

## 12.1300 Exception 1300

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### 12.1300.1 The lands shall only be used for the following purposes:

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

### 12.1300.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 305 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.3 metres;
  - .b Corner Lot: 13.1 metres;
- .3 Minimum Lot Depth: 27 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 7.0 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line.
- .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: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not 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 15 metres beyond a porch or front wall of a dwelling.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

**12.1300.3 for the purposes of Exception 1300:**

- .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 1300.2.

## 12.1301 Exception 1301

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### 12.1301.1 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

### 12.1301.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 226 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 16.8 metres per lot and 8.4 metres per dwelling unit
  - .b Corner Lot: 18.6 metres per lot and 10.2 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 27 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.0 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- .8 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
    - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
    - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres

- .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not 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 unit for the particular unit.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

**12.1301.3 for the purposes of Exception 1301:**

- .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 1301.2.



## 12.1302 Exception 1302

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### **12.1302.1 The lands shall only be used for the following purposes:**

- .1 a park, playground or recreation facility operated by a public authority;
- .2 a fire station;
- .3 a combined fire station and recreation facility; and,
- .4 proposes accessory to the other permitted purposes.

### **12.1302.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 10 metres;
- .2 Minimum Rear Yard: 20 metres; and,
- .3 Minimum Side Yard Width:
  - .a east side: 7.5 metres; and,
  - .b west side: 15.0 metres.

### 12.1303 Exception 1303

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#### **12.1303.2 The lands shall only be used for the following purposes:**

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

#### **12.1303.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 324 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres;
  - .b Corner Lot: 13.8 metres;
- .3 Minimum Lot Depth: 27 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 7.0 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line.
- .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: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not 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.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

**12.1303.3 for the purposes of Exception 1303:**

- .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 1303.2.

## 12.1304 Exception 1304

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### 12.1304.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted by Exception 1304.1.1.a, or the purposes permitted by Exception 1304.1.1.b, but not both sections and not any combination of both sections:  
either:
  - .a the following:
    - .i a stormwater management facility;
  - or:
  - .b the following:
    - .i those purposes permitted in a R1 - Exception 1300 zone;

### 12.1304.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those purposes permitted in a R1 - Exception 1300 zone, the requirements and restrictions as set out in a R1 - Exception 1300 zone;

### 12.1304.3 for the purpose of Exception 1304:

- .1 Shall also be subject to the requirements and restrictions of the NS zone and all the general provisions of this by-law which are not in conflict with those in Exception 1304.2.

### 12.1304.4 Holding (H):

- .1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the final size of the stormwater management pond to the satisfaction of the Commissioner of Planning, Design and Development and the Credit Valley Conservation. Reducing the regional storm control pond to the 100 year storm control pond will not be determined until sign-off has been received from all of the downstream landowners for the post-development Regional Storm floodplain and in the event that sign-off does not occur the size of the pond will remain as a regional storm control pond.
- .2 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel.
- .3 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.
- .4 Until the holding (H) symbol is removed, the lands designated NS (H) – Exception 1304 shall only be used for those purposes permitted in a NS zone, subject to the requirements and restrictions of a NS zone.

## 12.1305 Exception 1305

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### 12.1305.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted by Exception 1305.1.1.a, or the purposes permitted by Exception 1305.1.1.b, but not both sections and not any combination of both sections:  
either:
  - .a the following:
    - .i a stormwater management facility;
  - or:
  - .b the following:
    - .i those purposes permitted in a R1 - Exception 1301 zone;

### 12.1305.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those purposes permitted in a R1 - Exception 1301 zone, the requirements and restrictions as set out in a R1 - Exception 1301 zone;

### 12.1305.3 for the purpose of Exception 1305:

- .1 Shall also be subject to the requirements and restrictions of the NS zone and all the general provisions of this by-law which are not in conflict with those in Exception 1305.2.

### 12.1305.4 Holding (H):

- .1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the final size of the stormwater management pond to the satisfaction of the Commissioner of Planning, Design and Development and the Credit Valley Conservation. Reducing the regional storm control pond to the 100 year storm control pond will not be determined until sign-off has been received from all of the downstream landowners for the post-development Regional Storm floodplain and in the event that sign-off does not occur the size of the pond will remain as a regional storm control pond.
- .2 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel.
- .3 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.
- .4 Until the holding (H) symbol is removed, the lands designated NS (H) – Exception 1305 shall only be used for those purposes permitted in a NS zone, subject to the requirements and restrictions of a NS zone.

## 12.1306 Exception 1306

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### 12.1306.1 The lands shall only be used for the following purposes:

- .1 Residential
  - .a a single detached dwelling;
  - .b a group home type 1;
  - .c an auxiliary group home; and
  - .d a supportive lodging house;
- .2 Non – Residential
  - .a purposes accessory to the other permitted purposes;

### 12.1306.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot: 309 square metres
  - .b Corner Lot: 408 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 10.3 metres
  - .b Exterior Lot: 13.6 metres
- .3 Minimum Lot Depth: 30.0 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 Interior Side Yard Width:
  - .a Where the lot width is less than 12.5 metres:
    - .i 0.6 metres provide the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b where the lot width is greater than and equal to 12.5 metres and less than 15.8 metres:
    - .i 1.2 metres and 1.2 metres for an interior lot; and,
    - .ii 0.6 metres for a corner lot abutting an interior lot;
- .6 Minimum Exterior Side Yard Width: 4.5 metres and no garage shall face the exterior side yard lot line

- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 Maximum Building Height: 2 storeys
- .9 Minimum Dwelling Unit Area: 148 square metres
- .10 The following provisions shall apply to garages:
  - .a the maximum cumulative garage door width shall be:
    - .i 3.7 metres if the lot width for a particular unit is less than 10.4 metres;
    - .ii 4.6 metres if the lot width of a particular unit is less than 11.6 metres but greater than or equal to 10.4 metres;
    - .iii 5.0 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres; and,
    - .iv 5.5 metres if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres
- .11 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .12 The maximum driveway width shall be:
  - .a 4.8 metres if the lot width for a particular unit is less than 10.4 metres;
  - .b 5.7 metres if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.4 metres;
  - .c 6.1 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres; and,
  - .d 6.6 metres if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres.
- .13 A 3.0 metre landscaped buffer shall be maintained along the rear lot line of any lot abutting an R2 zone.
- .14 No structure shall be permitted within 3.0 metres of a rear lot line of any lot abutting an R2 zone.

**12.1306.3 for the purposes of Exception 1306:**

- .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 the ones set out in Exception 1306.2.

## 12.1307 Exception 1307

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### 12.1307.1 The lands shall only be used for the following purposes:

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

### 12.1307.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 270 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres;
  - .b Corner Lot: 12.8 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth:
  - .a 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: 7.0 metres
- .6 Minimum Exterior Side Yard Width: 3.0 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.
- .8 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
    - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
    - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
    - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres



- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not 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.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations):
  - .a 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.
- .13 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres
- .14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**12.1307.3 for the purposes of Exception 1307:**

- .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 1307.2.

## 12.1308 Exception 1308

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### 12.1308.1 The lands shall only be used for the following purposes:

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

### 12.1308.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 204 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
  - .b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum 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: 7.0 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- .8 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 2.5 metres if the lot width for a particular unit is less than 7 metres
    - .ii 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
    - .iii 3.7 metres if the lot width for a particular unit is greater than 8 metres

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not 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.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations):
  - .a 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.
- .13 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres
- .14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres. yard

**12.1308.3 for the purposes of Exception 1308:**

- .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 1308.2.

## 12.1309 Exception 1309

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### 12.1309.1 The lands shall only be used for the following purposes:

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

### 12.1309.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 180 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit;
  - .b Corner Lot: 22.2 metres per lot and 9.0 metres per dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth:
  - .a 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: 7.0 metres
- .6 Minimum Exterior Side Yard Width:
  - .a 3.0 metres, except where a garage door 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 1.2 metres, except along the common wall lot line where the setback may be zero metres
- .8 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 Maximum Lot Coverage: none
- .10 The following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres
    - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres
    - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.
- .11 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .12 The driveway width shall not exceed the width of the garage.
- .13 Maximum Porch and Bay Window Projections (with or without foundations):
  - .a 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.
- .14 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres
- .15 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .16 No more than eight dwelling units shall be attached.
- .17 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**12.1309.3 for the purposes of Exception 1309:**

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1309.2.

## 12.1310 Exception 1310

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### **12.1310.1 The lands shall only be used for the following purposes:**

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

### **12.1310.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 483 square metres
- .2 Minimum Lot Width: 15 metres
- .3 Minimum Lot Depth: no requirement
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling except where a lot abuts a NS zone and a R1 zone the setback shall be 6.0 metres.
- .5 Minimum Side Yard Width: 4.5 metres when the side yard of a particular dwelling unit abuts a R2– Exception 128 zone.
- .6 Minimum Rear Yard Depth: 7.5 metres except where a lot abuts a NS zone and a R2 – Exception 128 zone, the minimum rear yard depth shall be 6.0 metres.
- .7 Maximum Building Height: 2 storeys
- .8 Maximum Lot Coverage: no requirement
- .9 Minimum Landscaped Open Space: 60% of the minimum front yard area of an interior lot, and 70% of the minimum front yard area of a corner lot.
- .10 Minimum Dwelling Unit Area: 260 square metres
- .11 a private courtyard shall be provided for all units within this zone. The minimum area for a private courtyard: 74 square metres except where a lot abuts a NS zone and a R2 – Exception 128 zone, the minimum private courtyard area shall be 65 square metres.
- .12 a private courtyard area shall be setback a minimum distance of 21 metres from a public road where a lot abuts a NS zone and a R1 zone.
- .13 Maximum Garage Door Width: 5.5 metres
- .14 Maximum Interior Garage Width: 6.1 metres
- .15 a maximum of 11 dwelling units shall be permitted in this section
- .16 no structures, including swimming pools, shall be located closer than 6 metres to a NS zone

**12.1310.3 for the purposes of Exception 1310:**

- .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 the ones set out in Exception 1310.2.
- .2 PRIVATE COURTYARD shall mean a landscaped area between an interior side yard and a main wall of the dwelling which has a noise level of less than 55 decibels.

### 12.1311 Exception 1311

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#### **12.1311.1 The lands shall only be used for the following purposes:**

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

#### **12.1311.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 308 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres;
  - .b Corner Lot: 12.8 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: 7.0 metres
- .6 Minimum Exterior Side Yard Width: 3.0 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 Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
    - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
    - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
    - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit



- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not 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.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations):
  - .a 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.
- .13 Notwithstanding the front, side and rear yard requirements, where a lot line abuts a daylight or visibility triangle larger than 10 metres by 10 metres, the minimum yard setback to that lot line for a building not exceeding 2 storeys in height shall be 1.5 metres and subject to a maximum encroachment permitted in the General Provisions of this zoning by-law.
- .14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**12.1311.3 for the purposes of Exception 1311:**

- .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 1311.2.

## 12.1312 Exception 1312

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### 12.1312.1 The lands shall only be used for the following purposes:

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

### 12.1312.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 308 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres;
  - .b Corner Lot: 12.8 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: 7.0 metres
- .6 Minimum Exterior Side Yard Width: 3.0 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: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
    - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
    - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
    - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

- .d the interior garage width, as calculated 3 metres from the garage opening shall not 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.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.
- .13 Notwithstanding the front, side and rear yard requirements, where a lot line abuts a daylight or visibility triangle larger than 10 metres by 10 metres, the minimum yard setback to that lot line for a building not exceeding 2 storeys in height shall be 1.5 metres and subject to a maximum encroachment permitted in the General Provisions of this zoning by-law.
- .14 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.
- .15 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.

#### **12.1312.3 Holding (H):**

- .1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;
- .2 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.
- .3 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1312 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

### 12.1313 Exception 1313

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#### **12.1313.1 The lands shall only be used for the following purposes:**

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

#### **12.1313.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: Interior Lot: 190 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
  - .b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum 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: 7.0 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- .8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 2.5 metres if the lot width for a particular unit is less than 7 metres
    - .ii 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
    - .iii 3.7 metres if the lot width for a particular unit is greater than 8 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not 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.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.
- .13 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**12.1313.3 for the purposes of Exception 1313:**

- .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 1313.2.

## 12.1314 Exception 1314

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### 12.1314.1 The lands shall only be used for the following purposes:

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

### 12.1314.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 190 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
  - .b Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum 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: 7.0 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- .8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 2.5 metres if the lot width for a particular unit is less than 7 metres
    - .ii 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
    - .iii 3.7 metres if the lot width for a particular unit is greater than 8 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not 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.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.
- .13 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**12.1314.3 for the purposes of Exception 1314:**

- .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 1314.2.

## 12.1315 Exception 1315

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### 12.1315.1 The lands shall only be used for the following purposes:

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

### 12.1315.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 180 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit;
  - .b Corner Lot: 22.2 metres per lot and 9.0 metres per dwelling unit closest to the flankage lot line;
- .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: 7.0 metres
- .6 Minimum Exterior Side Yard Width:
  - .a 3.0 metres, except where a garage door 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: 1.2 metres, except along the common wall lot line where the setback may be zero metres
- .8 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 Maximum Lot Coverage: none
- .10 The following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres
    - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres
    - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.



- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.
- .11 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
  - .12 The driveway width shall not exceed the width of the garage.
  - .13 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into the minimum rear yard depth, minimum exterior side yard width and minimum front yard depth.
  - .14 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room.
  - .15 no more than eight dwelling units shall be attached;
  - .16 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**12.1315.3 for the purposes of Exception 1315:**

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1315.2.

## 12.1316 Exception 1316

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### 12.1316.1 The lands shall only be used for the following purposes:

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

### 12.1316.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 180 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit;
  - .b Corner Lot: 22.2 metres per lot and 9.0 metres per dwelling unit closest to the flankage lot line;
- .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: 7.0 metres
- .6 Minimum Exterior Side Yard Width:
  - .a 3.0 metres, except where a garage door 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: 1.2 metres, except along the common wall lot line where the setback may be zero metres
- .8 Minimum Landscaped Open Space:
  - .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building, retaining walls and the permitted driveway shall consist of landscaped open space.
- .9 Maximum Lot Coverage: none
- .10 The following provisions shall apply to garages:
  - .a the maximum garage door width per dwelling unit shall be:
    - .i 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres
    - .ii 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres
    - .iii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.
- .11 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .12 The driveway width shall not exceed the width of the garage.
- .13 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth
- .14 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room;
- .15 no more than eight dwelling units shall be attached;
- .16 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

**12.1316.3 for the purposes of Exception 1316:**

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1316.2.

### 12.1317 Exception 1317

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#### **12.1317.1 The lands shall only be used for the following purposes:**

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

#### **12.1317.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no building or structure, including swimming pools, shall be located closer than 7.5 metres to any lands zoned NS -Exception 1338.

