

12.2500 Exception 2500

12.2500.1 The lands shall only be used for the following purposes:

- .1 Shall be used for one or any combination of the following purposes:
 - .a a townhouse dwelling;
 - .b a live-work townhouse dwelling;
 - .c an office;
 - .d a retail establishment having no outdoor storage;
 - .e a bank, trust company, or financial institution;
 - .f a personal service shop;
 - .g a dry-cleaning and laundry distribution station;
 - .h a printing or copying establishment;
 - .i a take-out restaurant;
 - .j a personal health or fitness centre;
 - .k a custom workshop;
 - .l a medical or dental practice or office;
 - .m a service shop;
 - .n a home occupation;
 - .o an artist and photography studio including framing;
 - .p a convenience store;
 - .q purposes accessory to the other permitted uses;

12.2500.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 6.0 metres;
- .2 Minimum Front Yard Depth: 0.6 metres;
- .3 Minimum Rear Yard Depth: 6.0 metres;
- .4 Maximum Building Height: 4 storeys;
- .5 Minimum building setback to a daylight triangle/rounding: 1.5 metres;
- .6 Notwithstanding any other provision of the By-law, the maximum width of a driveway shall be 6.0 metres;

- .7 The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .8 Maximum cumulative garage door width of an attached garage: 5.5 metres;
- .9 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and or on roof terraces;
- .10 No minimum landscaped open space requirement shall apply;
- .11 Direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room is not required;
- .12 Outdoor patios in the front yard of a live-work townhouse dwelling are permitted;
- .13 A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;
- .14 No parking spaces are required for non-residential uses;
- .15 A balcony or porch, with or without a cold cellar and associated stairs, may project into the minimum required front yard depth by a maximum of 0.3 metres, or into the minimum required exterior side yard width by a maximum of 1.0 metre or into the minimum required rear yard depth by a maximum of 1.8 metres. Eaves and cornices may project an additional 0.2 metres into the minimum required front yard depth and 0.6 metres into the minimum required exterior side yard;
- .16 A porch and/or balcony, with or without a foundation or cold cellar may encroach into the minimum required front yard depth or minimum required exterior side yard width to within 1.5 metres of a daylighting triangle/rounding; and,
- .17 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum required rear yard depth, may encroach a maximum of 1.0 metres into the minimum required exterior side yard width, and may encroach a maximum of 0.3 metres into the minimum required front yard depth.

12.2500.3 for the purposes of Exception 2500:

- .1 The lot line abutting Nexus Avenue shall be deemed to be the front lot line.

12.2501 Exception 2501

12.2501.1 The lands shall only be used for the following purposes:

- .1 Shall be used for one or any combination of the following purposes:
 - .a a townhouse dwelling;
 - .b a live-work townhouse dwelling;
 - .c an office;
 - .d a retail establishment having no outdoor storage;
 - .e a bank, trust company, or financial institution;
 - .f a personal service shop;
 - .g a dry-cleaning and laundry distribution station;
 - .h a printing or copying establishment;
 - .i a take-out restaurant;
 - .j a personal health or fitness centre;
 - .k a custom workshop;
 - .l a medical or dental practice or office;
 - .m a service shop;
 - .n a home occupation;
 - .o an artist and photography studio including framing;
 - .p a convenience store;
 - .q purposes accessory to the other permitted uses;

12.2501.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 6.0 metres;
- .2 Minimum Interior Side Yard Width to Lands Zoned R2 – Exception 2498: 0.0 metres;
- .3 Minimum Exterior Side Yard Width: 0.6 metres;
- .4 Minimum Rear Yard Depth: 6.0 metres;
- .5 Maximum Building Height: 4 storeys;
- .6 Minimum building setback to a daylight triangle/rounding: 1.5 metres;

