

## 12.200 Exception 200

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

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

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

- .1 shall be subject to the following requirements and restrictions with respect to street townhouse dwelling units and semi-detached units:
  - .a Minimum Lot Area: 185.0 square metres for each dwelling unit.
  - .b Minimum Lot Width: 6.1 metres.
  - .c Minimum Side Yard for an end unit: 1.2 metres plus 0.6 metres for each additional storey above the first storey.
  - .d Direct Access through a dwelling unit: each townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.
  - .e Maximum Building Height: 10.6 metres.
- .2 shall be subject to the following requirements and restrictions with respect to single detached dwelling units:
  - .a Minimum Lot Area: 270.0 square metres.
  - .b Minimum Lot Width: 9.0 metres.
  - .c Minimum Side Yard: a side yard other than a side yard flanking a road allowance or public walkway may be reduced to zero metres, provided that:
    - .i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
    - .ii the total width of side yards on any lot shall not be less than 2.1 metres.
  - .d Minimum Side Yard flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
  - .e Maximum Building Height: 10.6 metres.
- .3 shall be subject to the following requirements and restrictions with respect to street townhouse dwelling units, semi-detached dwelling units and single detached units:
  - .a Minimum Lot Depth: 30.0 metres.
  - .b Minimum Front Yard Depth: 6.0 metres.
  - .c Minimum Rear Yard Depth: 7.6 metres.

- .d Minimum Exterior Side Yard: 3.0 metres.
- .e Corner Lot Measurements: where corner roundings or visibility triangles exist, width, depth and side yard requirements for a corner lot shall be measured for the point of intersection of the front and side lot lines.
- .f Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
- .g Minimum Floor Area of dwelling units: 100.0 square metres.

## 12.201 Exception 201

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

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

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

- .1 Minimum Lot Area
  - .a Interior Lot- 225.0 square metres;
  - .b Corner Lot - 270.0 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot - 9.0 metres;
  - .b Corner Lot - 10.8 metres;
- .3 Minimum Front Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door facing the front lot line
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
  - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
  - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .4 Minimum Exterior Side Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and
- .g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

- .a 6.5 metres;
- .b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Natural System zone, Institutional zone, a Stormwater Pond, a Park;
- .c 3.5 metres for a deck;
- .d 4.5 metres for open, roofed porch and or uncovered terrace;
- .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard

- .a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 13 metres;

.9 The following provisions shall apply to garages

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



- .b The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;
  - .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
  - .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
  - .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.
  - .f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)
  - .g The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.
- .10 The Following shall apply to a bay, bow or box window
- .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

## 12.202 Exception 202

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

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

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

- .1 Minimum Lot Width: 24.0 metres.
- .2 Minimum Landscaped Open Space:
  - .a 35 percent of the minimum required front yard area; and,
  - .b 50 percent of all of the following:
    - .i minimum required exterior side yard area;
    - .ii minimum required interior side yard area abutting a lot in a Residential or Institutional zone; and,
    - .iii minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.

### 12.203 Exception 203

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

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

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

- .1 Minimum Lot Width: 24.0 metres.
- .2 Minimum Landscaped Open Space: 50 percent of all of the following:
  - .a minimum required front yard area;
  - .b minimum required exterior side yard area;
  - .c minimum required interior side yard area abutting a lot in a Residential or Institutional Zone;  
and,
  - .d minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.

## 12.204 Exception 204

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

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

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

- .1 Minimum Lot Width: 24.0 metres.
- .2 Minimum Landscaped Open Space: 50 percent of all of the following:
  - .a minimum required front yard;
  - .b minimum required exterior side yard;
  - .c minimum required interior side yard area abutting a lot in a Residential or Institutional Zone; and,
  - .d minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.

## 12.205 Exception 205

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

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

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

- .1 Minimum Lot Area: 270.0 square metres.
- .2 Minimum Lot Depth: 30.0 metres.
- .3 Minimum Lot Width: 9.0 metres.
- .4 Minimum Front Yard Depth: 4.0 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.
- .5 Minimum Side Yard Width: a side yard other than a side yard flanking on a street or public walkway may be reduced to zero metres, provided that:
  - .a the minimum distance between detached buildings shall not be less than 1.8 metres; and,
  - .b the total width of both side yards on any lot shall not be less than 2.1 metres.
- .6 Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
- .7 Minimum Exterior Side Yard: 3.0 metres.
- .8 Minimum Rear Yard Depth: 7.5 metres.
- .9 Maximum Building Height: 10.5 metres.
- .10 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street boundaries as projected.
- .11 Minimum Front Yard Landscaped Open Space: 40 percent of the front yard area.

## 12.206 Exception 206

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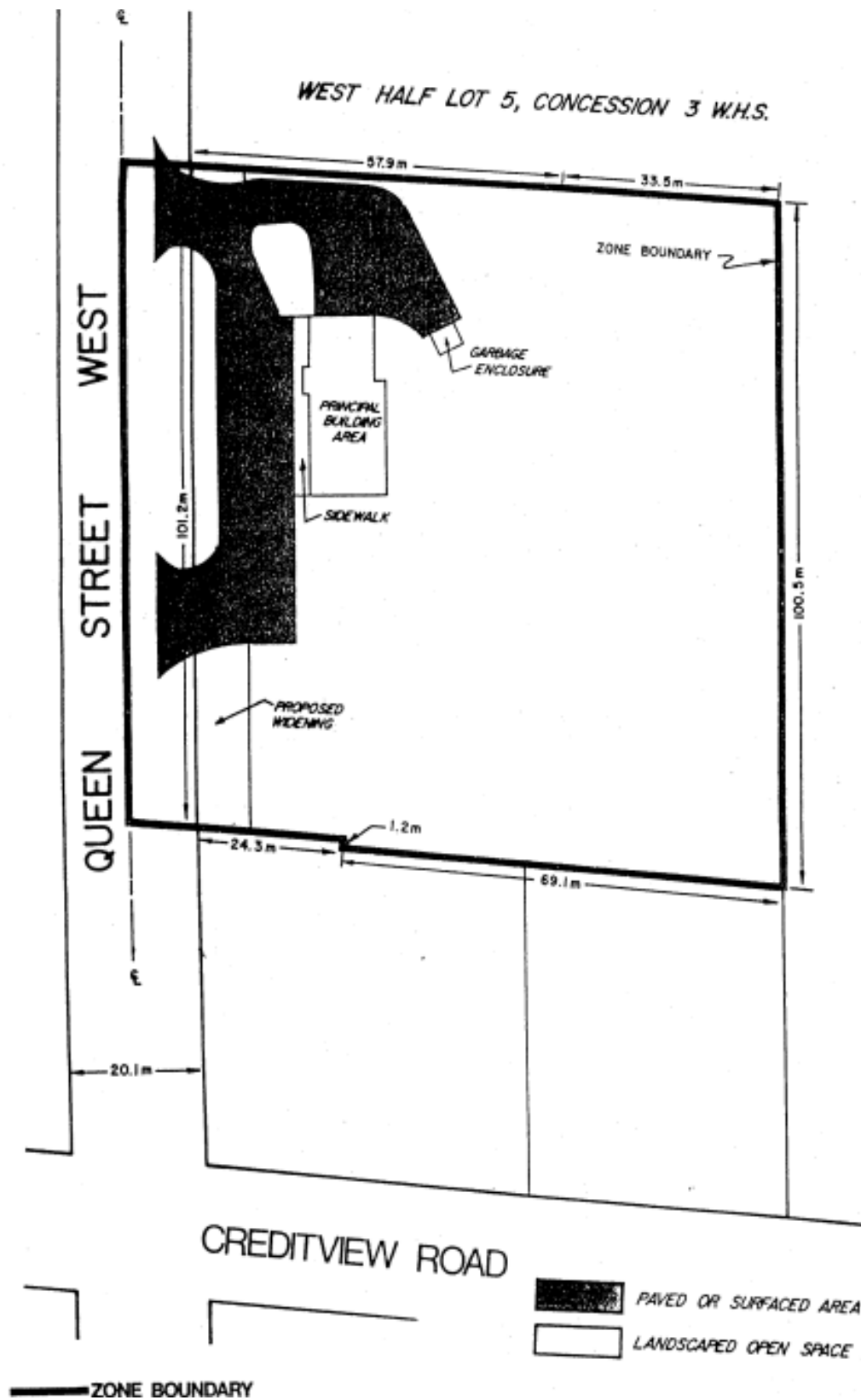
### 12.206.1 The lands shall only be used for the following purposes:

- .1 Commercial:
  - .a a convenience store.
- .2 Non-Commercial:
  - .a one dwelling unit, as a use accessory to the above.

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

- .1 the main building shall be located within the Building Area outlined on Figure 1-Exception 206;
- .2 an accessory building shall not exceed a gross floor area of 15.0 square metres;
- .3 Minimum Front Yard Depth: 13.7 metres.
- .4 Maximum Building Height:
  - .a main building: 2 storeys.
- .5 an accessory building shall not be less than 3.0 metres from any side or rear lot line.
- .6 a swimming pool shall:
  - .a be permitted only in the rear or side yard;
  - .b be a minimum distance of 3.0 metres from any side or rear lot line; and,
  - .c shall not exceed a maximum area of 140.0 square metres.
- .7 Parking facilities shall be provided as follows:
  - .a for each dwelling unit, 2 parking spaces, one or both of which may be located in an attached garage; and,
  - .b for other permitted uses, one parking space for each 19.0 square metres of gross floor area.

Figure 1



## 12.207 Exception 207

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

- .1 commercial purposes permitted in the GC Zone, including automobile parts or accessory sales establishment and related automobile repair shop, but not including automobile body shop or automobile sales establishment.
- .2 business offices;
- .3 any operation of a public authority;
- .4 an automobile service station and car wash facility; and,
- .5 purposes accessory to the other permitted purposes.
- .6 movie theatres

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

- .1 the Gross Leasable Floor Area used for commercial purposes shall not exceed 23,240 square metres.
- .2 the Gross Leasable Floor Area used for business offices shall not exceed 8,600 square metres.
- .3 no more than one automobile service station and one car wash facility shall be permitted;
- .4 the minimum distance from each property line shall be 12.0 metres, except the pumps of the automobile service station which shall be located:
  - .a a minimum of 6.0 metres from any street line; and,
  - .b a minimum of 7.6 metres from any lot line adjoining a residential zone.
- .5 no building or part thereof used for commercial purposes shall exceed 2 storeys in height, and no building or part thereof used for business offices shall exceed 4 storeys in height.
- .6 Parking shall be provided and maintained in accordance with the following requirements and restrictions:
  - .a a minimum of 59 parking spaces shall be provided for every 1,000 square metres of gross leasable floor area used for commercial purposes;
  - .b for business offices, a minimum of 27 parking spaces shall be provided for every 1,000 square metres of gross leasable floor area remaining after subtracting from the gross leasable floor area used for business offices 20 percent of the gross leasable floor area used for commercial purposes.
  - .c for each bus loading area provided on the site, within 60.0 metres of a building used for commercial purposes, the total parking space requirement for the development may be reduced by 25 parking spaces; and,



- .d a minimum of 3 parking spaces shall be provided for the automobile service station and car wash facility, and two additional parking spaces shall be provided for each service bay.
- .7 for each building used for commercial purposes, loading spaces shall be provided and maintained in accordance with the following:
  - .a 418 square metres or less of Gross Leasable Floor Area of Building - None
  - .b 418 square metres to 2323 square metres of Gross Leasable Floor Area of Building - 1
  - .c 2323 square metres to 4646 square metres of Gross Leasable Floor Area of Building - 2
  - .d 4646 square metres to 4646.1 square metres and over of Gross Leasable Floor Area of Building - 3
- .8 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

## 12.208 Exception 208

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

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

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

- .1 Minimum Lot Width:
  - .a Interior Lot – 6 metres;
  - .b End Lot – 7.2 metres;
  - .c Corner Lot – 9 metres;
- .2 Minimum Lot Area per dwelling unit:
  - .a Interior Lot – 70 square metres;
  - .b End Lot – 85 square metres;
  - .c Corner Lot – 100 square metres;
- .3 Minimum Lot Depth: 12 metres;
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres, but 6.0 metres to a garage door;
  - .b a porch and / or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and,
  - .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.
- .5 Minimum Rear Yard Depth:
  - .a 0 metres;
- .6 Maximum Building Height:
  - .a 14 metres;
- .7 The following provisions shall apply to garages:
  - .a Notwithstanding any other provision on the By-law, on corner lots, a garage door may face the flankage lot line;
  - .b minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width; and,

- .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.
- .8 The following shall apply to a bay, bow or box window:
- .a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.
- .9 Encroachments:
- .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres;
  - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
  - .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and,
  - .d a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.
- .10 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided
- .11 Maximum Lot Coverage – No Requirements
- .12 Minimum Amenity Area – 3.5 square metre shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level.
- .13 For Back-to-Back Townhouses, a maximum of 12 dwellings units may be attached in a contiguous structure, and the structure is to only be 6 units wide and 2 units deep.

## 12.209 Exception 209

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

- .1 Shall only be used for the purposes permitted in an R1 zone; and
- .2 Dwelling, Rear Lane Single Detached.

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

- .1 Minimum Lot Width
  - .a Interior Lot: 9.8 metres
  - .b Corner Lot: 12.8 metres
- .2 Minimum Lot Area
  - .a Interior Lot: 240 square metres
  - .b Corner Lot: 300 square metres
- .3 Minimum Front Yard
  - .a 3.0 metres;
  - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and,
  - .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.
- .4 Minimum Exterior Side Yard
  - .a 3.0 metres;
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and,
  - .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.
- .5 Minimum Rear Yard Depth
  - .a 3.0 metres to dwelling

- .b 6.0 metres to garage
- .6 Minimum Interior Side Yard
  - .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
  - .b interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots; and,
  - .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.
- .7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.
- .8 Maximum Building Height: 12 metres
- .9 The following provisions shall apply to garages:
  - .a No garage may project more than 1.5 metres beyond the porch or rear wall of a dwelling;
  - .b minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.
  - .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length; and,
  - .d Maximum cumulative garage door width for lots with a lot width less than 10.4 shall be 5.0 metres.
- .10 The following shall apply to a bay, bow or box window
  - .a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.
- .11 Encroachments
  - .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres
- .12 Maximum fence height within the front yard is 1.2 metres.
- .13 For zoning purposes, the front property line is deemed to be The Gore Road.

.14 Maximum Lot Coverage: No Requirements

## 12.210 Exception 210

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

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

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

- .1 Minimum Lot Width
  - .a Interior Lot: 6.7 metres
  - .b Corner Lot: 9.7 metres
  - .c End Lot: 8.4 metres
- .2 Minimum Lot Area per dwelling unit
  - .a Interior Lot: 160 square metres
  - .b End Lot: 200 square metres
  - .c Corner lot: 210 square metres
- .3 Minimum Front Yard
  - .a 3.0 metres but 6.0 metres to a garage door;
  - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and,
  - .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.
- .4 Minimum Rear Yard Depth: 6.0 metres
- .5 Maximum Building Height: 14 metres
- .6 The following provisions shall apply to garages
  - .a Notwithstanding any other provision of the By-law, for corner lots, a garage door may face the flankage lot line;
  - .b minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width; and,
  - .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.
- .7 The following shall apply to a bay, bow or box window
  - .a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

- .b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

.8 Encroachments

- .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres;
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and,
- .d a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.9 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.

.10 Maximum Lot Coverage: No Requirements

.11 Minimum Amenity Area: 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.



### 12.211 Exception 211

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

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

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

- .1 Minimum Distance between dwellings: the minimum distance between the main wall of dwellings on adjacent lots shall not be less than 2.43 metres.

## 12.212 Exception 212

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

- .1 Shall only be used for the purposes permitted in an R2 zone; and,
- .2 Dwelling, Rear Lane Townhouse.

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

- .1 Minimum Lot Width
  - .a Interior Lot: 7.8 metres
  - .b End Lot: 9.5 metres
  - .c Corner Lot: 9.8 metres
- .2 Minimum Lot Area
  - .a Interior Lot: 190 square metres
  - .b End Lot: 210 square metres
  - .c Corner Lot: 215 square metres
- .3 Minimum Lot Depth: 23.0 metres
- .4 Minimum Front Yard
  - .a 3.0 metres;
  - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and,
  - .c a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard.
- .5 Minimum Rear Yard Depth
  - .a 3.0 metres to dwelling
  - .b 6.0 metres to garage
- .6 Maximum Building Height: 14 metres
- .7 The following provisions shall apply to garages
  - .a Notwithstanding any other provision of the By-law, for corner lots, a garage door may face the flankage lot line;
  - .b Minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width; and,

- .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

.8 The following shall apply to a bay, bow or box window

- .a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

.9 Encroachments

- .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres
- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and,
- .d a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.10 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.

.11 Maximum Lot Coverage: No Requirements

.12 Minimum Amenity Area

- .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.

### 12.213 Exception 213

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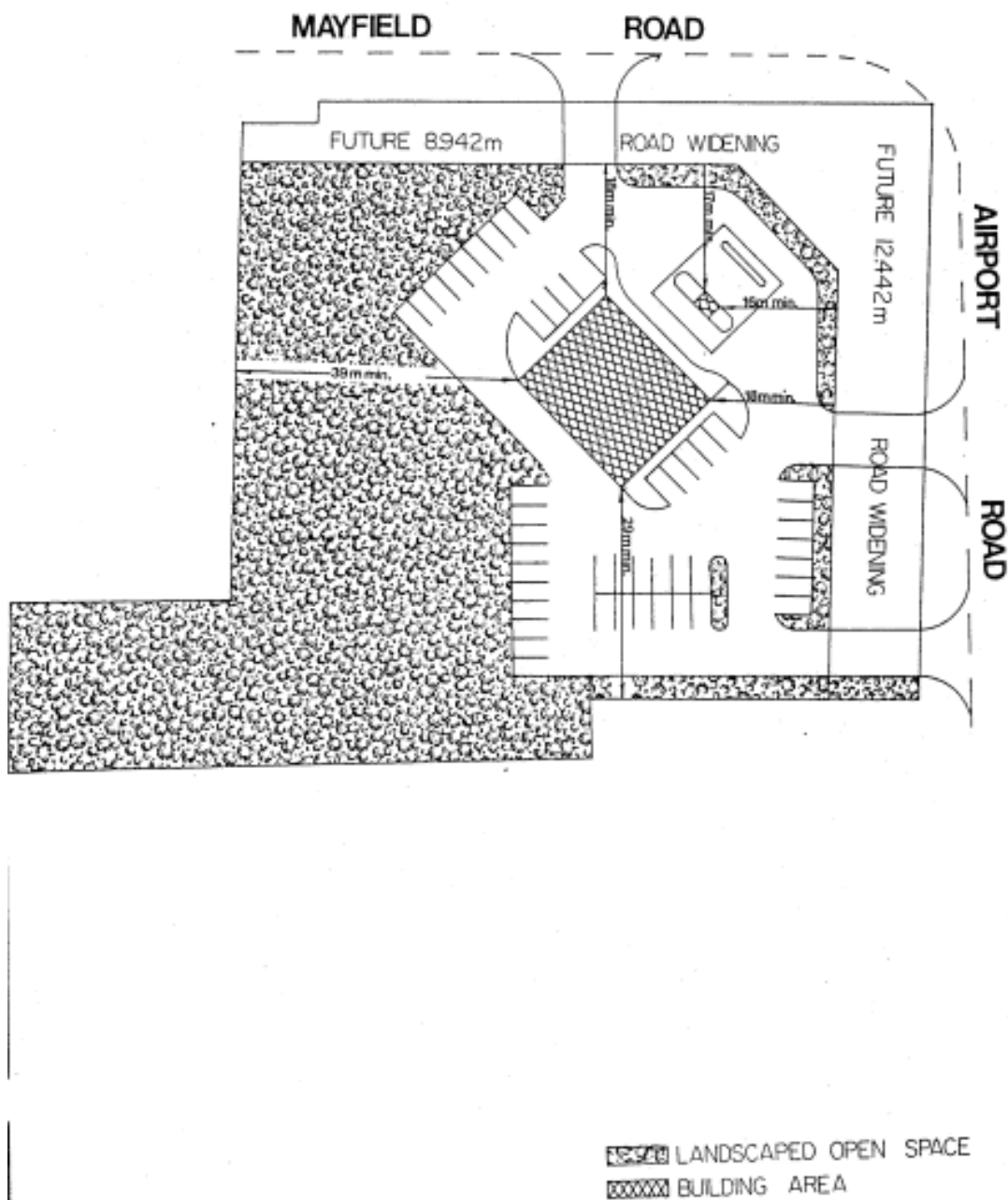
#### **12.213.1 The lands shall only be used for the following purposes:**

- .1 Commercial:
  - .a a gas bar;
  - .b a convenience store, and
  - .c a convenience restaurant.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 the Maximum Gross Commercial Floor Area of all buildings shall not exceed 375.0 square metres;
- .2 the Maximum Gross Commercial Floor Area of the gas bar kiosk shall not exceed 7.5 square metres;
- .3 the Maximum Gross Commercial Floor Area of the convenience store shall not exceed 128.0 square metres;
- .4 the Maximum Gross Commercial Floor Area of the convenience restaurant shall not exceed 239.5 square metres;
- .5 all buildings shall be located within the area shown as BUILDING AREA on Figure 1-Exception 213;
- .6 Landscaped Open Space shall be provided and maintained in areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 213;
- .7 the minimum front yard depth, the minimum side yard width and the minimum rear yard depth shall be as shown on Figure 1-Exception 213;
- .8 the Maximum Height of all buildings shall not exceed one storey;
- .9 garbage and refuse storage containers for the convenience restaurant shall be located in a self-contained, temperature controlled area within one of the buildings, and
- .10 an adult entertainment parlour shall not be permitted.