### 12.1318 Exception 1318

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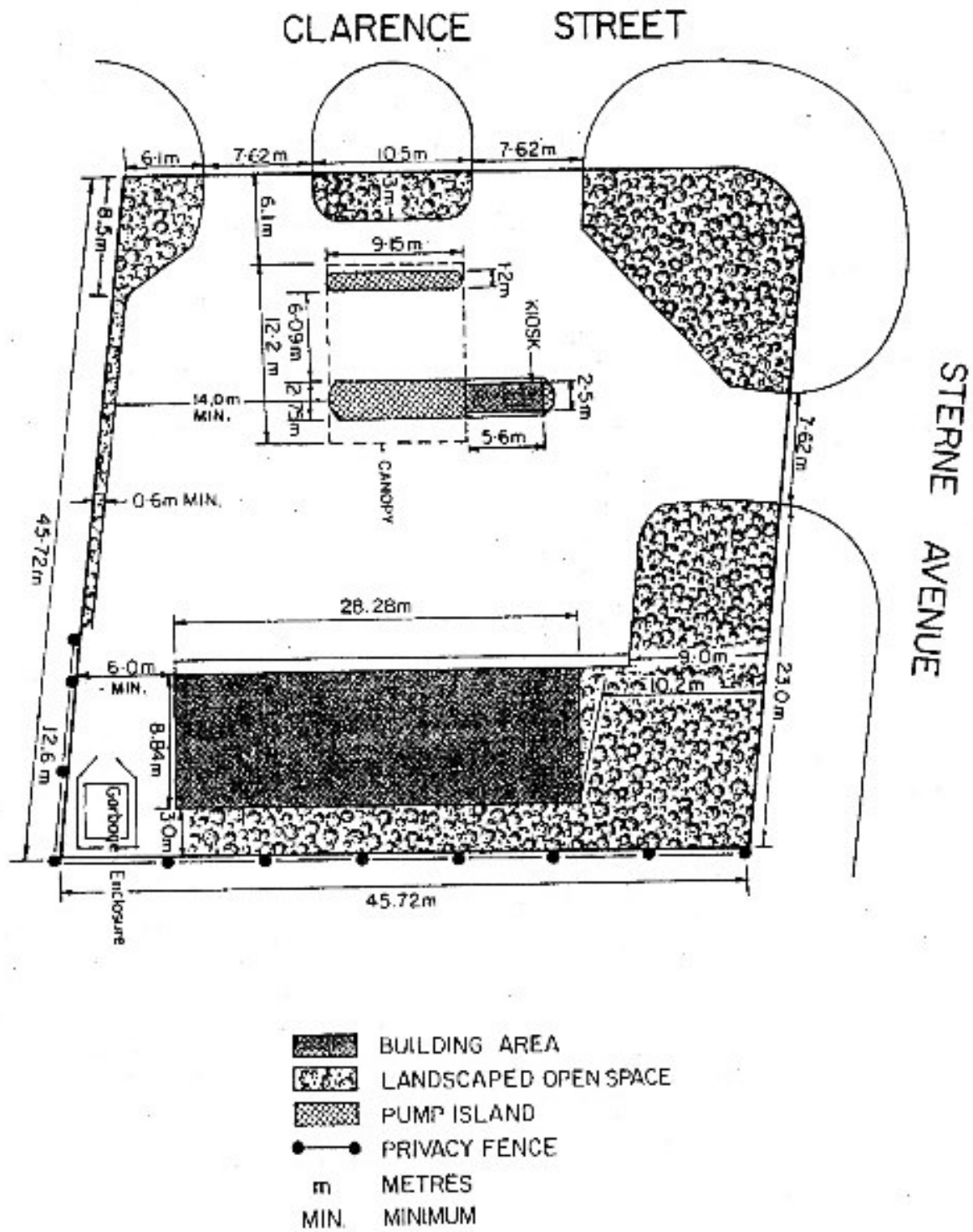
#### **12.1318.1 The lands shall only be used for the following purposes:**

- .1 a gas bar; and,
- .2 only in conjunction with a gas bar, a retail establishment having no outside storage.

#### **12.1318.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the Gross Commercial Floor Area devoted to a retail establishment shall not exceed 250 square metres;
- .2 the Gross Commercial Floor Area of the kiosk shall not exceed 14 square metres;
- .3 all buildings shall be located within the area shown as BUILDING AREA on Figure 1 - Exception 1318;
- .4 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 - Exception 1318;
- .5 the Maximum Height of all buildings and structures shall not exceed 1 storey;
- .6 a garbage and refuse storage enclosure shall be provided and maintained in the area shown as Garbage Enclosure on Figure 1 - Exception 1318; and,
- .7 a 1.8 metre masonry wall shall be provided and maintained in those areas shown as PRIVACY FENCE on Figure 1 - Exception 1318.

Figure 1



## 12.1319 Exception 1319

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### **12.1319.1 The lands shall only be used for the following purposes:**

- .1 a retirement home;
- .2 condominium apartment dwelling;
- .3 nursing home; and,
- .4 purposes accessory to the other permitted purposes.

### **12.1319.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the condominium apartment dwelling or retirement home shall not exceed a total of 160 dwelling units;
- .2 the Ground Floor Area of the building shall not exceed 3431 square metres;
- .3 the Gross Floor Area of the building shall not exceed 11,000 square metres;
- .4 the height of the building located within the area shown as Building Area A on Figure 1 - Exception 1319 shall not exceed 2 storeys to the eaves of the roof and 4 storeys to the ridge of the roof;
- .5 the height of the building located within the area shown as Building Area B on Figure 1 - Exception 1319 shall not exceed 4 storeys;
- .6 the height of the building located within Building Area C on Figure 1 - Exception 1319 shall not exceed 5 storeys;
- .7 the Minimum Front Yard Depth shall be as shown on Figure 1 - Exception 1319;
- .8 the Minimum Side Yard Width shall be as shown on Figure 1 - Exception 1319;
- .9 the Minimum Building Setback from the top-of-bank shall be as shown on Figure 1 - Exception 1319;
- .10 Landscaped Open Space areas shall be provided and maintained in the locations shown as Landscaped Open Space on Figure 1 - Exception 1319;
- .11 a privacy fence, 1.8 metres in height, shall be erected and maintained in the location shown as Privacy Fence on Figure 1 - Exception 1319;
- .12 a minimum of 40 visitor parking spaces shall be provided and maintained in the Location shown as Parking Area on Figure 1 - Exception 1319;
- .13 an underground parking garage structure shall be located in the location shown as Underground Parking Garage on Figure 1 - Exception 1319;
- .14 Parking Spaces shall be provided and maintained in the underground parking garage in accordance with the following provisions:

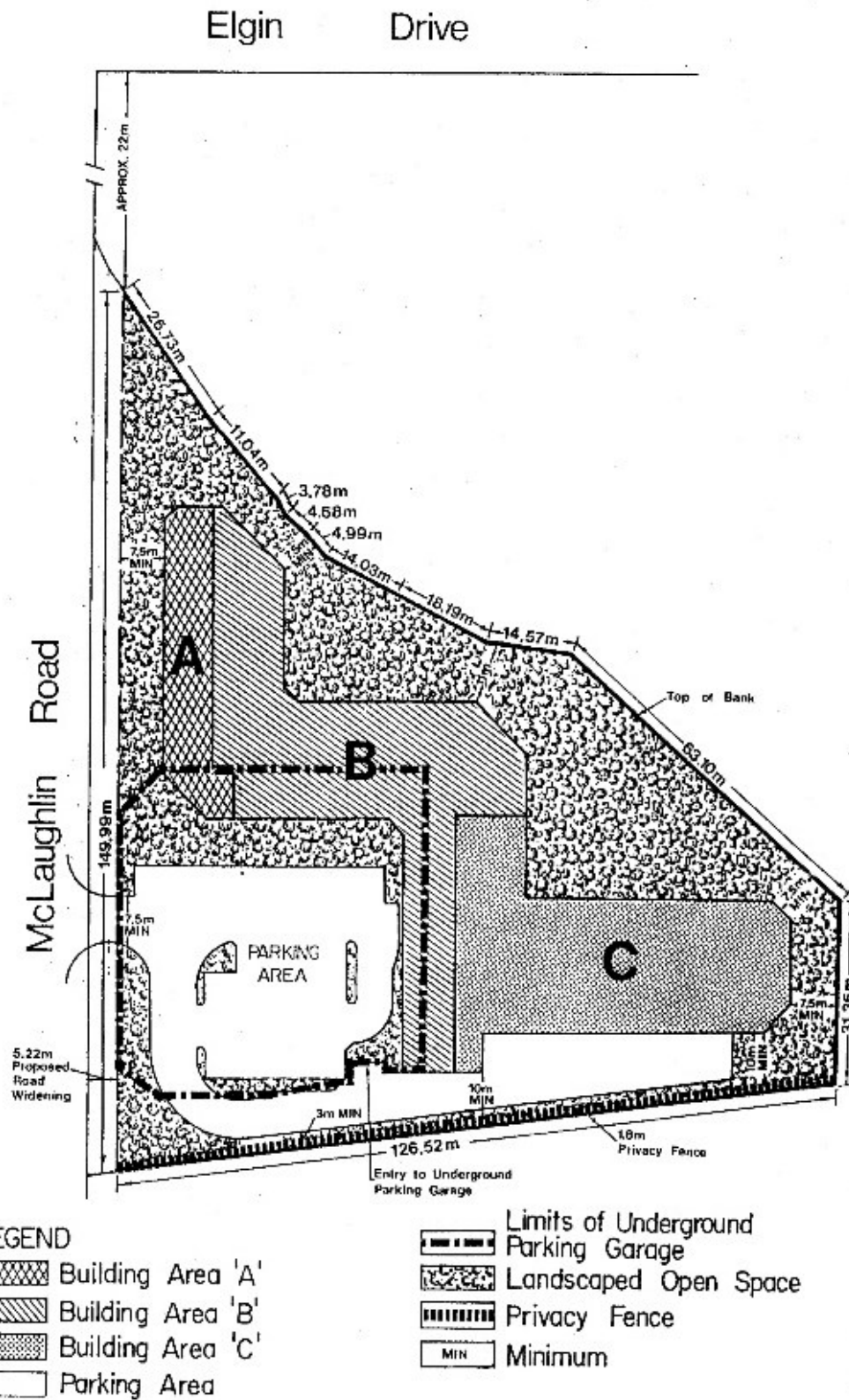
- .a for a condominium apartment dwelling or retirement home:
  - .i 1.0 spaces per dwelling unit; and,
  - .ii 10.0 spaces for staff
- .b for a retirement home or nursing home room:
  - .i 0.20 spaces per room; and,
  - .ii 10.0 spaces for staff.
- .15 all garbage and refuse storage containers shall be located within a climate controlled area in the building

**12.1319.3 for the purposes of Exception 1319:**

- .1 Ground Floor Area shall mean the area of the ground floor in a building, measured between the exterior walls of the building.



Figure 1



## 12.1320 Exception 1320

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### **12.1320.1 The lands shall only be used for the following purposes:**

- .1 health care practitioner offices;
- .2 one pharmacy;
- .3 medical laboratory;
- .4 one magazine and smoke shop;
- .5 one convenience restaurant;
- .6 one optical outlet;
- .7 one orthopaedic aids supply establishment;
- .8 one medical supply establishment, and
- .9 purposes accessory to the other permitted uses.

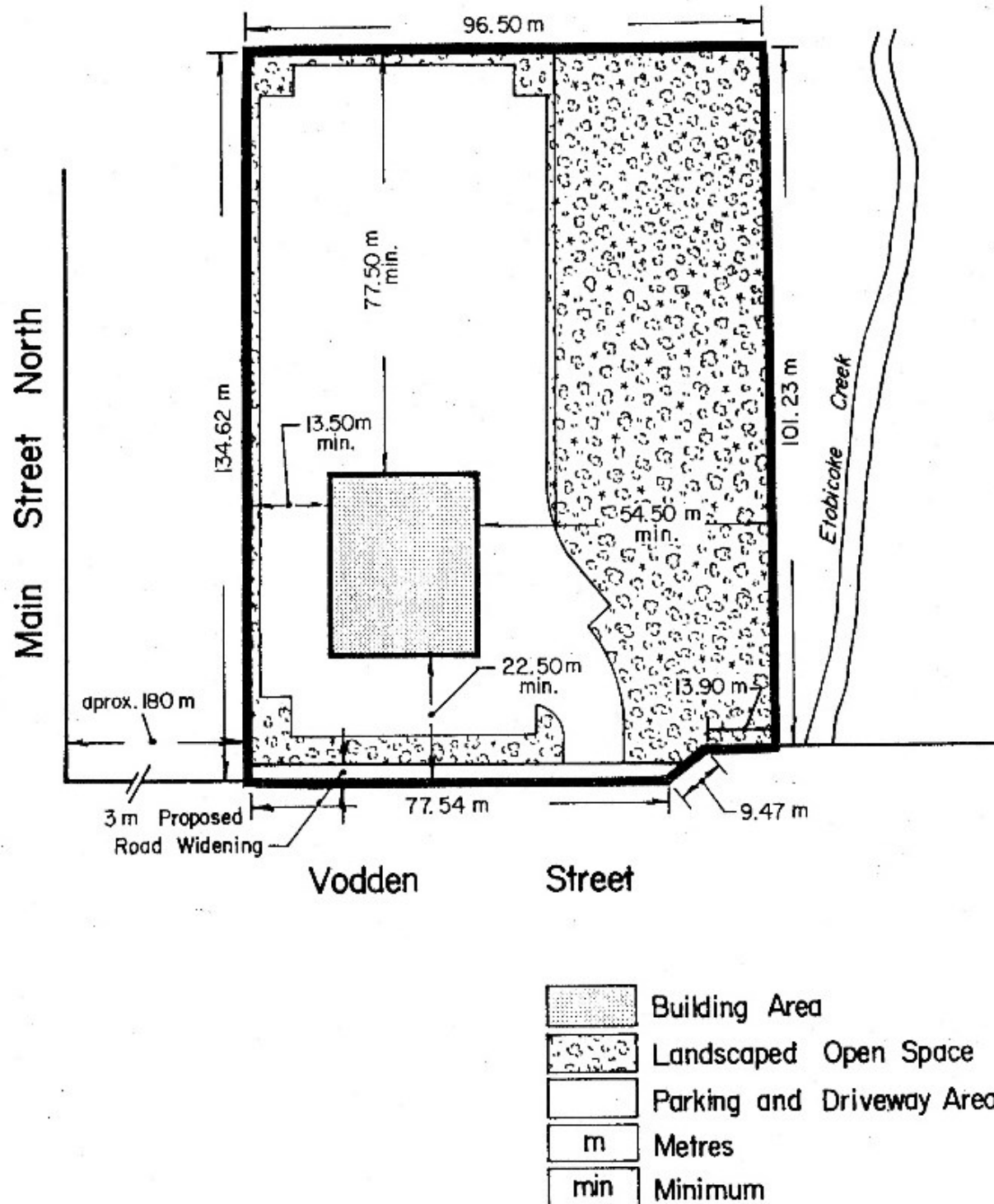
### **12.1320.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the Maximum Height of the building shall not exceed three storeys;
- .2 the side yard widths, rear yard depth and front yard depth shall be as shown on Figure 1- Exception 1320;
- .3 all buildings shall be located within the area shown as Building Area on Figure 1 - Exception 1320;
- .4 the Maximum Gross Floor Area of the building shall not exceed 2881 square metres;
- .5 the Gross Leasable Commercial Floor Area of the convenience restaurant shall not exceed a maximum of 100 square metres;
- .6 Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on Figure 1- Exception 1320;
- .7 a minimum of 189 parking spaces shall be provided in the locations shown on Figure 1 - Exception 1320;
- .8 all garbage and refuse storage containers shall be located within the buildings;
- .9 health care practitioner offices shall be located only on the second and third floor of the building; and,
- .10 the purposes permitted by Exception 1320.1(2) to 1320.1(8), both inclusive, shall be located only on the ground floor of the building.

**12.1320.3 for the purposes of Exception 1320:**

- .1 Gross Floor Area, shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls.

Figure 1



### 12.1321 Exception 1321

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#### **12.1321.1 The lands shall only be used for the following purposes:**

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

#### **12.1321.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 256 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 9.5 metres
  - .b Corner Lot: 11.3 metres
- .3 Minimum Lot Depth: 27.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a 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 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 Maximum Driveway Width: no portion of the driveway width shall exceed the outside width of the garage
- .9 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 3.7 metres;
  - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .12 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

**12.1321.3 for the purposes of Exception 1321:**

- .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 1321.2.

## 12.1322 Exception 1322

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### 12.1322.1 The lands shall only be used for the following purposes:

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

### 12.1322.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 297 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 27.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a 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 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 Maximum Driveway Width: no portion of the driveway width shall exceed the outside width of the garage
- .9 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.0 metres;
  - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .12 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

**12.1322.3 for the purposes of Exception 1322:**

- .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 1322.2.



### 12.1323 Exception 1323

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#### **12.1323.1 The lands shall only be used for the following purposes:**

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

#### **12.1323.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 324 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres
  - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 27.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a 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 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 Maximum Driveway Width: no portion of the driveway width shall exceed the outside width of the garage
- .9 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.0 metres;
  - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .12 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

**12.1323.3 for the purposes of Exception 1323:**

- .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 1323.2.

## 12.1324 Exception 1324

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### 12.1324.1 The lands shall only be used for the following purposes:

- .1 a semi-detached dwelling
- .2 a group home type 1
- .3 an auxiliary group home
- .4 a supportive lodging house
- .5 purposes accessory to the other permitted purposes

### 12.1324.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 448 square metres per lot and 224 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 16.6 metres per lot and 8.3 metres per dwelling unit
  - .b Corner Lot: 18.4 metres per lot and 10.1 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 27.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a 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 lot line, the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall where the setback may be 0.0 metres
- .8 Maximum Driveway Width: no portion of the driveway width shall exceed the outside width of the garage
- .9 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 3.7 metres;
  - .b the garage door width restriction does not apply to the garage door facing the flankage lot line;

- .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .12 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

**12.1324.3 for the purposes of Exception 1324:**

- .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 1324.2.