- .7 Notwithstanding the provisions of the By-law, the maximum width of a driveway shall be 6.0 metres;
- .8 The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .9 Maximum cumulative garage door width of an attached garage: 5.5 metres;
- .10 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and or on roof terraces;
- .11 No minimum landscaped open space requirement shall apply;
- .12 Direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room is not required;
- .13 Outdoor patios in the exterior side yard of a live-work townhouse dwelling are permitted;
- .14 A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;
- .15 No parking spaces are required for non-residential uses;
- .16 A balcony or porch, with or without a cold cellar and associated stairs, may project into the minimum required exterior side yard width by a maximum of 0.3 metres, or into the minimum required front yard depth by a maximum of 1.0 metre or into the minimum required rear yard depth by a maximum of 1.8 metres. Eaves and cornices may project an additional 0.2 metres into the minimum required exterior side yard and 0.6 metres into the minimum required front yard depth;
- .17 A porch and/or balcony, with or without a foundation or cold cellar may encroach into the minimum required front yard depth or minimum required exterior side yard width to within 1.5 metres of a daylighting triangle/rounding; and,
- .18 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum required rear yard depth, may encroach a maximum of 1.0 metres into the minimum required front yard depth, and may encroach a maximum of 0.3 metres into the minimum required exterior side yard width.

12.2502 Exception 2502

12.2502.1 The lands shall only be used for the following purposes:

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

12.2502.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage facing the street;
- .2 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .3 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;
- .4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- .5 Maximum Building Height: 11.6 metres; and,
- .6 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
 - .a in the case of a flat roof, the highest point of the roof surface;
 - .b in the case of a mansard roof, the deck line; or,
 - .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2503 Exception 2503

12.2503.1 The lands shall only be used for the following purposes:

- .1 uses permitted in a R1 zone, or
- .2 a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020;

12.2503.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;
- .3 The minimum lot width of a lot abutting a daylighting triangle shall be 13.0 metres;
- .4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- .5 Maximum Building Height: 11.6 metres;
- .6 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
 - .a in the case of a flat roof, the highest point of the roof surface;
 - .b in the case of a mansard roof, the deck line; or,
 - .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge; and,
- .7 Lot Width, for lots where the side lot lines converge towards the front lot line, shall mean: the straight line distance between two points, one on each side lot line, each 6.0 metres back from the front lot line.

12.2504 Exception 2504

12.2504.1 The lands shall only be used for the following purposes:

- .1 uses permitted in a R1 zone, or
- .2 a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020;

12.2504.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;
- .3 Notwithstanding any other provision of the By-law, the maximum interior garage width shall be 6.1 metres;
- .4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- .5 The minimum lot width of a lot abutting a daylighting triangle shall be 13.0 metres;
- .6 Maximum Building Height: 11.6 metres; and,
- .7 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
 - .a in the case of a flat roof, the highest point of the roof surface;
 - .b in the case of a mansard roof, the deck line; or,
 - .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2505 Exception 2505

12.2505.1 The lands shall only be used for the following purposes:

- .1 uses permitted in a R1 zone, or
- .2 a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020;

12.2505.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and box-out windows;
- .3 Notwithstanding any other provision of the By-law:
 - .a the maximum cumulative garage door width for an attached garage shall be 5.05 metres and the maximum interior garage width shall be 5.65 metres, on lots equal to or greater than 11.6 metres but less than 12.5 metres in width;
 - .b the maximum cumulative garage door width for an attached garage shall be 5.5 metres and the maximum interior garage width shall be 6.1 metres, on lots equal to or greater than 12.5 metres but less than 14 metres in width; and,
 - .c the maximum interior garage width shall be 6.1 metres or 50 % of the dwelling unit width, whichever is greater, on lots equal to or greater than 14 metres in width;
- .4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- .5 The minimum lot width of a lot abutting a daylighting triangle shall be 11.0 metres;
- .6 Maximum Building Height: 11.6 metres;

12.2505.3 For the Purposes of this Exception:

- .7 Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
 - .a in the case of a flat roof, the highest point of the roof surface;
 - .b in the case of a mansard roof, the deck line; or,

- .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge; and,
- .8 Lot Width, for lots where the side lot lines converge towards the front lot line, shall mean: the straight line distance between two points, one on each side lot line, each 6.0 metres back from the front lot line.