Figure 1



## 12.214 Exception 214

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

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

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

- .1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:
  - .a Minimum Lot Width: 9.0 metres.
  - .b Minimum Lot Area: 270.0 square metres.
  - .c Minimum Side Yard Width: a side yard other than a side yard flanking a street or public walkway may be reduced to zero metres, provided that:
    - .i the minimum distance between detached buildings shall not be less than 1.8 metres; and,
    - .ii the total width of side yards on any lot shall not be less than 1.8 metres.
- .2 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:
  - .a Minimum Lot Width:
    - .i for interior lots: 18.0 metres.
    - .ii for corner lots: 21.0 metres.
  - .b Minimum Lot Area:
    - .i for interior lots: 540.0 square metres.
    - .ii for corner lots: 630.0 square metres.
  - .c Minimum Side Yard Width: 1.5 metres.

- .3 shall be subject to the following additional requirements and restrictions with respect to single detached and semi-detached dwellings:
- .a Landscaped Buffer Area:
    - .i a landscaped buffer area of not less than 3.0 metres in width shall be provided and maintained abutting Dixie Road and Teresa Road; and,
    - .ii a landscaped buffer area shall not be used for a vegetable garden or any buildings or structures other than a noise attenuation barrier.
  - .b Fencing: along those portions of lot lines which abut a landscaped buffer area, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.
  - .c Minimum Lot Depth: 30.0 metres.
  - .d Minimum Front Yard Depth: 3.6 metres provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.
  - .e Minimum Rear Yard Depth: 7.6 metres.
  - .f Minimum Side Yard Width:
    - .i Flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
    - .ii Exterior side yard: 3.0 metres.
  - .g Maximum Building Height: 10.6 metres.
  - .h Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street lines as projected.
  - .i Minimum Front Yard Landscaped Open Space: 50 percent of the front yard area.

## 12.215 Exception 215

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

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

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

- .1 Minimum Lot Width: 9.0 metres.
- .2 Minimum Lot Area: 243.0 square metres.
- .3 Minimum Lot Depth: 27.0 metres.
- .4 Minimum Front Yard Depth: 3.6 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.
- .5 Minimum Side Yard Width: a side yard other than a side yard flanking a road allowance or public walkway may be reduced to zero metres, provided that:
  - .a the minimum distance between detached buildings shall not be less than 1.8 metres; and,
  - .b the total width of the side yards on any lot shall not be less than 1.8 metres.
- .6 Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
- .7 Minimum Exterior Side Yard Width: 3.0 metres.
- .8 Minimum Rear Yard Depths: 7.6 metres.
- .9 Maximum Building Height: 10.6 metres.
- .10 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street lines as projected.
- .11 Minimum Landscaped Open Space: 50 percent of the front yard area.



## 12.216 Exception 216

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

- .1 Apartment Dwellings; and,
- .2 Back-to-Back Stacked Townhouse Dwellings;
- .3 Accessory uses to those permitted uses;

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

- .1 Minimum Lot Width: No Requirement
- .2 Setbacks:
  - .a Minimum Building Setbacks:
    - .i 2.5 metres from Sandalwood Parkway, Conestoga Drive and Loafers Lake Lane;
    - .ii 10 metres from an Open Space Zone;
    - .iii 0.0 metres from Sandalwood Parkway, Conestoga Drive and Loafers Lake Lane for below grade parking structures and accessory structures thereto such as ventilation shafts and stair enclosures;
  - .b No accessory buildings, structures, swimming pools or recreational facilities, above or below ground, shall be located within 10.0 metres of an “Open Space” zone with the exception of grade related landscaping, landscape structures and multi-purpose pathways;
- .3 Encroachments: Porches, stairs, balconies, canopies or decks with or without a foundation may encroach into the stipulated building setbacks along Sandalwood Parkway, Conestoga Drive and Loafers Lake Lane up to a maximum of 1.5 metres;
- .4 Minimum Building Separation: 3.0 metres;
- .5 Maximum Lot Coverage: 42% of the lot;
- .6 Minimum Landscaped Open Space: 40% of the Lot Area;
- .7 Maximum Number of Residential Dwelling Units: 607
- .8 Maximum Building Height:
  - .a Apartment Dwelling – 17 metres;
  - .b Back-to-Back Stacked Townhouse Dwelling – 14.7 metres;
- .9 Maximum Floor Space Index – 1.47 (exclusive of building floor areas utilized for: building maintenance or service/mechanical equipment, common areas including recreational amenity areas, storage, loading and parking);

- .10 Minimum Parking required:
  - .a Residential Spaces:
    - .i Bachelor – 1.10 parking spaces per unit;
    - .ii 1 Bedroom – 1.18 parking spaces per unit;
    - .iii 2 Bedroom – 1.32 parking spaces per unit;
    - .iv 3 Bedroom – 1.40 parking spaces per unit;
  - .b Visitor Spaces:
    - .i 0.25 parking spaces per unit;
- .11 A maximum of 41 parking spaces shall be located at grade;
- .12 Outdoor storage of residential waste shall be located in a screened area;
- .13 Loading spaces shall be permitted to be located external to building and be located at grade;
- .14 For the purposes of this by-law, Back-to-Back Stacked Townhouse Dwelling shall mean a building containing four (4) or more dwelling units where each dwelling unit is separated horizontally and vertically from another dwelling unit by a common wall and may not have side or rear yards;
- .15 All lands zoned R3M - Exception 216 shall be treated as one lot for zoning purposes.

## 12.217 Exception 217

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

- .1 Institutional:
  - .a a library; and,
  - .b a day nursery.
- .2 Non-Institutional:
  - .a a recreation centre operated by a public authority; and,
  - .b any facilities or operation of a public authority involving recreation or conservation.
- .3 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Maximum Building Height: 2 storeys.
- .2 all buildings and structures shall have a minimum setback of 12.0 metres from the boundaries of any lots used, or to be used for single detached, semi-detached, or townhouse dwellings.

## 12.218 Exception 218

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

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

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 278.0 square metres.
  - .b Corner Lot: 371.0 square metres.
- .2 Minimum Lot Depth: 30.0 metres.
- .3 Minimum Lot Width: 9.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Side Yard Width:
  - .a for a Single Detached Dwelling:
    - .i a side yard other than a side yard abutting a street, a public park or a walkway may be reduced to zero metres, provided that:
      - .1 the minimum distance between detached building shall not be less than 1.8 metres;
      - .2 the total width of both side yards or any lot shall not be less than 2.1 metres.
    - .ii the minimum width of a side yard abutting a public park or a walkway shall be 1.2 metres for the first storey, or part thereof, plus 0.6 metres for each additional storey or part thereof.

- .b for a Semi-Detached Dwelling: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard, in the case of an interior lot;
  - .b 60 percent of the front yard, in the case of an exterior lot;
  - .c 40 percent of the front yard, in the case of a lot where the side lot lines converge towards the front lot line.
- .10 Driveway Location: no driveway shall be located within 3.0 metres of the intersection of two streets.

## 12.219 Exception 219

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

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

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

- .1 Minimum Lot Area: 100 square metres per dwelling unit
- .2 Minimum Front Yard Setback
  - .a The front wall of a dwelling unit: 2.0 metres to a public or private road.
  - .b a porch and/or balcony with or without a foundation may encroach 1.0 metres into the minimum front yard;
  - .c A bay window, bow window or windows with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and,
  - .d a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres of a daylight rounding/ triangles.
- .3 Minimum Exterior Side Yard
  - .a 1.2 metres; and,
  - .b 0.6 metres abutting a parking area and a public walkway.
- .4 Minimum Rear Yard Depth
  - .a 3.0 meters to the wall of a dwelling; and,
  - .b 6.0 metres to garage form a private laneway.
- .5 Minimum Interior Side Yard Width
  - .a 1.2 metres when abutting side lot line coincides with two exterior walls;
  - .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; and,
  - .c a bay window, or box window with or with foundation or cold cellar may encroach 0.5 metres into the minimum interior side yard.
- .6 Maximum Building Height: 14 metres
- .7 The following shall apply to a bay, bow or box window
  - .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

- .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.
- .8 Encroachments
- .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres; and,
  - .b a balcony above a garage may encroach to within 1.5 metres of the rear lot line.
- .9 Minimum Landscape Open Space: No requirement
- .10 Minimum Amenity Area
- .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the yard at ground level.
- .11 Setbacks to TransCanada Pipeline right-of-way
- .a A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline right-of-way.
  - .b A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline right-of-way.
  - .c A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.
- .12 The following provisions shall apply to garages
- .a minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.
  - .b No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
  - .c The maximum cumulative garage door width shall be 5.6 metres
- .13 Maximum fence height required within a front yard is 1.2 metres
- .14 Section 5.2.Q.1 shall not apply.
- .15 Minimum Visitor Parking Spaces: 0.25 spaces per unit.

## 12.220 Exception 220

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

- .1 automobile service station;
- .2 gas bar;
- .3 motor vehicle washing establishment;
- .4 groundwater treatment facility; and,
- .5 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Width: 35 metres.
- .2 Maximum Building Height: 1 storey.
- .3 Maximum Gross Commercial Floor Area:
  - .a Kiosk: 20 square metres.
  - .b Motor Vehicle Washing Establishment: 290 square metres.
  - .c Groundwater Treatment building: 30 square metres.
- .4 Minimum Landscaped Open Space:
  - .a minimum width of 3 metres abutting an OS zone; abutting a rear lot line; abutting Williams Parkway and Highway Number 10, except for one driveway opening on Williams Parkway and Highway 10.
  - .b all other cases minimum width of 1.5 metres.

### 12.220.3 for the purposes of Exception 220:

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



## 12.221 Exception 221

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

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

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

- .1 Minimum Lot Width: 15.0 metres
- .2 Minimum Front Yard
  - .a 3.0 metres;
  - .b The main wall of dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle
  - .c A porch and/or balcony with or without a foundation may encroach 2.0 metres into the minimum front yard;
  - .d a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
  - .e a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and,
  - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.
- .3 Minimum Exterior Side Yard
  - .a 3.0 metres
  - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
  - .d a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
  - .e a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,
  - .f a bay window, bow widow or box window with or without foundation may encroach 1.0 metres into the exterior side yard.
- .4 Minimum Rear Yard Depth

- .a 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .b A deck may encroach 3.5 metres into the required rear yard;
- .c 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;
- .d Open roofed porches and or uncovered terraces may encroach into the rear yard within 3.0 metres of the rear lot line; and,
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.5 Minimum Interior Side Yard Width

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings; and,
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

.6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12.0 metres

.8 The following provisions shall apply to garages

- .a for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
- .b Notwithstanding any other provision of this By-law, for corner lots, a garage door may face the flankage lot line;
- .c the garage door width restriction does not apply to a garage door facing the exterior lot line; and
- .d the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .e minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

.9 The following shall apply to a bay, bow or box window

- .a Notwithstanding any other provision of this By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding any other provision of this By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

## 12.222 Exception 222

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

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

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

- .1 Minimum Lot Width
  - .a Interior Lot - 13.7 metres
  - .b Corner Lot - 15.0 metres
- .2 Minimum Front Yard
  - .a 3.0 metres;
  - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
  - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
  - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
  - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.
- .3 Minimum Exterior Side Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle; and,

- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.4 Minimum Rear Yard Depth

- .a 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .b A deck may encroach 3.5 metres into the required rear yard;
- .c 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;
- .d Open roofed porches and or uncovered terraces may encroach into the rear yard within 3.0 metres of the rear lot line; and,
- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.5 Minimum Interior Side Yard

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or 1.2 metres and 1.2 metres per paired lots;
- .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

- .6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12 metres

.8 The following provisions shall apply to garages

- .a the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .b Notwithstanding any other provision of the By-law, for corner lots, a garage door may face the flankage lot line;
- .c for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line; and

- .e the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .f minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

.9 The following shall apply to a bay, bow or box window

- .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

### 12.223 Exception 223

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

- .1 Purposes permitted in the R3L zone;
- .2 Non-market housing; and,
- .3 Purposes accessory to other permitted uses

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

- .1 Minimum Lot Width: 27 metres
- .2 Minimum Front Yard: 5.4 metres;
- .3 Minimum Side Yard: 3.0 metres;
- .4 Minimum Rear Yard Depth: 15 metres;
- .5 Maximum Building Height: 15 metres;
- .6 Maximum Lot Coverage: 30 %
- .7 Minimum Landscaped Strip along the Rear and Interior Side Lot Lines: 3 metres
- .8 Minimum Landscaped Open Space Area
  - .a No requirement, except as prescribed in Exception 223.2 (7)
- .9 Parking Requirements
  - .a Notwithstanding the requirements of Section 4.1, parking shall be provided at a rate of 1 space per 160 square metres of gross floor area;
  - .b Notwithstanding the requirements of Section 4.1, parking shall be permitted within the rear yard;
  - .c No loading spaces shall be required.
- .10 Bicycle Parking
  - .a A minimum of 16 bicycle parking spaces are required

#### 12.223.3 for the purposes of Exception 223:

- .1 NON-MARKET HOUSING shall mean affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative, including emergency shelters, women's shelters, youth shelters, family shelters and transitional housing.
- .2 LANDSCAPE STRIP shall mean a continuous segment of landscaping used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, which

may include a surfaced walk, patio, screening, pool or similar visual amenity, for the entirety of the property line specified except at an approved access point or driveway.)

#### **12.223.4 The Holding (H)**

- .1 Uses Permitted Prior to the Removal of the H - Holding Symbol
  - .a Uses legally existing on the effective date of the amending by-law
- .2 Conditions for Removing the H - Holding Symbol:
  - .a The City's Commissioner of Planning, Building and Growth Management shall be satisfied that satisfactory access arrangements have been made with respect to the planned redevelopment of the adjacent properties immediately to the East and West



## 12.224 Exception 224

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

- .1 Purposes permitted in the I2 zone

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

- .1 Maximum Building Height: 14 storeys
- .2 Minimum Building Setback to John Street: 5.0 metres
- .3 Minimum Building Setback to All Other Lot Lines: 7.5 metres
- .4 Landscaped Open Space: 3.0 metres wide landscape strip along the lot line abutting John Street except at approved driveway locations.

## 12.225 Exception 225

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

- .1 the uses permitted in the PE Zone;
- .2 building supplies sales establishments;
- .3 service shops;
- .4 personal service shops;
- .5 banks, trust companies, financial institutions;
- .6 offices, excluding the offices of medical, dental and similar practitioners;
- .7 dining room and convenience restaurants, and taverns;
- .8 furniture and appliance store;
- .9 dry cleaning and laundry establishments and distribution stations;
- .10 custom workshops; and,
- .11 motor vehicle parts retail outlets or combination motor vehicle parts/accessories/sports goods/hardware stores.

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

- .1 the Total Gross Floor Area of all buildings and structures shall not exceed 18,400 square metres;
- .2 the Gross Floor Area of all buildings or parts thereof used for commercial purposes shall not exceed 60 percent of the total gross floor area of all buildings and structures on the lands;
- .3 all operations are to be carried out within buildings and no outside storage of material and equipment shall be permitted; and,
- .4 a single commercial use shall not have a gross floor area exceeding 6,500 square metres.

## 12.226 Exception 226

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

- .1 Purposes permitted by the I1 zone subject to the requirements and restrictions of the I1 zone;  
or
- .2 Purposes permitted by the R1-Exception 227 zone, subject to the requirements and restrictions of the R1-Exception 227 zone.

## 12.227 Exception 227

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

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

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

- .1 Minimum Lot Area
  - .a Interior Lot- 225.0 square metres;
  - .b Corner Lot - 270.0 square metres;
- .2 Minimum Lot Width
  - .a Interior Lot - 9.0 metres;
  - .b Corner Lot - 10.8 metres;
- .3 Minimum Front Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
  - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
  - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .4 Minimum Exterior Side Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and
- .g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

- .a 7.0 metres;
- .b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Natural System (NS) zone, Institutional zone, a Stormwater Pond, a Park;
- .c 3.5 metres for a deck;
- .d 4.5 metres for open, roofed porch and or uncovered terrace;
- .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard

- .a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 13 metres;

.9 The following provisions shall apply to garages

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

- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
  - .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
  - .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.
  - .f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)
  - .g The maximum interior garage width, of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage width.
- .10 The Following shall apply to a bay, bow or box window
- .a notwithstanding section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

## 12.228 Exception 228

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

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

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

- .1 Minimum Lot Area: 278.0 square metres.
- .2 Minimum Lot Width: 9.0 metres.
- .3 Minimum Front Yard Depth: 6.0 metres.
- .4 Minimum Rear Yard Depth:
  - .a 15.0 metres, for these lots abutting the Canadian Pacific Railway right-of-way having a lot width of 18.0 metres; and,
  - .b 7.6 metres in all other cases.
- .5 Minimum Interior Side Yard Width:
  - .a for a single detached dwelling a side yard other than a side yard abutting a street, a public park or a walkway may be reduced to zero metres, provided that:
    - .i the minimum distance between detached buildings shall not be less than 1.8 metres; and,
    - .ii the total width of both side yards on any lot shall not be less than 1.8 metres; and,
    - .iii the minimum width of a side yard abutting a public park or walkway shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
  - .b for a semi-detached dwelling a minimum width of 1.2 metres for a one storey dwelling, plus an additional 0.6 metres for each additional storey.

- .6 where the space between the walls of two buildings is less than 3.0 metres in width, no door or window below grade shall be permitted in any wall facing that space.
- .7 Minimum Exterior Side Yard Width: 3.0 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard in the case of an interior lot;
  - .b 60 percent of the front yard in the case of a corner lot; and,
  - .c 35 percent of the front yard in the case of a lot where the side lot lines converge towards the front lot line.
- .10 Driveway Location: no driveway shall be located within 3.0 metres of the intersection of two streets.
- .11 there shall be no more than a total of 239 dwelling units on the site.



## 12.229 Exception 229

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

- .1 Residential:
  - .a a townhouse dwelling; and,
  - .b an auxiliary group home.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 0.4 hectares.
- .2 Minimum Lot Width: 50.0 metres.
- .3 Maximum Number of Dwelling Units: 18 dwelling units.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Side Yard Width: 3.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres.
- .7 Maximum Height of Buildings: 2 storeys.
- .8 Minimum Number of Parking Spaces: 2 parking spaces for each dwelling unit, plus 5 spaces for visitors.
- .9 Minimum Distance between buildings: 3.0 metres.
- .10 there shall be a minimum of 7.6 metres between the rear wall of each dwelling unit and the boundary of the site, a driveway or other dwelling unit.
- .11 Maximum Coverage: 27 percent.
- .12 Minimum Landscaped Open Space: 50 percent of the site area.

## 12.230 Exception 230

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

- .1 shall only be used for the purposes of a grocery store.

## 12.231 Exception 231

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

- .1 shall only be used for purposes of a dairy bar.

## 12.232 Exception 232

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

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

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

- .1 Minimum Lot Area
  - .a Interior Lot- 325.0 square metres;
  - .b Corner Lot - 370.0 square metres;
- .2 Minimum Lot Width
  - .a Interior Lot - 13.0 metres;
  - .b Corner Lot - 14.8 metres;
- .3 Minimum Front Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door facing the front lot line
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
  - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
  - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .4 Minimum Exterior Side Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and
- .g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

- .a 7.0 metres;
- .b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Natural System zone, Institutional zone, a Stormwater Pond, a Park;
- .c 3.5 metres for a deck;
- .d 4.5 metres for open, roofed porch and or uncovered terrace;
- .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard

- .a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .e For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 13 metres;

.8 The following provisions shall apply to garages

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

- .b The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;
  - .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
  - .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
  - .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.
  - .f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)
  - .g The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.
- .9 The following shall apply to a bay, bow or box window
- .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

### 12.233 Exception 233

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

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

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

- .1 Minimum Lot Area
  - .a Interior Lot- 225.0 square metres;
  - .b Corner Lot - 270.0 square metres;
- .2 Minimum Lot Width
  - .a Interior Lot - 9.0 metres;
  - .b Corner Lot - 10.8 metres;
- .3 Minimum Front Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door facing the front lot line
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;
  - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
  - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .4 Minimum Exterior Side Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;

- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to 0.0 metres of a daylight rounding/triangle; and
- .g a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.5 Minimum Rear Yard Depth

- .a 7.0 metres;
- .b 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Natural System (NS) zone, Institutional zone, a Stormwater Pond, a Park;
- .c 3.5 metres for a deck;
- .d 4.5 metres for open, roofed porch and or uncovered terrace;
- .e a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard

- .a Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .c Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .d 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

.7 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.8 Maximum Building Height: 13 metres;

.9 The following provisions shall apply to garages

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



- .b The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;
  - .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
  - .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
  - .e minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.
  - .f No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)
  - .g The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.
- .10 The Following shall apply to a bay, bow or box window
- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

## 12.234 Exception 234

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

- .1 Commercial:
  - .a an automobile service station; and,
  - .b a farm equipment sales dealership.
- .2 Non-Commercial:
  - .a one apartment on the second floor; and,
  - .b purposes accessory to the other permitted purposes.

