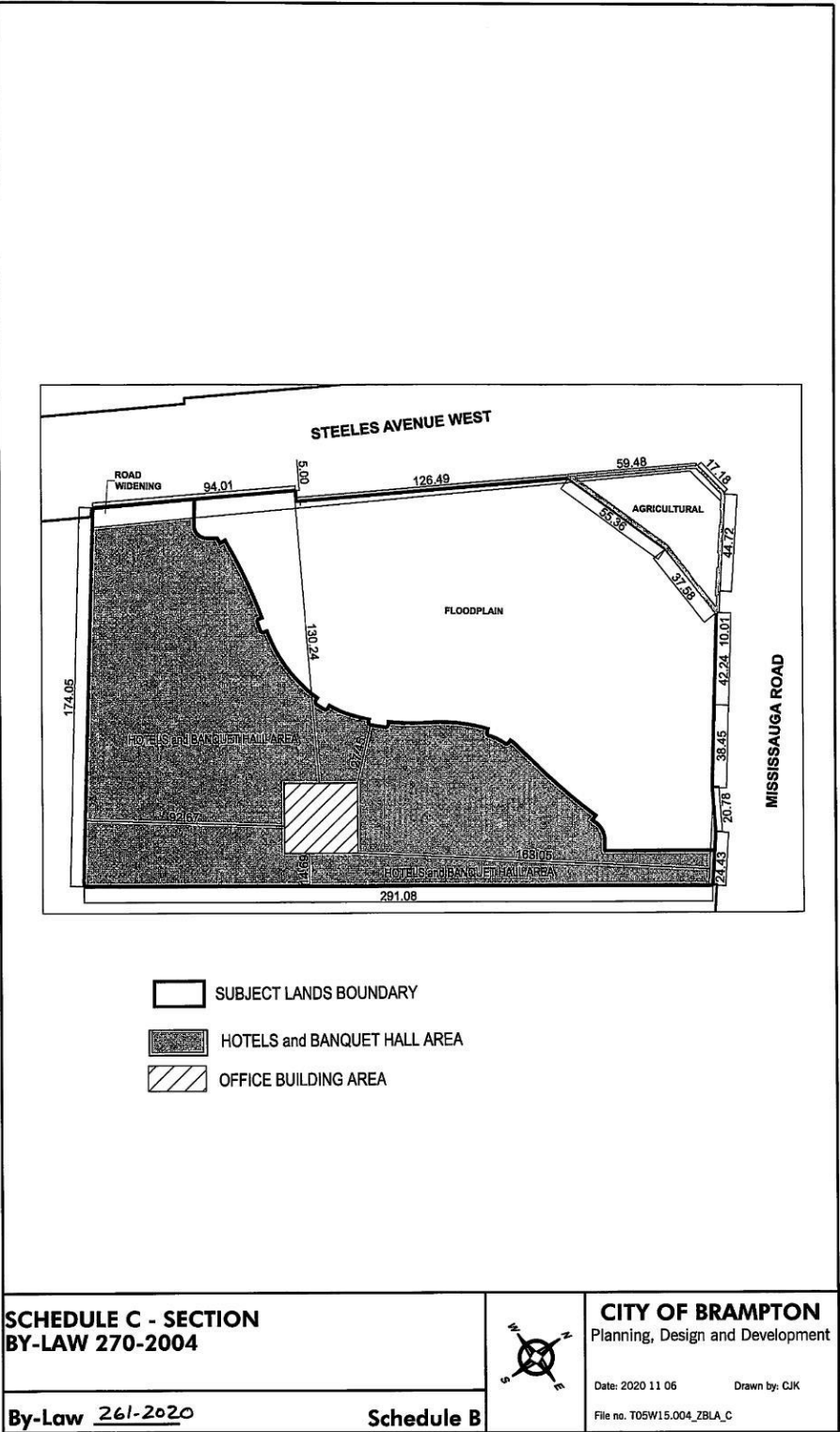
- .a A width of 3.0 metres along Mississauga Road and Steeles Avenue West;
- .b A width of 1.5 metres along a lot line.
- .2 Maximum Building Height: 10 Storeys;
- .3 Minimum Building Setback to a Natural System zone shall be 10 metres;
- .4 No outside storage or outdoor display or sales of goods and materials shall be permitted;
- .5 No drive-through facilities are permitted;
- .6 The lands zoned OC-Exception 732 shall be treated as one lot for zoning purposes;
- .7 The front lot line shall be deemed to be the Mississauga Road lot line;
- .8 A total of two (2) loading spaces are to be provided;
- .9 No setback from any lot line is required for any portion of the parking garage that is below grade;
- .10 Minimum parking space requirements in accordance with the following:
 - .a Offices, except an office of a health care practitioner, or uses permitted in Exception 732.1(1)(e): 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
 - .b Banquet Hall/Conference Centre: 1 parking space for each 8 square metres of gross commercial floor area; and,
 - .c Hotel: 1 parking space for every 2 bedrooms.

12.732.3 for the purposes of Exception 732:

- .1 Shall also be subject to the requirements and restrictions relating to the OC Zone and the general provisions of this by-law not in conflict with those set out in Exception 732.1, 732.2 and 732.3;
- .2 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.
- .3 For the purpose of calculating minimum parking requirements on lands zoned Exception 732:
 - .a Floor Area, Gross Commercial shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, amenity spaces for employees (such as a fitness centre and a cafeteria), atrium spaces, data centres, repair labs, repair training rooms or special purpose rooms that are ancillary to staff work spaces and any part of the building below established grade used for storage purposes.

- .4 An office building with a minimum gross floor area of 8,500 square metres shall be located, provided and maintained in the location shown as “Office Building Area” on Figure 1.

Figure 1



12.733 Exception 733

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

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

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 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 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .5 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .6 a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;
- .7 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 a minimum of 3.0 metres on the driveway side; and
- .8 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 setback.

12.734 Exception 734

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

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

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .2 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 0.6 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
 - .c 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;
 - .d an attached garage shall not be closer than 1.2 metres to a side lot line; and
 - .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres;
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- .4 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .5 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .6 a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;
- .7 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 a minimum of 3.0 metres on the driveway side;
- .8 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 setback; and
- .9 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.

12.735 Exception 735

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 300 square metres
 - .b Corner Lot: 335 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres
 - .b Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 22 metres
- .4 Minimum Front Yard Depth:
 - .a to the dwelling: 4.5 metres
 - .b to the garage: 6.0 metres
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached buildings not to be less than 1.8 metres
- .6 Minimum Exterior Side Yard Width:
 - .a to the dwelling: 3.0 metres
 - .b to a facing garage: 6.0 metres
- .7 Minimum Rear Yard Depth: 6.0 metres
- .8 the minimum width for a side yard flanking a public walkway or lands zoned Open Space shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .9 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .10 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .11 a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;
- .12 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 a minimum of 3.0 metres on the driveway side; and

- .13 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 setback.

12.736 Exception 736

12.736.1 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.

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

- .1 Minimum Lot Area:
 - .a Interior lot: 411 square metres
 - .b Corner lot: 459 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 and except at common walls between units the side yard may be zero;
- .8 Minimum Exterior Side Yard: 3.0 metres;
- .9 Maximum Building Height: 2 storeys above grade
- .10 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .11 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;
- .12 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 notwithstanding Exception 736.12(b) above, garages with doors no wider than 2.6 metres are excluded from the 20 percent calculation; and
- .13 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.737 Exception 737

12.737.1 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.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 400 square metres per lot and 200 square metres per dwelling unit
 - .b Corner Lot: 435 square metres per lot and 235 square metres for the dwelling unit closest to the flankage lot line
- .2 Minimum Lot Width:
 - .a Interior Lot: 18.3 metres and 9.15 per dwelling unit
 - .b Corner Lot: 20.1 metres and 10.9 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 22 metres
- .4 Minimum Front Yard Depth: 4.5 metres
- .5 Minimum Interior Side Yard Width: 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 and except where a common wall of the dwelling units coincide with a side lot line, the side yard may be zero
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 6.0 metres
- .8 a detached garage or carport shall not be permitted;
- .9 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 setback;
- .10 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres; and
- .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.

12.738 Exception 738

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

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

12.738.2 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: for a through lot or corner lot:
 - .a where the private outdoor amenity area is located in the front yard: 6.0 metres;
 - .b 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;
 - .c 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. 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: for an interior lot:
 - .a for the two dwelling units closest to the front lot line: 3.5 metres;
 - .b for the two dwelling units closest to the rear lot line: 1.8 metres.
 - .c 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 a corner 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; 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; Page 3 of 4 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;

12.738.3 for the purposes of Exception 738:

- .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.
- .3 Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.
- .4 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.
- .5 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.

12.739 Exception 739

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

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

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

- .1 Minimum Rear Yard Depth:
 - .a 6.0 metres; and,
 - .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback
- .2 Minimum Front Yard Setback: 3.5 metres;
- .3 Garage Control:
 - .a The maximum cumulative garage door width for an attached garage shall be:
 - .i 5.0 metres if the lot width is less than 12.5 metres; and,
 - .ii 5.5 metres if the lot width is less than 17 metres but greater than or equal to 12.5 metres;
 - .b On lots greater than 17 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;
- .4 Maximum Lot Coverage:
 - .a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
 - .b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

12.739.3 for the purposes of Exception 739:

- .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 739.2.

12.740 Exception 740

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

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

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

- .1 Minimum Exterior Side Yard Width: 3.0 metres;
- .2 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .3 Minimum Rear Yard Depth:
 - .a 7.0 metres; and,
 - .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- .4 Garage Control:
 - .a The maximum cumulative garage door width for an attached garage shall be:
 - .i 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
 - .ii Notwithstanding (i) above, a cumulative garage door width of 5.0 metres shall be permitted if the lot width is less than 11.6 metres but the lot has a lot area greater than 500 square metres.
- .5 Maximum Lot Coverage:
 - .a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
 - .b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

12.740.3 for the purposes of Exception 740:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 740.2.