## 12.1325 Exception 1325

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### **12.1325.1 The lands shall only be used for the following purposes:**

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

### **12.1325.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 162 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit
  - .b Corner Lot: 22.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 27.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a 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 lot line, the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall where the setback may be 0.0 metres
- .8 Maximum Building Height: 11.0 metres
- .9 Maximum Driveway Width: no portion of the driveway width shall exceed the outside width of the garage
- .10 Minimum Landscaped Open Space: those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space
- .11 Maximum Garage Door Width:
  - .a for a lot with a unit width of less than 7 metres, the maximum garage door width shall be 2.5 metres;
  - .b for a lot with a unit width of less than 8 metres and greater than 7.0 metres, the maximum garage door width shall be 3.1 metres;
  - .c for a lot with a unit width greater than 8.0 metres, the maximum garage door width shall be 3.7 metres;

- .d the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .e the interior garage, width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot for a unit
- .12 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .13 Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

**12.1325.3 for the purposes of Exception 1325:**

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1325.2.

## 12.1326 Exception 1326

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### 12.1326.1 The lands shall only be used for the following purposes:

- .1 Residential:
  - .a an apartment dwelling
  - .b an auxiliary group home
  - .c a group home type 1 or group home type 2
  - .d a lodging house or supportive lodging house
- .2 Non- Residential:
  - .a purposes accessory to the other permitted purposes

### 12.1326.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 6.0 metres
- .2 Minimum Exterior Side Yard Width: 6.0 metres
- .3 Minimum Interior Side Yard Width: 7.5 metres for the first 3 storeys, and the building height of any portion of the building above the third storey shall not exceed the horizontal distance separating that portion of the building from the interior side lot line
- .4 Minimum Rear Yard: 6.0 metres for the first 3 storeys, and the building height of any portion of the building above the third storey shall not exceed the horizontal distance separating that portion of the building from the rear lot line
- .5 Maximum Building Height: 8 storeys
- .6 Maximum Lot Coverage: 35%
- .7 Minimum Landscaped Open Space: 3.0 metres along all property lines, except at approved access locations
- .8 Maximum Floor Space Index: 1.5
- .9 Maximum Units Per Hectare: 125
- .10 bins for the collection of waste and recyclable materials shall be stored within the building
- .11 shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 1326.2.

**12.1326.3 for the purposes of Exception 1326:**

- .1 the lot line abutting Steeles Avenue West shall be the front lot line
- .2 the entire lands zoned R3M – Exception 1326 shall be considered as one lot for zoning purposes.



## 12.1327 Exception 1327

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### 12.1327.1 The lands shall only be used for the following purposes:

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

### 12.1327.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 312 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.5 metres
  - .b Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 25.0 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: 7.0 metres except when the side lot lines are not parallel, but converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that 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 Minimum
- .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 a flankage lot line

- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot
- .10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling
- .11 porches and balconies, with or without cold cellars or foundations, may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard

**12.1327.3 for the purposes of Exception 1327:**

- .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 in Exception 1327.2.

## 12.1328 Exception 1328

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### 12.1328.1 The lands shall only be used for the following purposes:

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

### 12.1328.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 282 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.3 metres
  - .b Corner Lot: 13.1 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.0 metres except when the side lot lines are not parallel, but converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that 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; 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 a flankage lot line

- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot
- .10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling
- .11 porches and balconies, with or without cold cellars or foundations, may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard

**12.1328.3 for the purposes of Exception 1328:**

- .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 in Exception 1328.2.

## 12.1329 Exception 1329

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### 12.1329.1 The lands shall only be used for the following purposes:

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

### 12.1329.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 270 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 10.1 metres
  - .b Corner Lot: 12.2 metres
- .3 Minimum Lot Depth: 25.0 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: 7.0 metres except when the side lot lines are not parallel, but converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that 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 Minimum
- .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:
    - .i 4.28 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
    - .ii 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot
- .10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling
- .11 porches and balconies, with or without cold cellars or foundations, may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard

**12.1329.3 for the purposes of Exception 1329:**

- .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 in Exception 1329.2.

## 12.1330 Exception 1330

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### 12.1330.1 The lands shall only be used for the following purposes:

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

### 12.1330.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 228 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.2 metres per lot and 7.6 metres per dwelling unit
  - .b Corner Lot: 17.0 metres per lot and 9.4 meters for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling
- .5 Minimum Rear Yard Depth: 7.0 metres except when the side lot lines are not parallel, but converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that 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: 1.2 metres, except along the common wall lot line where the setback may be zero 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:
    - .i 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
    - .ii 3.7 metres if the lot width for a particular unit is greater than 8 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line
- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot
- .10 no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling
- .11 porches and balconies, with or without cold cellars or foundations, may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard

**12.1330.3 for the purposes of Exception 1330:**

- .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 in Exception 1330.2.



### 12.1331 Exception 1331

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#### **12.1331.1 The lands shall only be used for the following purposes:**

- .1 shall the purposes permitted in the HC zone and the LC zone;
- .2 a commercial school;
- .3 a fitness centre; and,
- .4 purposes accessory to the other permitted purposes

#### **12.1331.2 The following uses are specifically prohibited:**

- .1 a motor vehicle body shop;
- .2 a motor vehicle or boat sales, rental, leasing or service establishment;
- .3 a custom workshop;
- .4 adult entertainment parlour;
- .5 adult video store;
- .6 pool hall or amusement arcade; and,
- .7 temporary open air markets;

#### **12.1331.3 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width: 45 metres
- .2 Minimum Lot Depth: 45 metres
- .3 Minimum Front Yard Depth: 4.5 metres
- .4 Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard shall be 6 metres;
- .5 Minimum Exterior Side Yard Width: 4.5 metres
- .6 Minimum Rear Yard Depth: 6 metres except where the rear yard abuts a residential or institutional zone the minimum rear yard depth shall be 9.0 metres;
- .7 Minimum Landscaped Open Space: a 3.0 metre wide landscape open space area shall be provided along all property boundaries, except at approved access locations;
- .8 Maximum Building Height: 3 storeys
- .9 no underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yard adjacent to any residential zone;

- .10 Minimum Setback to a Natural System (NS) zone: 7.5 metres
- .11 a gas bar building with drive through facility, meaning a building where only fuels and other minor parts, supplies and accessories for motor vehicles are kept for sale, shall be located between a gas bar canopy and a street line.

**12.1331.4 for the purposes of Exception 1331:**

- .1 shall also be subject to the requirements and restrictions relating to the HC zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1331.3.

## 12.1332 Exception 1332

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### **12.1332.1 The lands shall only be used for the following purposes:**

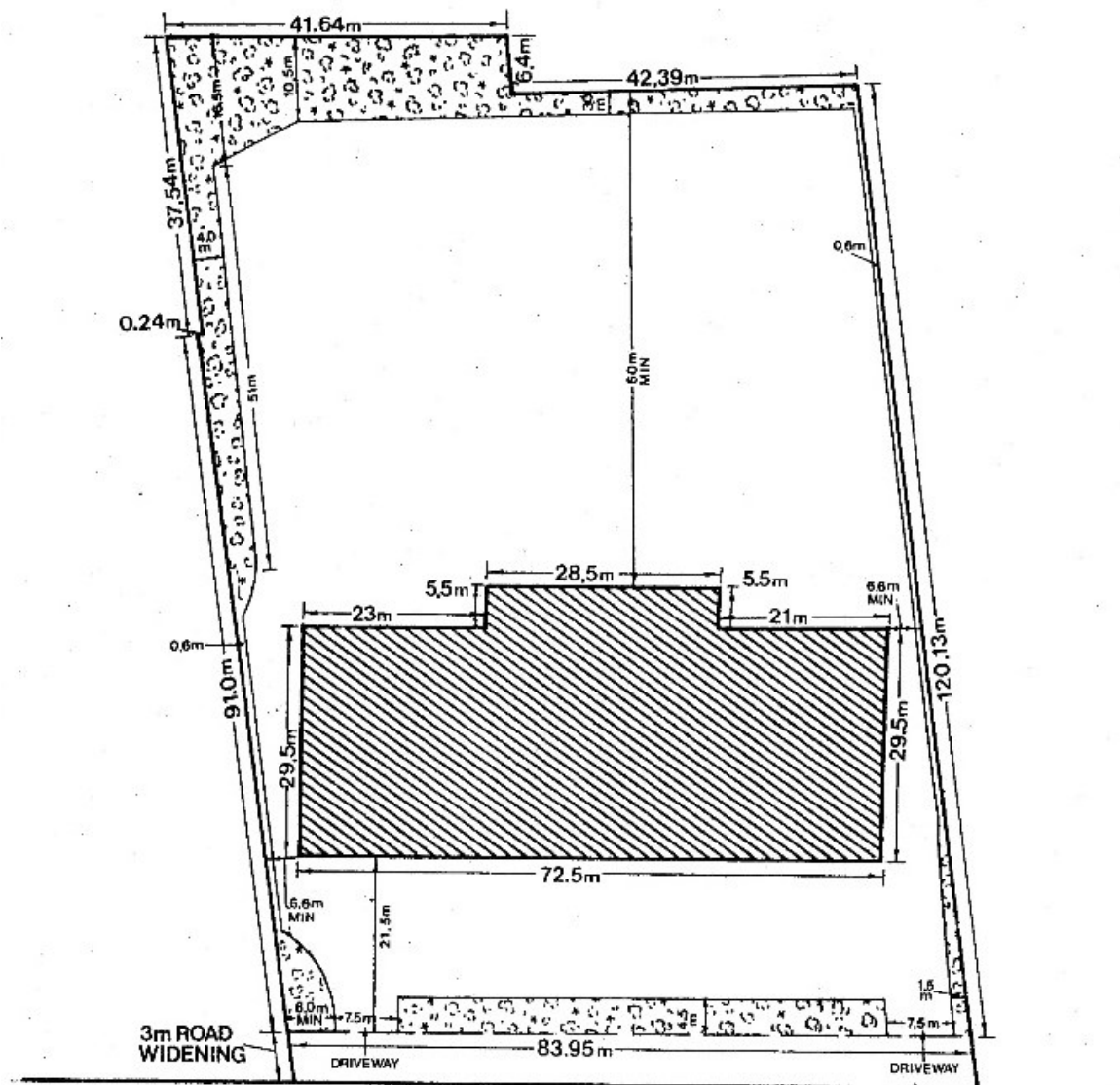
- .1 a retail establishment having no outside storage;
- .2 a service shop;
- .3 a personal service shop;
- .4 a bank, trust company, finance company;
- .5 an office;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a parking lot;
- .9 a dining room restaurant, a take-out restaurant, a convenience restaurant;
- .10 a printing or copying establishment;
- .11 a garden centre sales establishment;
- .12 a community club;
- .13 a health care;
- .14 a custom workshop; and,
- .15 purposes accessory to the other permitted purposes.

### **12.1332.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the minimum front yard depth, side yard width and rear yard depth shall be as shown on Figure 1 - Exception 1332;
- .2 Minimum Lot Width shall be 83.8 metres;
- .3 all buildings and structures shall be located within the area shown as BUILDING AREA on Figure 1 - Exception 1332;
- .4 the Maximum Gross Floor Area shall not exceed 3,706 square metres;
- .5 the Maximum Gross Floor Area of the first floor shall not exceed 1,966 square metres;
- .6 all real estate offices shall be located on the first floor;
- .7 the Maximum Gross Floor Area of the second floor shall not exceed 1,740 square metres;



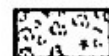
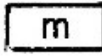
- .8 a minimum of 1,668 square metres of gross commercial floor area shall be used for office purposes, excluding real estate offices;
- .9 the total Gross Commercial Floor Area for all offices for health care practitioners shall not exceed 84 square metres;
- .10 the Maximum Building Height shall not exceed two storeys;
- .11 all garbage and refuse storage containers for a dining room restaurant, a take out restaurant, and a convenience restaurant shall be located within a climate controlled area within the building;
- .12 all garbage and refuse storage containers shall be located within the building;
- .13 the total Gross Commercial Floor Area for all convenience restaurants shall not exceed 150 square metres;
- .14 the Maximum total Gross Commercial Floor Area for a dining room restaurant, a take out restaurant, and a convenience restaurant shall not exceed 250 square metres.

Figure 1



Highway No. 10 (Main Street North)

#### LEGEND

	BUILDING AREA		MINIMUM
	LANDSCAPED OPEN SPACE		METRE

### 12.1333 Exception 1333

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#### **12.1333.1 The lands shall only be used for the following purposes:**

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

#### **12.1333.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 165 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 7.5 metres per dwelling unit
  - .b Corner Lot: 9.3 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a 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 for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit
- .6 Minimum Exterior Side Yard Width: 3.0 metres except where a garage door 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: 1.2 metres, except along the common wall lot line where the setback may be zero 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 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- .10 no more than 8 dwelling units shall be attached
- .11 Maximum Lot Coverage: none
- .12 the following provisions shall apply to garages:
  - .a the maximum garage door with per dwelling unit shall be:
    - .i 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres

- .ii 3.7 metres if the lot width for a particular dwelling unit is greater than 8 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 exceed 0.6 metres over the garage door width permitted on the lot
- .13 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit

**12.1333.3 for the purposes of Exception 1333:**

- .1 shall also be subject to the requirements and restrictions of the R2 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1333.2.

### 12.1334 Exception 1334

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#### **12.1334.1 The lands shall only be used for the following purposes:**

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

#### **12.1334.2 The lands shall be subject to the following requirements and restrictions:**

- .1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- .2 the maximum number of dwelling units which may be attached shall not exceed 8;
- .3 the Minimum Lot Area per dwelling unit shall be:
  - .a Interior Lot: 185 square metres; and,
  - .b Corner Lot: 275 square metres.
- .4 the Minimum Lot Width per dwelling unit shall be:
  - .a Interior Lot: 6 metres; and,
  - .b Corner Lot: 9 metres.



## 12.1335 Exception 1335

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### **12.1335.1 The lands shall only be used for the following purposes:**

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

### **12.1335.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot – 275 square metres
  - .b Corner Lot – 320 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 25.0 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 Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;
- .6 Minimum Rear Yard Depth: 7.0 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: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .9 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .10 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than that ground floor main entrance of the dwelling unit;

- .c the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .11 The driveway width shall not exceed the width of garage
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

**12.1335.3 for the purpose of Exception 1335:**

- .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 1335.2.

**12.1335.4 Holding (H):**

- .1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;
- .2 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1335 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

## 12.1336 Exception 1336

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### 12.1336.1 The lands shall only be used for the following purposes:

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

### 12.1336.2 The lands shall be subject to the following requirements and restrictions:

- .1 Front Yard Depth:
  - .a Minimum: 4.5 metres
  - .b Maximum: 18.0 metres
- .2 Minimum Side Yard Width: 4.5 metres
- .3 Minimum Rear Yard Depth: 7.5 metres, or half the height of the building, whichever is greater
- .4 Maximum Building Height: 3 storeys
- .5 Maximum Lot Coverage: 33%
- .6 Minimum Setback From NS Zone: no building or structure shall be located within 10.0 metres of an NS zone
- .7 Minimum Landscaped Open Space:
  - .a a minimum of a 6.0 metre wide strip shall be provided along the front yard lot line, except at an approved driveway, and which may be reduced to 4.5 metres when the area between the building and the front yard lot line is not used for vehicle parking or driveway purposes; and,
  - .b a minimum of 3.0 metres along all other property limits, except where a lot line abuts an agricultural or commercial zone boundary in which case there is no landscape requirements.

### 12.1336.3 for the purposes of Exception 1336:

- .1 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1336.2.

### 12.1337 Exception 1337

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**12.1337.1 The lands shall only be used for the following purposes:**

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

**12.1337.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot: 420 square metres; and,
  - .b Corner Lot: 510 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 14 metres; and,
  - .b Corner Lot: 17 metres.
- .3 Minimum Interior Side Yard Width:
  - .a 1.2 metres; and,
  - .b the minimum distance between detached dwellings shall not be less than 2.4 metres.

## 12.1338 Exception 1338

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### **12.1338.1 The lands shall only be used for the following purposes:**

- .1 an outdoor recreation facility; and,
- .2 any conservation area or purposes.