## 12.235 Exception 235

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

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

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

- .1 shall be subject to the following requirements and restrictions with respect to single detached dwellings;
  - .a Minimum Lot Width: 10.6 metres.
  - .b Minimum Lot Area: 357.6 square metres.
  - .c Minimum Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres, provided that:
    - .i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
    - .ii the total width of the side yards on any lot shall not be less than 1.8 metres.
  - .d where the space between the walls of two buildings is less than 1.2 metres in width, no window below grade or door shall be permitted in any wall facing that space.
  - .e Minimum Front Yard Depth: 6.0 metres.
  - .f Minimum Rear Yard Depth: 7.6 metres.
  - .g Minimum Width of a Side Yard flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
  - .h Maximum Building Height: 7.6 metres.
  - .i Minimum Landscaped Open Space: 50 percent of the front yard area.
- .2 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:
  - .a Minimum Lot Area: 715.0 square metres.
  - .b Minimum Lot Width: 21.0 metres.
  - .c Minimum Front Yard Depth: 7.6 metres.
  - .d Minimum Interior Side Yard Width: 3.0 metres except where:
    - .i there is an attached garage or carport, in which case 1.2 metres shall be provided for the first storey, plus 0.6 metres for each additional storey or part thereof; and,

- .ii there is an attached garage or carport in an abutting side yard, in which case 1.2 metres shall be provided.
- .e Minimum Exterior Side Yard Width: 3.0 metres.
- .f Minimum Rear Yard Depth: 7.6 metres.
- .g Maximum Building Height: 7.6 metres.
- .h Maximum Lot Coverage: 33.3 percent.
- .i where semi-detached dwellings are situated on corner lots and where one or both dwellings front on the flanking road allowances, the following shall apply:
  - .i Minimum Rear Yard Depth: 7.6 metres, except where there is an attached garage or carport, the minimum requirement shall be 3.0 metres.
  - .ii Minimum Interior Side Yard Width: 7.6 metres, except where there is an attached garage or carport, the minimum requirement shall be 3.0 metres; and,
  - .iii Minimum Exterior Side Yard Width: 4.5 metres

**12.235.3 for the purposes of Exception 235:**

- .1 shall, with respect to semi-detached dwellings, 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 235.2

## 12.236 Exception 236

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

- .1 Shall only be used for the purposes permitted by Exception 236.1(1)(a), or the purposes permitted by Exception 236.1(1)(b), but not both Exceptions and not any combination of both Exceptions:
  - .a Purposes permitted by the I1 zone:
  - or
  - .b Purposes permitted by the R1- Exception 270.

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

- .1 For purposes permitted in a I1 zone, the requirements and restrictions set out in the I1 zone shall apply.
- .2 For those purposes permitted in a R1-Exception 270 zone, the requirements and restrictions set on in a R1-Exception 270 zone shall apply.

## 12.237 Exception 237

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

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

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

- .1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:
  - .a Minimum Lot Width:
    - .i for an interior lot: 9.0 metres.
    - .ii for a corner lot: 12.0 metres.
  - .b Minimum Lot Area: 270.0 square metres.
  - .c Minimum Side Yard Width: a side yard other than an exterior side yard, may be reduced to zero metres, provided that:
    - .i the minimum distance between detached buildings shall not be less than 1.8 metres;
    - .ii the total width of side yards on any lot shall not be less than 1.8 metres; and,
    - .iii where the space between the exterior walls of two buildings is less than 2.4 metres in width, no door or window below grade shall be permitted in any wall abutting that space.
- .2 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:
  - .a Minimum Lot Width:
    - .i for an interior lot: 9.0 metres.
    - .ii for a corner lot: 12.0 metres.

- .b Minimum Lot Area:
  - .i for an interior lot: 270.0 square metres.
  - .ii for a corner lot: 360.0 square metres.

- .c Minimum Side Yard Width: 1.5 metres.

.3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:

- .a Minimum Lot Depth: 28.9 metres.
- .b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of the garage and the front lot line.
- .c Minimum Rear Yard Depth: 7.6 metres.
- .d Minimum Exterior Side Yard Width: 3.0 metres.
- .e Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
- .f Maximum Building Height: 10.6 metres.
- .g Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
- .h Minimum Landscaped Open Space: 40 percent of the front yard area.

## 12.238 Exception 238

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

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

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

- .1 Minimum Lot Area: 319.5 square metres.
- .2 Minimum Lot Width: 10.6 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 4.0 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.
- .5 Minimum Interior Side Yard Width: an interior side yard may be reduced to zero metres provided that:
  - .a the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
  - .b the total width of both side yards on abutting lots shall not be less than 2.1 metres.
- .6 Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .7 Minimum Exterior Side Yard Width: 3.0 metres.
- .8 Minimum Rear Yard Depth: 7.6 metres.
- .9 Maximum Building Height: 10.6 metres.
- .10 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street boundaries as projected.
- .11 Minimum Landscaped Open Space: 40 percent of the front yard area.



**12.238.3 for the purposes of Exception 238:**

- .1 Lot Width shall mean the least distance, measured in a straight line, between the side lot line where the side lot lines are parallel, or:
  - .a where the side lot lines are not parallel, the lot width shall be the least distance, measured in a straight line, between the middle point on each side lot line, and
  - .b in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such a lot shall be calculated as if the lot lines were produced to their point of intersection.

## 12.239 Exception 239

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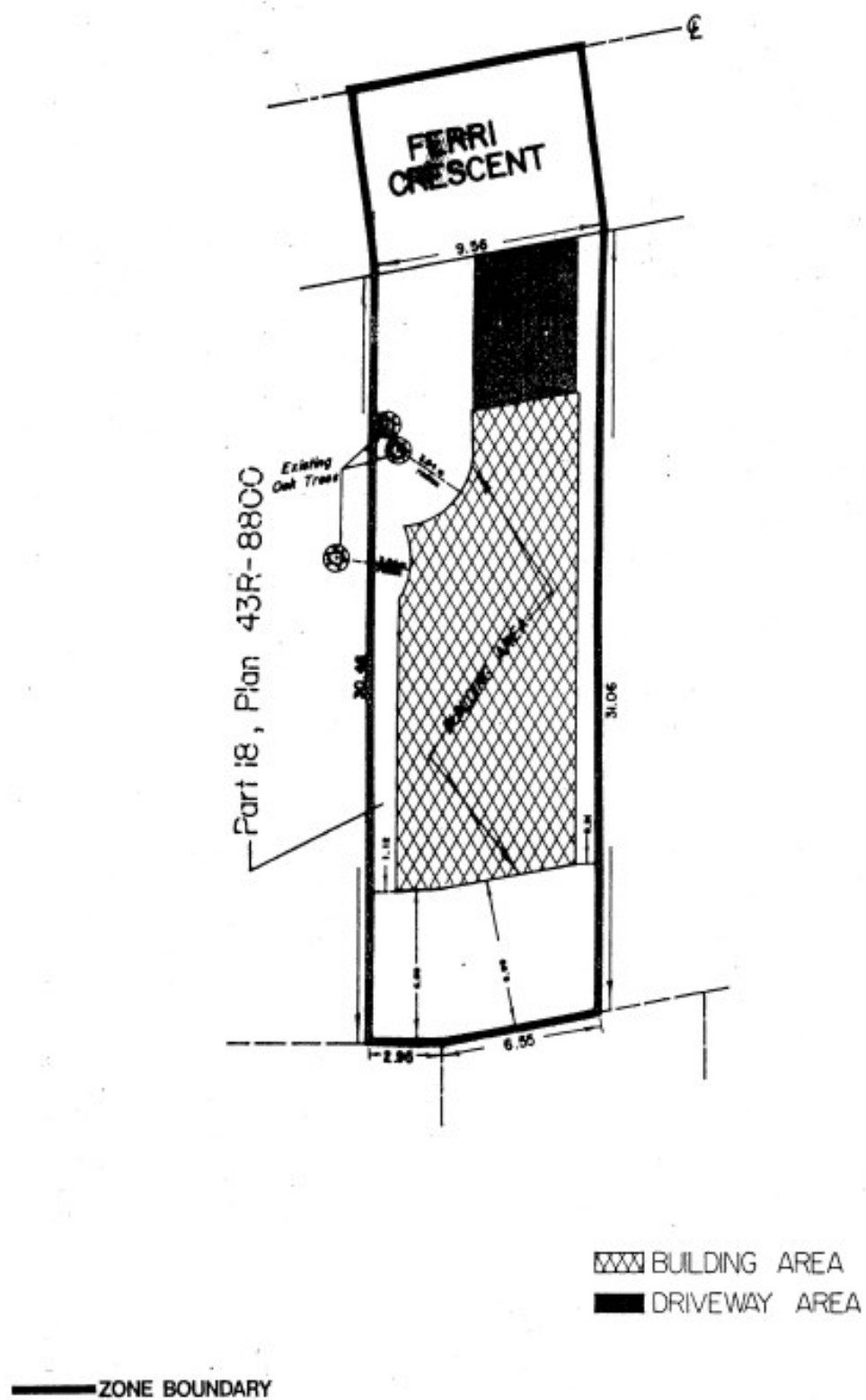
### **12.239.1 The lands shall only be used for the following purposes:**

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

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

- .1 all buildings and structures shall be located within the area outlined as "BUILDING AREA" on Figure 1.
- .2 a driveway shall only be located within the area shown as DRIVEWAY AREA on Figure 1;
- .3 all structures and other works required for servicing the lot and any buildings and structures thereon, shall be located within the area shown as "BUILDING AREA" and "DRIVEWAY AREA" on Figure 1.
- .4 inground or above ground swimming pools shall only be permitted in the rear yard; and,
- .5 Minimum Distance between dwellings: 1.8 metres.

### Figure 1



## 12.240 Exception 240

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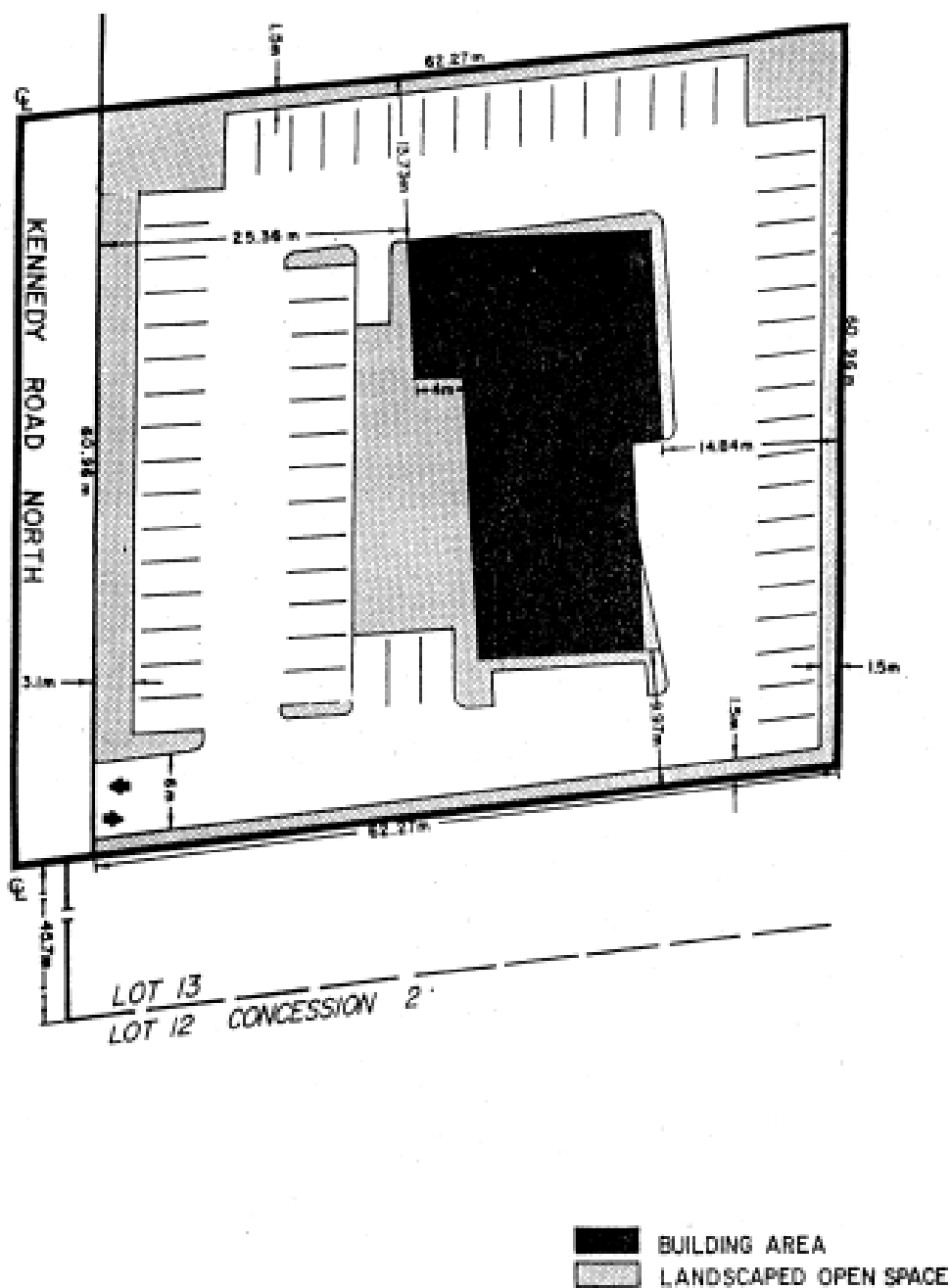
### 12.240.1 The lands shall only be used for the following purposes:

- .1 Commercial:
  - .a offices for medical or dental practitioners;
  - .b offices for practitioners in other health care fields;
  - .c laboratories providing services in health care fields;
  - .d one pharmacy, providing medicines only;
  - .e offices for lawyers and accountants; and,
  - .f offices for management companies servicing the health care practitioners located in the building.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 all buildings and structures shall be located within the area outlined as "BUILDING AREA" on Figure 1-Exception 240;
- .2 solid screening fencing shall be provided along property boundaries which abuts lands zoned for Residential purposes;
- .3 Landscaped Open Space shall be provided in the area shown on Figure 1-Exception 240;
- .4 the pharmacy shall not have a gross commercial floor area in excess of 93.0 square metres;
- .5 basement or cellar areas shall not be used for other than mechanical and storage purposes;
- .6 the total Gross Leasable Commercial Floor Area of all buildings on the site shall not exceed 850.0 square metres;
- .7 Maximum Building Height: 7.6 metres.
- .8 Parking Spaces shall be provided on the site in accordance with the following:
  - .a Physician, dentist, or drugless practitioner's office and medical: 1 parking space for each 12 square metres of gross commercial floor area or portion thereof.
  - .b other offices: 1 parking space for each 19 square metres gross commercial floor area or portion thereof.
  - .c Pharmacy: 1 parking space for each 19 square metres gross commercial floor area or portion thereof.

### Figure 1



—— ZONE BOUNDARY

## 12.241 Exception 241

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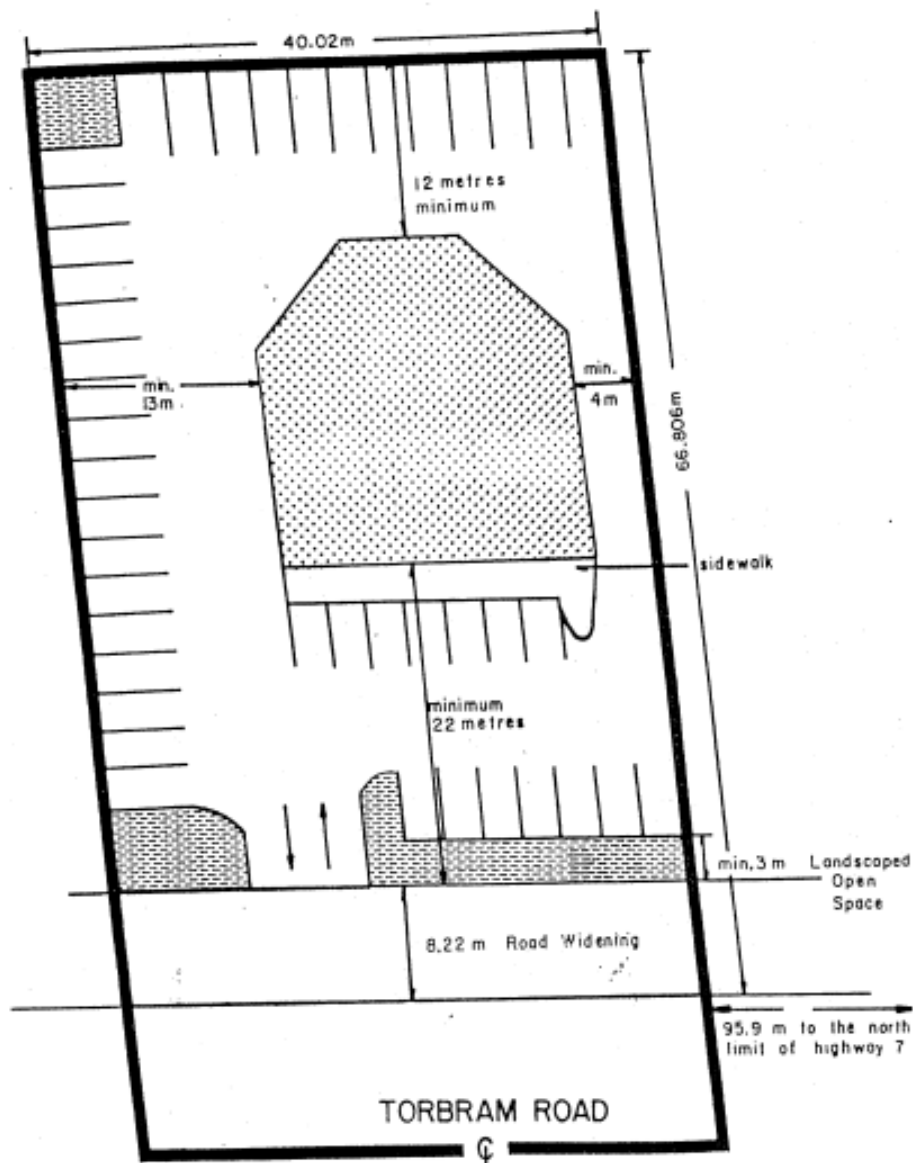
### 12.241.1 The lands shall only be used for the following purposes:


- .1 Commercial:
  - .a bank or financial institutions;
  - .b barber shop or beauty parlour;
  - .c dry cleaning and laundromat;
  - .d drug store;
  - .e bakery shop;
  - .f appliance, radio or record store;
  - .g sporting goods or pet shop;
  - .h paint and wallpaper store;
  - .i hardware store;
  - .j variety store or gift shop;
  - .k jewellery store;
  - .l clothing or shoe store; and,
  - .m business and professional offices but excluding medical offices.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Gross Leasable Floor Area shall not exceed 465 square metres;
- .2 Maximum Building Height: 1 storey;
- .3 Minimum depth of the front, side and rear yards shall be as identified on Figure 1-Exception 241;
- .4 Minimum Lot Area: 1,858 square metres.
- .5 the building shall be located within the area outlined as "BUILDING AREA" on ;
- .6 a minimum of 3.0 metres of landscaped open space shall be provided and maintained in the locations identified on Figure 1-Exception 241; and,
- .7 waste storage facilities shall be located indoors.

Figure 1



ZONE BOUNDARY   
 LANDSCAPED OPEN SPACE   
 BUILDING AREA 

 ZONE BOUNDARY

## 12.242 Exception 242

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

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

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

- .1 Minimum Lot Area: 270.0 square metres.
- .2 Minimum Lot Width: 9.0 metres.
- .3 Minimum Interior Side Yard Width: a side yard other than an exterior side yard, or a side yard flanking a public walkway, may be reduced to zero metres; provided that:
  - .a the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
  - .b the total width of the side yards on any lot shall not be less than 2.1 metres.
- .4 Minimum Exterior Side Yard Width: 3.0 metres.
- .5 Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
- .6 Maximum Building Height: 8.0 metres.
- .7 Minimum Front Yard Depth: 4.5 metres, provided that a minimum distance of 6.0 metres is provided and maintained between the front wall of a garage and the front lot line.
- .8 Minimum Rear Yard Depth: 7.6 metres.
- .9 Minimum Floor Area of Dwelling Unit: 100.0 square metres.
- .10 Driveway Location: no driveway shall be located within 3.0 metres of the intersection of two streets.



## 12.243 Exception 243

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

- .1 Commercial:
  - .a a medical clinic, which shall include offices for doctors and related medical uses;
  - .b a maximum of two real estate offices, provided that the floor area of the combined offices shall not exceed 223.0 square metres;
  - .c a drug store, excluding the sale of confectionaries;
  - .d optician;
  - .e optometrist;
  - .f post office sub-station;
  - .g office for an accountant;
  - .h office for an auditor;
  - .i bank or trust company;
  - .j barber shop;
  - .k beauty shop;
  - .l florist;
  - .m office for an insurance agency or adjuster;
  - .n studio for a photographer; and,
  - .o office for a travel agency.
- .2 Non-Commercial
  - .a purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 3570 square metres.
- .2 Minimum Lot Width: 80.0 metres.
- .3 Minimum Lot Depth: 42.0 metres.
- .4 Maximum Gross Commercial Floor Area: 2360 metres.
- .5 Maximum Building Height: 4 storeys.

- .6 the building shall be located on the site within the area outlined as "BUILDING AREA" on Figure 1-Exception 243.
- .7 a minimum of 81 parking spaces shall be provided.