12.741. Exception 741

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

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

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

- .1 Minimum Lot Area: 456 square metres
- .2 Minimum Interior Lot Width: 13.8 meters
- .3 Minimum Lot Depth: 26.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 The following provisions shall apply to garages:
 - .a The maximum garage door width shall be 5.5 metres.
 - .b The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
 - .c The interior garage width, as calculated 3 metres from the garage opening, shall not be 0.9 metres more than the garage door width.
- .8 No garage shall project into the front yard more than 1.6 metres beyond a porch or front wall of a dwelling.
- .9 The minimum setback to a daylight triangle or rounding shall be 1.5 metres.

12. 741.3 for the purposes of Exception 741:

- .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 741.2.

12.742 Exception 742

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

- .1 shall only be used for those uses permitted in a LC zone.

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

- .1 the Gross Floor Area of all buildings and structures used for commercial purposes shall not be less than 5,800 square metres and more than 8,350 square metres;
- .2 a Landscaped Area having a minimum width of 6 metres shall be provided abutting Bovaird Drive and 3 metres abutting all other roads;
- .3 all garbage and refuse containers shall be totally enclosed;
- .4 no outside storage or display of goods and materials shall be permitted;
- .5 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building; and
- .6 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

12.743. Exception 743

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

- .1 Shall only be used for the purposes permitted within an R1A zone.

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

- .1 Minimum Lot Area: 456 square metres
- .2 Minimum Interior Lot Width: 17.4 metres
- .3 Minimum Lot Depth: 26.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 The following provisions shall apply to garages:
 - .a The maximum garage door width shall be 5.5 metres;
 - .b The garage door width may be widened by an extra 0.6 metres if the front door of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling;
 - .c The interior garage width, as calculated 3 metres from the garage opening, shall not be more than 0.9 metres wider than the garage door width;
- .8 No garage shall project into the front yard more than 1.6 metres beyond a porch or front wall of a dwelling.
- .9 The minimum setback to a daylight triangle or rounding shall be 1.5 metres.

12.743.3 for the purposes of Exception 743

- .1 Shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 743.2.

12.744 Exception 744

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

- .1 Purposes permitted in the GE zone subject to the requirements of Exception 1565;
- .2 A Concrete Batching Plant; and
- .3 Purposes accessory to other permitted purposes.

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

- .1 Outside storage shall only be permitted within 35.0 metres of the rear lot line while maintaining a minimum setback of 4.0 metres from the interior side lot lines;
- .2 Outside storage shall be screened from view from the street and from an Open Space zone by any combination of landscaping and/or fencing;
- .3 Screening along the rear lot line shall consist of an opaque fence having a minimum height of 1.8 metres and a maximum height of 2.4 metres situated on top of a berm having a minimum height of 0.6 metres above grade;
- .4 Outside storage shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
- .5 The maximum height for any goods and materials stored outside shall be 6.0 metres;
- .6 Trucks and/or trailers that are associated with a concrete batching plant and that are not actively engaged in the process of loading and unloading shall be permitted to be parked or stored within the front yard and interior side yards and shall not be considered to be outside storage for the purpose of Exceptions 744.2(1) through (5);
- .7 Except at approved driveway locations, a minimum landscaped open space strip of 3.0 metres shall be provided and maintained along the front lot line;
- .8 Notwithstanding any other provision of the By-law, metal fencing is permitted within the front yard to a maximum height of 1.8 metres;
- .9 Minimum Setback to a Hydro Transformer in any yard: 2.5 metres.

12.744.3 for the purposes of Exception 744:

- .1 A Concrete Batching Plant shall mean an industrial facility used for the production of concrete, or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials in the open used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment in the open, but does not include the retail sale of finished concrete products.

12.745. Exception 745

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

- .1 A Stacked Townhouse Dwelling;
- .2 Purposes permitted by the R2 zone; and,
- .3 Purposes permitted by the Open Space Zone

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

- .1 Minimum Lot Area: 160 square metres per dwelling unit;
- .2 Minimum Lot Width: 30 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 4.5 metres;
- .5 Minimum Interior Side Yard Width: 3.6 metres;
- .6 Minimum Exterior Side Yard Width: 4.5 metres;
- .7 Minimum Rear Yard Depth: 7.5 metres;
- .8 Minimum Separation between building containing dwelling units: 2.4 metres;
- .9 Maximum Building Height: 12.5 metres;
- .10 Maximum Lot Coverage: 40 percent;
- .11 Minimum Landscaped Open Space: 10 percent
- .12 Maximum cumulative size of accessory buildings: 100 square metres
- .13 Minimum Number of Parking Spaces:
 - .14 For residents: 1 space per dwelling unit
 - .15 For visitors: 0.2 spaces per dwelling unit
- .16 The requirements for Garage Control, Fencing and those of subsection 16.8.3 shall not apply.
- .17 Notwithstanding 6.10 (a) of this by-law, a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.
- .18 Permitted accessory structures shall be set back a minimum of 1.5 metres from any rear or side lot line abutting an open space zone.

12.745.3 for the purposes of Exception 745:

- .1 Uses permitted in the R2 zone shall be subject to the requirements and restrictions of the R2 - Exception 2435 zone;
- .2 Uses permitted in an OS zone shall be subject to the requirements and restrictions the OS zone.

12.746 Exception 746

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

- .1 An office including medical, dental or drugless practitioner;
- .2 A retail establishment having no outside storage;
- .3 A service shop;
- .4 A personal service shop;
- .5 A bank, trust company and finance company; and
- .6 Purposes accessory to other permitted purposes.

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

- .1 The lot line which abuts Airport Road shall be deemed the Front Lot Line;
- .2 Minimum Lot Width: 18 metres;
- .3 Minimum Front Yard Depth: 2 metres;
- .4 Minimum Interior Side Yard Width abutting an Open Space (OS) or Natural System (NS) Zone: 1 metre to lands zoned OS to NS;
- .5 Minimum Interior Side Yard Width abutting an Open Space (OS) or Natural System (NS) for an underground or at-grade parking garage: 0 metres to land zoned OS to NS;
- .6 The maximum gross floor area shall be 275 metres;
- .7 Minimum Landscaped Open Space:
 - .a 2 metres along the lot line abutting Airport Road;
 - .b 5 metres along the lot line abutting a daylight triangle;
 - .c 5 metres along the lot line abutting Countryside Drive;
 - .d Retaining walls shall be permitted in required landscaped open space; and
- .8 Parking shall be provided in accordance with Section 4.1 of this By-law.

12.746.3 The Holding (H):

- .1 While the holding (H) symbol remains in place, lands shall only be used for the purposes permitted by the Residential Estate (RE) zone, subject to the requirements and restrictions of the RE zone and general provisions of this by-law applicable to a permitted residential use.
- .2 Removal of the holding symbol (H) shall not occur until such time as adequate arrangements have been made to convey gratuitously to the City, the portion of the subject lands forming part of the

Natural Heritage System (NHS) to the satisfaction of the Commissioner, Planning, Building and Economic Development.

12.747 Exception 747

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

- .1 a retail establishment having no outside storage of goods and materials;
- .2 a supermarket;
- .3 a hotel or motel;
- .4 a parking lot;
- .5 a tavern;
- .6 a taxi or bus station;
- .7 banquet facilities;
- .8 a community club;
- .9 a convenience store;
- .10 a personal service shop;
- .11 a tool and equipment rental establishment;
- .12 a dry cleaning and laundry distribution station;
- .13 a bank, trust company and finance company, with or without a drive-through facility;
- .14 a dining room restaurant, a convenience restaurant, a take-out restaurant, with or without a drive-through facility;
- .15 crisis care facilities; and,
- .16 purposes accessory to the other permitted purposes.

12.747.2 The following purposes shall not be permitted:

- .1 adult entertainment parlours; pool halls; amusement arcades; and, temporary open air markets shall not be permitted.

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

- .1 Minimum Setback from Hurontario Street: 10.0 metres;
- .2 Minimum Interior Side Yard Width: 0 metres
- .3 Minimum Exterior Side Yard Width: 5 metres
- .4 Minimum Rear Yard Depth: 11 metres; and,
- .5 Minimum Lot Width: 121 metres.

- .6 Maximum Building Height: one storey;
- .7 a minimum 4.5 metre wide landscaped open space area abutting Bovaird Drive and a minimum 3.0 metre wide landscaped open space area abutting Mountain Ash Road and a residential zone except at designated driveway access locations;
- .8 Maximum Gross Leasable Commercial Floor Area for a supermarket: 5,806 square metres;
- .9 Maximum Gross Leasable Commercial Floor Area: 16,966 square metres;
- .10 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .11 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; and,
- .12 Parking shall be provided on the basis of 1 parking space for every 19 square metres of gross leasable commercial floor area.

12.747.4 for the purposes of Exception 747:

- .1 Crisis Care Facility shall mean a place where short-term temporary accommodation is provided for persons in emergency situations.

12.748. Exception 748

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

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

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

- .1 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .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 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .3 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .4 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .5 The minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .6 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .7 For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection; and,
- .8 The maximum building height of shall not exceed 13 metres.

12.749 Exception 749

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

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

12.749.2 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.

12.750 Exception 750

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

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

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

- .1 Minimum Lot Area: Interior Lot: 348.4 square metres Corner Lot: 428.8 square metres
- .2 Minimum Lot Width: Interior Lot: 10.4 metres Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 33.5 metres
- .4 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.
- .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 metres.
- .6 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.

12.751 Exception 751

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

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

12.751.2 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.

12.752 Exception 752

12.752.1 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.