### 12.1339 Exception 1339

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#### **12.1339.1 The lands shall only be used for the following purposes:**

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

#### **12.1339.2 The lands shall be subject to the following requirements and restrictions:**

- .1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- .2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- .3 the Minimum Lot Area per dwelling unit shall be:
  - .a Interior Lot: 185 square metres; and,
  - .b Corner Lot: 275 square metres
- .4 the Minimum Lot Width per dwelling unit shall be:
  - .a Interior Lot: 6 metres; and,
  - .b Corner Lot: 9 metres.
- .5 no dwelling units shall be located closer than 15 metres to a rail line right-of-way; and,
- .6 no buildings or structures, including swimming pools shall be located closer than 7.5 metres to any lands zoned NS-Exception 1338.

## 12.1340 Exception 1340

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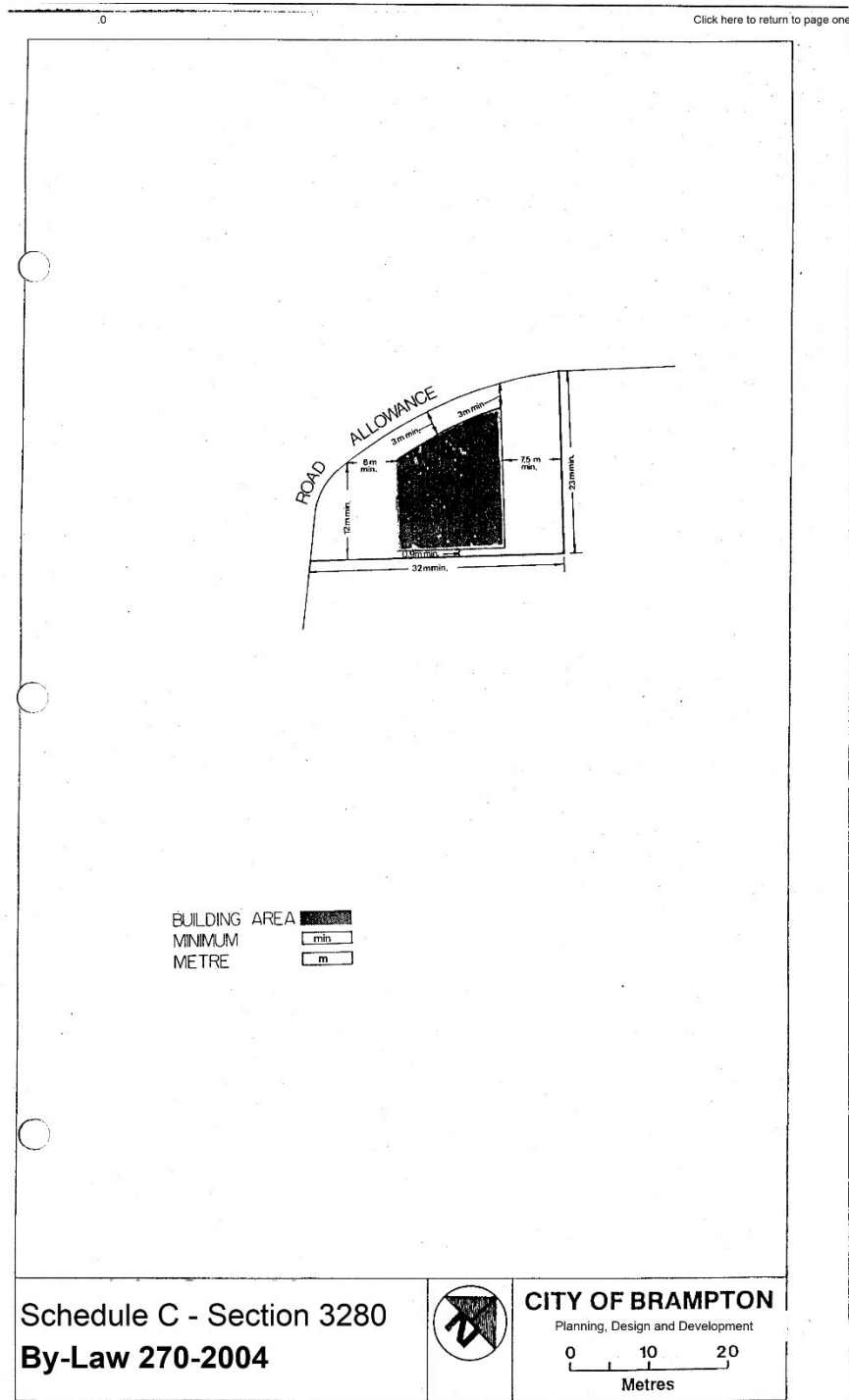
### **12.1340.1 The lands shall only be used for the following purposes:**

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

### **12.1340.2 The lands shall be subject to the following requirements and restrictions:**

- .1 all buildings shall be located within the area shown as Building Area on Figure 1 - Exception 1340 to this by-law; however, in no case shall the front of a garage or carport be located closer than 6 metres to any street line; and,
- .2 the minimum lot width and lot depth shall be as shown on Figure 1 - Exception 1340 to this by-law.

Figure 1





## 12.1341 Exception 1341

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### **12.1341.1 The lands shall only be used for the following purposes:**

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

### **12.1341.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 340 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.2 metres
  - .b Corner Lot: 14.0 metres
- .3 Minimum Lot Depth: 28.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the rear yard is at least 25% of the minimum lot area
- .7 Minimum Interior Side Yard Width: 0.6 metres provided that the combined total of the interior side yards on the interior lot is not less than 1.8 metres
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .9 Minimum Setback to a garage door: 6.0 metres
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 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 door opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot

- .12 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .13 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard;
- .14 Minimum Setback from a NS zone: 10 metres

**12.1341.3 for the purposes of Exception 1341:**

- .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 1341.2.

## 12.1342 Exception 1342

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### 12.1342.1 The lands shall only be used for the following purposes:

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

### 12.1342.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 300 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 23.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the rear yard is at least 25% of the minimum lot area
- .7 Minimum Interior Side Yard Width: 0.6 metres provided that the combined total of the interior side yards on the interior lot is not less than 1.8 metres
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .9 Minimum Setback to a garage door: 6.0 metres
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- .11 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 door opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot

- .12 porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .13 bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard;

**12.1342.3 for the purposes of Exception 1342:**

- .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 1342.2.

### 12.1343 Exception 1343

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#### **12.1343.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the purposes permitted in an NS zone, or the purposes permitted by R1 – Exception 1611

#### **12.1343.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the limit of the top of bank to be staked in the field to the satisfaction of the City of Brampton and the Toronto Region Conservation Authority to set out the limits of the “table land”;
- .2 the “table land” to be used only in conjunction with the adjoining lands zoned R1 – Exception 1611

#### **12.1343.3 for the purposes of Exception 1343:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 – Exception 1611 zone and the general provisions of this by-law not in conflict with those set out in Exception 1343.2.

## 12.1344 Exception 1344

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### 12.1344.1 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.

### 12.1344.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 226 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 16.8 metres per lot and 8.4 metres per dwelling unit
  - .b Corner Lot: 18.6 metres per lot and 10.2 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 27 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.0 metres;
- .6 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- .8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 3.1 metres if the lot width for a particular unit is less than 10 metres
    - .ii 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
    - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
    - .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not 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 unit for the particular unit.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

**12.1344.3 for the purpose of Exception 1344:**

- .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 1344.2.

**12.1344.4 Holding (H):**

- .1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;
- .2 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.
- .3 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1344 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

## 12.1345 Exception 1345

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### **12.1345.1 The lands shall only be used for the following purposes:**

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

### **12.1345.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no dwelling units shall be located closer than 15 metres to a rail line right-of-way; and,
- .2 no building or structure, including swimming pools, shall be located closer than 7.5 metres to any lands zoned NS - Exception 1338.



## 12.1346 Exception 1346

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### **12.1346.1 The lands shall only be used for the following purposes:**

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

### **12.1346.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 305 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.3 metres;
  - .b Corner Lot: 13.1 metres;
- .3 Minimum Lot Depth: 25.0 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 Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;
- .6 Minimum Rear Yard Depth: 7.0 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: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .9 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .10 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than that ground floor main entrance of the dwelling unit;
  - .c the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .11 The driveway width shall not exceed the width of the garage

- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

**12.1346.3 for the purpose of Exception 1346:**

- .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 1346.2.

**12.1346.4 Holding (H):**

- .1 The holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel;
- .2 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.
- .3 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1346 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

## 12.1347 Exception 1347

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### **12.1347.1 The lands shall only be used for the following purposes:**

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

### **12.1347.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 324 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres;
  - .b Corner Lot: 13.8 metres;
- .3 Minimum Lot Depth: 27 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 7.0 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line.
- .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: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .9 The following provisions shall apply to garages:
  - .a the maximum garage door width shall be:
    - .i 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

- .d the interior garage width, as calculated 3 metres from the garage opening shall not 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.
- .11 The driveway width shall not exceed the width of the garage.
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth

**12.1347.3 for the purpose of Exception 1347:**

- .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 1347.2.

**12.1347.4 Holding (H):**

- .1 The holding (H) symbol shall not be removed until Council of the City of Brampton has received confirmation of the availability of future stormwater management facilities from the Credit Valley Conservation.
- .2 Until the holding (H) symbol is removed, the lands designated R1 (H) – Exception 1347 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

## 12.1348 Exception 1348

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### **12.1348.1 The lands shall only be used for the following purposes:**

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

### **12.1348.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum setback from Airport Road: 7.5 metres
- .2 Minimum Yard Setback for a Principle Building:
  - .a The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category
- .3 Minimum Setback from Natural System (NS) zone:
  - .a No dwelling and/or structure shall be located within 10.0 metres of a Natural System (NS) Zone;
- .4 Maximum Building Height: 2 storeys;
- .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 with out having to pass through a habitable room;
- .6 No more than 8 dwelling units shall be attached.

### **12.1348.3 for the purposes of Exception 1348:**

- .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 1348.2.

### 12.1349 Exception 1349

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#### **12.1349.1 The lands shall only be used for the following purposes:**

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

#### **12.1349.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum setback from Airport Road: 7.5 metres;
- .2 Minimum Yard Setback for a Principle Building:
  - .a The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category
- .3 Minimum Setback from Natural System (NS) zone: No dwelling and/or structure shall be located within 7.5 metres of a Natural System (NS) Zone;
- .4 Maximum Building Height: 2 storeys;
- .5 Each dwelling unit shall have direct pedestrian access from the 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;
- .6 No more than 8 dwelling units shall be attached;

#### **12.1349.3 for the purposes of Exception 1349:**

- .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 1349.2.

## 12.1350 Exception 1350

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### **12.1350.1 The lands shall only be used for the following purposes:**

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

### **12.1350.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in an R1 – Exception 1279 zone;
- .2 Minimum Exterior Side Yard Width: 4.5 metres

### **12.1350.3 for the purposes of Exception 1350:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 – Exception 1279 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1350.2.

## 12.1351 Exception 1351

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### **12.1351.1 The lands shall only be used for the following purposes:**

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

### **12.1351.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the requirements and restrictions as set out in an R1 – Exception 1281 zone;
- .2 Minimum Lot Width for a corner lot: 15.0 metres

### **12.1351.3 for the purposes of Exception 1351:**

- .1 shall also be subject to the requirements and restrictions relating to the R1 – Exception 1281 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1351.2.



## 12.1352 Exception 1352

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### **12.1352.1 The lands shall only be used for the following purposes:**

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

### **12.1352.2 The lands shall be subject to the following requirements and restrictions:**

- .1 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- .2 the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- .3 the Minimum Lot Area per dwelling unit shall be:
  - .a Interior Lot: 185 square metres; and,
  - .b Corner Lot: 275 square metres.
- .4 the Minimum Lot Width per dwelling unit shall be:
  - .a Interior Lot: 6 metres; and,
  - .b Corner Lot: 9 metres.

## 12.1353 Exception 1353

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### 12.1353.1 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
  - .e An office
  - .f A dry cleaning and laundry distribution station
  - .g A laundromat
  - .h A parking lot
  - .i A dining room restaurant, a take-out restaurant
  - .j A banquet hall
  - .k A printing or copying establishment
  - .l A community club
  - .m A health or fitness centre
  - .n A grocery store
  - .o A custom workshop
- .2 Other
  - .a A religious institution
  - .b Only in conjunction with a religious institution, a rectory
  - .c A day nursery
  - .d A stormwater management facility
  - .e Purposes accessory to the other permitted purposes

### 12.1353.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Minimum Rear Yard Depth: 7.5 metres

- .3 Minimum Interior Side Yard Width: 7.5 metres
- .4 Minimum Exterior Side Yard Width: 1.0 metres to a building and 3.0 metres to a parking space or driveway aisle.
- .5 Maximum Building Height: 3 storeys
- .6 Minimum Landscaped Open Space:
  - .a Abutting a Front Lot Line, including a daylight triangle, except at approved access locations: 3.0 metres
  - .b Abutting a Rear Lot Line: 1.5 metres
  - .c Abutting an Interior Lot Line: 1.5 metres, except where the interior lot line abuts a Natural System or Open Space Zone or a railway Corridor, a minimum landscaped open space shall be 3.0 metres
  - .d Abutting and Exterior Side Lot Line, except at approved access locations: 1.0 metres between a building and the exterior lot line and 3.0 metres between a driveway or parking and the exterior lot line
- .7 Maximum Gross Commercial Floor Area of all Commercial Uses, excluding a Banquet Hall or Community Club: 2965 square metres
- .8 Maximum Total Gross Commercial Floor Area of either a Banquet Hall or Community Club: 1145 square metres
- .9 Maximum Floor space of the assembly room or combination floor space of all assembly rooms: 780 square metres
- .10 Maximum Number of Seats for a Religious Institution: 1200 seats
- .11 Parking space shall be provided in accordance with Section 4.1, except where there is a Religious Institution and a Banquet Hall or Community Club together on one lot, parking shall be provided as follows:
  - .a 1 space for every 5.76 seats in a religious institution and 1 space for every 8.13 square metres of the floor area of the assembly rooms or halls in a banquet hall or community club.
- .12 Any structure used for residential purposes shall not be located within 30 metres of a railway right-of-way.
- .13 Bins for the collection of waste and recyclable materials shall be fully enclosed within a building.
- .14 Notwithstanding Exception 1353.2(13), bins for the collection of waste and recyclable material for a religious institution shall be enclosed, but such an enclosure shall only be located in the rear yard and not within 150 metres of the front lot line and 100 metres of the exterior side lot line.

**12.1353.3 for the purposes of Exception 1353:**

- .1 For the purposes of this section, the front lot line is the lot line abutting Steeles Avenue, and the exterior lot line is the lot line abutting Polonia Avenue.
- .2 For the purposes of this section, a rectory is considered a place of residence in conjunction with a place of worship and may include meeting rooms and an office.
- .3 That the entire lands be considered one lot for zoning purposes.

## 12.1354 Exception 1354

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### **12.1354.1 The lands shall only be used for the following purposes:**

- .1 Residential:
  - .a An apartment dwelling
- .2 Non-Residential:
  - .a Purposes accessory to the other permitted purposes

### **12.1354.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 6.0 metres
- .2 Minimum Interior Side Yard Width: 2.0 metres adjacent to the southerly interior property line, otherwise, 7.5 metres.
- .3 Minimum Rear Yard: 7.5 metres
- .4 Maximum Building Height: 8 storeys
- .5 Maximum Lot Coverage: 35%
- .6 Minimum Landscaped Open Space:
  - .a Abutting the Front Lot Line: 6.0 metres
  - .b Abutting the Rear Lot Line: 7.5 metres
  - .c Abutting the north Interior Lot Line: 7.5 metres
  - .d Abutting the south Interior Lot Line: 2.0 Metres
- .7 Maximum Floor Space Index: 2.0
- .8 Maximum Units Per Hectare: 145
- .9 Maximum Number of Bedrooms per Unit: 2
- .10 Maximum Floor Area of a Dwelling Unit:
  - .a For a one-bedroom apartment: 77 square metres
  - .b For a two-bedroom apartment: 145 square metres
- .11 Any residential use shall not be located within 30 metres of a railway right-of-way
- .12 Minimum Parking: 1.25 spaces per unit
- .13 Bins for the collection of waste and recyclable materials shall be located within a building.