## 12.244 Exception 244

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

- .1 a retail establishment having no outside storage or display of goods and materials;
- .2 a garden centre sales establishment and associated outdoor storage and display area;
- .3 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .4 a bank, trust company and finance company;
- .5 a personal service shop;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a place of commercial recreation;
- .9 a community club;
- .10 a banquet hall; and,
- .11 a service shop.

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

- .1 the Maximum Floor Space Index for office purposes shall be 0.5;
- .2 a Minimum Front Yard Depth: 3.0 metres;
- .3 a Minimum Exterior Side Yard Width: 4.5 metres;
- .4 a Minimum Rear Yard Depth: 3.5 metres;
- .5 a minimum 3.0 metre wide landscaped open space area shall be provided along the Chrysler Drive frontage except at approved driveway locations;
- .6 a minimum 4.5 metre wide landscaped open space area shall be provided along the Highway Number 7 frontage except at approved driveway locations;
- .7 any outdoor storage and display area associated with a garden centre sales establishment shall not be located within 24 metres of a public road;
- .8 an adult entertainment parlour, adult video store, pool hall, and temporary open air market shall not be permitted; and,
- .9 retail establishments having an area in excess of 929 square metres (10,000 square feet) devoted to the sale of food shall not be permitted.

## 12.245 Exception 245

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

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

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

- .1 Minimum Lot Width:
  - .a for an interior lot: 11.0 metres.
  - .b for a corner lot: 14.0 metres.
- .2 Minimum Lot Depth: 26.0 metres.
- .3 Minimum Interior Side Yard Width: may be reduced to zero metres provided that:
  - .a the minimum distance between detached buildings shall not be less than 1.8 metres; and,
  - .b the total width of side yards on any lot shall not be less than 1.8 metres.
- .4 Minimum Exterior Side Yard Width: 3.0 metres.
- .5 Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
- .6 Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line;
- .7 Minimum Rear Yard Depth: 6.0 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
- .10 Minimum Landscaped Open Space: 40 percent of the front yard area.
- .11 no windows below grade or no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.

## 12.246 Exception 246

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

- .1 the purposes permitted in an Agricultural (A) Zone;
- .2 one secondary dwelling unit; and
- .3 purposes accessory to the other permitted purposes.

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

- .1 the secondary dwelling unit shall not exceed a gross floor area of 145 square metres;
- .2 the minimum setback of the secondary dwelling unit to the Brown's Lane lot line shall be 23 metres;
- .3 the minimum setback of the secondary dwelling unit from the north lot line shall be 8 metres.
- .4 the aggregate maximum gross floor area of greenhouse structures shall be 8,410 square metres.

### **12.246.3 for the purposes of section Exception 246:**

- .1 for the purposes of this Exception, a Secondary Dwelling Unit shall mean a dwelling located upon the same lot as a principal dwelling, intended for occupation only by persons employed on the lot.

### **12.246.4 The Holding (H)**

- .1 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;
- .2 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the "interim uses");
- .3 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;
- .4 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) are satisfied:
  - .a the selection of a corridor for the planning and development of the Bram West Parkway/North-South Transportation Corridor that has been approved under the Environmental Assessment Act; or,
  - .b sufficient technical information is available to define the limits of a corridor for the Bram West Parkway/North-South Transportation Facility.

## 12.247 Exception 247

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

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

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

- .1 shall be subject to the following requirements and restrictions with respect to single detached dwellings
  - .a Minimum Lot Width:
    - .i for Interior Lots: 9.15 metres.
    - .ii for Corner Lots: 11.85 metres.
  - .b Minimum Lot Area:
    - .i for Interior Lots: 274.5 square metres.
    - .ii for Corner Lots: 355.5 square metres.
  - .c Minimum Side Yard Width: a side yard, other than an exterior side yard, or a side yard flanking a public walkway may be reduced to zero metres, provided that:
    - .i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
    - .ii the total width of side yards and any lot shall not be less than 1.8 metres.
- .2 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:
  - .a Minimum Lot Width:
    - .i for an Interior Lot: 18.3 metres.
    - .ii for a Corner Lot: 21.0 metres.

- .b Minimum Lot Area:
    - .i for an Interior Lot: 549.0 square metres.
    - .ii for a Corner Lot: 630.0 square metres.
  - .c Minimum Side Yard Width: 1.5 metres.
- .3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:
- .a Minimum Lot Depth: 30.0 metres.
  - .b Minimum Front Yard Depth: 4.0 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.
  - .c Minimum Exterior Side Yard Width: 3.0 metres.
  - .d Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
  - .e Maximum Building Height: 8.0 metres.
  - .f Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines projected.
  - .g Minimum Landscaped Open Space: 40 percent of the front yard area.
  - .h Landscaped Buffer Area: a landscaped buffer area of not less than 5.0 metres in width abutting Clark Boulevard shall be provided and maintained on each lot.
  - .i no windows below grade, and no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.



## 12.248 Exception 248

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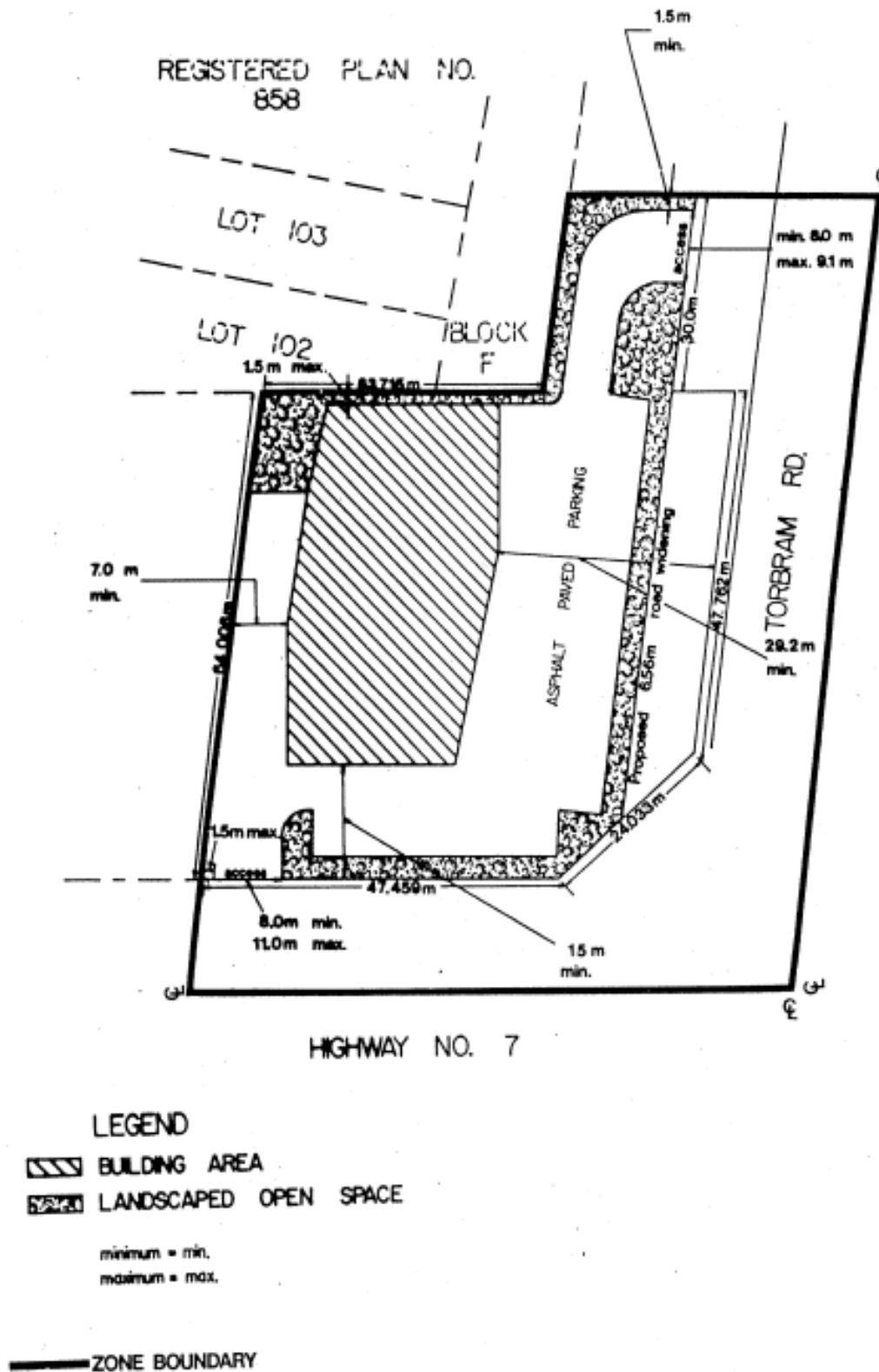
### **12.248.1 The lands shall only be used for the following purposes:**

- .1 Commercial:
  - .a a retail establishment having no outside storage;
  - .b a convenience store;
  - .c a personal service shop;
  - .d a service shop;
  - .e a bank, trust company or financial institution;
  - .f an office, other than offices of a physician, dentist or drugless practitioner;
  - .g a dining room restaurant excluding an adult entertainment parlour; and,
  - .h a dry cleaning and laundry distribution station.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 all buildings shall be located within an area shown as "BUILDING AREA" on Figure 1-Exception 248;
- .2 the Gross Commercial Floor Area of all buildings shall not exceed 1005 square metres;
- .3 the convenience store shall not exceed a gross commercial floor area of 200.0 square metres;
- .4 Landscaped Open Space shall be provided and maintained in the areas outlined as "LANDSCAPED OPEN SPACE" on Figure 1-Exception 248;
- .5 Maximum Building Height: 6.0 metres.
- .6 garbage and refuse containers shall be located within a building;
- .7 no outside storage or display of goods shall be permitted; and,
- .8 a minimum of 49 parking spaces shall be provided.

Figure 1



## 12.249 Exception 249

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

- .1 All purposes permitted within the R3M zone;
- .2 Dwelling, Back to Back Townhouse;
- .3 A retail establishment;
- .4 A personal service shop;
- .5 A bank, trust company or finance company;
- .6 An office;
- .7 A dry cleaning and laundry distribution establishment;
- .8 A dining room restaurant; or convenience restaurant not including a drive through facility;
- .9 A printing or copying establishment;
- .10 A custom workshop; and,
- .11 A recreation facility.

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

- .1 For the purpose of this by-law, The Gore Road shall be deemed the front lot line
- .2 Lands Zoned R3M- Exception 249 shall be treated as a single lot for zoning purposes
- .3 Minimum Lot Area: 4.0 acres (1.6 hectares)
- .4 Minimum Front Yard: 4.5 metres
- .5 Minimum Side Yard Depth
  - .a 7.5 metres (north)
  - .b 6.5 metres (south)
- .6 Minimum Rear Yard Depth (Collector Road): 4.5 metres
- .7 Minimum setback to private road/lane: 4.0 metres
- .8 Maximum Building Height:
  - .a Apartment Building: 10 storeys
  - .b Town house/ Back-to-Back Townhouse: 3 storeys
- .9 Maximum Lot Coverage:40%

- .10 Minimum Landscape Open Space: 14%
- .11 Maximum Floor Space Index: 3.1
- .12 Minimum Building Separation for Buildings Greater than 3 (three) Storeys: 15 metres
- .13 Notwithstanding any other provision of the By-law, a utility structure greater than 1 square metre in area but not more than 3 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.

## 12.250 Exception 250

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

- .1 Industrial:
  - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but not including a motor vehicle body shop as a principal or accessory use;
  - .b a printing establishment;
  - .c a warehouse; and,
  - .d a parking lot.
- .2 Non-Industrial:
  - .a a bank, trust company or financial institution;
  - .b any of the following types of restaurants;
    - .i a dining room restaurant, with or without a banquet hall;
    - .ii a take-out restaurant; and,
    - .iii a convenience restaurant.
  - .c a motor vehicle repair shop and motor vehicle body shop;
  - .d an office, other than an office for a doctor, dentist or drugless practitioner;
  - .e a radio or television broadcasting and transmission establishment;
  - .f a recreational facility or structure;
  - .g a furniture and appliance store;
  - .h a community club;
  - .i an office associated with a permitted industrial use;
  - .j a retail outlet accessory to and operated in connection with a particular use permitted by Exception 250.1(1)(a) and 250.1(2)(f).
- .3 Accessory:
  - .a purposes accessory to the other permitted uses.

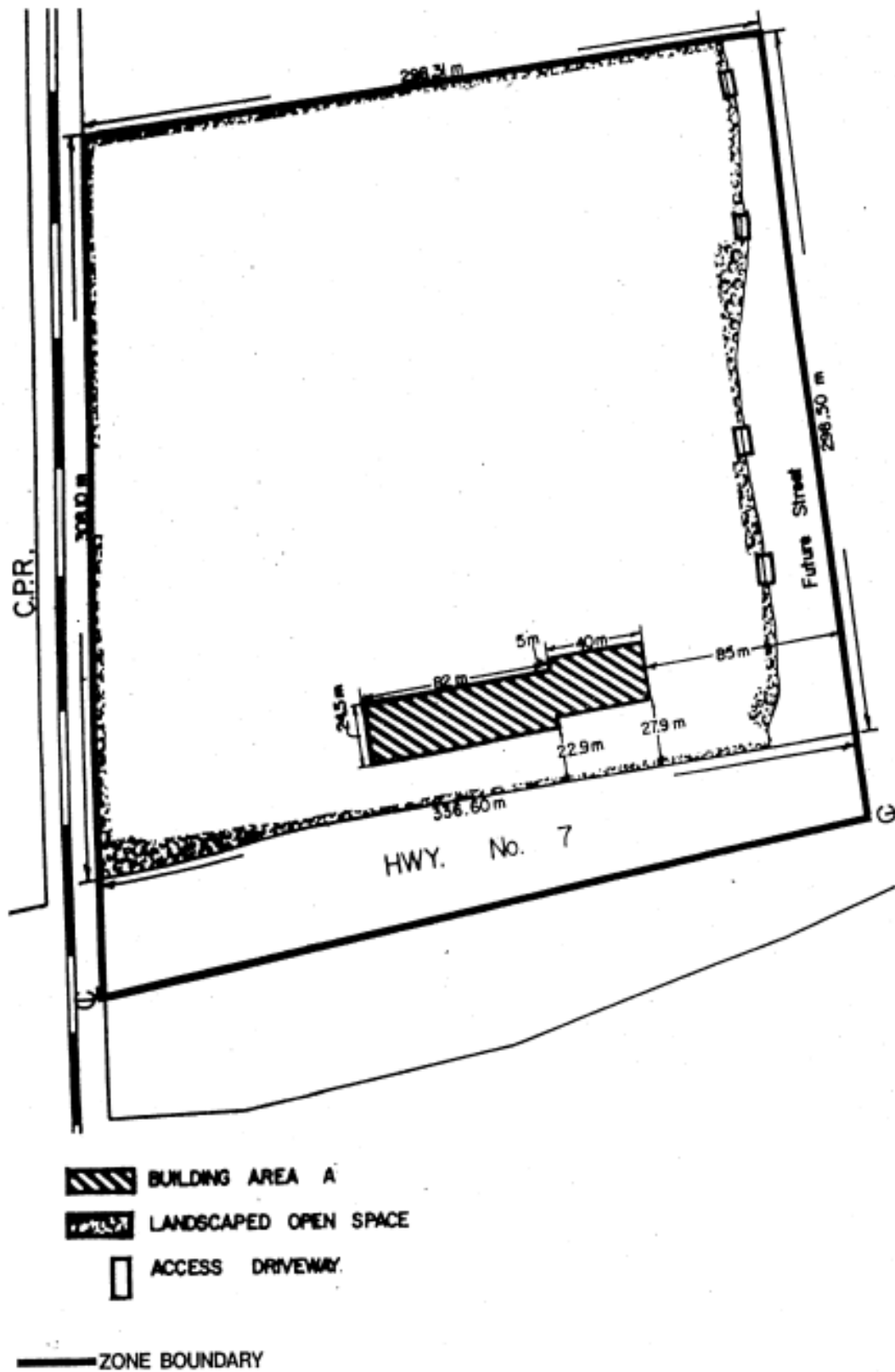
### 12.250.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 8.9 hectares.

- .2 Minimum Lot Width: 298.0 metres.
- .3 Minimum Lot Depth: 298.0 metres.
- .4 Minimum Front Yard Depth: 22.0 metres.
- .5 Minimum Exterior Side Yard Width: 13.7 metres.
- .6 Minimum Interior Side Yard Width: 6.1 metres, except where it abuts a railway line, in which case there is no minimum requirement
- .7 Minimum Rear Yard Depth: 13.7 metres, except where it abuts a railway line, in which case, there is no minimum requirement.
- .8 Minimum Distance between main buildings:
  - .a 8.0 metres, where no parking is provided between two buildings;
  - .b 14.5 metres, where parking is provided abutting one building; and,
  - .c 20.0 metres, where parking is provided abutting two buildings.
- .9 Maximum Building Height: 2 storeys.
- .10 there may be no more than three restaurants of the type permitted by Exception 250.1(2)(c), but in no case shall there be more than two mixed service restaurants.
- .11 the Total Gross Commercial Floor Area of all offices permitted by Exception 250.1(2)(e) shall not exceed 1775.0 square metres.
- .12 the Total Gross Commercial Floor Area of all warehouses permitted by Exception 250.1(2)(h) shall not exceed 6970.0 square metres.
- .13 the Total Gross Commercial Floor Area of an accessory retail outlet, excluding an accessory retail food outlet, permitted by Exception 250.1(2)(j) shall not be more than 25 percent of the total gross floor area of the particular main use.
- .14 the Gross Commercial Floor Area of an accessory retail food outlet shall be limited to:
  - .a 25 percent, to a maximum of 929.0 square metres, of the gross commercial floor area of the associated main use if such a main use is located in a building within BUILDING AREA A, as shown on Figure 1-Exception 250; and,
  - .b 15 percent, to a maximum of 1393.5 square metres, of the gross commercial floor area of the associated main use, if such a main use is located in any other building.
- .15 the width of a driveway leading to any parking space shall be a minimum width of 3.0 metres for one-way traffic, and a minimum width of 6.0 metres for two-way traffic.
- .16 Landscaped Open Space: landscaped open space of not less than 5 percent of the lot area shall be provided and maintained, and a landscaped open space strip abutting the lot lines shall be provided and maintained as outlined on Figure 1-Exception 250.
- .17 Outside Storage: no storage shall be permitted outside a building.

- .18 Associated Use: a permitted associated use shall not occupy a floor area greater than that of the permitted use with which it is associated.
- .19 Access Driveway: access driveway shall be permitted at locations as shown on Figure 1-Exception 250.
- .20 A motor vehicle repair shop and motor vehicle body shop shall not exceed a gross floor area of 1,300 square metres (13,994 square feet) and shall be located a minimum 200 metres from Bovaird Drive and Gillingham Drive.

Figure 1





## 12.251 Exception 251

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

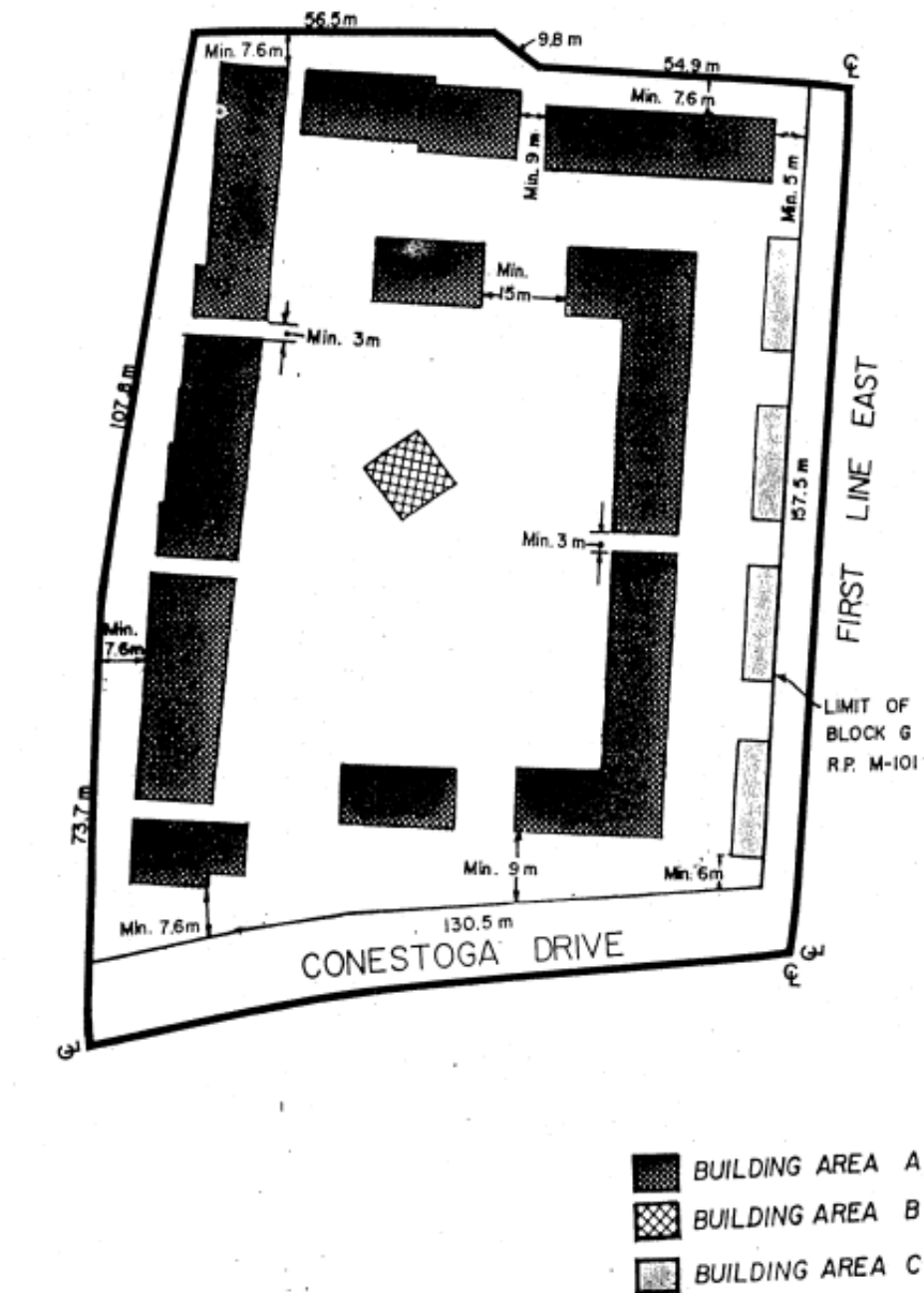
- .1 Residential:
  - .a a townhouse dwelling; and,
  - .b an auxiliary group home.
- .2 Non-Residential:
  - .a a recreation building; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 no more than 78 dwelling units shall be permitted;
- .2 the total gross floor area used for a recreation building shall not exceed 150.0 square metres;
- .3 a minimum of 156 off-street parking spaces shall be provided;
- .4 thirty-two of the required spaces may be located in detached garages;
- .5 all dwelling units shall be located within "BUILDING AREA A" outlined on Figure 1-Exception 251;
- .6 the recreation building shall be located within "BUILDING AREA B" outlined on Figure 1-Exception 251;
- .7 all detached garages shall be located within "BUILDING AREA C" outlined on Figure 1-Exception 251;
- .8 Maximum Building Height:
  - .a two storeys for all dwelling units;
  - .b one storey for the recreation building; and,
  - .c one storey for all detached garages.
- .9 a maximum of 9 dwelling units shall be attached;
- .10 Minimum Side Yard Widths shall be provided in accordance with the dimensions shown on Figure 1-Exception 251.
- .11 the minimum distance between detached buildings shall be in accordance with Figure 1-Exception 251, and the following:
  - .a 15.0 metres between 2 exterior walls, where each contains a window to a habitable room, and,

- .b 3.0 metres between 2 exterior walls, where neither, or only one wall has a window to a habitable room.
- .12 Minimum Landscaped Open Space: 40 percent of the lot area.