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

- .1 Minimum Lot Area per dwelling unit:
 - .a for a Semi-Detached Dwelling: Interior Lot: 194 square metres Corner Lot: 241 square metres
 - .b for a Street Townhouse Dwelling: Interior Lot: 177 square metres Corner Lot: 241 square metres
- .2 Minimum Lot Width per dwelling unit:
 - .a for a Semi-Detached Dwelling: Interior Lot: 9.15 metres Corner Lot: 11.35 metres
 - .b for a Street Townhouse Dwelling: Interior Lot: 8.35 metres 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 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 Lot Coverage by principal buildings: 50%

- .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 a direct pedestrian access from the front yard to the rear yard with no more than a 2 step grade difference inside the unit and without having to pass through a habitable room.
- .11 a maximum of 6 dwellings 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 door 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.

12.753. Exception 753

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

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

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

- .1 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .2 A balcony or porch, with or without a cold cellar or foundation, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .3 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .4 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .5 The minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .6 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .7 For the purpose of this Exception, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection; and,
- .8 The maximum building height shall not exceed 13 metres.

12.754 Exception 754

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

- .1 Residential
 - .a an apartment dwelling
 - .b purposes accessory to the other permitted purposes
 - .c Ground Floor Townhouse Dwelling Units
- .2 Institutional Uses
 - .a Retirement Home
 - .b Nursing Home
- .3 Other
 - .a Mixed Use Development

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

- .1 The residential uses permitted under Exception 754.1(1) shall be subject to the following additional requirements and restrictions;
 - .a Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927: 1.5 metres
 - .b Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M1927: 7.5 metres
 - .c Minimum setback to MH – Exception 770 zone: 1.5 metres
 - .d Minimum Rear Yard Depth: 3.0 metres
 - .e Maximum Rear Yard Depth not abutting a road: 7.5 metres
 - .f Minimum Side Yard Width: 3.0 metres
 - .g Minimum Building Height: 6 storeys
 - .h Maximum Building Height: 25 storeys
 - .i Maximum Tower Floor Plate: The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
 - .j Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 25 metres
 - .k Minimum ground floor height: 4.5 m

- .l Maximum lot coverage: No requirement
- .m Minimum landscaped open space: No requirement
- .n Minimum landscape buffer: Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
- .o Podium Requirements:
 - .i Apartment buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.
 - .ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.
- .p Continuous Building Wall:
 - .i Building walls located between the 1.5 metre minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.
 - .ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- .q Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- .r Bicycle parking:
 - .i Bicycle parking must be located on the same lot as the use or building for which it is required.
 - .ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - .iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 1. a building or structure
 2. a secure area such as a supervised parking lot or enclosure; or
 3. bicycle lockers
 - .iv Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
 - .v Dimensions:

1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

.vi Rates:

1. For Residential uses: 0.50 spaces per dwelling unit.
2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

- .s No setback required from Bovaird Drive West, Creditview Road, Lagerfeld Drive and an MH – Exception 754 zone for any portion of a parking garage that is below grade.

.2 The Mixed Use Development as defined under Exception 754.3(6) shall be subject to the following additional requirements and restrictions:

- .a Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927: 1.5 metres
- .b Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927: 7.5 metres
- .c Minimum setback to MH – Exception 770 zone: 1.5 metres
- .d Minimum Rear Yard Depth: 3.0 metres
- .e Maximum Rear Yard Depth not abutting a road: 7.5 metres
- .f Minimum Side Yard Width: 3.0 metres
- .g Minimum Building Height: 6 storeys
- .h Maximum Building Height: 25 storeys
- .i Maximum Tower Floor Plate: The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
- .j Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 25 metres
- .k Minimum ground floor height: 4.5 m
- .l Maximum lot coverage: No requirement
- .m Minimum landscaped open space: No requirement
- .n Podium Requirements:
 - .i Mixed Use buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.

- .ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.
- .o Continuous Street Wall:
 - .i Building walls located between the minimum 1.5 metre setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.
 - .ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- .p Minimum landscape buffer: Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
- .q Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- .r Bicycle Parking:
 - .i Bicycle parking must be located on the same lot as the use or building for which it is required.
 - .ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 1. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 2. a building or structure
 3. a secure area such as a supervised parking lot or enclosure; or
 4. bicycle lockers
 - .iii Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
 - .iv Dimensions:
 1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
 2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
 - .v Rates:
 1. For Residential uses: 0.50 spaces per dwelling unit.

2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

.s No setback required from Lagerfeld Drive, Bovaird Drive West, Creditview Road and an MH – Exception 754 zone for any portion of a parking garage that is below grade.

.3 The Retirement Home and Nursing Home uses permitted under Exception 3527.1(2) shall be subject to the provisions of Exception 3527.2(1) Notwithstanding the provisions of Exception 3527.2(1), the following additional regulations shall apply:

.a Minimum number of parking spaces:

.i Retirement Home: 0.65 spaces per unit (inclusive of visitor parking); and

.ii Nursing Home/ Long-Term Care Facilities: 0.35 to 0.45 space per bed

.b Bicycle Parking: No requirement

12.754.3 for the purposes of Exception 754:

.1 Despite any division of the lands, including a Public Street network, all lands zoned MH – Exception 754 shall be treated as one lot for zoning purposes.

.2 There are no minimum lot depth, minimum exterior side yard depth, minimum lot width or minimum lot area requirements.

.3 For the purposes of this Exception, Bovaird Drive West shall be deemed to be the front yard, the east/west Exception of Lagerfeld Drive the rear yard and the north/south Exception of Lagerfeld Drive the exterior side yard.

.4 “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.

.5 “Podium” means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

.6 “Mixed Use Development” means a building containing ground floor non-residential uses listed in 770.1 with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.

12.755 Exception 755

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 334.6 square metres.
 - .b Corner Lot: 364 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.2 metres.
 - .b Corner Lot: 17.0 metres.
- .3 Minimum Lot Depth: 22 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 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres.
- .6 Minimum Front Yard Depth: 4.5 metres.
- .7 a detached garage having a maximum gross floor area of 36 square metres shall be permitted.
- .8 a private outdoor amenity area of a minimum of 80 square metres shall be provided.
- .9 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line.
- .10 where a driveway leads to a detached to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side.
- .11 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 Minimum Rear Yard Depth: 6.0 metres

12.756 Exception 756

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 336.4 square metres.
 - .b Corner Lot: 414 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.98 metres.
 - .b Corner Lot: 13.8 metres.
- .3 Minimum Lot Depth: 27.8 metres.
- .4 the requirements and restrictions contained in Exception 755.2(4) to 755.2(11) inclusive.

12.757 Exception 757

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 334.6 square metres.
 - .b Corner Lot: 387.0 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.16 metres.
 - .b Corner Lot: 12.9 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 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.
- .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.
- .6 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.
- .7 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .8 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

12.758 Exception 758

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 334.6 square metres.
 - .b Corner Lot: 384 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 10.14 metres.
 - .b Corner Lot: 11.94 metres.
- .3 Minimum Lot Depth: 33.0 metres.
- .4 the requirements and restrictions contained in Exception 757.2(4) to 757.2(8) inclusive.

12.759 Exception 759

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

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

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

- .1 Minimum Lot Area: 270 square metres.
- .2 Minimum Lot Width: 9.1 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 no building shall be located closer than 15 metres to the limit of the Trans-Canada Pipeline Right-of-Way or Pipeline Easement.
- .5 the requirements and restrictions contained in Exception 757.2(4) to 757.2(8) inclusive.

12.760 Exception 760

12.760.1 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.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 487.9 square metres per lot, and 243.9 square metres per dwelling unit.
 - .b Corner Lot: 510.2 square metres per lot, and 283.6 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 22.18 metres, and 11.09 metres per dwelling unit.
 - .b Corner Lot: 23.98 metres, and 12.89 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 22.0 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 6.0 metres.
- .6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres.
- .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.
- .8 Minimum Rear Yard Depth: 6.0 metres.

12.760.3 for the purposes of Exception 760:

- .1 for the purpose of Exception 760, the front lot line shall be either the longer or the shorter lot line that abuts a street.

12.761 Exception 761

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

- .1 those purposes permitted in a R1-Exception 760 zone

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 487.9 square metres per lot, and 243.9 square metres per dwelling unit.
 - .b Corner Lot: 527 square metres per lot, and 283.6 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 20.15 metres, and 10.25 metres per dwelling unit.
 - .b Corner Lot: 22.3 metres, and 11.13 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 22.0 metres.
- .4 the requirements and restrictions contained in Exception 760.2 (4) to 760.2 (8) inclusive.

12.761.3 for the purposes of Exception 761:

- .1 for the purpose of Exception 761, the front lot line shall be either the longer or the shorter lot line that abuts a street.

12.762 Exception 762

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

- .1 those purposes permitted in a R1-Exception 760 zone

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 487.8 square metres per lot, and 243.9 square metres per dwelling unit.
 - .b Corner Lot: 531 square metres per lot, and 297.1 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.26 metres, and 8.13 metres per dwelling unit.
 - .b Corner Lot: 18.06 metres, and 9.93 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 the requirements and restrictions contained in Exception 760.2 (4) to 760.2 (7) inclusive.

12.763 Exception 763

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

- .1 those purposes permitted in a R1-Exception 760 zone

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 485.8 square metres per lot, and 242.9 square metres per dwelling unit.
 - .b Corner Lot: 546 square metres per lot, and 303 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.5 metres, and 7.25 metres per dwelling unit.
 - .b Corner Lot: 16.3 metres, and 9.05 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 33.5 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 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.
- .7 no building shall be located closer than 15 metres to the limit of the Trans-Canada Pipeline Right-of-Way or Pipeline Easement.
- .8 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .9 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.
- .10 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 notwithstanding 10 above, garages with doors no wider than 2.4 metres are excluded from the 20 percent calculation.

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

12.764 Exception 764

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

- .1 those purposes permitted in a R1 – Exception 760 zone.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 346.7 square metres per lot, and 173.35 square metres per dwelling unit.
 - .b Corner Lot: 390.3 square metres per lot, and 216.9 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.76 metres, and 7.88 metres per dwelling unit.
 - .b Corner Lot: 17.74 metres, and 9.86 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 22.0 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 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: 6.0 metres.
- .8 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

12.764.3 for the purposes of Exception 764:

- .1 The front lot line shall be either the longer or the shorter lot line that abuts a street.