12.2506 Exception 2506

12.2506.1 The lands shall only be used for the following purposes:

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

12.2506.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;
- .3 The minimum building setback to a daylighting triangle/rounding shall be 1.2 metres;
- .4 Notwithstanding any other provision of the By-law:
 - .a the maximum cumulative garage door width for an attached garage shall be 5.05 metres and the maximum interior garage width shall be 5.65 metres, on lots equal to or greater than 11.6 metres but less than 12.5 metres in width;
 - .b the maximum cumulative garage door width for an attached garage shall be 5.5 metres and the maximum interior garage width shall be 6.1 metres, on lots equal to or greater than 12.5 metres but less than 14 metres in width; and,
 - .c the maximum interior garage width shall be 6.1 metres or 50 % of the dwelling unit width, whichever is greater, on lots equal to or greater than 14 metres in width;
- .5 The minimum lot width of a lot abutting a daylighting triangle shall be 11.0 metres;
- .6 Maximum Building Height: 11.6 metres; and,
- .7 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
 - .a in the case of a flat roof, the highest point of the roof surface;
 - .b in the case of a mansard roof, the deck line; or,
 - .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2507 Exception 2507

12.2507.1 The lands shall only be used for the following purposes:

- .1 Any conservation area or purposes
- .2 Purposes accessory to the other permitted purposes

12.2508 Exception 2508

12.2508.1 The lands shall only be used for the following purposes:

- .1 A stacked back-to-back townhouse dwelling
- .2 Purposes accessory to the other permitted purposes

12.2508.2 The lands shall be subject to the following requirements and restrictions:

- .1 The following requirements and restrictions shall apply to all permitted uses:
 - .a Maximum Floor Space Index: 1.65
 - .b Maximum Number of Units: 380
 - .c Any structures or equipment required for the provision of services by a public or private utility company may be located no less than 2 metres from a public road right-of-way and 1 metre from a private road or dwelling.
- .2 Shall be subject to the following additional requirements and restrictions, for stacked townhouse and stacked back-to-back townhouse dwelling uses:
 - .a Minimum Lot Area: No requirement
 - .b Front Yard Setback: 3.5 metres
 - .c Rear Yard Setback: 7.5 metres
 - .d Interior Side Yard Setback
 - .i 4.0 metres to the north property line for the front wall of a dwelling;
 - .ii 7.0 metres to the south property line for the front wall of the dwelling; and
 - .iii 4.0 metres to the side wall of a dwelling
 - .e Minimum Setback from the Wall of a Dwelling to the Curb of a Private Street
 - .i 4.5 metres, except at a daylight rounding where the setback may be reduced to 3.0 metres
 - .f Minimum Setback to a lot line abutting a Public Street: 3.5 metres
 - .g Minimum Setback to a Stairwell
 - .i All stairwells, enclosed or open, providing access to below grade parking shall be exempt from all setback requirements
 - .h Patios and Amenity Areas:
 - .i Below grade patios and amenity areas shall be permitted within a required yard

- .i Minimum Landscaping Strip
 - .i 0.0 metres abutting the north property line;
 - .ii 2 metres abutting the south property line;
 - .iii 3.0 metres abutting the west property line; and
 - .iv The following shall be permitted within required landscaping:
 - 1. Stairwells, enclosed or open, providing access to below grade parking;
 - 2. Walkways leading to stairwells providing access to below grade parking;
 - 3. Retaining walls
- .j Minimum Landscaped Open Space: 30%
- .k Maximum Lot Coverage: 45%
- .l Minimum Dwelling Unit Width: 6 metres
- .m Minimum Building Separation Distance: 4.0 metres to a main wall
- .n Minimum Building Height: 3 storeys, along the front lot line
- .o Maximum Building Height: 4 storeys or 16.6 metres whichever is greater, excluding a stairwell enclosure
- .p Tandem Parking Spaces:
 - .i Tandem parking spaces are permitted provided that at least one space per dwelling unit is accessible from a parking aisle
- .q Parking shall be provided on a Private Street or in a below grade parking structure. Parking shall not be permitted in an individual garage or driveway.