## 12.1355 Exception 1355

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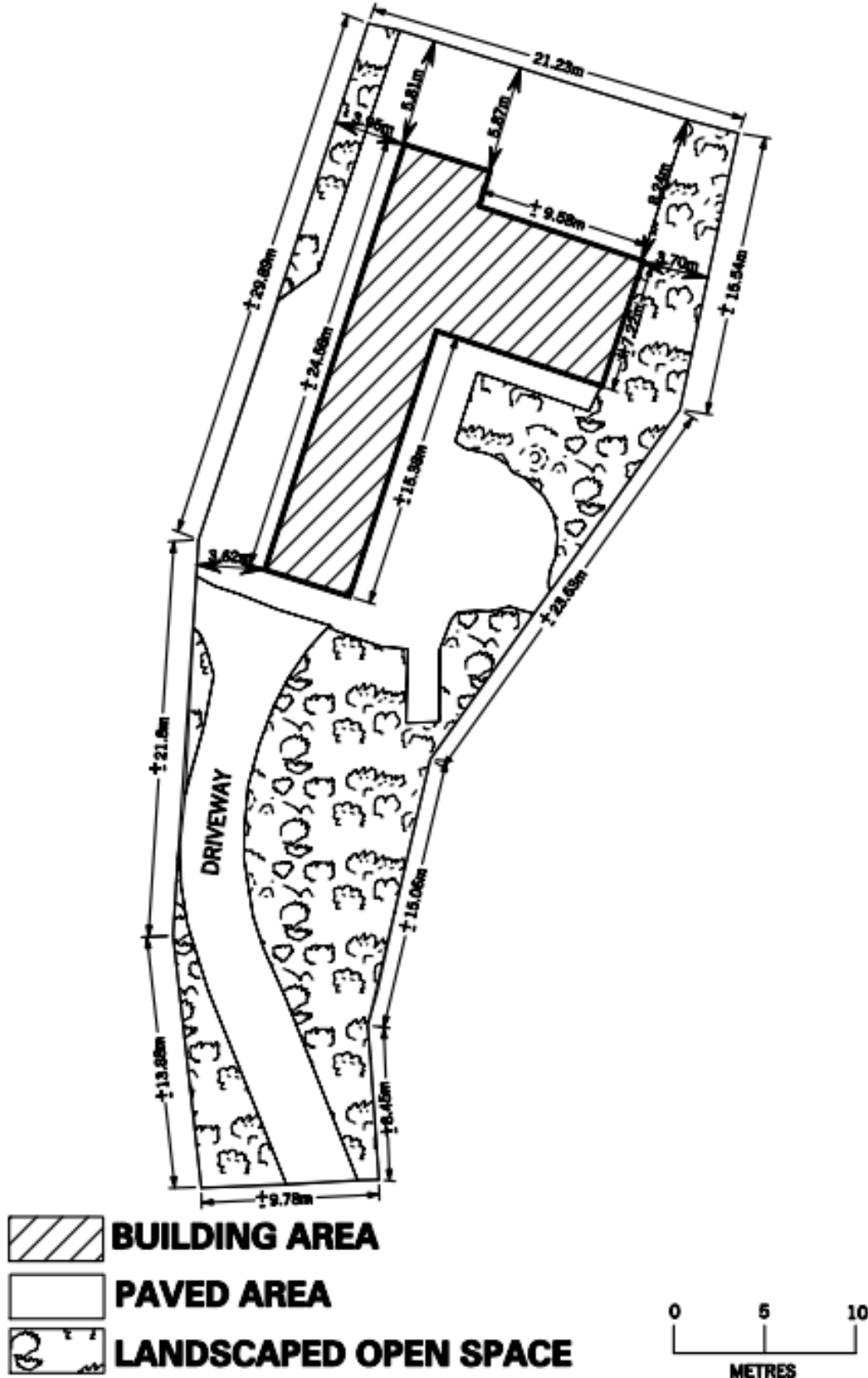
### **12.1355.1 The lands shall only be used for the following purposes:**

- .1 Purposes accessory to a religious institution in the LC – Exception 1353 zone, including a residence.

### **12.1355.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum gross floor area: 380 square metres
- .2 A building shall only be located in the area shown as “BUILDING AREA” on Figure 1.
- .3 Driveways and any surfaced walks and patios shall only be located in areas shown as “PAVED AREA” on Figure 1.
- .4 The areas shown as “LANDSCAPED OPEN SPACE” on Figure 1 shall only be used for landscaped open space as defined by the by-law but shall also exclude any surfaced walk, patio, screening, pool or similar visual amenity.

Figure 1



## 12.1356 Exception 1356

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### **12.1356.1 The lands shall only be used for the following purposes:**

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

### **12.1356.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Setback from a Natural System (NS) zone: no permanent structures, including inground swimming pools or excavations shall be located closer than 10 metres to a Natural System (NS) zone.
- .2 Maximum window bay projection: window bays, with out without a foundation, may project into the rear or front yard setback a maximum of 1.8 metres.

### **12.1356.3 for the purposes of Exception 1356:**

- .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 1356.2



### 12.1357 Exception 1357

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#### **12.1375.1 The lands shall only be used for the following purposes:**

- .1 a community club; and,
- .2 purposes accessory to the permitted use.

#### **12.1357.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 2500 square metres
- .2 Minimum Lot Width: 36 metres
- .3 Minimum Lot Depth: 50.0 metres
- .4 Minimum Front Yard Depth: 1.0 metres
- .5 Minimum Rear Yard Depth: 1.0 metres
- .6 Minimum Side Yard Width: 3.0 metres
- .7 Minimum Landscaped Open Space:
  - .a 1.0 metre wide landscaped strip abutting the front and rear lot lines, except at approved access locations;
  - .b 1.5 metre wide landscaped strip abutting the side lot lines;
- .8 Maximum Lot Coverage: 20%
- .9 Minimum Number of Parking Spaces: 15

#### **12.1357.3 for the purposes of Exception 1357:**

- .1 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 1357.2.

## 12.1360 Exception 1360

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### **12.1360.1 The lands shall only be used for the following purposes:**

- .1 retail establishment having no outside storage;
- .2 a convenience store;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company, finance company;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a printing or copying establishment;
- .10 a commercial school;
- .11 a dining room restaurant;
- .12 a take-out restaurant;
- .13 A community club;
- .14 A health and fitness club;
- .15 A custom workshop;
- .16 An animal hospital;
- .17 A day nursery; and
- .18 Purposes accessory to the other permitted purposes.

### **12.1360.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth 4.0 metres
- .2 Minimum Interior Side Yard Width 3 metres except where the zone abuts a LC - Exception 1361 Zone then 0 metres
- .3 Minimum Rear Yard Depth: 7.5 metres
- .4 Minimum Exterior Side Yard Width: 4.5 metres
- .5 Minimum Front Yard Landscaped Open Space: 3.0 metres where the zone abuts Hurontario Street and Bovaird Drive.

- .6 The minimum landscaped open space area where the zone abuts a residential zone shall be 2.0 metres.
- .7 All garbage and refuse containers shall be enclosed within a climate-controlled room within the building.
- .8 For the purposes of this zone, taverns are not permitted.
- .9 For the purposes of this zone, the lot line, which abuts Bovaird Drive, shall be deemed the Front Lot Line.
- .10 Drive-thru facilities shall not be located adjacent to public roads or within 8.0 metres of a residential zone.
- .11 Drive thru facilities for restaurants shall not be permitted.
- .12 The minimum setback of an electrical transformer from any lot line shall be 2.0 metres.
- .13 Maximum Building Height 3 storeys
- .14 The maximum gross floor area for office uses within lands zoned Exception 1360 and LC - Exception 1361 shall be 40% of the total gross floor area of all buildings within these zones.

**12.1360.3 for the purposes of Exception 1360:**

- .1 shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1360.2.

## 12.1361 Exception 1361

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### **12.1361.1 The lands shall only be used for the following purposes:**

- .1 retail establishment having no outside storage;
- .2 a convenience store;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company, finance company;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a printing or copying establishment;
- .10 a commercial school;
- .11 a dining room restaurant;
- .12 a take-out restaurant;
- .13 A community club;
- .14 A health and fitness club;
- .15 A custom workshop;
- .16 An animal hospital;
- .17 A day nursery; and
- .18 Purposes accessory to the other permitted purposes.

### **12.1361.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth 4.0 metres
- .2 Minimum Interior Side Yard Width 3 metres except where the zone abuts a Exception 1360 Zone then 0 metres
- .3 Minimum Rear Yard Depth: 7.5 metres
- .4 Minimum Exterior Side Yard Width: 4.5 metres
- .5 Minimum Front Yard Landscaped Open Space: 3.0 metres where the zone abuts Hurontario Street and Bovaird Drive.

- .6 The minimum landscaped open space area where the zone abuts a residential zone shall be 2.0 metres.
- .7 All garbage and refuse containers shall be enclosed within a climate-controlled room within the building.
- .8 For the purposes of this zone, taverns are not permitted.
- .9 For the purposes of this zone, the lot line, which abuts Bovaird Drive, shall be deemed the Front Lot Line.
- .10 Drive-thru facilities shall not be located adjacent to public roads or within 8.0 metres of a residential zone.
- .11 Drive thru facilities for restaurants shall not be permitted.
- .12 The minimum setback of an electrical transformer from any lot line shall be 2.0 metres.
- .13 Maximum Building Height 3 storeys
- .14 The maximum gross floor area for office uses within lands zoned LC - Exception 1360 and LC - Exception 1361 shall be 40% of the total gross floor area of all buildings within these zones.

**12.1361.3 for the purposes of Exception 1361:**

- .1 shall also be subject to the requirements and restrictions of the LC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 1361.2.

## 12.1362 Exception 1362

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### **12.1362.1 The lands shall only be used for the following purposes:**

- .1 a gas bar;
- .2 a convenience restaurant; and,
- .3 uses permitted by GE Zone.

### **12.1362.2 The lands shall be subject to the following requirements and restrictions:**

- .1 all buildings shall be located within the areas shown as BUILDING AREAS on Figure 1-Exception 1362;
- .2 Landscaped Open Space shall be provided and maintained in the areas as shown on LANDSCAPED OPEN SPACE on Figure 1-Exception 1362;
- .3 the Gross Commercial Floor Area of all structures excluding the gas bar canopy, shall not exceed 907 square metres;
- .4 the Gross Commercial Floor Area devoted to a convenience restaurant shall not exceed 150 square metres;
- .5 the Gross Commercial Floor Area of the gas bar kiosk shall not exceed 14 square metres;
- .6 the area covered by a gas bar canopy shall not exceed 144 square metres and shall be located within the area shown as GAS BAR CANOPY on Figure 1-Exception 1362;
- .7 the Maximum Height of all structures shall not exceed 1 storey;
- .8 Parking shall be provided in accordance with the provisions of Section 4.1 of this by-law in the case of those uses permitted by Exception 1362.1(1) and 1362.1(2) and the provisions of Section 4.1 of this by-law in the case of those uses permitted by Exception 1362.1(3);
- .9 Loading shall be provided in accordance with the provisions of Section 4.6 of this by-law in the case of those uses permitted by Exception 1362.1(1) and 1362.1(2) and the provision of section 4.6 of this by-law in the case of those uses permitted by Exception 1362.1(3);
- .10 an adult entertainment parlour shall not be permitted; and,
- .11 all garbage and refuse storage containers shall be located within the main building on the site.



### 12.1363 Exception 1363

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#### **12.1363.1 The lands shall only be used for the following purposes:**

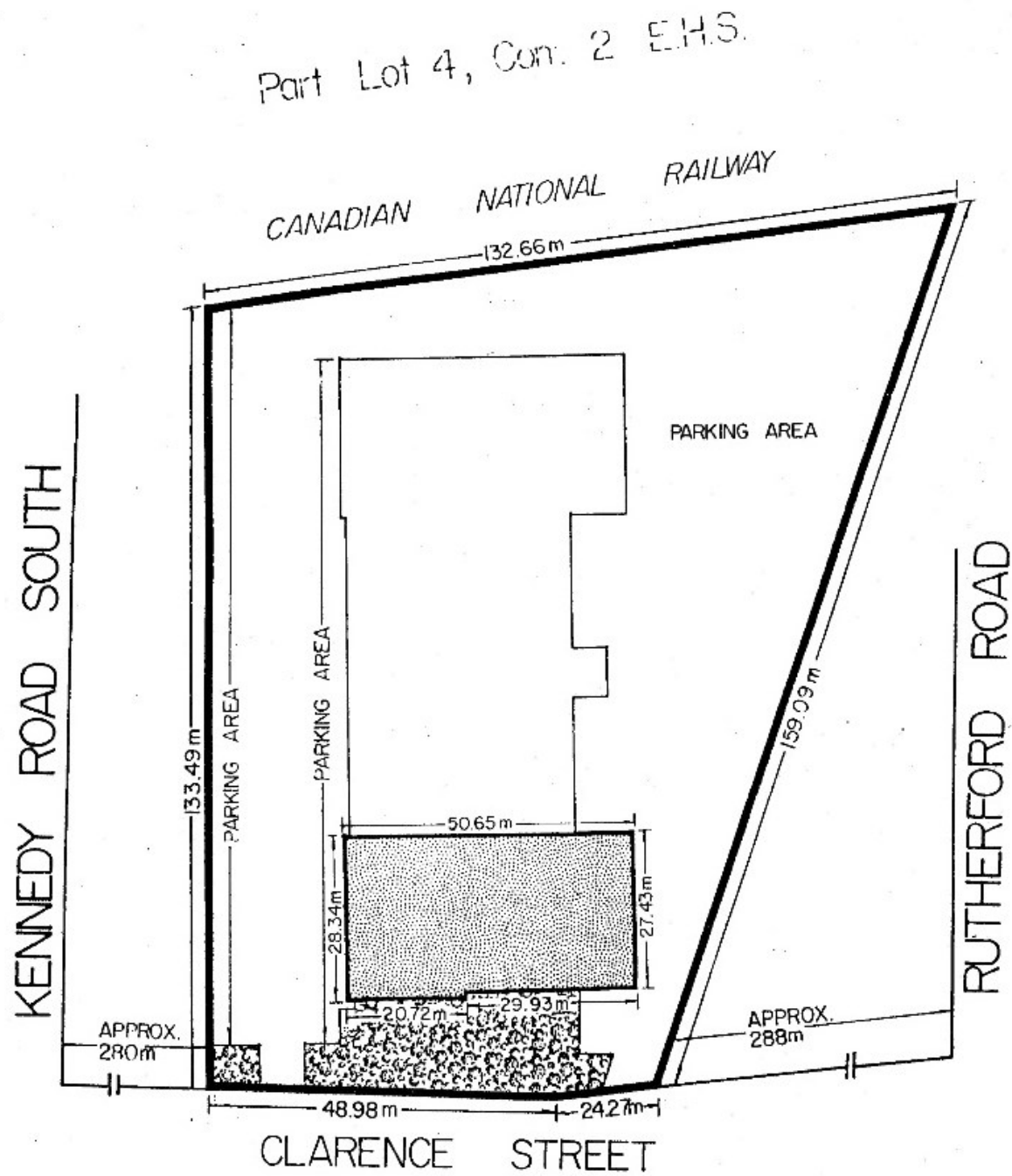
- .1 shall only be used for the purposes permitted in a GE zone.

#### **12.1363.2 The lands shall be subject to the following requirements and restrictions:**



- .1 a recreational facility shall be located within the area shown as Recreational Facility Area on Figure 1-Exception 1363 to this by-law;
- .2 Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Figure 1-Exception 1363 to this by-law; and,
- .3 the Parking Area shall be provided and maintained in the locations shown as Parking Area on Figure 1-Exception 1363 to this by-law.