12.765 Exception 765

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

- .1 those purposes permitted in a R1-Exception 760 zone

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 411 square metres per lot, and 205.5 square metres per dwelling unit.
 - .b Corner Lot: 465 square metres per lot, and 259.5 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres, and 6.85 metres per dwelling unit.
 - .b Corner Lot: 15.5 metres, and 8.65 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30.0 metres
- .4 shall be subject to the requirements and restrictions of Exception 763.2(4), to 763.2(7) inclusive and Exception 763.2(9) to 763.2(11) inclusive.

12.766 Exception 766

12.766.1 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.

12.766.2 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: 8.855 metres
 - .ii Corner Lot: 11.35 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 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 Lot Coverage by principal buildings: 50%
 - .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 a direct pedestrian access from the front yard to the rear yard with no more than a 2 step grade difference inside the unit and without having to pass through a habitable room.
 - .11 a maximum of 6 dwellings 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 door 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.

12.766.3 for the purposes of Exception 766:

- .1 for the purpose of Exception 766, the front lot line shall be either the longer or the shorter lot line that abuts a street.

12.767 Exception 767

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

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

12.767.2 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 the walls of two detached dwellings shall not be less than 1.2 metres;
 - .c 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;
 - .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 units itself, the inside width of the garage shall not exceed 40 percent of the lot width.
- .6 Minimum Rear Yard Depth: 6.0 metres.

12.768 Exception 768

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 300 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: for an interior lot and a through lot: 50 percent 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; 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; 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;

12.768.3 for the purposes of Exception 768:

- .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.
- .3 Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.
- .4 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.
- .5 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.

12.769 Exception 769

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

- .1 shall only be used for the purposes permitted by Exception 769.1(a), or the purposes permitted by Exception 769.1(b), but not both sections or not any combination of both sections:
 - .a either;
 - .i a public or private school;
 - .ii a day nursery;
 - .iii a park, playground or recreation facility operated by a public authority; and,
 - .iv purposes accessory to the other permitted purposes.
 - .b or:
 - .i those purposes permitted in an R1-Exception 755 zone; and,
 - .ii a park, playground or recreation facility operated by a public

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

- .1 for those uses permitted in a R1-Exception 755 zone, the requirements and restrictions as set out in a R1-Exception 755 zone.

12.770 Exception 770

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

- .1 Non-residential
 - .a a retail establishment having no outside storage
 - .b a supermarket
 - .c a convenience store, and/or grocery store
 - .d an art gallery
 - .e an artist and photography studio
 - .f a custom workshop
 - .g a service shop
 - .h a personal service shop
 - .i a bank, trust company, or finance company
 - .j an office
 - .k a dry cleaning and laundry distribution station
 - .l a laundromat
 - .m a parking lot
 - .n a dining room restaurant, a take-out restaurant, convenience restaurant
 - .o printing or copying establishment
 - .p a commercial school
 - .q a garden centre sales establishment
 - .r an amusement arcade
 - .s a temporary open air market
 - .t a place of commercial recreation but not including a billiard hall
 - .u a community club
 - .v a health or fitness centre
 - .w a tavern
 - .x a taxi or bus station
 - .y a swimming pool sales and service establishment

- .z a custom workshop
- .aa an animal hospital
- .bb a banquet hall
- .cc a hotel or motel
- .dd a day nursery
- .ee a garden centre
- .ff a maximum of one (1) accessory drive-through facility
- .gg purposes accessory to any other permitted purposes
- .2 Residential
 - .a an apartment dwelling
 - .b purposes accessory to the other permitted purposes
 - .c Ground Floor Townhouse Dwelling Unit
- .3 Institutional Uses
 - .a Retirement Home
 - .b Nursing Home
- .4 Other
 - .a Mixed Use Development

12.770.2 The following uses shall be prohibited:

- .b an adult video store
- .c an adult entertainment parlour
- .d a massage or body rub parlour
- .e a service station or gas bar
- .f a motor vehicle or boat sales establishment
- .g a motor vehicle repair shop
- .h a drive-through facility, with the exception of one accessory drive-through facility

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

- .1 The single storey commercial uses permitted under Exception 770.1(1) shall be subject to the following additional requirements and restrictions:
 - .a Maximum Gross Leasable Commercial Floor area: 13,935 square metres

- .b Minimum building setbacks:
 - .i to a lot line abutting Bovaird Drive – 4.5 metres
 - .ii to a lot line abutting Creditview Road – 0 metres
 - .iii to a lot line abutting Lagerfeld Drive – 1.5 metres
 - .iv to an MH – Exception 754 zone – 4.5 metres
 - .v to a daylighting triangle or rounding – 1.5 metres
 - .c Maximum Building Height: 1 storey
 - .d Minimum Building Height: 5.5 metres
 - .e Maximum Lot Coverage: No restriction
 - .f Minimum landscaped open space: No requirement
 - .g Minimum Landscaped Buffer abutting an MH – Exception 754 zone: Except at approved driveway locations, a 3.0 metre wide strip shall be provided
 - .h Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.
 - .i Shall also be subject to the requirements and restrictions relating to the GC Zone and the general provisions of the Corporation of the City of Brampton Zoning By-law, not in conflict with those set out in Exception 770.
 - .j Seasonal and temporary uses (e.g. garden centres) shall not require additional parking, and the spaces taken up by such uses still be counted towards the overall parking total. A garden centre is permitted up to a maximum area of 929 square metres.
 - .k No drive-through facility shall be located between a building and a public street.
- .2 Residential uses permitted under Exception 770.1.2 shall be subject to the following additional requirements and restrictions:
- .a Minimum building setbacks:
 - .i to a lot line abutting Bovaird Drive – 4.5 metres
 - .ii to a lot line abutting Creditview Road – 0 metres
 - .iii to a lot line abutting Lagerfeld Drive – 1.5 metres
 - .iv to an MH – Exception 754 zone – 4.5 metres
 - .v to a daylighting triangle or rounding – 1.5 metres
 - .vi to a private lane or private street: 3.0 metres
 - .b Maximum building setbacks: To a lot line abutting a public street, to the curb of a private lane or private street, and MH – Exception 754 zone: 4.5 metres

- .c Minimum Building Height: 6 storeys
- .d Maximum Building Height: 25 storeys
- .e Maximum Tower Floor Plate: The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
- .f Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 25 metres
- .g Minimum ground floor height: 4.5 m
- .h Maximum lot coverage: No requirement
- .i Minimum landscaped open space: No requirement
- .j Minimum landscape buffer: Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
- .k Podium Requirements:
 - .i Apartment buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.
 - .ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.
- .l Continuous Building Wall:
 - .i Building walls abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West.
 - .ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- .m Minimum Building Separation: 12 metres
- .n Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- .o Bicycle parking:
 - .i Bicycle parking must be located on the same lot as the use or building for which it is required.
 - .ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - .iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 1. a building or structure;

- 2. a secure area such as a supervised parking lot or enclosure; or
 - 3. bicycle lockers
- .iv Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- .v Dimensions:
 - 1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
 - 2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- .vi Rates:
 - 1. For Residential uses: 0.50 spaces per dwelling unit.
 - 2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.
- .p No setback required from Bovaird Drive West, Creditview Road, Lagerfeld Drive and an MH– Exception 754 zone for any portion of a parking garage that is below grade.
- .3 The Mixed Use Development as defined under Exception 770.4(7) shall be subject to the following additional requirements and restrictions:
 - .a Minimum setback to Creditview Road, Lagerfeld Drive and Bovaird Drive West and an MH – Exception 754 zone:
 - .i to a lot line abutting Bovaird Drive – 1.5 metres
 - .ii to a lot line abutting Creditview Road – 0 metres
 - .iii to a lot line abutting Lagerfeld Drive – 1.5 metres
 - .iv to an MH – Exception 754 zone – 4.5 metres
 - .v to a daylighting triangle or rounding – 1.5 metres
 - .vi to a private lane or private street: 3.0 metres
 - .b Maximum setback to Creditview Road and an MH – Exception 754 zone:
 - .i to a lot line abutting a public street, to the curb of a private lane or private street, and MH– Exception 754 zone: 4.5 metres
 - .c Minimum Building Height: 2 storeys
 - .d Maximum Building Height: 25 storeys
 - .e Maximum Tower Floor Plate where Residential Uses are included in the Tower: 800 square metres for any portion of a building greater than 12 storeys in height

- .f Minimum Tower Separation: 25 metres
- .g Minimum ground floor height: 4.5 m
- .h Maximum lot coverage: No requirement
- .i Minimum landscaped open space: No requirement
- .j Podium Requirements:
 - .i Buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.
 - .ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.
- .k Continuous Street Wall:
 - .l Building walls located between the minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.
- .m For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- .n Minimum landscape buffer:
 - .o Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
- .p Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- .q Bicycle Parking:
 - .i Bicycle parking must be located on the same lot as the use or building for which it is required.
 - .ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - .iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 1. a building or structure
 2. a secure area such as a supervised parking lot or enclosure; or
 3. bicycle lockers

- .iv Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- .v Dimensions:
 - 1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
 - 2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- .vi Rates:
 - 1. For Residential uses: 0.50 spaces per dwelling unit.
 - 2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.
- .r No setback required from Lagerfeld Drive, Bovaird Drive West, Creditview Road and an MH – Exception 754 zone for any portion of a parking garage that is below grade.