12.2508.3 for the purposes of Exception 2508:

- .1 Despite any division of the lands, all lands zoned R2 - Exception 2508 shall be treated as one lot for zoning purposes.
- .2 Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane.
- .3 A stacked back-to-back Townhouse Dwelling shall mean a building not exceeding four storeys in height, containing more than three attached dwelling units that are divided horizontally and vertically, each with an entrance that is independent or through a common vestibule, with a minimum of four units per block that are attached sharing a common rear wall.
- .4 The front lot line shall mean the lot line abutting Heart Lake Road.

12.2509 Exception 2509

12.2509.1 The lands shall only be used for the following purposes:

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

12.2509.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage facing the street;
- .2 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .3 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;
- .4 Notwithstanding any other provision of the By-law, dwellings containing a 3 car garage shall:
 - .a have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres, where a garage door faces a front lot line; or shall,
 - .b have a maximum individual garage door width of 5.5 metres, up to a maximum cumulative garage door width of 8.0 metres, where a garage door faces an interior side lot line;
- .5 Notwithstanding any other provision of the Bylaw, the maximum interior garage width shall be 9.4 metres;
- .6 Notwithstanding any other provision of the Bylaw, if garage doors face the interior side lot line, the minimum driveway depth between the garage door(s) and the interior side lot line shall be 6.6 metres for the entire width of the garage doors;
- .7 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- .8 Maximum Building Height: 11.6 metres; and,
- .9 Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
 - .a in the case of a flat roof, the highest point of the roof surface;
 - .b in the case of a mansard roof, the deck line; or,
 - .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2510 Exception 2510

12.2510.1 The lands shall only be used for the following purposes:

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

12.2510.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;
- .3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;
- .4 Maximum Building Height: 11.6 metres
- .5 Minimum Front Yard Depth: 4.5 metres, but 5.5 metres to the front of a garage or carport.

12.2511 Exception 2511

12.2511.1 The lands shall only be used for the following purposes:

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

12.2511.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;
- .3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;
- .4 Maximum Building Height: 11.6 metres
- .5 Minimum Rear Yard Depth: 6.0 metres
- .6 Minimum Front Yard Depth: 4.5 metres, but 5.5 metres to the front of a garage or carport.

12.2512 Exception 2512

12.2512.1 The lands shall only be used for the following purposes:

- .1 Industrial, which for the purpose of this Exception, shall only include the following uses:
 - .a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within and enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
 - .b A warehouse;
 - .c A utility installation; and,
 - .d A printing establishment,
- .2 Non-Industrial, which for the purpose of this Exception, shall only include the following uses:
 - .a A retail establishment;
 - .b A retail warehouse
 - .c A grocery store;
 - .d A personal service shop;
 - .e A dry cleaning and laundry distribution station;
 - .f A laundromat;
 - .g A bank, trust company, and finance company;
 - .h A health or fitness centre;
 - .i A custom workshop;
 - .j An animal hospital;
 - .k A place of commercial recreation;
 - .l A commercial, technical and recreational school;
 - .m A dining room restaurant, and a take-out restaurant;
 - .n A hotel or motel;
 - .o A service shop;
 - .p A banquet hall;
 - .q A community club;
 - .r An office;
 - .s A day care centre;

- .t A supermarket;
 - .u A private school;
 - .v A recreation facility or structure; and,
 - .w A place of worship.
- .3 Accessory Non-Industrial Uses, which for the purpose of this Exception, shall only include the following uses;
- .a A garden centre sales establishment associated with a grocery store or retail warehouse; and,
 - .b Purposes accessory to the other permitted purposes.