Figure 1



## 12.252 Exception 252

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

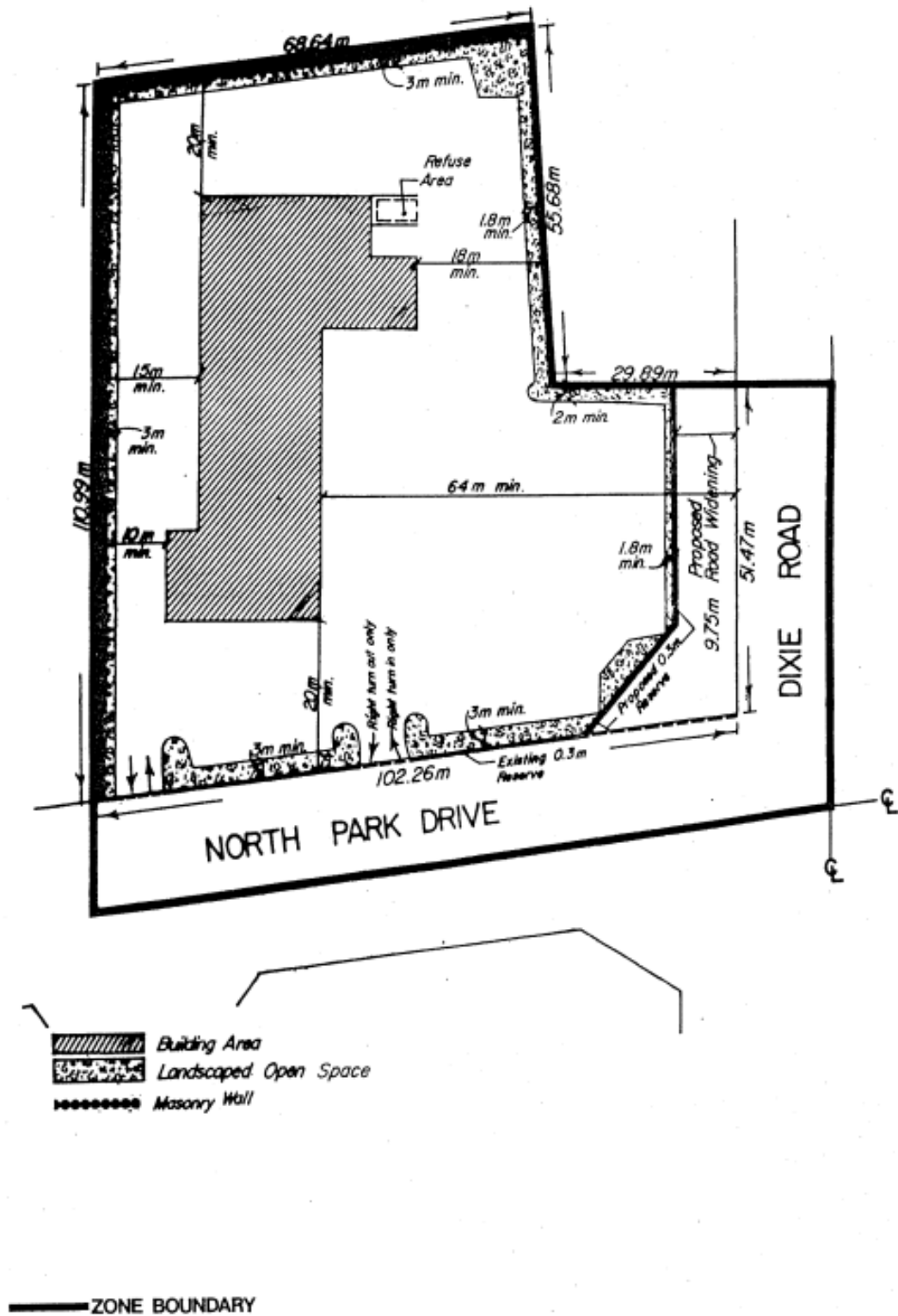
- .1 Commercial:
  - .a a bank, trust or financial institution;
  - .b business or profession offices, including offices for health care practitioners;
  - .c one dry cleaning and laundry distribution station;
  - .d service shop;
  - .e personal service shop;
  - .f convenience store;
  - .g a dining room or convenience restaurant;
  - .h photographic supply retail store;
  - .i drug store; and,
  - .j retail establishments.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 all buildings shall be located within an area shown as BUILDING AREA on Figure 1-Exception 252;
- .2 the Gross Commercial Floor Area of all buildings and structures shall not exceed 1547.71 square metres;
- .3 Landscaped Open Space shall be provided and maintained in the area shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 252;
- .4 the gross commercial floor area of the convenience store shall not exceed 659.59 square metres;
- .5 the gross commercial floor area of a dining room or convenience restaurant, not including the area used for garbage and refuse containers, shall not exceed 343.73 square metres;
- .6 a masonry wall, 2.0 metres in height, shall be erected and maintained in the locations shown on Figure 1-Exception 252;
- .7 the Maximum Building Height shall not exceed 1 storey;
- .8 garbage and refuse containers for a dining room or convenience restaurant shall be located within a climate controlled area within the building;

- .9 garbage and refuse containers for all other uses shall be enclosed and kept in the location shown on Figure 1-Exception 252;
- .10 no outside storage or display of goods shall be permitted;
- .11 no entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted;
- .12 a minimum of 127 parking spaces shall be provided;
- .13 a minimum of 2 loading spaces shall be provided;
- .14 the gross commercial floor area of all offices for health care practitioners shall not exceed 185.0 square metres; and,
- .15 beer or liquor stores, amusement arcades or stores that sell goods which appeal to erotic tastes shall not be permitted.

Figure 1



## 12.253 Exception 253

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

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

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

- .1 For the purpose of this Exception, the lot line abutting Queen Street East shall be the front lot line;
- .2 Maximum Number of Dwelling Units: 1,000
- .3 Minimum Lot Area: 3.8 hectares
- .4 Maximum Floor Space Index: 2.4
- .5 Maximum Front Yard Depth: 13 meters
- .6 Minimum Front Yard Depth:
  - .a To a podium: 10 metres
  - .b To a tower: 2.0 metres greater than the podium setback
- .7 Minimum Rear Yard Depth: 10 metres
- .8 Minimum Interior Side Yard Width:
  - .a To the wall of the building: 6.0 metres
  - .b To the balcony: 3.0 metres
- .9 Minimum Exterior Side Yard Width: 16 metres
- .10 Maximum Building Height:
  - .a For a podium: 15 metres
  - .b Overall Building Height: 92 metres, including the podium, the tower, and the mechanical penthouse
- .11 Minimum Building Height:
  - .a For the podium: 7 metres
  - .b Overall Building Height: 40 metres, including the podium, the tower, and the mechanical penthouse
- .12 Maximum Building Height for Buildings within 80 metres of Hanover Road: 50 metres, including the podium, the tower, and the mechanical penthouse

- .13 Maximum Gross Floor for an Individual Storey: 800 square metres above 9th Storey
- .14 Maximum Lot Coverage: No requirement
- .15 Minimum Landscaped Open Space: 55% of the lot area
- .16 Minimum Landscaped Open Space Strip:  
5.0 metres along the lot Line abutting Queen Street East
- .17 Minimum Tower Separation Distance: 25.0 metres
- .18 An above grade parking structure shall be prohibited.
- .19 Bicycle parking:
  - .a Bicycle parking must be located on the same lot as the use of the building for which it is required.
  - .b A minimum 0.40 spaces per dwelling unit shall be provided.
  - .c A maximum of 50% of the required bicycle parking may be vertical spaces.
  - .d Where the number of bicycle spaces exceeds fifty spaces, a Minimum of 25% of the total required must be located within:
    - .i A building or structure;
    - .ii A secure area such as a supervised parking lot or enclosure; or
    - .iii Within bicycle lockers.
- .20 Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a bicycle rack that is securely anchored to the ground/wall and attached to a heavy base such as concrete.
- .21 Dimensions:
  - .a if located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres.

#### **12.253.3 for the purposes of Exception 253:**

- .1 For the purposes of this exception a Podium shall be defined as follows: Any of various building elements that form the base or bottom storeys of a building distinguished from and upon which upper storeys of the building, also referred to as the tower, rest.
- .2 For the purpose of this exception, all lands zoned R3H – Exception 253 shall be deemed to be one lot for zoning purposes.



## 12.254 Exception 254

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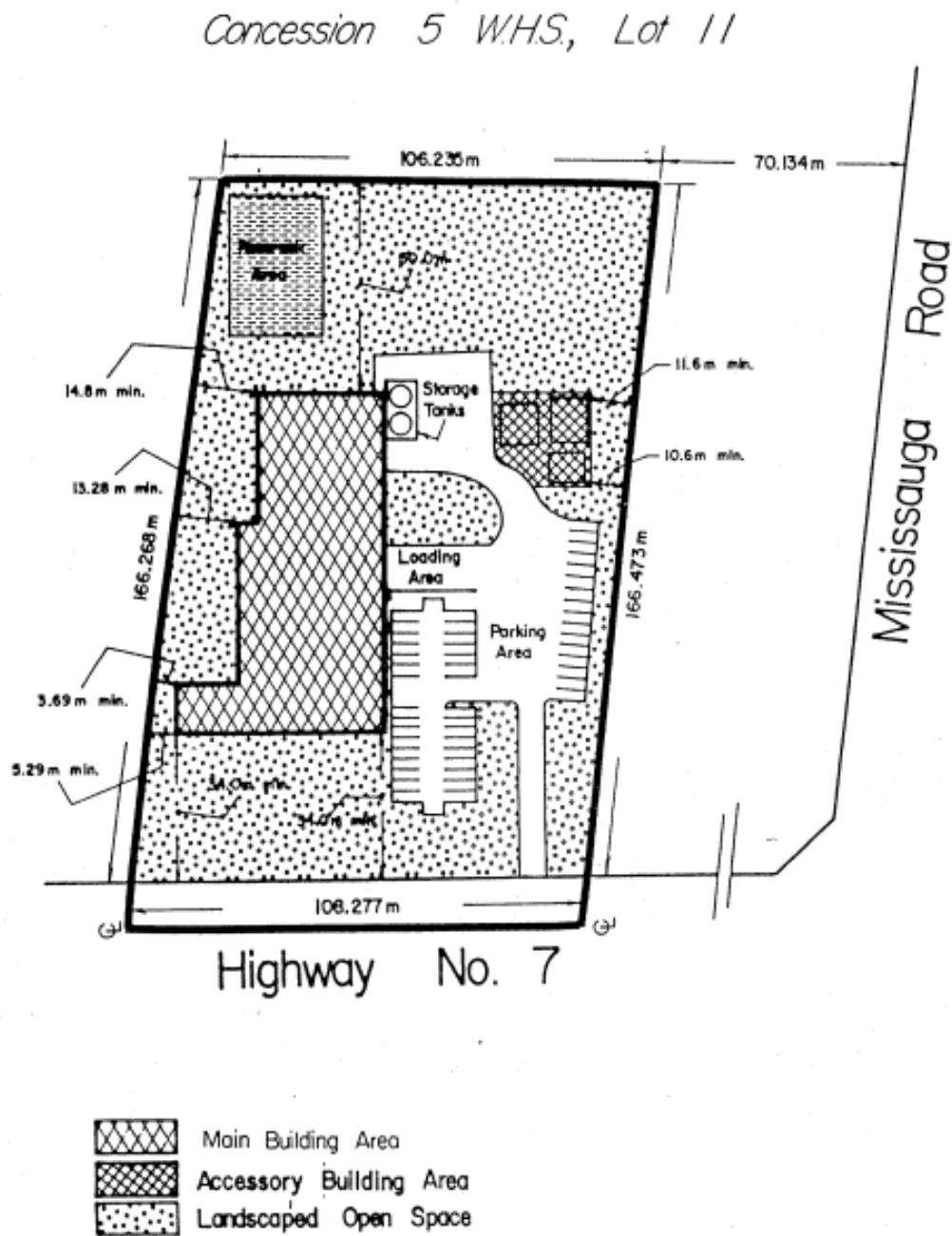
### **12.254.1 The lands shall only be used for the following purposes:**

- .1 Industrial:
  - .a manufacturing, storage and processing of farm related products
- .2 Non-Industrial:
  - .a retail sales of farm produce and goods produces on farms; and,
  - .b a retail market
- .3 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 the Main Building shall be located within the area shown as MAIN BUILDING AREA on Figure 1-Exception 254;
- .2 Accessory Buildings shall be located within the area shown as ACCESSORY BUILDING AREA on Figure 1-Exception 254;
- .3 a reservoir and pump house shall be located within the area shown as RESERVOIR AREA on Figure 1-Exception 254;
- .4 Landscaped Open Space shall be provided and maintained in the area shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 254;

Figure 1



## 12.255 Exception 255

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

- .1 Shall only be used for the purposes permitted in an R2 zone; and,
- .2 Dwelling, Street Townhouse.

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

- .1 Minimum Lot Width
  - .a Interior Lot: 6.1 metres
  - .b End Lot: 7.6 metres
- .2 Minimum Lot Area:
  - .a Interior Lot: 150 square metres
  - .b End Lot: 185 square metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door;
  - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; and,
  - .d a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard.
- .5 Minimum Exterior Side Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps; and,
  - .e a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.6 Minimum Rear Yard Depth

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c A deck may encroach into the rear yard to within 3.0 metres of the rear lot line; and,
- .d a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard.

.7 Minimum Interior Side Yard

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- .c 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and,
- .d 0.7 metres to a bay, bow, or box window or without foundation or cold cellar.

.8 Maximum Building Height: 14 metres

.9 The following provisions shall apply to garages

- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .b Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; and,
- .c No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

.10 The following shall apply to a bay, bow or box window

- .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

.11 Minimum Landscape Open Space

- .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of Landscaped Open Space

- .12 Encroachments
  - .a permitted yard encroachment of exterior stairs below grade may encroach into rear yard up to 2.5 metres
- .13 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.
- .14 Maximum Lot Coverage: No Requirements

## 12.256 Exception 256

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

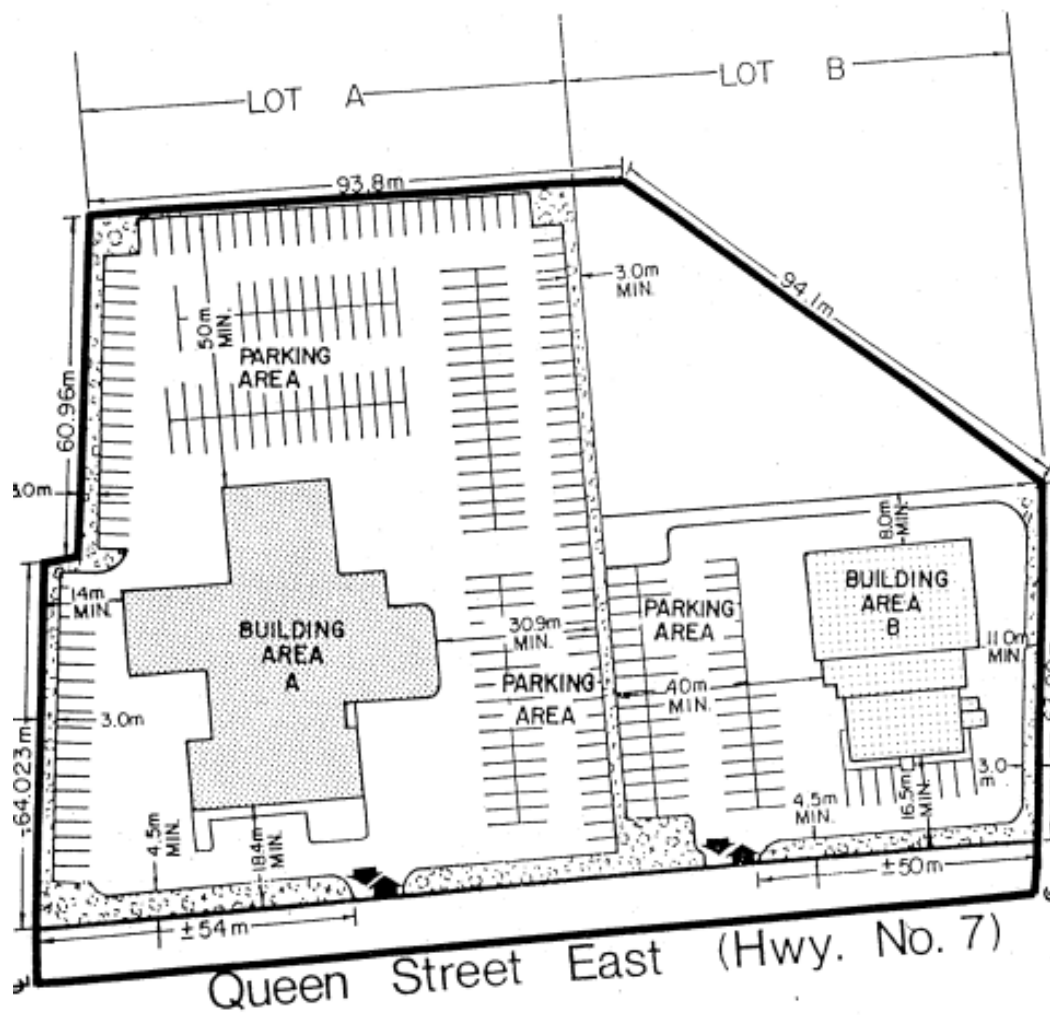
- .1 Commercial:
  - .a a motor vehicle sales establishment;
  - .b only in conjunction with a motor vehicle sales establishment:
    - .i a motor vehicle repair shop;
    - .ii a motor vehicle body shop; and,
    - .iii a motor vehicle parts and accessories sales establishment.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes

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





- .1 Minimum Lot Width:
  - .a for Lot A, as shown on Figure 1-Exception 256: 100.0 metres.
  - .b for Lot B, as shown on Figure 1-Exception 256: 70.0 metres.
- .2 Minimum Lot Depth:
  - .a for Lot A, as shown on Figure 1-Exception 256: 100.0 metres.
  - .b for Lot B, as shown on Figure 1-Exception 256: 70.0 metres.
- .3 Minimum Lot Area:
  - .a for Lot A, as shown on Figure 1-Exception 256: 10,000 square metres.
  - .b for Lot B, as shown on Figure 1-Exception 256: 6,000 square metres.
- .4 all buildings shall be located within the areas identified as BUILDING AREA A and BUILDING AREA B on Figure 1-Exception 256.
- .5 the Gross Commercial Floor Area of the building identified as BUILDING AREA A on Figure 1-Exception 256 shall not exceed 1,900 square metres;
- .6 the Gross Commercial Floor Area of the building identified as BUILDING AREA B on Figure 1-Exception 256, shall not exceed 1,400 square metres;
- .7 the height of the buildings located within BUILDING AREA A and B shall not exceed 2 storeys;
- .8 a 4.5 metres wide landscaped open space area shall be provided and maintained along Highway Number 7, as shown on Figure 1-Exception 256, except for the driveway access points;

- .9 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 256;
- .10 driveway access shall be provided and maintained in the areas shown on Figure 1-Exception 256;
- .11 all garbage, refuse and waste containers shall be located within a building;
- .12 On-site Parking Spaces and spaces for the storage of motor vehicles shall be provided and maintained in the areas shown as PARKING AREA on Figure 1-Exception 256.