12.770.4 for the purposes of Exception 770:

- .1 Despite any division of the lands, including a Public Street network, all lands zoned MH – Exception 770 shall be treated as one lot for zoning purposes.
- .2 There are no minimum lot depth, minimum front yard depth, minimum interior side yard depth, minimum exterior side yard depth, minimum rear yard depth, minimum lot width, minimum landscaped open space, maximum lot coverage, maximum floor space index, or minimum lot area requirements.
- .3 For the purposes of this Exception, Bovaird Drive West shall be deemed to be the front yard and Lagerfeld Drive shall be deemed the rear yard.
- .4 “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- .5 “Podium” means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- .6 Except for buildings located within 195 metres and 370 metres of the intersection of Lagerfeld Drive and Creditview Road, any building located within 25 metres of Lagerfeld Drive shall be a Mixed Use Development in accordance with the requirements of Exception 770.3(3).
- .7 “Mixed Use Development” means a building containing ground floor non-residential uses listed in 770.1(1) with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.

- .8 The Retirement Home and Nursing Home uses permitted under Exception 770.1(3) shall be subject to the provisions of 770.3(2). Notwithstanding the provisions of Exception 770.3(2), the following additional regulations shall apply:
 - .a Bicycle Parking: No requirement

12.771 Exception 771

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

- .1 Non-Residential
 - .a a retail establishment having no outside storage
 - .b a convenience store or grocery store
 - .c an art gallery
 - .d an artist and photography studio
 - .e a custom workshop
 - .f a supermarket
 - .g a service shop
 - .h a personal service shop
 - .i a bank, trust company, or finance company
 - .j an office
 - .k a dry cleaning and laundry distribution station
 - .l a laundromat
 - .m a dining room restaurant, a take-out restaurant
 - .n one service station or gas bar. Only in conjunction with a service station or gas bar, a convenience restaurant and motor vehicle washing establishment
 - .o a printing or copying establishment
 - .p a commercial school
 - .q a place of commercial recreation
 - .r a billiard hall or pool hall
 - .s an amusement arcade
 - .t a health or fitness centre
 - .u a tavern
 - .v an animal hospital
 - .w a day nursery
 - .x a garden centre

- .y purposes accessory to the other permitted purposes.
- .2 Residential
 - .a an apartment dwelling
 - .b Ground Floor Townhouse Dwelling Unit
 - .c purposes accessory to the other permitted purposes
- .3 Institutional Uses
 - .a Retirement Home
 - .b Nursing Home
- .4 Other
 - .a Mixed Use Development

12.771.2 The following uses shall be prohibited:

- .a Massage or body rub parlour
- .b The repair and servicing of motor vehicles or internal combustion engines
- .c Adult video store or adult book store
- .d Outside storage of goods and materials

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

- .1 Despite any division of the lands zoned MM –Exception 771, including a Public Street network, the lands zoned MM – Exception 771 shall be one lot for zoning purposes.
- .2 Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.
- .3 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.
- .4 There are no minimum lot depth, minimum front yard depth, minimum interior side yard depth, maximum lot coverage, minimum exterior side yard depth, minimum rear yard depth, minimum lot width or minimum lot area requirements.
- .5 “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- .6 A Mixed Use Development in accordance with Exception 771.3(10) and having a minimum Building Height of 2 storeys shall be required within 25 metres of Lagerfeld Drive.

- .7 “Mixed Use Development” means a building containing ground floor non-residential uses listed in Exception 771.1.1 with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.
- .8 The single storey commercial uses permitted under Exception 771.1(1) shall be subject to the following additional requirements and restrictions:
- .a Maximum Gross Leasable Commercial Floor area: 32,516 square metres of which a maximum of 8,000 square metres may be used for retail uses listed in Exception 771.1(1) (a), (b), (f), (g), (h), (m), (u), (x).
 - .b Minimum Building Setbacks:
 - .i to a lot line abutting Bovaird Drive- – 4.5 metres
 - .ii to a lot line abutting Creditview Road – 0 metres
 - .iii to a lot line abutting Lagerfeld Drive – 1.5 metres
 - .iv to an R3L – Exception 776 zone and an R3L– Exception 773 zone – 4.5 metres
 - .v to a daylighting triangle or rounding – 1.5 metres
 - .c Maximum Building Height: 1 storey
 - .d Minimum Landscaped Open Space: No restriction
 - .e Minimum Landscape buffer abutting an R3L – Exception 776 zone and an R3M – Exception 773 zone: Except at approved access locations, a 3 metre wide strip shall be provided.
 - .f A convenience retail and convenience restaurant associated with a gas bar or service station shall have a minimum gross floor area of 300 square metres and shall be located within 6.0 metres of the intersection of Bovaird Drive West and Creditview Road. A drive-through facility shall not be located between a building and a Public Street. For clarity, a gas bar canopy or accessory car wash shall not be located within 6.0 metres of the intersection of Bovaird Drive West and Creditview Road.
 - .g Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.
 - .h Shall also be subject to the requirements and restrictions relating to the GC Zone and the general provisions of the Corporation of the City of Brampton Zoning By-law, not in conflict with those set out in Exception 771.
 - .i Seasonal and temporary uses (e.g. garden centres) shall not require additional parking, and the spaces taken up by such uses shall still be counted towards the overall parking total. A garden centre is permitted up to a maximum area of 929 square metres.
- .9 The residential uses permitted under Exception 771.1(2) shall be subject to the following additional requirements and restrictions:
- .a Minimum building setbacks:

- .i to a lot line abutting Bovaird Drive – 4.5 metres
- .ii to a lot line abutting Creditview Road – 0 metres
- .iii to a lot line abutting Lagerfeld Drive – 1.5 metres
- .iv to an R3L – Exception 776 zone and an R3M – Exception 773 zone – 4.5 metres
- .v to a daylighting triangle or rounding – 1.5 metres
- .vi to a Private Lane or Private Street: 3.0 metres
- .b Maximum building to a lot line abutting a public street, to the setbacks: curb of a Private Lane or Private Street, to an R3L – Exception 776 zone, and R3M – Exception 773 zone: 4.5 metres
- .c Minimum Building Height: 6 storeys for that portion of a building within 12 metres of Bovaird Drive West.
- .d Maximum Building Height: 12 storeys
- .e Minimum ground floor height: 4.5 m
- .f Maximum lot coverage: No requirement
- .g Minimum landscaped open space: No requirement
- .h Minimum landscape buffer: Except at approved access locations, a 3 metre wide strip shall be provided between any surface parking lot/driveway and a Private Street, Private Lane, or a lot line abutting a public street.
- .i Continuous Street Wall:
 - .i Building walls abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West.
 - .ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- .j Angular Plane: Notwithstanding the permitted Building Height, no portion of the building can extend beyond a 45 degree angular plane measured at a height of 10.5 metres measured from the centreline of a Private Street for any portion of the building abutting the R3L – Exception 776 zone.
- .k Minimum Building Separation: 12 metres.
- .l Podium Requirements:
 - .i Apartment buildings greater than 9 storeys in height shall include a podium that is a minimum of 2 storeys in height.
 - .ii For any building where a podium is required, the tower portion of the building shall be step back a minimum of 2.5 metres from the private or public street edge of the podium.

- .m Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
 - .n Bicycle parking:
 - .i Bicycle parking must be located on the same lot as the use or building for which it is required.
 - .ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - .iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - 1. a building or structure;
 - 2. a secure area such as a supervised parking lot or enclosure; or
 - 3. bicycle lockers
 - .iv Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
 - .v Dimensions:
 - 1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
 - 2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
 - .vi Rates:
 - 1. For Residential uses: 0.50 spaces per dwelling unit.
 - 2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.
 - .o No setback from Bovaird Drive West, Creditview Road, Lagerfeld Drive, an R3L – Exception 776 zone and an R3M – Exception 773 zone for any portion of a parking garage that is below grade.
- .10 The Mixed Use Development as defined under Exception 771.3 shall be subject to the following requirements and restrictions:
- .a Minimum building setbacks:
 - .i to a lot line abutting Bovaird Drive – 4.5 metres
 - .ii to a lot line abutting Creditview Road – 0 metres
 - .iii to a lot line abutting Lagerfeld Drive – 1.5 metres

- .iv to an R3L – Exception 776 zone and an R3M – Exception 773 zone – 4.5 metres
- .v to a daylighting triangle or rounding – 1.5 metres
- .vi to a Private Lane or Private Street: 3.0 metres
- .b Maximum building setbacks: To a lot line abutting a public street, to the curb of a Private Lane or Private Street, to an R3L – Exception 776 zone, and R3M – Exception 773 zone: 4.5 metres
- .c Minimum Building Height: 6 storeys for that portion of a building within 12 metres of Bovaird Drive West.
- .d Maximum Building Height: 12 storeys
- .e Minimum ground floor height: 4.5 m
- .f Maximum lot coverage: No requirement
- .g Minimum landscaped open space: No requirement
- .h Minimum landscape buffer: Except at approved access locations, a 3 metre wide strip shall be provided between any surface parking lot/driveway and a Private Street, Private Lane, or a lot line abutting a public street.
- .i Continuous Street Wall:
 - .i Building walls abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West.
 - .ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- .j Angular Plane: Notwithstanding the permitted Building Height, no portion of the building can extend beyond a 45 degree angular plane measured at a height of 10.5 metres measured from the centreline of a Private Street for any portion of the building abutting the R3L –Exception776 zone.
- .k Minimum Building Separation: 12 metres
- .l Podium Requirements:
 - .i Mixed Use buildings greater than 9 storeys in height shall include a podium that is a minimum of 2 storeys in height.
 - .ii For any building where a podium is required, the tower portion of the building shall be step back a minimum of 2.5 metres from the private or public street edge of the podium.
- .m Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

- .n Bicycle parking:
 - .i Bicycle parking must be located on the same lot as the use or building for which it is required.
 - .ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - .iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - 1. a building or structure
 - 2. a secure area such as a supervised parking lot or enclosure; or
 - 3. bicycle lockers
 - 4. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
 - .iv Dimensions:
 - 1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
 - 2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
 - .v Rates:
 - 1. For Residential uses: 0.50 spaces per dwelling unit.
 - 2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.
- .o No setback from Bovaird Drive West, Creditview Road, Lagerfeld Drive, an R3L – Exception 776 zone and an R3M – Exception 773 zone for any portion of a parking garage that is below grade.
- .11 The Retirement Home and Nursing Home uses permitted under Exception 771.1(3) shall be subject to the provisions of 771.3(9). Notwithstanding the provisions of Exception 771.3(9), the following additional regulations shall apply:
 - .a Bicycle Parking: No requirement
- .12 The following additional requirements shall apply and supersede any other requirements of this By-law:
 - .a To allow Lands Zoned subject to exceptions 773 and 776 on the approved sketch to permit the uses in the MM-771 Zone and be subject to the requirements and restrictions of the MM-771 zone. For the purposes of this provision, the “approved sketch” shall refer to the sketch attached to the minor variance Notice of Decision regarding application A-2023-

0365 and dated December 19, 2023. In this sketch, Exceptions 773 and 776 are referred to as zones “R4A-3522” and R4A-3523”.