12.2512.2 The lands shall be subject to the following requirements and restrictions:

- .1 Building Setbacks:
 - .a Industrial Uses: A minimum of 12 metres and a maximum of 33 metres to The Gore Road; and,
 - .b Non-Industrial Uses: A minimum of 6 metres or half the building height, whichever is the greater to The Gore Road.
- .2 Minimum Landscaped Open Space: 6.0 metres along lot lines abutting The Gore Road and Fogal Road, (except at approved access locations);
- .3 Outside Storage: No outside storage shall be permitted except for:
 - .a Seasonal goods associated with a Supermarket or Retail Warehouse, but such storage shall not be located within a yard abutting The Gore Road;
 - .b Seasonal goods associated with a Supermarket or Retail Warehouse shall be permitted within the required parking area and shall be restricted to a maximum combined total area of 929 square metres.
- .4 Maximum Building Height:
 - .a Industrial Uses: 1 storey, except for an ancillary office component in which case the maximum height shall be 3 storeys;
- .5 Vehicle Loading:
 - .a For all uses, there shall be no overhead doors on a building wall that faces The Gore Road unless screened from view from the street;
 - .b For Industrial Uses, there shall be no overhead doors within 60 metres of The Gore Road, unless screened from the street;
- .6 The maximum cumulative gross floor area for all buildings on the site shall be 8,550.0 square metres;

- .7 The maximum permitted gross floor area dedicated to the sale of food in an individual supermarket shall be 1,140 square metres; and,
- .8 all restaurant refuse storage shall be enclosed in a climate controlled area within a building.

12.2512.3 for the purposes of Exception 2512:

- .1 shall also be subject to the requirements and restrictions relating to the PE zone for those uses permitted by Exception 2512.1(1), or the LC zone for those uses permitted by Exception 2512.1(2), and all the general provisions of this by-law which are not in conflict with those set out in Exception 2512.2.
- .2 RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

12.2513 Exception 2513

12.2513.1 The lands shall only be used for the following purposes:

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

12.2513.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 650 square metres; and,
 - .b Corner Lot – 800 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot – 18.0 metres; and,
 - .b Corner Lot – 20.0 metres.
- .3 Maximum Lot Coverage: 33%, excluding permitted accessory structures and yard encroachments specified in Exception 2513 and Section 3.10 of the By-law.
- .4 Minimum Lot Depth: 27.0 metres.
- .5 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage where the garage door faces the street;
 - .c the minimum setback to a daylight triangle shall be 1.5 metres;
 - .d a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
 - .e a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight triangle;
 - .f a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,
 - .g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight triangle.
- .6 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b the minimum setback to a daylight triangle shall be 1.5 metres;
 - .c a covered or uncovered porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;

- .d a covered or uncovered porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight triangle;
 - .e a bay/ bow/ or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard; and,
 - .f a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight triangle.
- .7 Minimum Rear Yard Depth:
- .a 13.5 metres; and,
 - .b a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.
- .8 Minimum Interior Side Yard Width:
- .a 1.2 metres.
- .9 Maximum Building Height:
- .a 11.5 metres.
- .10 Garage Control:
- .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,
 - .b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.
- .11 Minimum building setback to the railway on the east side of Churchville Road, excluding permitted encroachment of accessory structures:
- .a 22 metres.

12.2513.3 for the purposes of Exception 2513:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this bylaw, which are not in conflict with those set out in Exception 2513.2.

12.2514 Exception 2514

12.2514.1 The lands shall only be used for the following purposes:

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

12.2514.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;
- .3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;
- .4 Maximum Building Height: 11.6 metres
- .5 Minimum Rear Yard Depth: 6.0 metres

12.2515 Exception 2515

12.2515.1 The lands shall only be used for the following purposes:

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

12.2515.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;
- .3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;
- .4 Maximum Building Height: 11.6 metres

12.2516 Exception 2516

12.2516.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes:
 - .a a semi-detached dwelling.

12.2516.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Dwelling Unit Width: 5.6 metres
- .2 Minimum Front Yard Depth: 8.0 metres
- .3 Minimum Interior Side Yard Depth: 2.2 metres

12.2517 Exception 2517

12.2517.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by the Agricultural (A) zone;
- .2 an office for a construction company only; and,
- .3 purposes accessory to permitted purposes.

12.2517.2 The lands shall be subject to the following requirements and restrictions:

- .1 the purposed identified in Exception 2517.1 (2) and (3) shall be subject to the following requirements and restrictions:
 - .a shall only be permitted for a period of three years from December 9, 2015.
- .2 shall also be subject to the requirements and restrictions of the Agricultural (A) zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2517.2.(1).