Figure 1



## LEGEND

-  BUILDING AREA A
-  BUILDING AREA B
-  LANDSCAPED OPEN SPACE
-  DRIVEWAY ACCESS

 ZONE BOUNDARY



## 12.257 Exception 257

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

- .1 Residential:
  - .a semi-detached dwellings;
  - .b an auxiliary group home.
- .2 Non-Residential:
  - .a purposes accessory to the other permitted purposes.

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

- .1 each of the dwelling units may be attached in whole, or part above or below grade;
- .2 Minimum Lot Area:
  - .a for an Interior Lot: 557.4 square metres, and not less than 278.7 square metres for each dwelling unit.
  - .b for a Corner Lot: 650.3 square metres and not less than 371.6 square metres for the dwelling unit abutting the flanking road allowance.
- .3 Minimum Lot Width:
  - .a for an Interior Lot: 18.2 metres, and not less than 9.1 metres for each dwelling unit.
  - .b for a Corner Lot: 21.3 metres, and not less than 12.1 metres for the dwelling unit abutting the flanking road allowance.
- .4 Minimum Front Yard Depth: 6.0 metres, and not less than 7.0 metres to the front of any garage or carport.
- .5 Minimum Interior Side Yard Width:
  - .a 1.2 metres for the first storey, plus 0.6 metres for each additional storey; and,
  - .b 2.4 metres where there is not an attached garage or carport.
- .6 Minimum Exterior Side Yard: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres, provided that no part of a semi-detached dwelling shall be located closer than 13.7 metres to the street line of Williams Parkway.
- .8 Driveway: no driveway shall be located closer than 9.1 metres to a corner.

## 12.258 Exception 258

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

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

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

- .1 Minimum Lot Area: 1,250.0 square metres.
- .2 Minimum Lot Depth: 50.0 metres.
- .3 Minimum Lot Width:
  - .a Block L shall be the combined frontage measurements of Block L and Block J shown on the registered plan of subdivision;
  - .b for all other lots, shall be as shown for each lot on the registered plan of subdivision
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

## 12.259 Exception 259

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

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

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

- .1 Minimum Lot Area: 4,300 square metres.
- .2 Minimum Lot Depth: 60.0 metres.
- .3 Minimum Lot Width: 26.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

## 12.260 Exception 260

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

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

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

- .1 Minimum Lot Area: 1,800 square metres.
- .2 Minimum Lot Depth: 40.0 metres.
- .3 Minimum Lot Width: 15.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

## 12.261 Exception 261

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

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

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

- .1 Minimum Lot Width:
  - .a for an Interior Lot: 15.2 metres.
  - .b for a Corner Lot: 18.2 metres.
- .2 Minimum Lot Depth: 32.0 metres.
- .3 Minimum Lot Area:
  - .a for an Interior Lot: 480.0 square metres.
  - .b for an Exterior Lot: 580.0 square metres.
- .4 Minimum Front Yard: 6.0 metres
- .5 Minimum Rear Yard Depth: 7.6 metres
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.
- .8 no driveway shall be located within 5.0 metres of the intersection of two streets.

## 12.262 Exception 262

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

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

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

- .1 Minimum Lot Width: 21.0 metres.
- .2 Minimum Lot Area: 735.0 square metres.
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line;
- .8 no driveway shall be located within 5.0 metres of the intersection of two streets.

## 12.263 Exception 263

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

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

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

- .1 Minimum Lot Width: 24.0 metres.
- .2 Minimum Lot Depth: 40.0 metres.
- .3 Minimum Lot Area: 960.0 square metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.
- .8 No driveway shall be located within 5.0 metres of the intersection of two streets.

## 12.264 Exception 264

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

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

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

- .1 Minimum Lot Width: 25.0 metres.
- .2 Minimum Lot Depth: 30.0 metres.
- .3 Minimum Lot Area: 750.0 square metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.
- .8 no driveway shall be located within 5.0 metres of the intersection of two streets.



## 12.265 Exception 265

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

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

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

- .1 Minimum Lot Depth: 45.0 metres.
- .2 Minimum Lot Area: 675.0 square metres.
- .3 Minimum Lot Width:
  - .a for an Interior Lot: 15.2 metres.
  - .b for a Corner Lot: 18.2 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.
- .8 no driveway shall be located within 5.0 metres of the intersection of two streets.

## 12.266 Exception 266

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

- .1 a public park or conservation project; and,
- .2 purposes accessory to the other permitted purposes.

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

- .3 no building shall be permitted other than structures of a public authority.

## 12.267 Exception 267

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

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

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

- .1 Minimum Lot Width:
  - .a For Block J, shall be the combined width of Block J and Block L shown on the registered plans of subdivision; and,
  - .b for all other lots, shall be as shown on the registered plan of subdivision.
- .2 Minimum Lot Depth: 50.0 metres.
- .3 Minimum Lot Area: 1,250.0 square metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

## 12.268 Exception 268

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

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

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

- .1 Minimum Lot Width:
  - .a for an Interior Lot: 15.2 metres.
  - .b for an Exterior Lot: 18.2 metres.
- .2 Minimum Lot Depth: 32.0 metres.
- .3 Minimum Lot Area:
  - .a for an interior Lot: 480.0 square metres.
  - .b for an exterior Lot: 580.0 square metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.
- .8 No driveway shall be located within 5.0 metres of the intersection of two streets.

## 12.269 Exception 269

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

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

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

- .1 Minimum Lot Area:
  - .a for an interior Lot: 675.0 square metres.
  - .b for an exterior Lot: 780.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 15.2 metres.
  - .b for an Exterior Lot: 18.2 metres.
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.
- .8 No driveway shall be located within 5.0 metres of the intersection of two streets.

## 12.270 Exception 270

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

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

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

- .1 Minimum Lot Area
  - .a For a single detached dwelling
    - .i Interior Lot - 275 square metres
    - .ii Corner Lot - 325 square metres
  - .b For a semi-detached dwelling:
    - .i Interior Lot - 360 square metres per lot and 180 square metres per dwelling unit
    - .ii Corner Lot - 400 square metres per lot and 200 square metres for the dwelling unit closet to the flankage lot line
- .2 Minimum Lot Width
  - .a For a single detached dwelling:
    - .i Interior Lot - 11.0 metres
    - .ii Corner Lot - 13.0 metres
  - .b For a semi-detached dwelling:
    - .i Interior Lot - 15.0 metres per lot and 7.5 metres per dwelling unit
    - .ii Corner Lot - 17.0 metres per lot and 9.5 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard
  - .a 3.0 metres;
  - .b 6.0 metres to a garage door;
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;

- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and,
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.

#### .5 Minimum Exterior Side Yard

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;
- .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps;
- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle; and,
- .f a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

#### .6 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 6.0 metres when a rear yard abuts an interior side yard;
- .c 6.0 metres when a rear yard abuts an Open Space, Natural System or Institutional zone;
- .d 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .e 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;
- .f A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;
- .g Open roofed porches and or uncovered terraces may encroach into the rear yard to within 3.0 metres of the rear lot line;
- .h a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard.

- .7 Minimum Interior Side Yard
- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
  - .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots, and/or 1.2 metres and 1.2 metres per paired lots;
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
  - .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings; and,
  - .e 1.2 metres for semi-detached units for the opposite side of the attached wall.
- .8 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.
- .9 Maximum Building Height: 12 metres
- .10 The following provisions shall apply to garages
- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
  - .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
  - .e minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width; and,
  - .f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.
- .11 The following shall apply to a bay, bow or box window
- .a Notwithstanding any other provision of this By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b Notwithstanding any other provision of this By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.
- .12 Minimum Landscape Open Space



- .a Single detached Dwelling – 27.5% of the minimum front yard area of an interior lot, 45% of the minimum front area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line; and,
- .b Semi-detached Dwelling - 27.5% of the minimum front yard area of an interior lot, and 45% of the minimum front area of a corner lot.

.13 Encroachments

- .a exterior stairs below grade may encroach into rear yard up to 2.5 metres

## 12.271 Exception 271

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

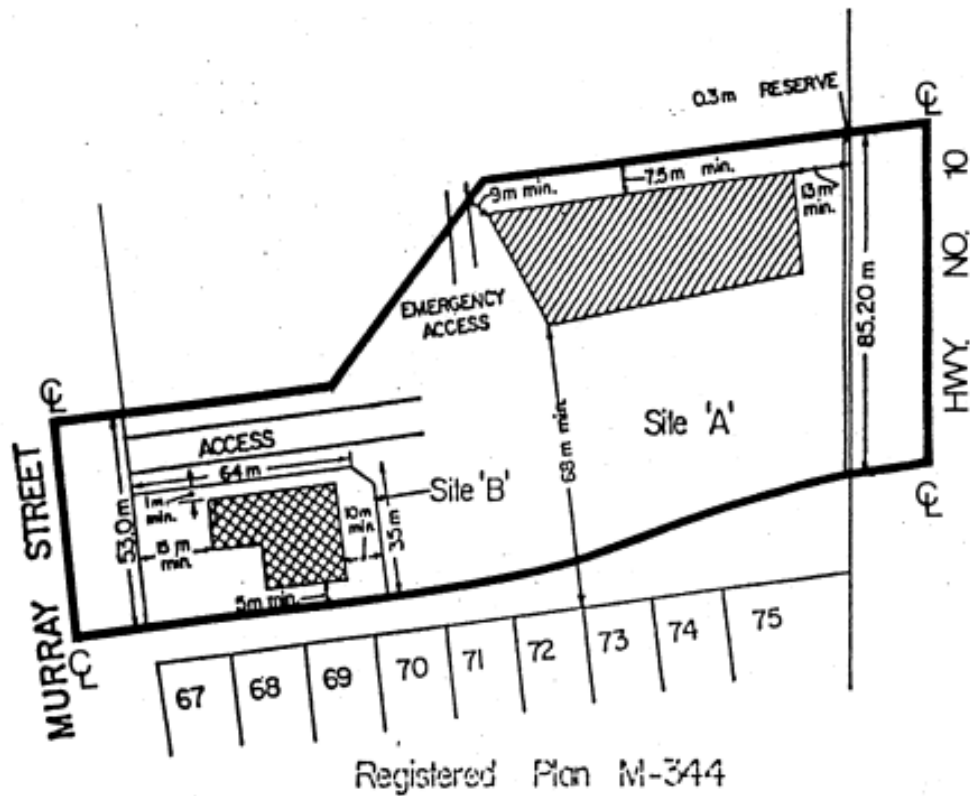
- .1 Institutional:
  - .a a senior citizen residential apartment; and,
  - .b a residence for the physically handicapped.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes.



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

- .1 shall be subject to the following requirements and restrictions with respect to a senior citizen residential apartment:
  - .a Minimum Lot Area: 1.15 hectares.
  - .b Maximum Building Height: 6 storeys.
  - .c all buildings shall be located within the area shown as BUILDING AREA A on Figure 1-Exception 271;
  - .d the maximum number of dwelling units shall not exceed 98 units;
  - .e a minimum of 49 parking spaces shall be provided;
  - .f at least 50 percent of the lot area shall be maintained as landscaped open space.
- .2 shall be subject to the following requirements and restrictions with respect to a residence for the physically handicapped:
  - .a Minimum Lot Area: 0.24 hectares.
  - .b Maximum Building Height: one storey.
  - .c Maximum Number of Handicapped Persons: 12 persons.
  - .d all buildings shall be located within the area shown as BUILDING AREA B on Figure 1-Exception 271;
  - .e the Maximum Gross Floor Area shall not exceed 600.0 square metres;
  - .f at least 50 percent of the lot area shall be maintained as landscaped open space;
  - .g a minimum of 6 off-street parking spaces shall be provided.

Figure 1

Concession 1 W.H.S. Lot 9



 Building Area A  
 Building Area B

**ZONE BOUNDARY**

## 12.272 Exception 272

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 557.0 square metres, and not less than 278.7 square metres per dwelling unit.
  - .b for a Corner Lot: 650.0 square metres, and not less than 371.0 square metres per dwelling unit adjacent to the flanking road allowance.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres per dwelling unit.
  - .b for a Corner Lot: 21.3 metres per dwelling unit, provided that 12.0 metres is provided for a dwelling unit adjacent to the flanking road allowance.
- .3 Minimum Front Yard Depth: 6.0 metres, but in no event shall the front of any garage or carport be closer than 7.0 metres to the front lot line.
- .4 Minimum Interior Side Yard Width: 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport, in which case 2.4 metres shall be required.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Driveways:
  - .a Minimum Driveway Width: 3.0 metres.
  - .b no driveway shall be located closer than 9.0 metres from the intersection of any streets.
- .8 Minimum Landscaped Open Space:
  - .a for an Interior Lot: not less than 60 percent of the required front yard area shall be maintained as landscaped open space; and,
  - .b for a Corner Lot: not less than 70 percent of the area of a required front yard shall be maintained as landscaped open space, and not less than 80 percent of the area of a required flanking side yard shall be maintained as landscaped open space.

## 12.273 Exception 273

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

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

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

- .1 shall, with respect to single detached dwellings, be subject to the following requirements and restrictions:
  - .a Minimum Lot Area:
    - .i for an Interior Lot: 270.0 square metres.
    - .ii for a Corner Lot: 360.0 square metres.
  - .b Minimum Lot Width:
    - .i for an Interior Lot: 9.0 metres.
    - .ii for an Exterior Lot: 12.0 metres.
  - .c Minimum Side Yard Width: a side yard other than a side yard flanking a street or public walkway may be reduced to zero metres, provided that:
    - .i the minimum distance between dwellings shall not be less than 1.8 metres; and,
    - .ii the total width of side yards on any lot shall not be less than 1.8 metres.
- .2 shall, with respect to semi-detached dwellings, be subject to the following requirements and restrictions:
  - .a Minimum Lot Width:
    - .i for an Interior Lot: 18.0 metres.
    - .ii for a Corner Lot: 21.0 metres.

- .b Minimum Lot Area:
    - .i for an Interior Lot: 540.0 square metres.
    - .ii for an Exterior Lot: 630.0 square metres.
  - .c Minimum Side Yard Width: 1.5 metres.
- .3 shall, with respect to single and semi-detached dwellings, be subject to the following requirements and restrictions:
- .a Minimum Lot Depth: 30.0 metres.
  - .b Minimum Front Yard Depth: 6.0 metres.
  - .c Minimum Side Yard Width Flanking a Street: 3.0 metres.
  - .d Minimum Side Yard Width Flanking a Public Walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
  - .e Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
  - .f Minimum Landscaped Open Space: 40 percent of the front yard area.
  - .g no window below grade and no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.
  - .h Minimum Rear Yard Depth: 13.5 metres.

## 12.274 Exception 274

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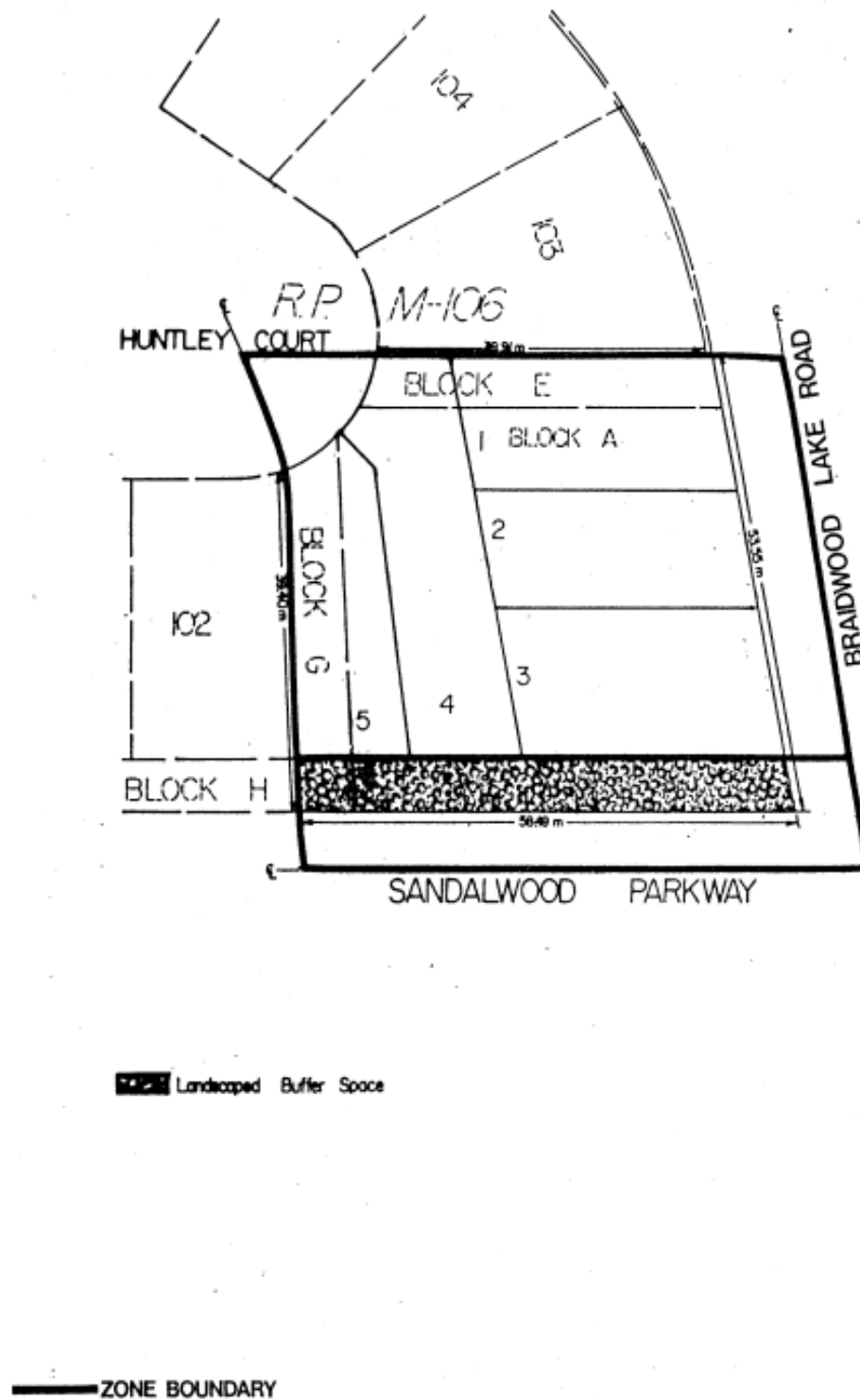
### 12.274.1 The lands shall only be used for the following purposes:

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

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

- .1 Minimum Lot Area: 235.0 square metres.
- .2 Minimum Lot Width: 10.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 4.0 metres, provided that the front of any garage or carport is not closer than 6.0 metres to the front lot line
- .5 Minimum Side Yard Width: a side yard may be reduced to zero metres provided that:
  - .a the width of the adjoining side yard of the adjoining such reduced side yard shall be a minimum of 2.4 metres; and,
  - .b the part of the wall of the building which is closer than 0.3 metres to the side lot line should contain no openings except for windows to bathrooms on the first or second storey.
- .6 Minimum Distance between dwellings: 2.4 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.7 metres.
- .9 Maximum Lot Coverage: 40 percent
- .10 a Landscaped Buffer Area of not less than 6.0 metres in width shall be provided and maintained in the location shown on Figure 1.

Figure 1





## 12.275 Exception 275

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

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

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

- .1 Minimum Lot Area: 480.0 square metres.
- .2 Minimum Lot Width: 13.7 metres.
- .3 Minimum Lot Depth: 35.0 metres.
- .4 Minimum Front Yard Depth: 4.0 metres, provided that the front wall of any garage or carport is not closer than 6.0 metres to the front lot line
- .5 Minimum Side Yard Width: a side yard may be reduced to zero metres provided that:
  - .a the width of the side yard of the lot adjoining such reduced side yard shall be a minimum of 2.4 metres; and,
  - .b the part of the wall of the building which is closer than 0.3 metres to the side lot line shall contain no openings except for windows to bathrooms.
- .6 Minimum Distance between buildings: 2.4 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.7 metres.
- .9 Maximum Lot Coverage: 40 percent.

## 12.276 Exception 276

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

- .1 The purposes permitted in the R2 Zone; and
- .2 Dwelling, Street Townhouse.

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

- .1 Minimum Lot Area
  - .a Interior Lot: 150 square metres
  - .b Corner Lot: 220 square metres
  - .c End Lot: 180 square metres
- .2 Minimum Lot Width
  - .a Interior Lot: 6.1 metres
  - .b Corner Lot: 9.1 meters
  - .c End Lot: 7.3 metres
- .3 Minimum Front Yard
  - .a 3.0 metres;
  - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
  - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .d a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
  - .e a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and,
  - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.
- .4 Minimum Exterior Side Yard
  - .a 6.0 metres to a garage door facing the exterior side yard for corner lots;

- .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;
- .c a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .d a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle; and,
- .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.5 Minimum Rear Yard Depth

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c A deck may encroach into the rear yard to within 3.5 metres of the rear lot line;
- .d a bay window, bow window or box window with or without a foundation and a porch or cold cellar may encroach 1.0 metre into the year yard.

.6 Maximum Building Height: 14 metres

.7 The following provisions shall apply to garages:

- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
- .b minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width.