- .b To permit a 0.0m setback to lands subject to exception 776 and exception 773.
- .c To permit a Mixed Use Development Building that is not within 25 metres of Lagerfeld Drive, notwithstanding the requirements of the By-law.
- .d To permit a 4.95 metre setback to a lot line abutting a public street, notwithstanding any requirement of this By-law.
- .e To permit a building height of 3 storeys for a Mixed Use Development building located within 12 metres of Bovaird Drive West, notwithstanding any other requirement of this By-law.
- .f To allow all garbage, refuse and waste containers to be located outside of the Mixed Use Development Building and to permit the waste collection loading area to be located more than 9.0m from the main entrance, notwithstanding any other requirement of this By-law.
- .g Development building and the waste loading area are to be located a minimum of 9.0 metres from the main entrance.
- .h To provide at least 210 parking spaces.
- .i To provide at least 2 loading spaces.

12.772 Exception 772

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

- .1 shall only be used for the purposes permitted by Exception 772.1(a), or the purposes permitted by Exception 772.1(b), but not both sections or not any combination of both sections:
 - .a either;
 - .i a public or private school;
 - .ii a day nursery;
 - .iii a park, playground or recreation facility operated by a public authority; and,
 - .iv purposes accessory to the other permitted purposes.
 - .b or:
 - .i those purposes permitted in an R1-Exception 760 zone; and,
 - .ii a park, playground or recreation facility operated by a public

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

- .1 for those uses permitted in a R1-Exception 760 zone, the requirements and restrictions as set out in a R1-Exception 760 zone.

12.772.3 for the purposes of Exception 772:

- .1 for the purpose of Exception 772, the front lot line shall be either the longer or the shorter lot line that abuts a street.

12.773 Exception 773

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

- .1 Residential Uses
 - .a An apartment dwelling
 - .b Purposes accessory to the other permitted purposes
 - .c Only in conjunction with an apartment dwelling and only on the ground floor of the same apartment building:
 - .i a retail establishment having no outside storage
 - .ii a supermarket
 - .iii a service shop
 - .iv a personal service shop
 - .v a bank, trust company, or finance company
 - .vi an office
 - .vii a dry cleaning and laundry distribution station
 - .viii a laundromat
 - .ix a dining room restaurant, a take-out restaurant
 - .x a printing or copying establishment
 - .xi a commercial, technical or recreational school
 - .xii a place of commercial recreation
 - .xiii a health or fitness centre
 - .xiv a tavern
 - .xv an animal hospital
 - .xvi a day nursery
 - .xvii an amusement arcade
 - .xviii a Ground Floor Townhouse Dwelling Unit
 - .xix purposes accessory to the other permitted purposes
- .2 Institutional Uses
 - .a Retirement Home

.b Nursing Home

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

- .1 Minimum Lot Depth Between the lot line abutting Bovaird Drive West and the centre line of a Private Street or Private Lane: 50 metres
- .2 Minimum building setbacks: To a lot line abutting Bovaird Drive West, to a public street, to the curb of a Private Lane or Private Street, to an R3L – Exception 776 zone, a Natural System (NS) zone, a MM –Exception 771 zone: 4.5 metres.
- .3 Maximum building setbacks: 4.5 metres to a lot line abutting Bovaird Drive West.
- .4 Minimum Building Height: A minimum of 60% of the building footprint must be at a minimum height of 6 storeys for a building within 12 metres of Bovaird Drive West.
- .5 In no case shall the Building Height be less than 3 storeys.
- .6 Maximum Building Height: 9 storeys
- .7 Minimum ground floor height: 4.5 m
- .8 Maximum lot coverage: No requirement
- .9 Minimum landscaped open space: No requirement
- .10 Maximum floor space index: No requirement
- .11 Minimum landscape buffer: Except at approved access locations, a 3 metre wide strip shall be provided between any surface parking lot/driveway and a Private Street, Private Lane, or a lot line abutting a public street.
- .12 Continuous Street Wall:
 - .a Building walls located between the 4.5 metre minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.
 - .b For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- .13 Angular Plane: Notwithstanding the minimum and maximum Building Height requirements, no portion of a building may extend beyond a 45 degree angular plan measured from a height of 10.5 metres above the zone boundary.
- .14 Minimum Building Separation: 12 metres.
- .15 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- .16 Bicycle parking:

- .a Bicycle parking must be located on the same lot as the use or building for which it is required.
 - .b A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - .c Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - .i a building or structure
 - .ii a secure area such as a supervised parking lot or enclosure; or
 - .iii bicycle lockers
 - .d Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
 - .e Dimensions:
 - .i If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
 - .ii If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
 - .f Rates:
 - .i For Residential uses: 0.50 spaces per dwelling unit.
 - .ii For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.
- .17 No setback from Bovaird Drive West, an R3L – Exception 776 zone, a Natural System (NS) zone and a MM – Exception 771 zone is required for any portion of a parking garage that is below grade.
- .18 The Retirement Home and Nursing Home uses permitted under Exception 773.1(2) shall be subject to the provisions of 773.2. Notwithstanding the provisions of Exception 773.2, the following regulations shall apply:
- .a Bicycle Parking: No requirement

12.773.3 for the purposes of Exception 773:

- .1 Despite any division of the lands, including a Public Street network, all lands zoned R3L – Exception 773 shall be treated as one lot for zoning purposes.
- .2 Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.

- .3 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.
- .4 There are no minimum front yard depth, minimum interior side yard depth, minimum exterior side yard depth, minimum rear yard depth, maximum lot coverage, minimum landscaped open space, minimum lot width or minimum lot area requirements.
- .5 “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- .6 For the purposes of this Exception, Bovaird Drive West shall be deemed to be the front yard.

12.774 Exception 774

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

- .1 shall only be used for the purposes permitted by Exception 774.1(1)(a), or the purposes permitted by Exception 774.1(1)(b), but not both sections or not any combination of both sections:
 - .a either;
 - .i a public or private school;
 - .ii a day nursery;
 - .iii a park, playground or recreation facility operated by a public authority; and,
 - .iv purposes accessory to the other permitted purposes.
 - .b or:
 - .i those purposes permitted in an R1- Exception 761 zone; and,
 - .ii a park, playground or recreation facility operated by a public

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

- .1 for those uses permitted in a R1- Exception 761 zone, the requirements and restrictions as set out in a R1- Exception 761 zone.

12.774.3 for the purposes of Exception 774:

- .2 The front lot line shall be either the longer or the shorter lot line that abuts a street.

12.775 Exception 775

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

- .1 shall only be used for the purposes permitted by Exception 775.1(1)(a), or the purposes permitted by Exception 775.1(1)(b), but not both sections or not any combination of both sections:
 - .a either;
 - .i a public or private school;
 - .ii a day nursery;
 - .iii a park, playground or recreation facility operated by a public authority; and,
 - .iv purposes accessory to the other permitted purposes.
 - .b or:
 - .i those purposes permitted in an R1-Exception 762 zone; and,
 - .ii a park, playground or recreation facility operated by a public

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

- .1 for those uses permitted in a R1-Exception 762 zone, the requirements and restrictions as set out in a R1-Exception 762 zone.

12.776 Exception 776

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

- .1 Residential Uses
 - .a A rear lane townhouse dwelling
 - .b Back to back townhouse dwelling
 - .c Townhouse dwelling
 - .d A stacked back to back townhouse dwelling
 - .e A live-work townhouse dwelling
- .2 Purposes accessory to the other permitted purposes

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

- .1 Shall be subject to the following additional requirements and restrictions, for rear lane townhouse dwelling uses:
 - .a Minimum Dwelling Unit Width: 4.5 metres
 - .b Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres
 - .c Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres
 - .d Minimum Building Separation Distance: 3.0 metres
 - .e Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres
 - .f Minimum Setback from a garage door opening to a Private Lane: 1.0 metre
 - .g Minimum Building Height:
 - .i 2 storeys abutting a Public Street, Private Street or Private Lane.
 - .ii 3 storeys within 45 metres of MM – Exception 771 zone and abutting Lagerfeld Drive.
 - .h Maximum Building Height: 3 storeys abutting a Public Street, Private Street or Private Lane
 - .i Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
 - .j A garage shall only be accessed by a Private Lane.

- .2 Shall be subject to the following additional requirements and restrictions, for back to back townhouse dwelling uses:
- .a Minimum Dwelling Unit Width: 5.5 metres
 - .b Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres
 - .c Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres
 - .d Minimum Building Separation Distance: 3.0 metres
 - .e Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres
 - .f Minimum Building Height:
 - .i 2 storeys.
 - .ii 3 storeys within 45 metres of a MM – Exception 771 zone and abutting Lagerfeld Drive.
 - .g Maximum Building Height: 3 storeys, excluding a stairwell enclosure
 - .h Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
 - .i Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, in a surface parking lot up to 25% of the parking may be provided. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.
- .3 Shall be subject to the following additional requirements and restrictions, for townhouse dwelling uses:
- .a Shall only be permitted within 35 metres of a Natural System (NS) zone.
 - .b Minimum Dwelling Unit Width: 6.0 metres
 - .c Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres provided that a minimum 6.0 metre setback is provided to a garage door opening.
 - .d Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres
 - .e Minimum Building Separation Distance: 3.0 metres
 - .f Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres

- .g Minimum Depth From the rear wall of the building to the Natural System (NS) zone: 6.0 metres
- .h Minimum Building Height:
 - .i 2 storeys.
 - .ii 3 storeys abutting Lagerfeld Drive.
- .i Maximum Building Height: 3 storeys
- .j Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
- .k Garage Control:
 - .i Maximum garage door width shall be 2.5 metres.
 - .ii The maximum interior garage width shall be 0.6 metres wider than the permitted garage door width.
- .l The Maximum Driveway Width Shall not exceed the width of the garage.
- .m A garage shall only be accessed by a Private Lane or Private Street.