Figure 1



## LEGEND

-  RECREATIONAL FACILITY AREA
-  LANDSCAPED OPEN SPACE

## 12.1364 Exception 1364

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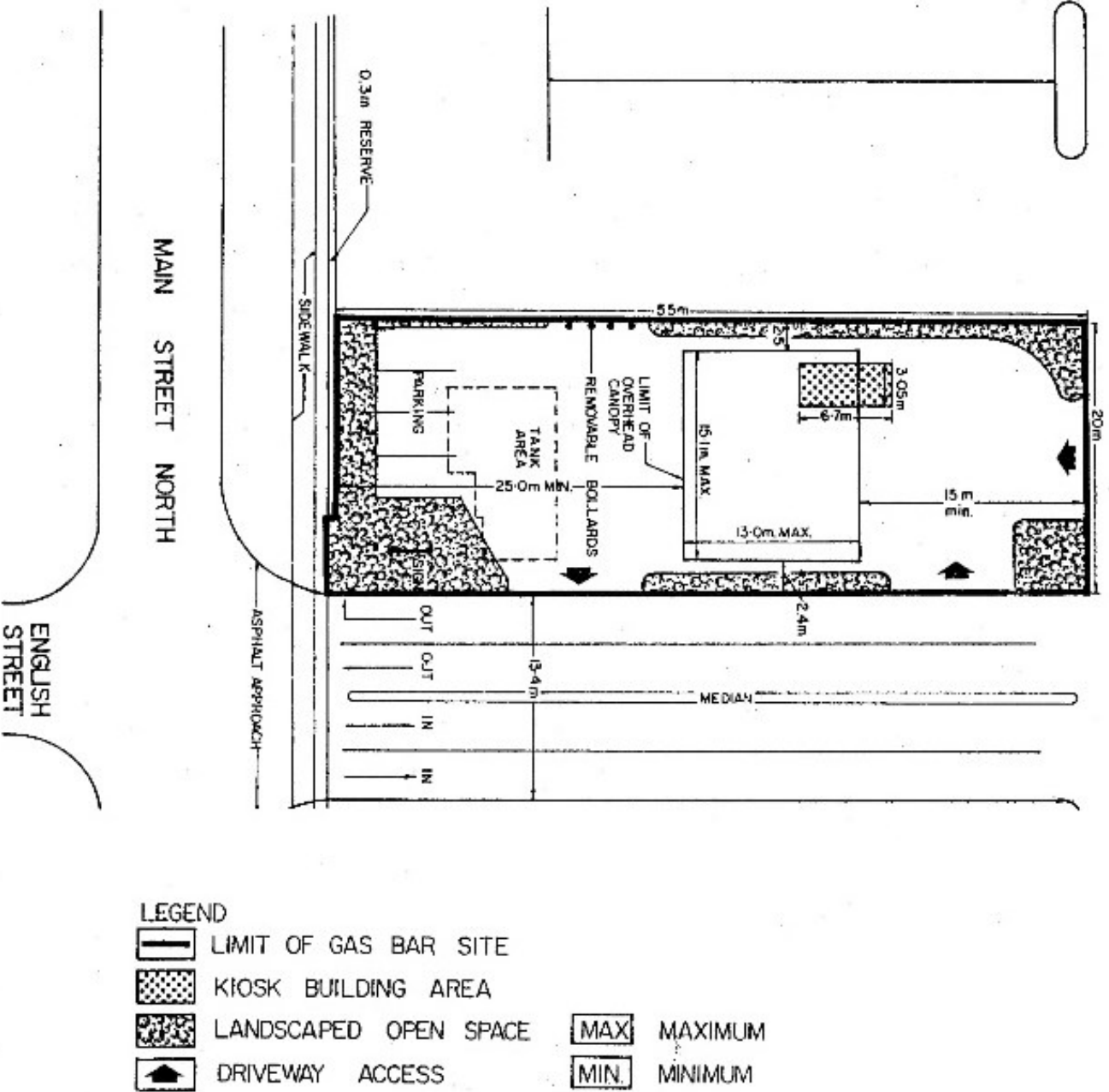
### **12.1364.1 The lands shall only be used for the following purposes:**

- .1 a gas bar

### **12.1364.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the gas bar site and related buildings and structures shall be located as shown on Figure 1-Exception 1364;
- .2 the Minimum Front Yard Depth for the overhead canopy and kiosk shall be 25.0 metres;
- .3 the Maximum Gross Floor Area of the gas bar kiosk shall not exceed 21.0 square metres;
- .4 a minimum of 4 parking spaces for the gas bar shall be provided and located as shown on Figure 1-Exception 1364;
- .5 Driveway Access shall be provided and located as shown on Figure 1 - Exception 1364;
- .6 Landscaped Open Space shall be provided and maintained in the areas identified as Landscaped Open Space on Figure 1-Exception 1364;
- .7 no outside storage or display of goods or materials shall be permitted; and,
- .8 the gas bar kiosk and canopy shall be compatible in design and appearance with the existing commercial buildings (Kingspoint Plaza) on the subject property.

Figure 1



## 12.1365 Exception 1365

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### 12.1365.1 The lands shall only be used for the following purposes:

- .1 an office, including offices of a physician, dentist and drugless practitioner;
- .2 a retail establishment having no outside storage or display of goods and materials;
- .3 a dry cleaning and laundry distribution station;
- .4 a personal service shop;
- .5 a take-out restaurant excluding a drive-through facility.
- .6 purpose accessory to the other permitted purposes.

### 12.1365.2 The lands shall be subject to the following requirements and restrictions:

- .1 a minimum front yard depth (Peter Robertson Boulevard): 5 metres
- .2 minimum exterior side yard width (Sunny Meadow Boulevard): 3 metres
- .3 minimum interior side yard width: 37 metres, except for the westerly portion of the building consisting of the first 29 metres from the front lot line where the minimum interior side yard shall be 20 metres;
- .4 minimum rear yard depth: 39 metres;
- .5 minimum lot width: 35 metres
- .6 minimum building height: 2 storeys;
- .7 maximum building height: 3 storeys;
- .8 minimum landscaped open space shall be 5 metres abutting the lot line along Peter Robertson Boulevard and 3 metres along all other property line, except at approved access locations;
- .9 the uses permitted by Exception 1365.1 (2), (3) and (4) shall not exceed a cumulative gross floor area of 850 square metres and shall be located only at ground level;
- .10 the maximum gross floor area of a take-out restaurant shall be 150 square metres;
- .11 a minimum gross floor area of 650 square metres shall be used for offices of a physician, dentist and drugless practitioner;
- .12 an adult video store, an adult entertainment parlour, a temporary open air market or drive through facilities shall not be permitted;
- .13 all garbage and refuse storage area, including any containers for recycling materials, shall be enclosed within a building;
- .14 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;

## 12.1366 Exception 1366

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### **12.1366.1 The lands shall only be used for the following purposes:**

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

### **12.1366.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 17 metres

## 12.1367 Exception 1367

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### **12.1367.1 The lands shall only be used for the following purposes:**

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

### **12.1367.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot: 321 square metres; and,
  - .b Corner Lot: 411 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 10.7 metres; and,
  - .b Corner Lot: 13.7 metres.

## 12.1368 Exception 1368

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### **12.1368.1 The lands shall only be used for the following purposes:**

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

### **12.1368.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Rear Yard Depth: 17 metres.

## 12.1369 Exception 1369

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### **12.1369.1 The lands shall only be used for the following purposes:**

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

### **12.1369.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot: 411 square metres; and,
  - .b Corner Lot: 501 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres; and,
  - .b Corner Lot: 16.7 metres.
- .3 Minimum Rear Yard Depth: 17 metres



## 12.1370 Exception 1370

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### **12.1370.1 The lands shall only be used for the following purposes:**

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

### **12.1370.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot: 411 square metres; and,
  - .b Corner Lot: 501 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.7 metres; and,
  - .b Corner Lot: 16.7 metres.

## 12.1371 Exception 1371

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### **12.1371.1 The lands shall only be used for the following purposes:**

- .1 a religious institution
- .2 a day nursery
- .3 a banquet hall
- .4 community club
- .5 a recreation facility
- .6 purposes accessory to the other permitted purposes

### **12.1371.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Setback from Hurontario Street: 3.0 metres;
- .2 Minimum Setback from Oldgate Lane: 28 metres;
- .3 Minimum Setback from Sweet Briar Lane: 30 metres;
- .4 Minimum Interior Side Yard Setback: 15 metres;
- .5 Minimum Rear Yard Setback: 53 metres;
- .6 Minimum Landscaped Area: 25%;
- .7 Maximum Building Height: 17 metres for the main building, excluding the spires and dome structure
- .8 A minimum landscaped area of 3.0 metres shall be provided along all property boundaries except along the southerly property boundary where it abuts an I1 zone and except at approved access locations;
- .9 Parking shall be provided as follows:
  - .a Religious Institution: 1 parking space for every 4 seats
  - .b Day Nursery: 1 parking space for each employee plus 1 parking space for each 10 children capacity
  - .c Banquet Hall: 1 parking space for each 17 square metres of gross commercial floor area or portion thereof
  - .d Recreation Facility: 1 parking space for each 17 square metres of gross commercial floor area or portion thereof;
- .10 Maximum Gross Floor Area for the use in Exception 1371.1(1) shall be 3,400 square metres;

- .11 Maximum Combined Total Gross Floor Area for the uses in 1371.1 (2), (3) and (4) shall be 3,000 square metres.
- .12 For the purposes of this zoning by-law, the front lot line shall be Hurontario Street.

## 12.1372 Exception 1372

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### **12.1372.1 The lands shall only be used for the following purposes:**

- .1 a real estate office; and,
- .2 the purposes permitted in the GE zone.

### **12.1372.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the real estate office shall occupy only the second floor of the building on the lot;
- .2 the Gross Commercial Floor Area of the real estate office shall not exceed 360 square metres; and,
- .3 the total of the gross commercial floor areas of all motor vehicle repair shops and all motor vehicle body shops shall not exceed 146 square metres.

### 12.1373 Exception 1373

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#### **12.1373.1 The lands shall only be used for the following purposes:**

- .1 single family detached dwellings;
- .2 semi-detached dwellings;
- .3 townhouse dwellings; and,
- .4 purposes accessory to the other permitted purposes,
- .5 a gatehouse and/or automated gates, if required.

#### **12.1373.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width - 9.15 metres
- .2 Maximum Number of Bedrooms in any Dwelling Unit – 2
- .3 Maximum Floor Area per Dwelling Unit Above Established Grade:
  - .a Single Family Detached and Semi- Detached Dwellings- 186 square metres; and,
  - .b Townhouse Dwellings- 165 square metres.
- .4 Maximum Building Height:
  - .a Single Family Detached and Semi-Detached Dwellings: 7.5 metres
  - .b Townhouse Dwellings: 10.6 metres
- .5 The front face of a dwelling shall have a minimum setback distance of 4.5 metres from the limits of a private road.
- .6 A porch shall have a minimum setback distance of 3.0 metres from the limits of a private road.
- .7 A garage shall have a minimum setback distance of 6.0 metres from the front fact of the garage to the limits of a private road.
- .8 Minimum Outdoor Living Area – 30 square metres per dwelling unit.
- .9 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.
- .10 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.
- .11 No building shall be located closer than 12 metres to the Sandalwood Parkway right-of-way.
- .12 No building shall be located closer than 30 metres to the Dixie Road right-of-way.

- .13 A dwelling shall not be located closer than 3.0 metres to an indoor and outdoor recreation area.
- .14 Parking:
  - .a Single Family Detached and Semi-Detached Dwelling: 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 Family 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 visitor parking.

**12.1373.3 for the purposes of Exception 1373:**

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 1373.2.
- .2 A Private Road For the purposes of this by-law, private road shall mean a road which is not owned and maintained by the Corporation of the City of Brampton, the Region of Peel, or by the Crown in Right of Ontario, namely, all roads within Rosedale Village. For the purposes of this by-law, the road known as Via Rosedale (including its continuation) is a road which is owned by the Corporation of the City of Brampton. Via Rosedale shall be retained in public ownership until such time that the municipality is satisfied that such road is only required to exclusively serve the Rosedale Village Community. After such determination is made, such roadway will be conveyed by the municipality back to “The Villages of Rosedale.”
- .3 Limits of a Private Road Shall mean the paved surface of the private road, including any associated curb or sidewalk.

## 12.1374 Exception 1374

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### 12.1374.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in an Exception 1373 zone;  
and,
- .2 purposes accessory to the other permitted purposes;

### 12.1374.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those purposes permitted in an Exception 1373 zone, the requirements and restrictions as set out in an Exception 1373.

### 12.1374.3 for the purpose of Exception 1374:

- .1 A Private Road For the purposes of this by-law, private road shall mean a road which is not owned and maintained by the Corporation of the City of Brampton, the Region of Peel, or by the Crown in Right of Ontario, namely, all roads within Rosedale Village. For the purposes of this by-law, the road known as Via Rosedale (including its continuation) is a road which is owned by the Corporation of the City of Brampton. Via Rosedale shall be retained in public ownership until such time that the municipality is satisfied that such road is only required to exclusively serve the Rosedale Village Community. After such determination is made, such roadway will be conveyed by the municipality back to “The Villages of Rosedale.”
- .2 Limits of a Private Road Shall mean the paved surface of the private road, including any associated curb or sidewalk.

### 12.1374.4 Holding (H):

- .1 That a holding provision be placed on all lots and/or blocks that are presently subject to flooding during a Regional Storm event. This includes but is not limited to portions of the following lots and blocks: Lot 6 to 8, 17 to 26, 28 to 31, 34 to 37, 40 to 97, 99 to 116, 118 and 120 to 124; and Blocks 27, 33, 38, 39, 96, 117, 119 and 125 to 132. The holding (H) symbol shall not be removed until the Toronto and Region Conservation Authority has confirmed that the requisite works to contain the Regional Storm flows within the proposed stream corridor have been submitted for the review and approval of the TRCA, indicating the lands designated on the lots and blocks listed above are no longer subject to flood hazards.
- .2 Until the holding (H) symbol is removed, the lands designated R2 (H)- Exception 1374, shall only be used for the purposes permitted in the A Zone as set out in Chapter 11 subject to the requirements and restrictions of the A Zone, and all the general provision of this by-law.

## 12.1375 Exception 1375

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### 12.1375.1 The lands shall only be used for the following purposes:

- .1 Commercial
  - .a a retail establishment having no outside storage;
  - .b a grocery store;
  - .c a service shop;
  - .d a personal service shop;
  - .e a bank, trust company and finance company;
  - .f an office;
  - .g a dry cleaning and laundry distribution station;
  - .h a laundromat;
  - .i a dining room restaurant, a convenience restaurant, and a take-out restaurant;
  - .j a printing or copying establishment;
  - .k a commercial school;
  - .l a place of commercial recreation but not including a billiard hall;
  - .m a community club;
  - .n a health or fitness centre;
  - .o an animal hospital.
  - .p a day nursery;
- .2 Other
  - .a purposes accessory to the other permitted uses.

### 12.1375.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth:
  - .a 5.5 metres; except adjacent to a site daylight triangle at a street intersection, in which case the minimum front yard depth may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes;
- .2 Minimum Interior Side Yard Width:



- .a 3.0 metres, except that where the interior side yard abuts a Natural System (NS) zone, the minimum interior side yard shall be 10.0 metres;
- .3 Minimum Exterior Side Yard Width:
  - .a 5.5 metres, except adjacent to a site daylight triangle at a street intersection, in which case the minimum exterior side yard width may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes;
- .4 Minimum Rear Yard Depth:
  - .a 6.0 metres; except that where the interior side yard abuts a Natural System (NS) zone, the minimum interior side yard shall be 10.0 metres;
- .5 Minimum Width of Landscaped Open Space abutting lot lines:
  - .a Front Lot Line – 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;
  - .b Exterior Side Lot Line - 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;
  - .c Interior Side Lot Line – 3.0 metres;
  - .d Rear Lot Line – 3.0 metres.

**12.1375.3 for the purposes of Exception 1375:**

- .1 For the purpose of this Exception, Airport Road street line is the front lot line.

## 12.1376 Exception 1376

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### 12.1376.1 The lands shall only be used for the following purposes:

- .1 Commercial
  - .a a retail establishment having no outside storage;
  - .b a supermarket;
  - .c a service shop;
  - .d a personal service shop;
  - .e a bank, trust company and finance company;
  - .f an office;
  - .g a dry cleaning and laundry distribution station;
  - .h a laundromat;
  - .i a dining room restaurant, a convenience restaurant, and a take-out restaurant;
  - .j a printing or copying establishment;
  - .k a commercial school;
  - .l a place of commercial recreation but not including a billiard hall;
  - .m a community club;
  - .n a health centre;
  - .o an animal hospital;
  - .p a library;
  - .q a day nursery;
- .2 Other
  - .a purposes accessory to the other permitted uses.