12.2518 Exception 2518

12.2518.1 The lands shall only be used for the following purposes:

- .1 private landscaping amenity space

12.2518.2 The lands shall be subject to the following requirements and restrictions:

- .1 no buildings or structures shall be permitted.

12.2519 Exception 2519

12.2519.1 The lands shall only be used for the following purposes:

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

12.2519.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front, rear and exterior side yard;
- .3 On lots equal to or greater than 11.4 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .4 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres; and,
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres.

12.2520 Exception 2520

12.2520.1 The lands shall only be used for the following purposes:

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

12.2520.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front, rear and exterior side yard;
- .3 On lots less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .4 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres; and
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres.

12.2521 Exception 2521

12.2521.1 The lands shall only be used for the following purposes:

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

12.2521.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 650 square metres;
- .2 Minimum Lot Width: Interior Lot – 18.0 metres;
- .3 Maximum Lot Coverage: 39%, excluding permitted accessory structures and yard encroachments specified in Exception 2521 and Section 3.10 of the By-law.
- .4 Minimum Lot Depth: 27.0 metres.
- .5 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage where the garage door faces the street;
 - .c a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard; and,
 - .d a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,
- .6 Minimum Rear Yard Depth:
 - .a 11.5 metres; and,
 - .b a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres.
- .8 Maximum Building Height:
 - .a 11.5 metres.
- .9 Garage Control:
 - .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,
 - .b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2521.3 for the purposes of Exception 2521:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2521.2

12.2522 Exception 2522

12.2522.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R2 zone and an Natural System (NS) Zone;

12.2522.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those uses permitted in an NS zone, the requirements and restrictions as set out in an NS zone; and,
- .2 For those uses permitted in a R2 zone, shall be subject to the following requirements and restrictions:
 - .a Minimum Yard Setback for a Principal Building:
 - .i The rear wall of a dwelling unit shall be 6.0 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, 4.5 metres to Rivermont Road, and 6.0 metres in all other instances;
 - .ii A balcony or porch with or without cold cellar, may project into the yard abutting Rivermont Road by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,
 - .iii Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the yard abutting Rivermont Road, eaves and cornices may project an additional 0.6 metres into the yard abutting Rivermont Road; i
 - .b Minimum Landscaped Open Space, except at approved access locations:
 - .i 1. 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
 - .ii Notwithstanding Exception 2435.2(2)(b)(i) to the contrary, encroachments permitted within Section 3.10 and Exception 2435.2 of this zone are allowed to encroach into the minimum landscaped open space area;
 - .c Notwithstanding any other provision of the By-law, a transformer may be located no less than 3.0 metres from a public road right-of-way, and 1.5 metres to any other zone category, and may be further reduced to 0 metres where a transformer abuts a private road or a residential lot line internal to the zone category; and
 - .d The Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .i In the case of a flat roof, the highest point of the roof surface,

- .ii In the case of a mansard roof, the deck line, or
- .iii In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2523 Exception 2523

12.2523.1 The lands shall only be used for the following purposes:

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

12.2523.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 650 square metres;
- .2 Minimum Lot Width: Interior Lot – 18.0 metres;
- .3 Maximum Lot Coverage: 45%, excluding permitted accessory structures and yard encroachments specified in Exception 2523 and Section 3.10 of the By-law.
- .4 Minimum Lot Depth: 27.0 metres.
- .5 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage where the garage door faces the street;
 - .c a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard; and,
 - .d a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,
- .6 Minimum Rear Yard Depth:
 - .a 7.5 metres; and,
 - .b a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres.
- .8 Maximum Building Height:
 - .a 11.5 metres.
- .9 Garage Control:
 - .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,
 - .b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2523.3 for the purposes of Exception 2523:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2523.2