.4 Shall be subject to the following additional requirements and restrictions, for stacked back to back townhouse dwelling uses:

- .a Minimum Dwelling Unit Width: 5.5 metres
- .b Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres
- .c Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting Public Street: 3.0 metres
- .d Minimum Building Separation Distance: 3.0 metres
- .e Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres
- .f Minimum Setback to a Private Lane: 1.5 metres
- .g Minimum Building Height: 3 storeys
- .h Maximum Building Height: 4.5 storeys, excluding a stairwell enclosure
- .i Minimum landscaped open space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

- .j Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, in a surface parking lot up to 25% of the parking may be provided. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.

.5 Shall be subject to the following additional requirements and restrictions for live-work townhouse uses:

- .a The following additional uses are permitted within a Live-Work Townhouse Dwelling on the ground floor:

- .i a residential unit
- .ii bank, trust company and finance company
- .iii service shop
- .iv retail establishment with no outdoor storage or display
- .v home occupation
- .vi commercial, technical or recreational school
- .vii art gallery
- .viii artist and photography studio including framing
- .ix personal service shop
- .x health or fitness centre
- .xi a dining room restaurant, take-out restaurant
- .xii a laundromat
- .xiii a dry cleaning and laundry distribution station
- .xiv a printing or copying establishment
- .xv a custom workshop
- .xvi an animal hospital
- .xvii a convenience store
- .xviii an office, including the office of a health care practitioner
- .xix a day nursery
- .xx a police station
- .xxi purposes accessory to the other permitted purposes
- .xxii a billiard hall or pool hall

- .b The following uses shall be prohibited:

- .i amusement arcade
- .ii massage or body rub parlour
- .iii the repair and servicing of motor vehicles or internal combustion engines
- .iv adult video store or adult book store
- .v outside storage of goods and materials
- .c Shall only be permitted within 35 metres of Lagerfeld Drive.
- .d Minimum Dwelling Unit Width: 6.0 metres
- .e Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres
- .f Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting Public Street: 3.0 metres
- .g Minimum Separation between the Side Walls of a Dwelling: 3.0 metres
- .h Minimum Setback from the Side Wall of a Dwelling to the sidewalk or Curb of a Private Street or Private Lane: 1.5 metres
- .i Minimum Building Height: 3 storeys
- .j Maximum Building Height: 4.5 storeys
- .k Minimum landscaped open space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments as per 3.10 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

12.776.3 for the purposes of Exception 776:

- .1 Despite any division of the lands, including a Public Street network, all lands zoned R3L – Exception 776 shall be treated as one lot for zoning purposes.
- .2 Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.
- .3 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.
- .4 There are no minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, minimum lot widths, minimum lot areas, or lot coverage requirements for back to back townhouse dwellings, townhouse dwellings, rear lane townhouse dwellings, stacked back to back townhouse dwellings and live-work townhouse dwellings.

- .5 Where walls for townhouse dwellings, back-to-back townhouse dwellings, rear lane townhouse dwellings, stacked back to back townhouse dwelling and live-work dwellings are not facing a Private Lane or Private Street and are not considered a side wall (i.e. face-to-face separation), a central court yard shall have a minimum distance between front walls of 12 metres.

12.778 Exception 778

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

- .1 Those uses permitted by a LC zone; and,
- .2 A commercial school;

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

- .1 Minimum front yard depth: 3 metres;
- .2 Minimum exterior side yard width: 3 metres;
- .3 Minimum interior side yard width and minimum rear yard depth:
 - .a To a one storey building – 6.0 metres
 - .b To a two storey building – 9.0 metres;
- .4 Minimum landscaped buffer, except at approved access locations:
 - .a 6.0 metres wide along Chinguacousy Road; and,
 - .b 3.0 metres wide along all other lot lines.
- .5 Notwithstanding Exception 778.2(4)(a), a building may encroach a maximum of 3.0 metres into the minimum required landscaped buffer along Chinguacousy Road.

12.779 Exception 779

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

- .1 Commercial
 - .a a retail establishment having no outside storage
 - .b a service shop
 - .c a personal service shop
 - .d a bank, trust company and finance company, with no drive-through
 - .e an office
 - .f a dry cleaning and laundry distribution station
 - .g a laundromat
 - .h a dining room restaurant, a take-out restaurant
 - .i a printing or copying establishment
 - .j a health or fitness centre
 - .k a custom workshop, having no outside storage
 - .l an animal hospital
 - .m a commercial, technical or recreational school
- .2 Other:
 - .a Purposes accessory to the other permitted purposes

12.779.2 Shall not be used for the following purposes:

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 an amusement arcade
- .4 a body art and /or tattoo parlour
- .5 a massage or body rub parlour
- .6 a drive-through facility associated with any use
- .7 a tool equipment and rental establishment
- .8 a day nursery

- .9 a religious institution
- .10 a community centre
- .11 hotel or motel
- .12 a school other than a technical or business school

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

- .1 Minimum Front Yard Depth: 2.0 metres
- .2 Maximum Front Yard Depth: 4.5 metres
- .3 Minimum Setback to Daylight Triangle: 2.0 metres
- .4 Minimum Exterior Side Yard Width: 4.0 metres
- .5 Maximum Exterior Side Yard Width: 6.0 metres
- .6 Minimum Rear Yard Depth: 4.5 metres
- .7 Minimum Interior Side Yard Width: 4.5 metres
- .8 Minimum Building Height: 7.0 metres for that portion of the building adjacent to the daylight triangle or along the lot line within 3.0 metres of the daylight triangle.
- .9 Maximum Building Height: 4 storeys
- .10 Minimum Landscaped Open Space:
 - .a Front Yard:
 - .i 2.0 metres, except at approved access locations
 - .ii 3.0 metres, where a parking area is adjacent to the street, except at approved access locations
 - .b Exterior Side Yard:
 - 4.5 metres, except at approved access locations
 - .c Interior Side Yard: 3.0 metres
 - .d Rear Yard: 3.0 metres
- .11 Minimum Gross Floor Area for Each Building:
 - 1,000 square metres
- .12 Building Façade Zone:
 - Building walls adjacent to the front or exterior lot line and 4.6 metres above grade or less shall have a minimum length of 60% of the length of the front or exterior lot line
- .13 Windows and Doors at Grade:

On any wall adjacent to a street line, no less than 50% of the gross area of the portion of the wall that is less than 4.6 metres above grade shall have windows and/or doors

- .14 A minimum of one on-site loading space shall be provided
- .15 For the purposes of this Exception, the property line abutting Hansen Road shall be considered the front lot line

12.779.4 for the purposes of Exception 779:

- .1 The entire lands zoned Exception 779 shall be considered one lot for zoning purposes.

12.780 Exception 780

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

- .1 shall only be used for the purposes permitted by Exception 780.1(a), or the purposes permitted by Exception 780.1(b), but not both sections or not any combination of both sections:
 - .a either:
 - .i those purposes permitted in an OS zone; and,
 - .ii those purposes permitted in an I1 zone.
 - .b or:
 - .i those purposes permitted in an R1-Exception 757 zone;
 - .ii those purposes permitted in an R1-Exception 759 zone; and,
 - .iii a park, playground or recreation facility operated by a public authority.

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

- .1 for those uses permitted in a R1-Exception 757 zone, the requirements and restrictions as set out in a R1-Exception 757 zone.
- .2 for those uses permitted in a R1-Exception 759 zone, the requirements and restrictions as set out in an R1-Exception 759 zone.

12.781 Exception 781

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

- .1 A supportive housing apartment dwelling
- .2 Purposes accessory to the permitted purposes

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

- .1 Minimum Lot Area: 1225 square metres
- .2 Minimum Lot Width: 32 metres
- .3 Minimum Lot Depth: 35 metres
- .4 Minimum Front Yard Depth: 1.5 metres
- .5 Minimum Interior Side Yard Width: 10.0 metres
- .6 Minimum Exterior Side Yard Width (excluding the Daylight Triangle): 3 metres
- .7 Minimum Setback to Daylight Triangle: 0.5 metres
- .8 Minimum Rear Yard Depth: 4.5 metres
- .9 Minimum Building Height: 3 storeys
- .10 Minimum Width of Landscape Open Space:
 - .a Front Yard: 1.5 metre, excluding any approved driveway or access locations
 - .b Rear Yard: 4.5 metres adjacent to a building and 0.4 metres adjacent to a parking space or driveway aisle
 - .c Interior Side Yard:
 - .d 3.5 metres, which may be reduced to 2.2 metres adjacent to a parallel parking space.
 - .e Exterior Side Yard: 3.0 metres
 - .f Adjacent to the Daylight Triangle: 0.5 metres
- .11 Maximum Floor Space Index: 1.2
- .12 Maximum Number of Units: 26
- .13 Maximum Unit Size: 59.5 square metres
- .14 Minimum Parking Spaces:
 - .a The following parking spaces shall be provided:
 - .i Residential Parking Spaces

- .ii A minimum of 0.21 spaces per unit
- .iii A minimum of 0.17 spaces per unit

12.781.3 for the purposes of Exception 781.:

- .1 the front lot line shall be the lot line adjacent to Henderson Avenue.
- .2 “SUPPORTIVE HOUSING APARTMENT DWELLING” shall mean an apartment dwelling, owned, operated or funded by the Regional Municipality of Peel, or the province of Ontario, that contains independent dwelling units but provides on-site support services for residents.
- .3 All the lands zoned R3L – Exception 781 shall be considered one lot for zoning purposes.