### 12.1376.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: - 5.5 metres; except adjacent to a site daylight triangle at a street intersection, in which case the minimum front yard depth may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes
- .2 Minimum Interior Side Yard Width: - 3.0 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard shall be 6.0 metres;

- .3 Minimum Exterior Side Yard Width: - 5.5 metres, except adjacent to a site daylight triangle at a street intersection, in which case the minimum exterior side yard width may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes
- .4 Minimum Rear Yard Depth: 9.0 metres;
- .5 Minimum Width of Landscaped Open Space abutting lot lines:
  - .a Front Lot Line – 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;
  - .b Exterior Side Lot Line - 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;
  - .c Interior Side Lot Line – 3.0 metres;
  - .d Rear Lot Line – 3.0 metres.
- .6 Minimum Gross Commercial Floor Area devoted to the uses permitted in Exception 1376.1(1)(p) shall be 450.0 square metres.
- .7 For the purpose of this Exception, the lands zoned Exception 1376 shall be treated as a single lot for zoning purposes.

**12. 1376.3 for the purposes of Exception 1376:**

- .1 For the purpose of this Exception, Torbram Road street line is the front lot line.

## 12.1377 Exception 1377

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### 12.1377.1 The lands shall only be used for the following purposes:

- .1 Commercial
  - .a a retail establishment having no outside storage;
  - .b a service station;
  - .c a personal service shop;
  - .d an office;
  - .e a dry cleaning and laundry distribution station;
  - .f a laundromat;
  - .g a dining room restaurant, a convenience restaurant, and a take-out restaurant;
  - .h a printing or copying establishment;
  - .i a commercial school;
  - .j a place of commercial recreation;
  - .k a community club;
  - .l a health centre;
  - .m an animal hospital.
- .2 Other
  - .a purposes accessory to the other permitted uses.

### 12.1377.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth:
  - .a -5.5 metres; except adjacent to a site daylight triangle at a street intersection, in which case the minimum front yard depth may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes
- .2 Minimum Interior Side Yard Width: 9.0 metres;
- .3 Minimum Exterior Side Yard Width:
  - .a 5.5 metres, except adjacent to a site daylight triangle at a street intersection, in which case the minimum exterior side yard width may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes

- .4 Minimum Rear Yard Depth: 9.0 metres;
- .5 Minimum Width of Landscaped Open Space abutting lot lines:
  - .a Front Lot Line – 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;
  - .b Exterior Side Lot Line - 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;
  - .c Interior Side Lot Line – 3.0 metres;
  - .d Rear Lot Line – 3.0 metres.
- .6 No Drive Through facility shall be located within 30.0 metres of Torbram Road;

**12.1377.3 for the purposes of Exception 1377:**

- .1 For the purpose of this Exception, Torbram Road street line is the front lot line.

## 12.1378 Exception 1378

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### **12.1378.1 The lands shall only be used for the following purposes:**

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

### **12.1378.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the Maximum Number of Dwelling Units for land located north of Flowertown Avenue and designated R2-Exception 1378 shall be 50;
- .2 the Maximum Number of Dwelling Units for lands located south of Flowertown Avenue and designated R2-Exception 1378 shall be 44;
- .3 the Maximum Height of all structures shall be 2 storeys;
- .4 the Minimum Distance between any structure and Chinguacousy Road shall be 14 metres;
- .5 the Maximum Number of Dwelling Units which may be attached shall be 8;
- .6 each dwelling unit shall have an attached garage; and,
- .7 where a dwelling unit faces and obtains vehicular access directly from a municipal road the minimum setback of the dwelling unit and the attached garage shall be 6 metres.

## 12.1379 Exception 1379

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### **12.1379.1 The lands shall only be used for the following purposes:**

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

### **12.1379.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 375 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot – 12.5 metres
  - .b Corner Lot – 14.3 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard: 0.6 metres, provided that the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Garage Door Width:
  - .a maximum 5.0 metres;
  - .b the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - .c the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- .9 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .10 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard

## 12.1380 Exception 1380

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### **12.1380.1 The lands shall only be used for the following purposes:**

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

### **12.1380.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 331 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot – 12.5 metres
  - .b Corner Lot – 14.3 metres
- .3 Minimum Lot Depth: 26.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard: 0.6 metres, provided that the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Garage Door Width:
  - .a maximum 5.0 metres;
  - .b the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - .c the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- .9 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .10 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard.



## 12.1381 Exception 1381

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### **12.1381.1 The lands shall only be used for the following purposes:**

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

### **12.1381.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 292 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot – 11.0 metres
  - .b Corner Lot – 12.8 metres
- .3 Minimum Lot Depth: 26.5 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard: 0.6 metres, provided that the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres
- .8 Garage Door Width:
  - .a maximum 5.0 metres;
  - .b the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - .c the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- .9 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .10 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard.

## 12.1382 Exception 1382

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### 12.1382.1 The lands shall only be used for the following purposes:

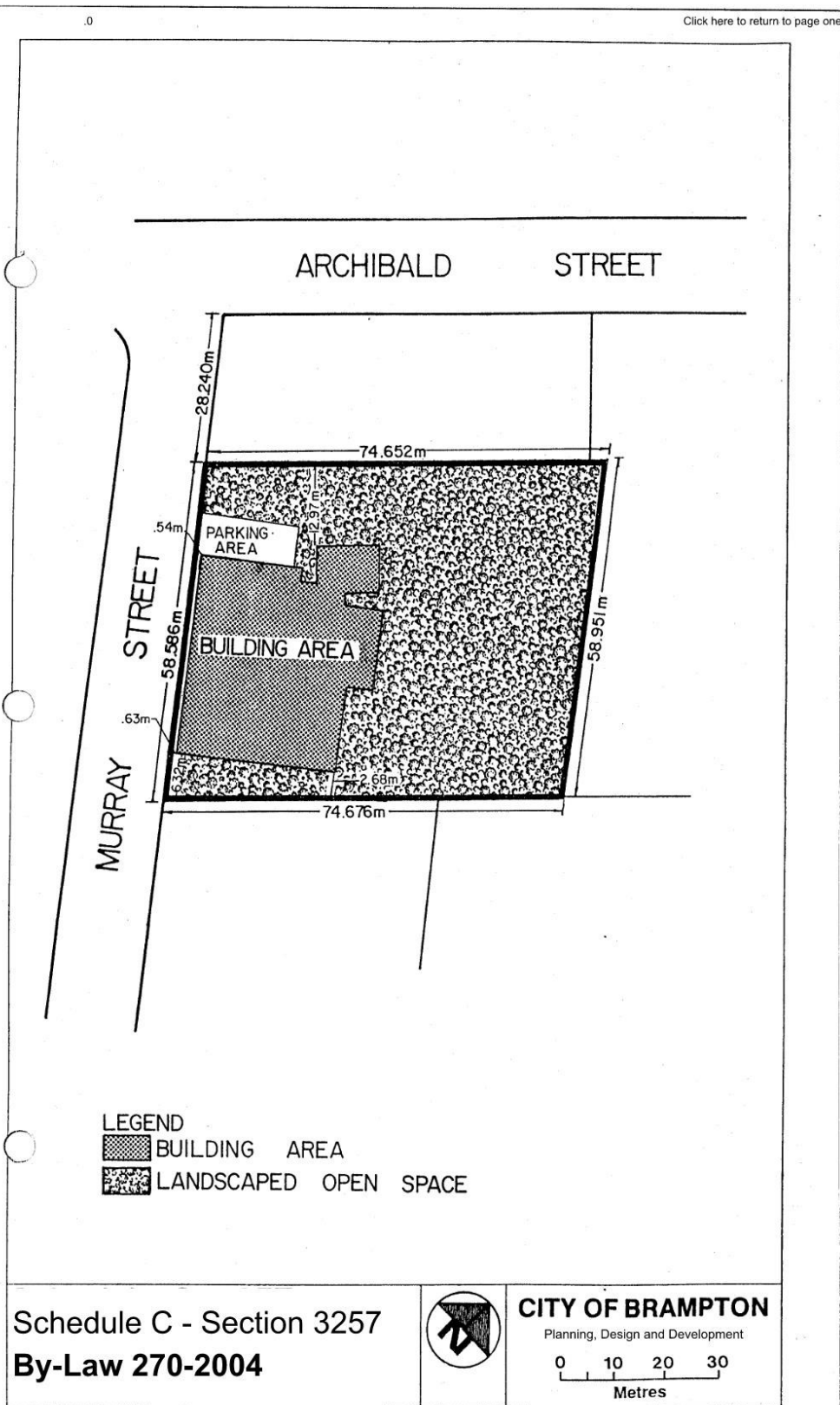
- .1 either:
  - .a a greenhouse;
  - .b a retail florist shop; and,
  - .c a single detached dwelling attached to the greenhouse and retail florist shop;
- .2 or:
  - .a the purposes permitted in the R1 zone.
- .3 purposes accessory to the other permitted purposes

### 12.1382.2 The lands shall be subject to the following requirements and restrictions:

- .1 shall, in respect of the purposes set out in Exception 1382.1(2)(a) and 1382.1(3), be subject to the requirements and restrictions relating to the R1 zone,
- .2 shall, in respect of the other permitted purposes, be subject to the following requirements and restrictions:
  - .a Minimum Lot Width: 58.5 metres;
  - .b Minimum Lot Depth: 74.6 metres;
  - .c Minimum Lot Area: 0.436 hectares;
  - .d the minimum front and rear yard depths and side yard widths shall be as shown on Figure 1-Exception 1382;
  - .e any dwelling, greenhouse or retail florist shop shall be located within the area identified as Building Area on Figure 1-Exception 1382;
  - .f the Gross Commercial Floor Area of the retail florist shop shall not exceed 372 square metres;
  - .g the height of the building located within the area identified as Building Area on Figure 1-Exception 1382 shall not exceed:
    - .i for an attached single detached dwelling: 1 ½ storey; and,
    - .ii for a greenhouse and retail florist shop: 1 storey.
  - .h a minimum of 5 parking spaces shall be provided in the location identified as Parking Area on Figure 1-Exception 1382;

- .i Landscaped Open Space shall be provided and maintained in the locations identified as Landscaped Open Space on Figure 1-Exception 1382;
- .j all garbage and refuse containers shall be located within a buildings; and,
- .k the requirements and restrictions relating to the R1 zone which are not in conflict with the ones set out in Exception 1382.2(2)

Figure 1



## 12.1383 Exception 1383

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### 12.1383.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes of the LC Zone and a home furnishing and home improvement retail warehouse, but not a supermarket, tavern, religious institution, group home or lodging house.

### 12.1383.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Open Space:
  - .a 4.5 metres abutting Regional Road 107, except at approved access locations.
  - .b 4 metres abutting Heart Lake Road, except at approved access locations.
  - .c 5 metres abutting the east property line.
- .2 Minimum building setbacks:
  - .a The following building setbacks shall apply to a home furnishings and home improvement retail warehouse:
    - .i 40 metres from Heart Lake Road.
    - .ii 16 metres from Bovaird Drive.
    - .iii 17 metres from the east property line.
  - .b buildings containing all other permitted uses shall comply with minimum yards of the SC Zone.
- .3 Parking requirement:
  - .a for a home furnishing and home improvement retail warehouse, including an associated garden centre - a minimum of 650 parking spaces.
  - .b for all other permitted uses - the parking requirements in accordance with the SC Zone.
- .4 Maximum gross floor area for a home furnishing and home improvement retail warehouse, excluding a garden centre:
  - .a 13,500 sq.m.
- .5 Outdoor Storage:
  - .a Outdoor storage of goods and materials is only permitted in conjunction with a home furnishing and home improvement retail warehouse.
  - .b Outdoor storage shall not be located in areas required for landscaping and parking.

**12.1383.3 for the purposes of Exception 1383:**

- .1 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of home furnishings and home improvement products which are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.
- .2 For the purposes of this Exception, all lands zoned Exception 1383 shall be interpreted as one (1) lot for zoning purposes.

## 12.1384 Exception 1384

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### **12.1384.1 The lands shall only be used for the following purposes:**

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

### **12.1384.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 162 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 6.0 metres per dwelling unit
  - .b Corner Lot: 9.0 metres per dwelling unit
- .3 Minimum Lot Depth: 27.0 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of a 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 percent of the minimum required lot area
- .6 Minimum Exterior Side Yard Width:
  - .a 3.0 metres;
  - .b 6.0 metres to the front of a garage facing the exterior lot line
- .7 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall where the setback may be 0.0 metres
- .8 Maximum Building Height: 11.0 metres
- .9 Maximum Lot Coverage: No restriction
- .10 Maximum Garage Door Width:
  - .a For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres;
  - .b For a lot width of less than 8.0 metres and greater than 7.0 metres, the maximum garage door width shall be 3.1 metres;
  - .c For a lot width greater than 8.0 metres, the maximum garage door width shall be 3.7 metres;
  - .d The garage door width restriction does not apply to the garage door facing the exterior side yard;
  - .e The width of the interior of a garage as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

- .11 Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- .12 Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard
- .13 Maximum Dwelling Units Attached: 9



## 12.1385 Exception 1385

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### 12.1385.1 The lands shall only be used for the following purposes:

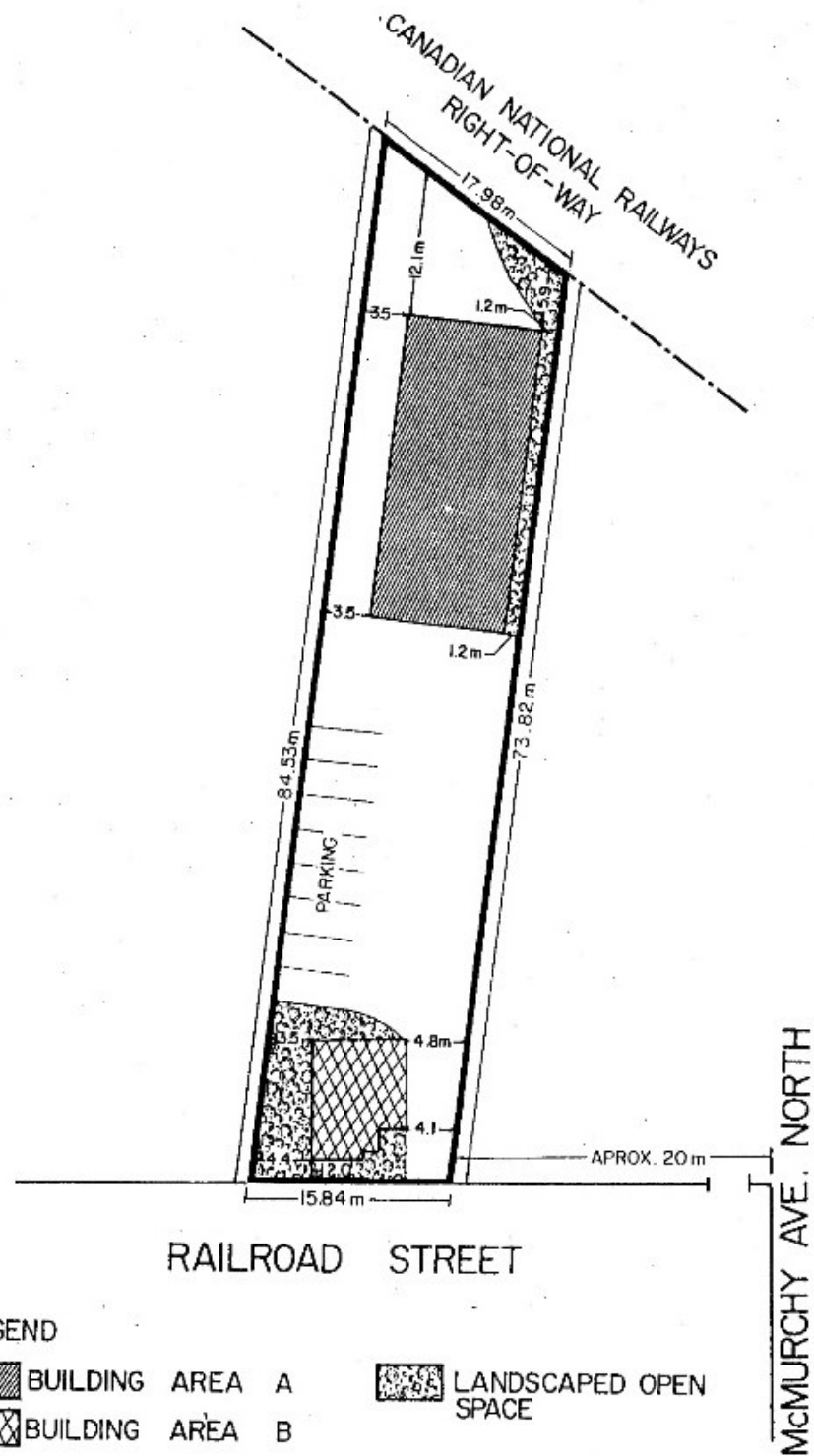
- .1 Industrial:
  - .a a warehouse.
- .2 Non-Industrial:
  - .a only until Dec. 8/89, a single detached dwelling.
- .3 Accessory:
  - .a an associated office in conjunction with the purpose permitted by Exception 1385.1(1)(a); and,
  - .b purposes accessory to the other permitted purposes.