.8 The Following shall apply to a bay, bow or box window:

- .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

.9 Encroachments

- .a exterior stairs below grade may encroach into rear yard up to 2.5 metres

- .10 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.

## 12.277 Exception 277

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

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

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

- .1 Minimum Lot Area: 700.0 square metres.
- .2 Minimum Lot Width: 20.0 metres.
- .3 Minimum Lot Depth: 35.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Rear Yard Depth: 8.0 metres.
- .7 Maximum Building Height: 10.5 metres.
- .8 Minimum Landscaped Open Space: 50 percent of the front yard.
- .9 Minimum Number of Parking Spaces: 2, one of which must be located in the garage.
- .10 Accessory Buildings:
  - .a shall not be used for human habitation;
  - .b shall not exceed 3.5 metres in height in the case of a flat roof;
  - .c shall not exceed 5.0 metres in height in the case of a peaked roof;
  - .d shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard;
  - .e shall not be less than 0.6 metres from any lot line; and,
  - .f shall not have a floor area in excess of 15.0 square metres.
- .11 a private uncovered swimming pool shall be permitted in a rear yard or a side yard of a lot provided that it is no closer than 0.6 metres to any rear lot line and no closer than 1.2 metres to any side lot line or easement.

## 12.278 Exception 278

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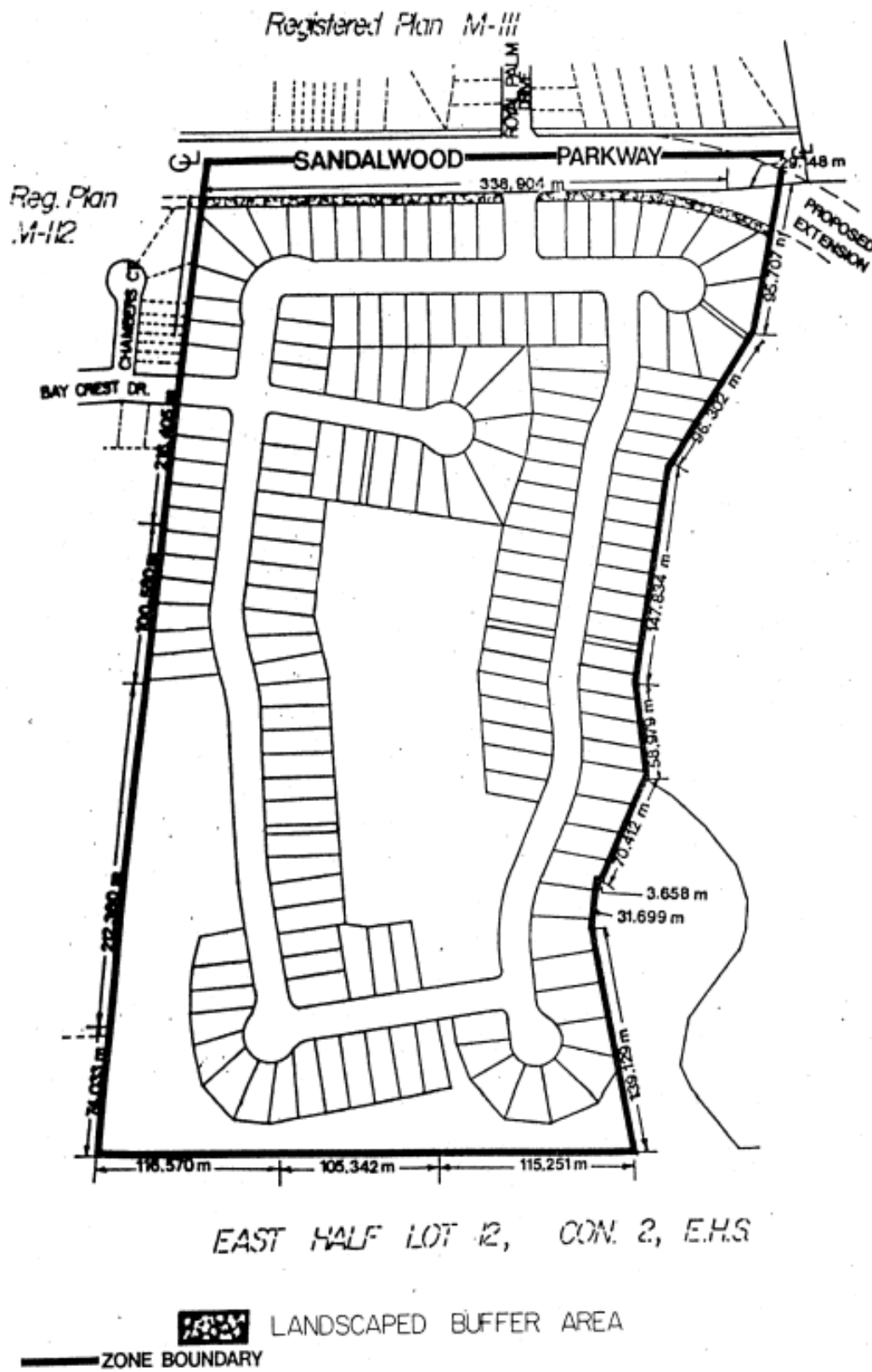
### **12.278.1 The lands shall only be used for the following purposes:**

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 525.0 square metres.
  - .b for a Corner Lot: 595.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 15.0 metres.
  - .b for a Corner Lot: 17.0 metres.
- .3 Minimum Lot Depth: 35.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 8.0 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street lines as projected.
- .10 Minimum Landscaped Open Space: 50 percent of the front yard.
- .11 Landscaped Buffer Area: a landscaped buffer area of not less than 6.0 metres in width shall be provided in the location shown on Figure 1.

Figure 1



## 12.279 Exception 279

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 472.0 square metres.
  - .b for a Corner Lot: 542.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 13.5 metres.
  - .b for a Corner Lot: 15.5 metres.
- .3 Minimum Lot Depth: 35.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 8.0 metres.
- .8 Maximum Building Height: 10.6 metres.
- .9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
- .10 Minimum Landscaped Open Space: 50 percent of the front yard.



## 12.280 Exception 280

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 525.0 square metres.
  - .b for a Corner Lot: 595.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 15.0 metres.
  - .b for a Corner Lot: 17.0 metres.
- .3 Minimum Lot Depth: 34.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 8.0 metres.
- .8 Maximum Building Height: 8.0 metres.
- .9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected
- .10 Minimum Landscaped Open Space: 50 percent of the front yard

## 12.281 Exception 281

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

- .1 The uses permitted in the R2 zone; and,
- .2 Dwelling, Rear Lane Townhouse.

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

- .1 For the purpose of this by-law, the front lot line for a Rear Lane Townhouse shall be deemed to be Clarkway Drive.
- .2 Minimum Lot Width
  - .a Interior Lot: 6.0 metres
  - .b End Lot: 9.0 metres
- .3 Minimum Lot Area
  - .a Interior Lot: 140 square metres
  - .b Corner Lot: 210 square metres
- .4 Minimum Front Yard
  - .a 3.0 metres;
  - .b The main wall of dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle
  - .c A porch and/or balcony with or without a foundation may encroach 2.0 metres into the minimum front yard;
  - .d A bay window; bow window or window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
  - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and,
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.
- .5 Minimum Exterior Side Yard

- .a the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding;
  - .b a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
  - .c a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,
  - .d a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the exterior side yard.
- .6 Minimum Rear Yard Depth
- .a 3.0 metres to the wall of a dwelling.
  - .b 6.0 metre to garage from a public right-of-way.
- .7 Minimum Interior Side Yard
- .a No minimum side yard requirement where units have an attached wall.
  - .b a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 0.5 metres into the minimum interior side yard.
- .8 Maximum Building Height: 14 metres (3 storeys)
- .9 The following provisions shall apply to garages:
- .a The garage door width shall not exceed the width of any unit or the main wall of the dwelling
  - .b minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width.
- .10 The Following shall apply to a bay, bow or box window:
- .a notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - .b notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
  - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
  - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.
- .11 Minimum Landscape Open Space
- .a The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
- .12 Maximum Lot Coverage

.a No Requirement

- .13 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.
- .14 Maximum fence height permitted within the front yard is 1.2 metres.

## 12.282 Exception 282

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 366.0 square metres.
  - .b for a Corner Lot: 456.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 12.2 metres.
  - .b for a Corner Lot: 15.2 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to main wall of building: 4.5 metres.
  - .b to front of garage or carport: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.5 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Minimum Landscaped Open Space: 50 percent of the front yard area

## 12.283 Exception 283

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

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

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

- .1 shall, with respect to single detached dwellings, be subject to the following requirements and restrictions:
  - .a Minimum Lot Area:
    - .i for an Interior Lot: 270.0 square metres.
    - .ii for a Corner Lot: 360.0 square metres.
  - .b Minimum Lot Width:
    - .i for an Interior Lot: 9.0 metres.
    - .ii for a Corner Lot: 12.0 metres.
  - .c Minimum Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .2 shall, with respect to semi-detached dwelling units, be subject to the following requirements and restrictions:
  - .a Minimum Lot Area:
    - .i for an Interior Lot: 270.0 square metres.
    - .ii for a Corner Lot: 360.0 square metres.
  - .b Minimum Lot Width:
    - .i for an Interior Lot: 9.0 metres.
    - .ii for a Corner Lot: 12.0 metres.
- .3 shall, with respect to single detached and semi-detached dwellings, be subject to the following requirements and restrictions:
  - .a Minimum Lot Depth: 30.0 metres.
  - .b Minimum Front Yard Depth:
    - .i to main wall of building: 4.5 metres.
    - .ii to front wall of garage or carport: 6.0 metres.

- .c Minimum Rear Yard Depth: 7.5 metres.
- .d Minimum Exterior Side Yard Width: 3.0 metres.
- .e Minimum Side Yard Width Flanking a Public Walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey
- .f Maximum Building Height: 10.5 metres.
- .g Minimum Landscaped Open Space: 50 percent of the front yard area

## 12.284 Exception 284

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

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

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

- .1 Minimum Lot Width
  - .a Interior Lot: 9.15 metres
  - .b End Lot: 10.9 metres
- .2 Minimum Front Yard
  - .a 3.0 metres;
  - .b 6.0 metres to the front of the garage;
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .e a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
  - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle.
- .3 Minimum Exterior Side Yard
  - .a 3.0 metres
  - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;



- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle.

.4 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 6.0 metres when a rear yard abuts an interior side yard;
- .c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .d A deck may encroach 3.5m into the required rear yard;
- .e 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;
- .f Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard.

.5 Minimum Interior Side Yard

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
- .d 0.6 metres for a corner lot abutting another interior lot.

.6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12 metres

.8 The following provisions shall apply to garages:

- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;
- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;

- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width; and,
- .f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

.9 The following shall apply to a bay, bow or box window:

- .a notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b notwithstanding Section 3.10 Table 3.10.1 the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

.10 Encroachments

- .a exterior stairs below grade may encroach into rear yard up to 2.5 metres

## 12.285 Exception 285

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

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

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

- .2 Minimum Lot Area:
  - .a for an Interior Lot: 540.0 square metres.
  - .b for a Corner Lot: 630.0 square metres.
- .3 Minimum Lot Width:
  - .a for an Interior Lot: 18.0 metres.
  - .b for a Corner Lot: 21.0 metres.
- .4 Minimum Lot Depth: 30 metres.
- .5 Minimum Front Yard Depth: 6.0 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
- .7 Minimum Exterior Side Yard Width: 3.0 metres.
- .8 Minimum Rear Yard Depth: 7.5 metres.
- .9 Maximum Building Height: 10.5 metres.
- .10 Minimum Landscaped Open Space: 70 percent of the front yard, except in the case of a lot where the side lot lines converge toward the front lot line, where the minimum landscaped open space shall be 60 percent of the front yard

## 12.286 Exception 286

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

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

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

- .1 Minimum Lot Width
  - .a Interior Lot - 11.0 metres
  - .b Corner Lot - 13.0 metres
- .2 Minimum Front Yard
  - .a 3.0 metres;
  - .b 6.0 metres to the front of the garage;
  - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metres encroachment for steps;
  - .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
  - .f a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
- .3 Minimum Exterior Side Yard
  - .a 3.0 metres
  - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
  - .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;
  - .d a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metres encroachment for steps;

- .e a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle

.4 Minimum Rear Yard Depth

- .a 7.0 metres for an interior lot;
- .b 6.0 metres when a rear yard abuts an interior side yard;
- .c 6.0 metres when a rear yard abuts an Open Space, Natural System or Institutional zone;
- .d 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .e A deck may encroach 3.5 metres into the required rear yard;
- .f 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side
- .g yard for lots equal to or greater than 13.4 metres;
- .h Open roofed porches and or uncovered terraces may encroach into the rear yard to within 3.0 metres of the rear lot line
- .i a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard;

.5 Minimum Interior Side Yard

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots, and/or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
- .d 0.6 metres for a corner lot abutting another interior lot

.6 For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.

.7 Maximum Building Height: 12 metres

.8 The following provisions shall apply to garages:

- .a No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;

- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;
- .d the garage door width restriction does not apply to a garage door facing the exterior lot line;
- .e minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width; and,
- .f No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length.

.9 The following shall apply to a bay, bow or box window:

- .a Notwithstanding any other provision of the By-law, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding any other provision of the By-law, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
- .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

.10 Encroachments

- .a exterior stairs below grade may encroach into rear yard up to 2.5 metres.

## 12.287 Exception 287

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

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

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

- .1 the Gross Commercial Floor Area of all buildings and structures shall not exceed 465.0 square metres.

## 12.288 Exception 288

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

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

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

- .1 Minimum Lot Area: 280.5 square metres.
- .2 Minimum Lot Width: 9.2 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 4.5 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line
- .5 Minimum Interior Side Yard Width: 0.3 metres, provided that:
  - .a the total width of both side yards on any lot shall not be less than 1.8 metres; and,
  - .b the minimum distance between buildings shall not be less than 1.8 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Maximum Building Height 7.6 metres.
- .8 Maximum Lot Coverage: 50 percent
- .9 where the distance between the walls of two dwellings is less than 2.4 metres, no windows below grade or doors shall be permitted in such walls



## 12.289 Exception 289

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

- .1 Commercial:
  - .a a dining room or a convenience restaurant;
  - .b a bakery;
  - .c the retail sale of kitchen cabinets;
  - .d a doughnut shop;
  - .e a personal service shop;
  - .f a service shop;
  - .g a bank or trust company;
  - .h a dry cleaning and laundry distribution station;
  - .i a printing or copying establishment; and,
  - .j a real estate office.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes..

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

- .1 only the existing building, as shown on Figure 1-Exception 289-Exception 289, shall be permitted;
- .2 waste storage facilities shall be located within the existing building;
- .3 Landscaped Open Space shall be provided and maintained in the areas shown on Figure 1-Exception 289;
- .4 the driveway shall be located as shown on Figure 1-Exception 289; and,
- .5 the Gross Leasable Commercial Floor Area of a dining room restaurant or convenience restaurant shall not exceed 265.0 square metres.



## 12.290 Exception 290

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

- .1 Residential
  - .a Uses permitted by the R3H Zone;
- .2 Non — Residential (only in conjunction with an apartment dwelling)
  - .i a retail establishment, having no outside storage
  - .ii a bank, trust company or financial institution
  - .iii an office, including the office of a medical, dental and drugless practitioner;
  - .iv a convenience store;
  - .v a convenience restaurant, excluding a drive-through facility;
  - .vi a dining room restaurant;
  - .vii a take-out restaurant;
  - .viii a dry cleaning and laundry distribution station;
  - .ix a service shop;
  - .x a personal service shop;
  - .xi a commercial school;
  - .xii a health or fitness centre;
  - .xiii a day nursery,
  - .xiv a pharmacy,
  - .xv a business incubator,
  - .xvi a custom workshop,
  - .xvii sales centre, and,
- .3 purposes accessory to the other permitted uses.

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

- .1 For the purposes of this zone, Steeles Avenue West shall be deemed to be the front lot line
- .2 For the purpose of this by-law, all lands zoned R3H – Exception 290 shall be deemed to be one lot for Zoning purposes, regardless of the number of buildings constructed, the creation of separate units and/or lots by way of Plan of Condominium, Consent, conveyance of private or public roads;

strata title arrangements, or other permissions, and any easements or registrations that are granted.

- .3 Minimum Front Yard Depth: 3.0 Meters
- .4 Minimum Interior Side Yard Width: 9 Metres
- .5 Minimum Rear Yard Depth: 106 Metres
- .6 Minimum Tower Step-Back:
  - .a The front walls of each tower oriented toward Steeles Avenue West shall be stepped back a minimum of 3.0 metres from the edge of the podium below.
  - .b The side walls of the tower oriented toward the east and west side lot lines shall be stepped back a minimum of 1 metre;
  - .c No step-back is required along the walls of any tower/podium oriented toward the rear lot line;
- .7 Maximum Gross Floor Area for all buildings: 224,000 square metres;
- .8 Maximum Building Height:
  - .a 167 metres for a building within 34.5 meters of the lot line abutting Steeles Avenue West;
  - .b 164 metres for a building located more than 34.5 metres from the lot line abutting Steeles Avenue West but less than or equal to 86.5 metres from the lot line abutting Steeles Avenue West;
  - .c 155 metres for a building located more than 86.5 metres of the lot line abutting Steeles Avenue West but less than or equal to 135 metres the lot line abutting Steeles Avenue West;
  - .d 152 metres for a building located more than 135 metres from the lot line abutting Steeles Avenue West;
- .9 Minimum Ground Storey Height: 4.5 Meters;
- .10 Bicycle Parking shall be provided in accordance with the following:
  - .a Minimum 0.5 spaces per apartment dwelling unit
  - .b Minimum 0.10 visitor spaces per apartment dwelling unit.
- .11 Minimum Tower Separation Distance: 25 meters
- .12 Minimum Podium Separation Distance: 18 meters
- .13 Maximum Tower Floorplate Area: 850 square metres
- .14 A minimum 35 percent of the apartment dwelling units shall include a minimum of two bedrooms;
- .15 Minimum Indoor Amenity Area:

- .a for buildings within 86.5 metres of Steeles Avenue West: 2,100 square metres combined total;
- .b for buildings beyond 86.5 metres of Steeles Avenue West: 1,950 square metres combined total;
- .16 Minimum Outdoor Amenity Area:
  - .a for buildings within 86.5 metres of Steeles Avenue West: 515 square metres combined total;
  - .b for buildings beyond 86.5 metres of Steeles Avenue West: 485 square metres combined total;
- .17 Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the wall shall have clear vision windows and/or doors.
- .18 Minimum Non-Residential Gross Floor Area: 1,000 square metres
- .19 Required Non-Residential Uses at Grade: The portion of the floor area within the first storey of a building located within 34.5 metres of Steeles Avenue West shall be used for commercial purposes. Notwithstanding the foregoing, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing Steeles Avenue West is occupied by entrances or lobbies
- .20 Continuous Street Wall: A building at grade level, must occupy at least 95% of the entire available frontage facing Steeles Avenue West and 75% of the entire available frontage facing any other public street. For the purpose of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.
- .21 Loading, Unloading and Waste Disposal and Storage:
  - .a Minimum 2 loading space shall be provided.
  - .b Loading, unloading and waste disposal facilities, except access thereto, shall not be located on the wall facing a street, and must be adequately screened from view from a street.
  - .c All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.
  - .d Notwithstanding Section 4.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses.

### **12.290.3 for the purposes of Exception 290:**

- .1 Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower.
- .2 Tower shall mean the portion of the building located above a podium with a Floor Plate area of 850 square metres or less.

- .3 Floor Plate means the total gross floor area of an individual storey of the building measured from exterior walls.
- .4 Business Incubator shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- .5 Custom Workshop shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.
- .6 Indoor Amenity Space shall mean a recreational and/or common area within the building exclusively accessible to residents.

#### **12.290.4 The Holding**

- .1 Uses Permitted Prior to Removal of the (H) Holding Symbol:
  - .a Uses legally existing on the effective date of the amending by-law;
- .2 The (H) Holding Symbol on land zoned R3H – Exception 290 shall not be removed until such time as the following conditions have been satisfied:
  - .a A Functional Servicing Report supporting interim and permanent servicing for any proposed phase of development has been approved by the Region of Peel (or successor), City of Brampton, and the Credit Valley Conservation Authority in consultation with the landowners for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane;
  - .b A Traffic Impact Study supporting interim and permanent public access for any proposed phase of development has been completed in accordance with the City of Brampton and Region of Peel Terms of Reference in consultation with the landowners for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane to the satisfaction of the Region of Peel (or successor) and City of Brampton;
  - .c The City's Commissioner of Public Works shall be satisfied that a new public road providing access to the lands has been constructed via the extension of Malta Avenue and/or Lancashire Lane and conveyed to the City, or other alternative access arrangements including but not limited to an acceptable interim access and interim road network to the satisfaction of the Commissioner of Public Works;
  - .d Any requisite permits or approvals from Credit Valley Conservation under O. Reg 160/06 be received

## 12.291 Exception 291

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

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

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

- .1 Minimum Lot Area:
  - .a for Lot 51: 399.0 square metres.
  - .b for Lots 3 and 49: 443.0 square metres.
  - .c for all other lots:
    - .i for an Interior Lot: 380.0 square metres.
    - .ii for a Corner Lot: 475.0 square metres.
- .2 Minimum Lot Width:
  - .a for Lot 51: 11.5 metres.
  - .b for Lots 3 and 49: 13.4 metres.
  - .c for Lots 28 to 34, both inclusive: 10.4 metres.
  - .d for all other lots:
    - .i Interior Lot: 11.0 metres.
    - .ii Corner Lot: 13.5 metres.
- .3 Minimum Lot Depth: 33.0 metres.
- .4 Minimum Front Yard Depth:
  - .a for Lots 1, 2, 3, 49, 50 and 51: 7.5 metres.
  - .b for all other lots: 6.0 metres.
- .5 Minimum Side Yard Width:
  - .a for Lot 51: 1.2 metres on the side abutting Lot 163, Registered Plan 858, and 0.3 metres on the other side, with the distance between the walls of two dwellings not to be less than 2.4 metres; and,
  - .b for Lots 49 and 50: 0.3 metres, with the distance between the walls of the dwellings on Lots 50 and 51 not to be less than 2.4 metres, and the distance between the walls of the dwellings on Lots 49 and 50 not to be less than 1.8 metres, and provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

- .c for Lot 1: 1.2 metres on the side abutting Block D, Registered Plan 865, and 0.3 metres on the other side, with the distance between the walls of two dwellings not to be less than 1.8 metres, and provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall
  - .d for all other lots: 0.3 metres, with the distance, between the walls of two dwellings not to be less than 1.8 metres, and provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall
- .6 Minimum Exterior Side Yard Width : 3.0 metres.
  - .7 Minimum Rear Yard Depth: 7.6 metres.
  - .8 Maximum Building Height: 7.6 metres.
  - .9 Minimum Landscaped Open Space: 50 percent of the front yard area.