12.782 Exception 782

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

- .1 the purposes permitted in Agricultural Zone of this by-law.

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

- .1 Minimum Lot Area: 0.3 hectares.

12.784 Exception 784

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

- .1 the purposes permitted by R1 Zone

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

- .1 Minimum Lot Width Interior Lot: 20 metres.
- .2 the front of a garage on a corner lot shall not be closer than 6.0 metres to a lot line.

12.785 Exception 785

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

- .1 the purposes permitted in an R1 zone

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 352 square metres
 - .b Corner Lot: 429 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 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 1.2 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 itself, the inside width of the garage shall not exceed 45 percent of the lot width.
- .6 Minimum Front Yard Depth: 6.0 metres.
- .7 Minimum Lot Depth: 32.0 metres.
- .8 Minimum Exterior Side Yard Depth: 3.0 metres.
- .9 Minimum Rear Yard Depth: 7.6 metres.
- .10 Maximum Building Height: 10.6 metres.

12.786 Exception 786

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

- .1 shall only be used for the purposes permitted by the I1 Zone;

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

- .1 Minimum Landscaped Open Space:
 - .a a minimum of 9.0 metres shall be provided and maintained abutting Torbram Road, except at approved driveway locations; and,
 - .b a minimum of 3.0 metres shall be provided and maintained abutting Sandalwood Parkway, except at approved driveway locations.
- .2 Building Setback from Torbram Road:
 - .a Maximum: 18.0 metres;
 - .b Minimum: 7.6 metres

12.787 Exception 787

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

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

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

- .1 Minimum Front Yard Depth: 8 metres;

12.788 Exception 788

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

- .1 an office, including a dental office;
- .2 a retail establishment excluding a convenience store;
- .3 a personal service shop, which does not include a body art and/or tattoo parlour or a massage or a body rub parlour;
- .4 a trust company and finance company.

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

- .1 Minimum Lot Width - 18 metres;
- .2 Minimum setback from Queen Street West lot line - 3 metres;
- .3 Minimum side yard width - 1.2 metres on the west side and 6.0 metres on the east side;
- .4 Minimum rear yard depth - 25 metres;
- .5 Maximum building height - 2 storeys;
- .6 Landscaped Open Space –
 - .a Minimum 3.0 metre wide landscaped strip abutting Queen Street West, except at approved access locations;
 - .b Minimum 1.5 metre wide landscaped strip abutting a residential zone, notwithstanding the driveway location;
 - .c Minimum 1.5 metre wide landscaped strip along the rear lot line.
- .7 Minimum driveway width leading to a rear parking lot - 3.4 metres;
- .8 Minimum number of parking spaces – 10;
- .9 A drive-through facility is not permitted;
- .10 All garbage and refuse including any containers for the storage of recyclable materials, shall be enclosed;
- .11 Outside storage, including display of goods and materials, is not permitted.

12.789 Exception 789

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 350 square metres and 180 square metres per dwelling unit
 - .b Corner Lot: 450 square metres, with 270 square metres for the dwelling unit closest to the flankage lot line
- .2 Minimum Lot Width:
 - .a Interior Lot: 12 metres and 6 metres per dwelling unit
 - .b Corner Lot: 15 metres, with 9 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Interior Side Yard Width: 1.2 metres, except where the common wall of semidetached dwelling units coincides with a side lot line, the side yard may be zero
- .4 Minimum Exterior Side Yard Width: 3 metres and 6 metres to a garage facing the flankage
- .5 Minimum Rear Depth: 7.5 metres
- .6 Maximum Building Height: 10.6 metres
- .7 any exterior overhead garage door shall not exceed 2.75 metres in width;
- .8 minimum length of common wall attached: 6 metres on the ground floor exclusive of a garage;
- .9 30% to 40% of the dwelling units shall have second floor components partially (1/2 to 3/4) built over garage, and another 30% to 40% of the dwelling units shall have second floor components significantly (over 3/4) built over garage; and
- .10 a minimum of 30% of the garages shall be facilitated with windows on the side walls facing the landscaped front yard.

12.3467 Exception 3467

12.3467.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the R2-Exception 884 zone

12.3467.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a The requirements and restrictions as set out in the R2-Exception 884 zone.
 - .b The second storey of a street townhouse dwelling unit may be located closer to the rear lot line than the second storey wall of an abutting street townhouse dwelling unit.
 - .c Maximum Driveway Width: 3.0 metres.
 - .d Parking: For each unit within a street townhouse dwelling, a minimum of two parking spaces.

12.3467.3 for the purposes of Exception 3467:

- .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 the ones set out in Exception 3467.2
- .2 For a street townhouse dwelling, direct pedestrian access for each dwelling unit from the front yard to the rear yard shall be accessed from the side yard, or, from a unit of a townhouse dwelling on a corner lot. A corner lot, shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium.

12.791 Exception 791

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

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

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

- .1 Minimum Lot Area: 375 square metres
- .2 Minimum Lot Width: Interior Lot: 12.5 metres Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth:
 - .a 11 metres, where the rear lot line is adjacent to Hurontario Street.
 - .b 7.5 metres, where the rear lot line is not adjacent to Hurontario Street.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;.
 - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

12.792 Exception 792

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

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

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

- .1 Minimum Lot Area: 425 square metres
- .2 Minimum Lot Width: Interior Lot: 12.5 metres Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 34 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth:
 - .a 10.8 metres, where the rear lot line is adjacent to Wanless Drive;
 - .b 7.5 metres where the rear lot line is not adjacent to Wanless Drive
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Minimum Landscaped Open Space
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
 - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

12.793 Exception 793

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

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

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

- .1 Minimum Lot Area: 342 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres
 - .b Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 25 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area;
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
 - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.794 Exception 794

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

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

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

- .1 Minimum Lot Area: 463.6 square metres
- .2 Minimum Lot Width: Interior Lot: 12.2 metres Corner Lot: 14.0 metres
- .3 Minimum Lot Depth:
 - .a 30 metres
 - .b 24 metres, in the case of a corner lot, where the rear lot line is adjacent to Wanless Drive.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth:
 - .a 8.9 metres, where the rear lot line abuts the east limit of the Canadian Pacific Railway right-of-way;
 - .b 10.8 metres, where the rear lot line is adjacent to Wanless Drive;
 - .c 7.5 metres, in all other cases, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area;
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
 - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.795 Exception 795

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

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

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

- .1 Minimum Lot Area: 341.6 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres
 - .b Corner Lot: 14.0 metres
- .3 Minimum Lot Depth: 28 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area;
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
 - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

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

12.796 Exception 796

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

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

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

- .1 Minimum Lot Area: 312.5 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.5 metres
 - .b Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area;
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
 - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

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

12.797 Exception 797

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

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

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

- .1 Minimum Lot Area: 312.5 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.5 metres
 - .b Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area;
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
 - .a the maximum garage door width shall be 5.5 metres
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
 - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

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

12.798 Exception 798

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

- .1 the purposes permitted in the LC zone.
- .2 a medical office.
- .3 a private school/tutoring establishment.
- .4 purposes accessory to the other permitted purposes. and

12.798.2 Shall not be used for the following purposes:

- .1 adult entertainment parlour;
- .2 adult video store;
- .3 pool hall or amusement arcade;
- .4 temporary open air markets; and, a tavern.

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

- .1 the requirements and restrictions as set out in LC zone.
- .2 minimum landscaped open space-20% of the required front yard and 50% of the required exterior side yard.
- .3 Bell switchgear may be exempted from the requirements and restrictions of the LC- zone, subject to confirmation from Bell Canada.

12.798.4 for the purposes of Exception 798:

- .1 shall also be subject to the requirements and restrictions relating to the LC- zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 798.3.

12.799 Exception 799

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

.1 Commercial:

- .a a hotel or motel;
- .b a motor vehicle sales, rental or leasing establishment;
- .c a motor vehicle repair shop;
- .d a dining room restaurant, a convenience restaurant, a take-out restaurant with or without drive-through facilities;
- .e banquet facilities;
- .f an office;
- .g a retail establishment without the outside storage of goods and materials;
- .h a personal service shop;
- .i a dry cleaning and laundry distribution station;
- .j a bank, trust company, or finance company;
- .k a custom workshop
- .l a radio or television broadcasting and transmission establishment;
- .m a furniture and appliance store;
- .n a recreational facility or structure;
- .o a community club;
- .p a convenience store;
- .q a service shop;
- .r a laundromat; and,
- .s a parking lot.

.2 Industrial:

- .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
- .b a printing establishment; and,
- .c a warehouse.

12.799.2 the following purposes shall not be permitted;

- .1 adult entertainment parlour;
- .2 adult video store;
- .3 amusement arcades including pool or billiard halls; and,
- .4 temporary open air markets:

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

- .1 Minimum Side Yard Width: 8.0 metres;
- .2 Minimum Rear Yard Depth: 15.0 metres;
- .3 Minimum Lot Width: 102 metres;
- .4 Maximum Building Height: 8.6 metres;
- .5 Minimum Landscaped Open Space: 50 percent of required front, exterior side and rear yards;
- .6 Landscaped Buffer Area: a landscaped buffer area having a minimum width of 15.0 metres shall be provided abutting Highway Number 10;
- .7 Outdoor Storage: no storage shall be permitted outside a building;
- .8 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .9 all garbage and refuse storage, other than restaurant refuse storage, but including any container for the storage of recyclable materials, shall be enclosed within a building;
- .10 parking shall be provided in accordance with General Provisions for Commercial Zones and General Provisions for Industrial Zones of this by-law; and,
- .11 no building shall be located closer than 10 metres to the limit of the Trans-Canada Pipeline Right-of-Way.