### 12.1385.2 The lands shall be subject to the following requirements and restrictions:

- .1 a residential use shall be located in the residential building within the area identified as Building Area B on Figure 1-Exception 1385;
- .2 and industrial or accessory use shall be located in the industrial building within the area identified as Building Area A on Figure 1-Exception 1385;
- .3 the Ground Floor Area of the residential building within the area identified as Building Area B on Figure 1-Exception 1385 shall not exceed 66 square metres;
- .4 the Building Height of the residential building within the area identified as Building Area B on Figure 1-Exception 1385 shall not exceed 1.5 storeys;
- .5 the Ground Floor Area of the industrial building within the area identified as Building Area A on Figure 1-Exception 1385 shall not exceed 268 square metres;
- .6 the Building Height of the industrial building within the area identified as Building Area A on Figure 1-Exception 1385 shall not exceed 6.1 metres;
- .7 the Minimum Lot Width shall be 15.8 metres;
- .8 the Minimum Lot Area shall be 1254.0 square metres;
- .9 the minimum front and rear yard depths and side yard widths shall be as shown on Figure 1-Exception 1385;
- .10 Landscaped Open Space shall be provided and maintained in the locations identified as Landscaped Open Space on Figure 1-Exception 1385;
- .11 a minimum of 8 parking spaces shall be provided in the locations shown on Figure 1-Exception 1385;

- .12 no outside storage of materials or equipment shall be permitted; and,
- .13 the storage of flammable materials or liquids such as paint, gasoline or propane shall not be permitted except for such minimal quantities as may be required in the day-to-day operation of a small renovation business.

Figure 1



## 12.1386 Exception 1386

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### **12.1386.1 The lands shall be subject to the following requirements and restrictions:**

- .1 No building or structure may be erected, altered or used except in accordance with the regulations of Credit Valley Conservation.

## 12.1387 Exception 1387

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### **12.1387.1 The lands shall only be used for the following purposes:**

- .1 a retail establishment having no outside storage;
- .2 a service shop;
- .3 a personal service shop;
- .4 a bank, trust company, finance company;
- .5 an office;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a parking lot;
- .9 a dining room restaurant, a convenience restaurant, or a take-out restaurant;
- .10 a printing or copying establishment;
- .11 a garden centre sales establishment;
- .12 a community club;
- .13 a health centre;
- .14 a tavern; or,
- .15 purposes accessory to the other permitted purposes;

### **12.1387.2 The lands shall be subject to the following requirements and restrictions:**

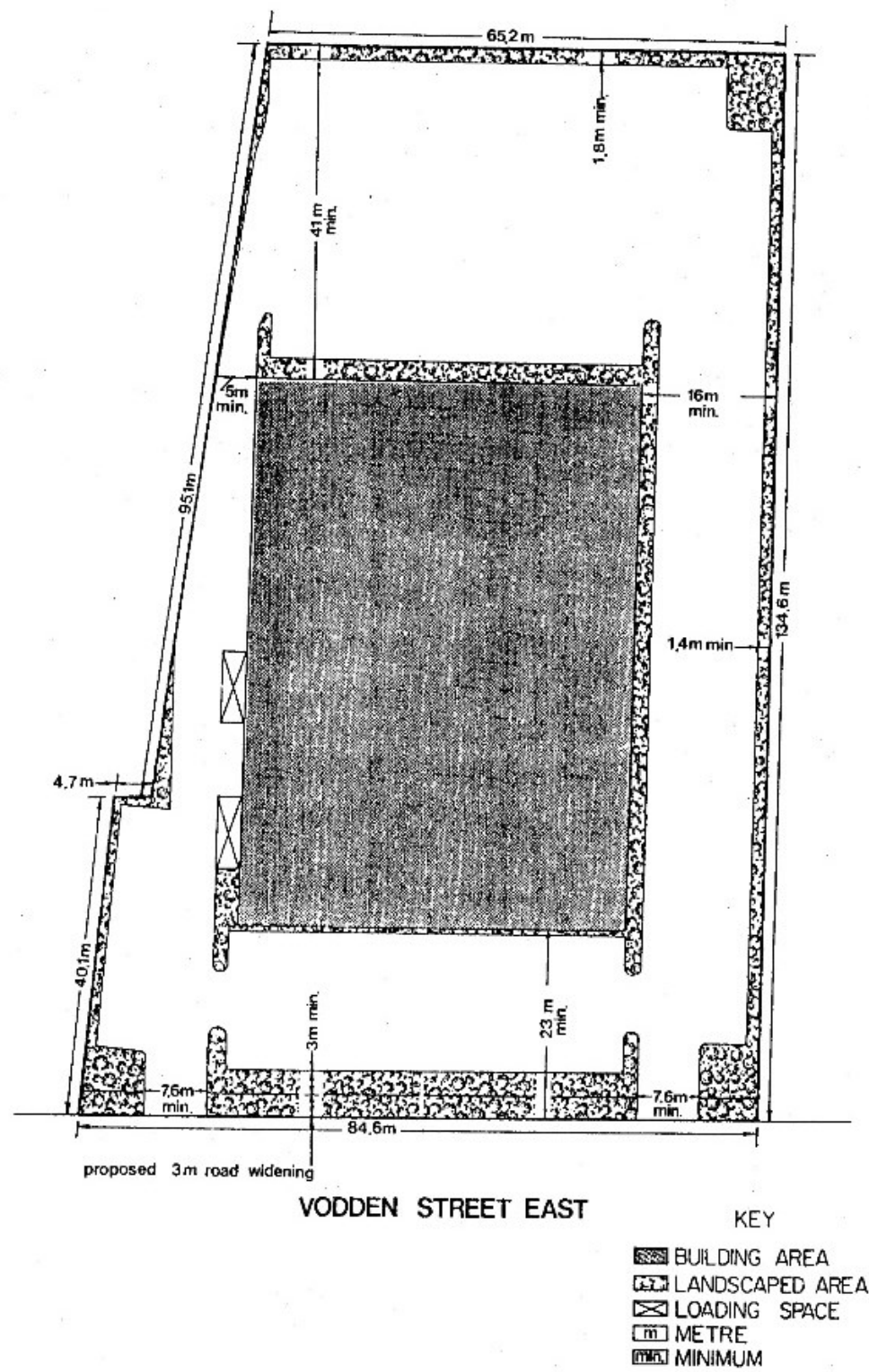
- .1 the Gross Commercial Floor Area of all structures, other than any area used for garbage and refuse containers, shall not exceed 2980 square metres;
- .2 the Maximum Height for any structure is 1 storey;
- .3 all buildings and structures, except a garbage and refuse enclosure, shall be located within the area shown as Building Area on Figure 1-Exception 1387 to this by-law;
- .4 Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Figure 1-Exception 1387 to this by-law;
- .5 garbage and refuse containers for a restaurant shall be located within a climatecontrolled area within the building;
- .6 garbage and refuse containers for all other uses shall be totally enclosed;
- .7 an adult entertainment parlour shall not be permitted;

- .8 no outside storage or display of goods shall be permitted;
- .9 no amusement devices shall be permitted;
- .10 access to the site shall be provided in the locations shown on Figure 1 Exception 1387 to this by-law, and shall have a minimum width of 7.6 metres;
- .11 loading spaces shall have access to and from a street by means of an aisle having a minimum width of 5 metres and shall be provided in the locations shown on Figure 1-Exception 1387 to this by-law; and,
- .12 parking shall be provided in accordance with section 4.1 of this by-law.

**12.1387.3 for the purposes of Exception 1387:**

- .1 Amusement Device shall mean any machine, device or contrivance used for playing any game of chance or skill or of mixed chance or skill or which is used to afford entertainment to the operator, and, without limiting the generality of the foregoing, includes what is commonly known as a pinball game, an electronic game, and a video game.

Figure 1



## 12.1388 Exception 1388

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### **12.1388.1 The lands shall only be used for the following purposes:**

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

### **12.1388.2 The lands shall be subject to the following requirements and restrictions:**

- .1 shall be subject to the requirements and restrictions set out in the R1 zone.



## 12.1389 Exception 1389

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### **12.1389.1 The lands shall only be used for the following purposes:**

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

### **12.1389.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum the requirements and restrictions set out in the R1 zone; and,
- .2 Minimum Lot Depth: 22.0 metres
- .3 Minimum Rear Yard Depth 7.5 metres which may be reduced to 6.0 metres for a lot which has a lot depth of less than 30 metres

## 12.1390 Exception 1390

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### **12.1390.1 The lands shall only be used for the following purposes:**

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

### **12.1390.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The maximum cumulative garage door width for an attached garage shall be: 5.0 metres if the minimum interior lot width is less than 12.5 metres but greater than or equal to 11.3 metres.

## 12.1391 Exception 1391

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### **12.1391.1 The lands shall only be used for the following purposes:**

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

### **12.1391.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The maximum cumulative garage door width for an attached garage shall be: 3.7 metres if the minimum lot width for an interior dwelling unit is greater than or equal to 8.4 metres.

## 12.1392 Exception 1392

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### **12.1392.1 The lands shall only be used for the following purposes:**

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

### **12.1392.2 The lands shall be subject to the following requirements and restrictions:**

- .1 The maximum cumulative garage door width for an attached garage shall be: 3.7 metres if the minimum lot width for an interior dwelling unit is greater than or equal to 8.4 metres.

### 12.1393 Exception 1393

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**12.1393.1 The lands shall only be used for the following purposes:**

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

**12.1393.2 The lands shall be subject to the following requirements and restrictions:**

- .1 That lot subject to this section shall be deemed to be an interior lot.

## 12.1394 Exception 1394

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### 12.1394.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a LC Zone, and the following additional uses:
  - .a Commercial Uses:
    - .i Gas bar;
    - .ii Retail establishment;
    - .iii Service shop;
    - .iv Personal service shop;
    - .v Bank, trust company, and finance company;
    - .vi Office;
    - .vii Dry Cleaning and laundry distribution station;
    - .viii Convenience restaurant, dining room restaurant, and take out restaurant;
    - .ix Printing or copying establishment;
    - .x Commercial school;
    - .xi Garden centre sales establishment;
    - .xii Place of commercial recreation but not including a billiard hall;
    - .xiii Community club;
    - .xiv Health and fitness centre;
    - .xv Custom workshop;
    - .xvi Motor vehicle sales establishment;
    - .xvii Motor vehicle repair shop;
    - .xviii Motor vehicle washing establishment;
    - .xix Swimming pool sales and service establishment;
    - .xx Retail warehouse;
    - .xxi Large retail warehouse;
    - .xxii Home furnishing and home improvement retail warehouse;
    - .xxiii Convenience store;
    - .xxiv Banquet hall;

- .xxv Private school;
- .xxvi Day nursery or daycare centre;
- .xxvii Animal hospital; and
- .xxviii Purposes accessory to other permitted.
- .b Industrial uses:
  - .i The manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle body shop as a principal or accessory use;
  - .ii Warehouse; and
  - .iii Purposes accessory to the other permitted uses.
- .c Other:
  - .i Stormwater management pond or related facilities.

**12.1394.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Maximum gross leasable floor area for commercial uses, excluding offices: a total of 19,000 square metres on all lands zoned Exception 1394.
- .2 Minimum Lot Area: 4,050 square metres (1.0 acre).
- .3 Minimum Landscaped Open Space: 6 metres from the Regional Road 50 and Castlemore Road lot lines, except at approved access locations, and 3 metres from all other lot lines abutting lands not zoned Exception 1394.
- .4 Minimum building setback: 6 metres abutting the Regional Road 50 and Castlemore Road lot lines and 4.5 metres abutting all other lot lines.
- .5 Outdoor Storage:
  - .a Outdoor storage is only permitted for goods and materials offered for sale and only in conjunction with a garden centre sales establishment, motor vehicle sales establishment, retail warehouse, large retail warehouse, home furnishing and home improvement retail warehouse.
  - .b Outdoor storage shall not be located in areas required for landscaping and parking.
  - .c All garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rights-of-way.
  - .d No outdoor storage shall be located within 30m of Regional Road 50.

**12.1394.3 for the purposes of Exception 1394:**

- .1 Land zoned Exception 1394 shall be considered one lot for minimum building setback, minimum landscaping, minimum parking and maximum gross leasable floor area requirements and restrictions.
- .2 Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.
- .3 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8,360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- .4 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets, and floor coverings, landscape and garden supplies and plumbing fixtures.



## 12.1395 Exception 1395

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### **12.1395.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted within the GE Zone; and,
- .2 office uses not associated with a permitted industrial use on the same lot

### **12.1395.2 The lands shall be subject to the following requirements and restrictions:**

- .1 shall be subject to the following requirements and restrictions with respect to the office use permitted in Exception 1395.1(2):
  - .a shall have a maximum gross floor area of 1858 sq. m (20, 000 sq. ft);
  - .b shall only be located in the second floor of the building; and
  - .c medical offices or offices for a drugless practitioner shall not be permitted.

## 12.1396 Exception 1396

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### **12.1396.1 The lands shall only be used for the following purposes:**

- .1 notwithstanding the provisions of Section 8.1.A, in addition to the uses permitted in the GE Zone, the lands may be used for a Non-Hazardous Solid Waste Processing Use with no outdoor storage.

## 12.1397 Exception 1397

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### 12.1397.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the R3L zone; and
- .2 “Skylight apartment dwelling”

### 12.1397.2 The lands shall be subject to the following requirements and restrictions:

- .1 “Skylight Apartment Dwelling” shall be subject to the following requirement and restrictions:
- .2 For the purposes of this section, Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not townhouse.
  - .a Maximum number of dwelling units: 150
  - .b Minimum lot area: No requirement
  - .c Minimum Lot Width: 150 metres
  - .d Minimum Lot Depth: No requirement
  - .e Buildings must be setback a minimum 4.5 metres from all lot lines
  - .f Maximum Building Height: 4 storeys (excluding rooftop mechanical enclosures)
  - .g Maximum Lot Coverage: 40%
  - .h Minimum Landscaped Open Space: 35% of the Lot area
  - .i Minimum Parking Requirement:
    - .i 1-bedroom dwelling unit: 1.2 spaces per dwelling unit
    - .ii 2-bedroom dwelling unit: 1.4 spaces per dwelling unit
    - .iii 3-bedroom dwelling unit: 1.5 spaces per dwelling unit
    - .iv Visitor: 0.2 spaces per dwelling unit
  - .j for the purposes of this section, the lot line abutting Bramalea Road shall be the Front Lot Line.
  - .k Maximum Floor Space Index : 1.0

## 12.1398 Exception 1398

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### **12.1398.1 The lands shall only be used for the following purposes:**

- .1 Purposes permitted in the LC zone;

### **12.1398.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width: 100 metres
- .2 Minimum building setback shall be 4 metres from all lot lines, except where the lot line abuts a residential zone, the minimum setback shall be 7.5 metres
- .3 Maximum Building Height: 3 storeys
- .4 A 3.0 metre wide landscaped strip is required along all property lines, except at the approved access points.
- .5 All garbage and refuse containers related to restaurants shall be enclosed within a climate-controlled room within the building.
- .6 The minimum setback of a hydro transformer from any lot line shall be 2.0 metres.
- .7 The maximum gross floor area for office uses shall not exceed 40% of the total gross floor area of all buildings within this zone.
- .8 Drive-thru facilities shall not be located adjacent to public roads or within 5 metres of a residential zone.

## 12.1399 Exception 1399

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### **12.1399.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for the parking of motor vehicles in connection with the use of the abutting lands to the east (zoned GC-Exception 1728).

### **12.1399.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the parking spaces on this parcel of land shall not be counted or included when calculating the number of parking spaces available for or in connection with a use on any abutting lands.