## 12.292 Exception 292

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

- .1 Purposes permitted in the R3H zone
- .2 Only in conjunction with a building containing an apartment dwelling, the uses permitted in the GC zone, except that a service station or gas bar shall not be permitted

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

- .1 Minimum Lot Area: No Requirement
- .2 Minimum Lot Width: No Requirement
- .3 Minimum Lot Depth: No Requirement
- .4 Minimum Yard Depth to a Municipal Street or Private Laneway:
  - .a Kennedy Road North: 0.0 metres
  - .b Vodden Street East: 1.5 metres
  - .c Hansen Road North: 3.0 metres
  - .d Other Municipal Street: 3.0 metres
  - .e Private Laneway: 3.0 metres
- .5 Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres
- .6 Minimum Setback for Parking Structure Below Established Grade: 0.0 metres
- .7 Minimum Tower Setback to Municipal Street or Private Laneway:
  - .a Kennedy Road North: 3.0 metres
  - .b Vodden Street East: 4.5 metres
  - .c Private Laneway: 6.0 metres
- .8 For the purposes of this by-law a building Tower shall mean: that portion of the building located above a height of 8 storeys
- .9 Tower Stepbacks: A minimum cumulative tower stepback of 3.0 metres shall be provided for that portion of a building tower along Kennedy Road North or Vodden Street East, except that no tower stepback shall be required for up to 15% of the horizontal distance of the main exterior building face of any such tower along Kennedy Road North
- .10 Minimum Separation Distances Between Buildings:
  - .a Building Towers: 25.0 metres

- .b Building Portions Between 4 to 8 Storeys: 15.0 metres
- .c Building Portions Between 1 to 3 Storeys: 11.5 metres
- .11 Notwithstanding 292.2(4), (7), (9) and (10) the following may project into the minimum yards, setbacks, stepbacks and tower/building separation distances for the distances specified:
  - .a Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, lighting fixtures: 0.5 metres
  - .b Canopies, balconies, decks, open-roofed porches, uncovered terraces, hydro transformer: 1.8 metres
- .12 For the purposes of this by-law, Established Grade shall mean: a geodetic elevation of 229.0 metres
- .13 Maximum Building Height: 122.0 metres, except that:
  - .a For a building located within 30.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 58.5 metres is permitted
  - .b For a building located between a distance of 30.0 metres to 90.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 83.0 metres is permitted
  - .c For a building located within 75.0 metres of Vodden Street East and 83.0 metres of Hansen Road North, a maximum building height of 22.0 metres is permitted
- .14 Notwithstanding 292.2(13), the following shall be exempt from the calculation of building height:
  - .a Lighting fixtures, trellises, stair enclosures, landscape features, elevator enclosures/overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation elements, noise mitigation elements, chimney stack, exhaust flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 3.0 metres
  - .b A roof structure which is used only as an ornament or to house the mechanical equipment of any building to a maximum of 6.0 metres above the maximum permitted building height
- .15 Minimum Ground Floor Height 4.5 metres
- .16 Maximum Tower Floorplate: 800 square metres
- .17 Maximum Floor Space Index (FSI): 4.75
- .18 Maximum Number of Dwelling Units: 1,185
- .19 Minimum Non-Residential Gross Floor Area: 1,500 square metres
- .20 Maximum Lot Coverage: No Requirement

- .21 Minimum Landscaped Open Space: 10% of the lot area
- .22 Location of Motor Vehicle Parking: A maximum of 10 off-street surface motor vehicle parking spaces shall be permitted, however no off-street surface motor vehicle parking spaces shall be permitted within 25.0 metres of Kennedy Road North or 50.0 metres of Vodden Street East.
- .23 Motor Vehicle Parking:
  - .a Up to 1,501 square metres of Gross Floor Area for any commercial uses permitted in Exception 292.1 of this by-law that are located in an apartment dwelling building or mixed-use building, shall be exempt from minimum parking requirements.
- .24 Bicycle parking:
  - .a A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit
  - .b A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
  - .c A maximum of 50% of the required bicycle parking shall be vertical spaces
  - .d Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
    - .i A building or structure
    - .ii A secure area such as a supervised parking lot or enclosure; or
    - .iii Within bicycle lockers
  - .e The dimensions for required bicycle parking spaces shall be:
    - .i A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres
    - .ii A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres Bicycle parking must be located on the same lot as the use or building for which it is required
- .25 Minimum Number of Loading Spaces per Building: 1 space 2
- .26 Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from a public street 2
- .27 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare

### **12.292.3 for the purposes of Exception 292:**

- .1 For the purposes of this by-law Gross Floor Area shall mean: the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area

used for building maintenance or service equipment, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children's play area, common recreation amenity area, all areas associated with the parking of motor vehicles, utility areas or storage areas

- .2 All lands zoned R3H-Exception 292 shall be treated as a single lot for zoning purposes.
- .3 Notwithstanding any Exception of the By-law, the erection or use of building or structures on the lands shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

## 12.293 Exception 293

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

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

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

- .1 Minimum Lot Area: 360.0 square metres.
- .2 Minimum Lot Width: 12.0 metres.
- .3 Minimum Side Yard Width:
  - .a for lots abutting any lands which are zoned to permit townhouse dwellings: 3.0 metres
  - .b for all other lots: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

## 12.294 Exception 294

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

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

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

- .1 Minimum Lot Depth: 28.0 metres.

## 12.295 Exception 295

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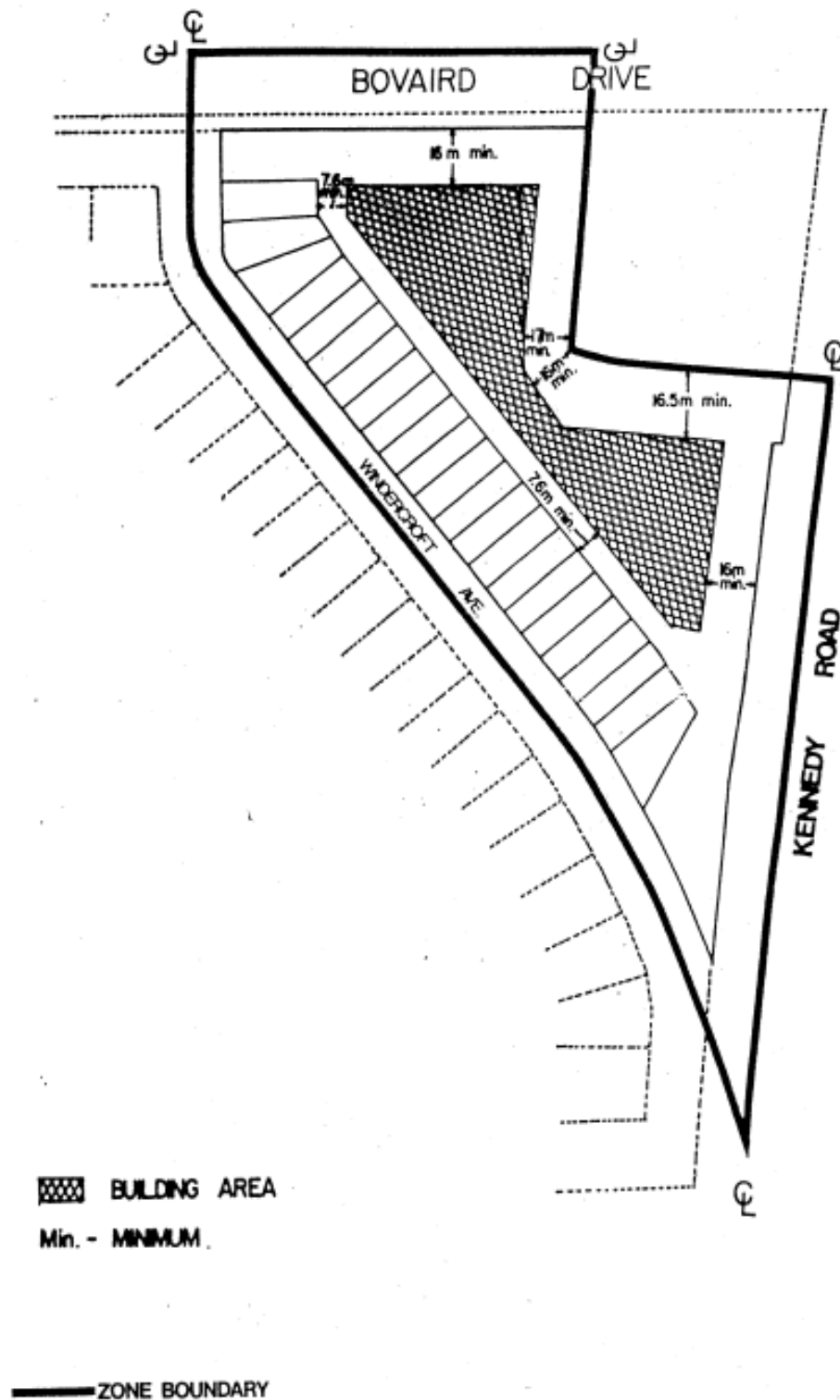
### **12.295.1 The lands shall only be used for the following purposes:**

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

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

- .1 Maximum Number of Dwelling Units: 35
- .2 the minimum lot width, front yard depth, side yard width, rear yard depth and side yard width flanking a road allowance shall be as shown on Figure 1-Exception 295.
- .3 all buildings shall be located within the area shown as BUILDING AREA on Figure 1-Exception 295;
- .4 Minimum Landscaped Open Space: 50 percent of the lot area.
- .5 Minimum Distance between dwellings:
  - .a between two exterior walls which contain no windows to habitable rooms: 3.0 metres
  - .b between two exterior walls, one of which contains windows to habitable rooms: 7.6 metres
  - .c between two exterior walls, both of which contain windows to habitable rooms: 15.0 metres; and,
  - .d where there is a driveway or privately owned roadway between two exterior walls, the minimum distance between the two exterior walls shall be increased by the width of any driveway or privately owned roadway running between such walls.

Figure 1





## 12.296 Exception 296

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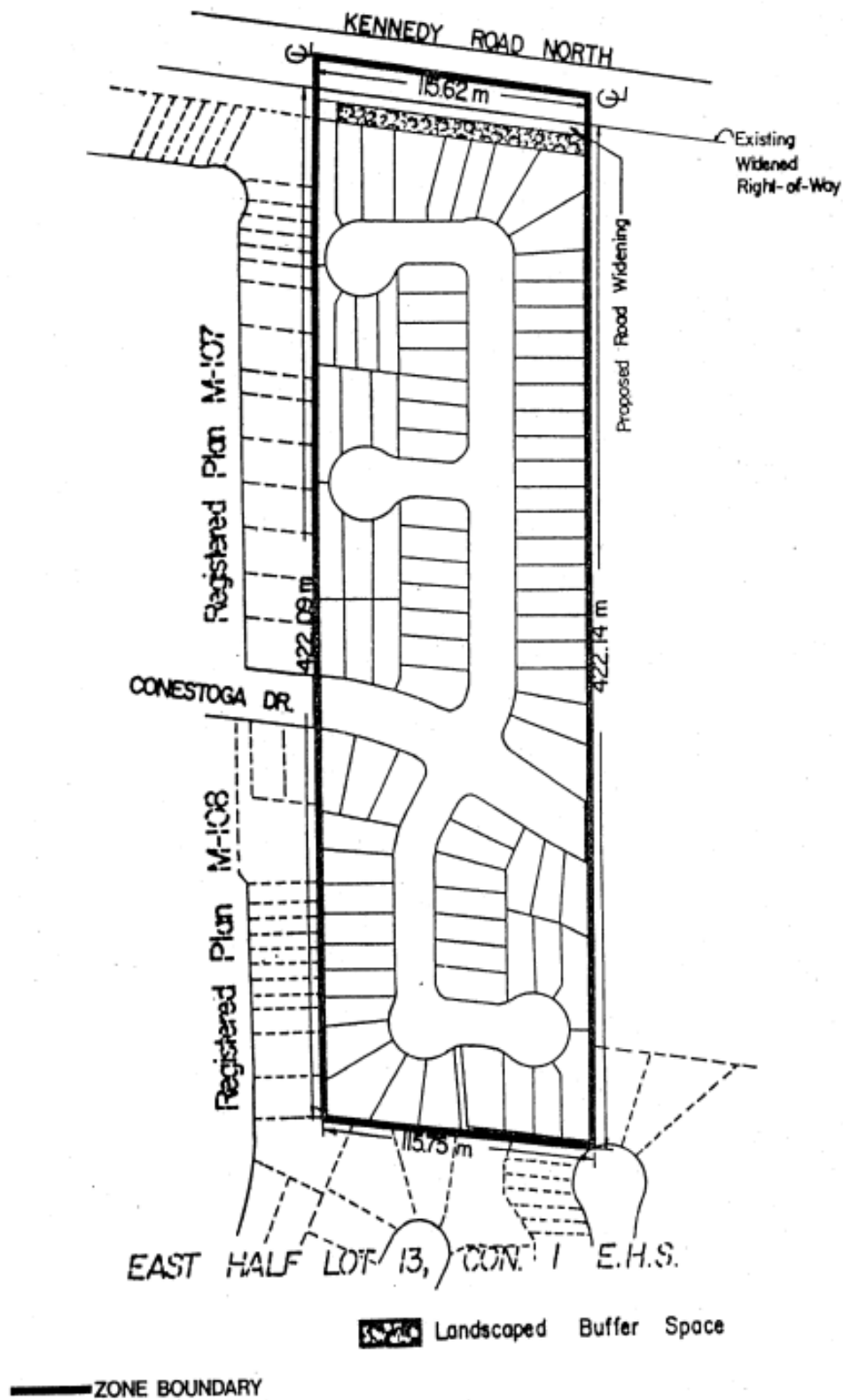
### 12.296.1 The lands shall only be used for the following purposes:

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 265.0 square metres.
  - .b for a Corner Lot: 365.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres.
  - .b for a Corner Lot: 12.0 metres.
- .3 Minimum Lot Depth: 29.2 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width : 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Minimum Landscaped Open Space: 40 percent of the front yard of an interior lot, 50 percent of the front yard of a corner lot, and 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot line.
- .10 a Landscaped Buffer Area of not less than 6.0 metres in width shall be provided and maintained in the location shown on Figure 1.

Figure 1



## 12.297 Exception 297

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 315.0 square metres.
  - .b for a Corner Lot: 400.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 10.6 metres.
  - .b for a Corner Lot: 13.6 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres on open side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door shall be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.6 metres.
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,

- .c 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines.

## 12.298 Exception 298

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

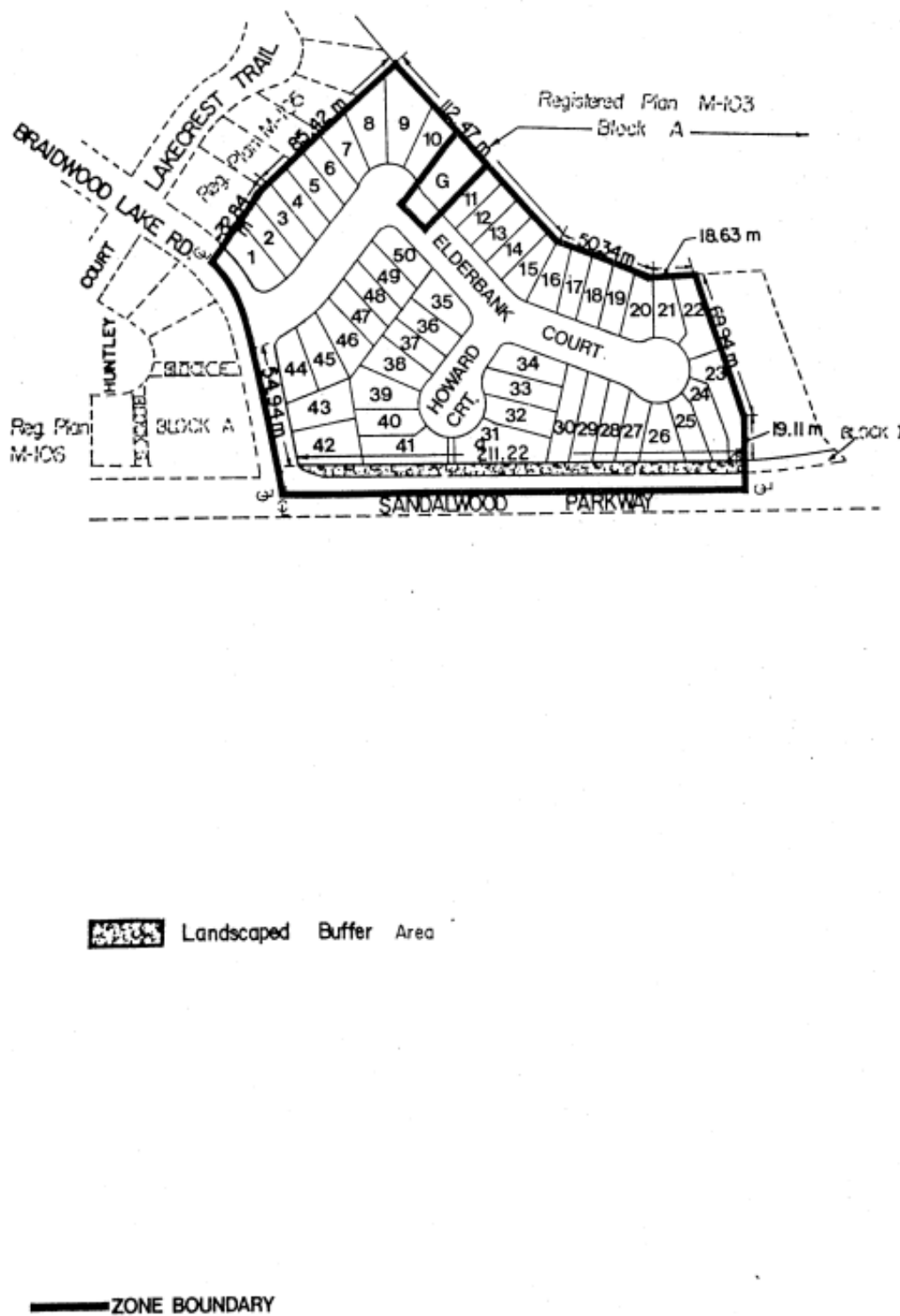
- .1 Residential:
  - .a single detached dwellings;
  - .b a group home; and,
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
  - .a for a Corner Lot: 400.0 square metres.
  - .b for an Interior Lot: 315.0 square metres.
- .2 Minimum Lot Width:
  - .a for a Corner Lot: 13.6 metres
  - .b for an Interior Lot: 10.0 metres.
- .3 Minimum Lot Depth:
  - .a for the Lots numbered 20, 21 and 26: 27.4 m.
  - .b for all other lots: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth:
  - .a for lots shown as number 9 to 22, both inclusive: 10.0 metres
  - .b for all other lots: 7.6 metres
- .8 Maximum Building Height: 10.5 metres

- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines.
- .10 Landscaped Buffer Area: a landscaped buffer area of not less than 9.0 metres in width shall be provided and maintained in the location shown on Figure 1.

Figure 1



## 12.299 Exception 299

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

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

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

- .1 Minimum Lot Area:
  - .a for lots shown as numbers 1 and 29 on Figure 1 to this by-law: 360.0 square metres
  - .b for the lot numbered 14 on Figure 1 to this by-law: 550.0 square metres
  - .c for all other lots as shown on Figure 1 except lot 14: 270.0 square metres
- .2 Minimum Lot Width:
  - .a for the lots numbered 1 and 29 other than lot 14 on Figure 1 to this by-law: 12.1 metres
  - .b for all other lots as shown on Figure 1 except for lot 14: 9.1 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.6 metres
- .8 Maximum Building Height: 10.5 metres
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,



- .c 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines
- .10 Landscaped Buffer Area: a landscaped buffer area of not less than 6.0 metres in width, shall be provided and maintained in the location shown on Figure 1

Figure 1