12.2524 Exception 2524

12.2524.1 The lands shall only be used for the following purposes:

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

12.2524.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 650 square metres; and,
 - .b Corner Lot – 800 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot – 18.0 metres; and,
 - .b Corner Lot – 20.0 metres.
- .3 Maximum Lot Coverage: 49%, excluding permitted accessory structures and yard encroachments specified in Exception 2524 and Section 3.10 of the By-law.
- .4 Minimum Lot Depth: 27.0 metres;
- .5 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to the front of a garage where the garage door faces the street;
 - .c the minimum setback to a daylight triangle shall be 1.5 metres;
 - .d a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
 - .e a covered or uncovered porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight triangle;
 - .f a bay/ bow/ or box window with or without foundation may encroach 1.5 metres into the front yard; and,
 - .g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight triangle.
- .6 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b the minimum setback to a daylight triangle shall be 1.5 metres;
 - .c a covered or uncovered porch or balcony with or without foundation or cold cellar, including

- .d eaves and cornices, may encroach 2.3 metres into the exterior side yard;
 - .e a covered or uncovered porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight triangle
 - .f a bay/ bow/ or box window, with or without foundation may encroach 1.0 metres into the exterior side yard; and,
 - .g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight triangle
- .7 Minimum Rear Yard Depth:
- .a 7.5 metres; and,
 - .b a covered or uncovered porch and/or balcony, including eaves and cornices, with or without foundation or cold cellar, may project from the rear main wall of a dwelling by a maximum of 3.5 metres.
- .8 Minimum Interior Side Yard Width:
- .a 1.2 metres.
- .9 Maximum Building Height:
- .a 11.5 metres.
- .10 Garage Control:
- .a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and,
 - .b the interior garage width, as calculated 3.0 metres from the garage opening, shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

12.2524.3 for the purposes of Exception 2524:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 2524.2

12.2525 Exception 2525

12.2525.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in an R1 zone.

12.2525.2 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum lot depth shall be 22 metres;
- .2 Notwithstanding any other provision of this By-law, on lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres or 50% of the dwelling unit width, whichever is greater; and,
- .3 Notwithstanding any other provision of this By-law, the maximum permitted driveway width of the portion of the driveway, between the street curb and the front or flankage lot line (within the City boulevard), shall be 6.0 metres when measured parallel to the front of the attached garage . The maximum permitted width of the remainder of the driveway in the front or exterior side yard shall be in accordance with Sections 5.2.I.2 and 5.2.I.3 of the By-law, measured parallel to the front of the attached garage.

12.2526 Exception 2526

12.2526.1 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this Exception, the shortest segment of the lot line abutting the public street shall be deemed the “LOT LINE, FRONT”;
- .2 For the purposes of this section, the “LOT WIDTH” shall be the straight line distance between the two points, one on each side lot line, each fifteen (15) metres back from the front lot line;
- .3 Minimum Lot Area: 805 square metres;
- .4 Minimum Lot Width: 23 metres;
- .5 Minimum Lot Depth: 35 metres;
- .6 Minimum Front Yard Depth:
 - .7 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

12.2527 Exception 2527

12.2527.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres;
- .2 Minimum Lot Width: 15.0 metres;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 3.0 metres;
- .5 Minimum Rear Yard Depth: 1.5 metres;
- .6 Minimum Interior Side Yard Width: 7.5 metres, except where a side yard abuts a buffer block, the minimum interior side yard width shall be 1.5 metres;
- .7 Minimum Exterior Side Yard Width: 1.5 metres;
- .8 Maximum Open-Roofed Porch Encroachment: 2.0 metres into an interior side yard, except where a side yard abuts a buffer bloc

12.2528 Exception 2528

12.2528.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in an R1 zone.

12.2528.2 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum lot depth shall be 22 metres;
- .2 Notwithstanding any other provision of this By-law, on lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres or 50% of the dwelling unit width, whichever is greater;
- .3 Notwithstanding any other provision of this By-law, the garage shall be permitted to face a flankage lot line; and,
- .4 Notwithstanding any other provision of this By-law, the maximum permitted driveway width of the portion of the driveway, between the street curb and the front or flankage lot line (within the City boulevard), shall be 6.0 metres when measured parallel to the front of the attached garage . The maximum permitted width of the remainder of the driveway in the front or exterior side yard shall be in accordance with Sections 5.2.I.2 and 5.2.I.3 of the By-law, measured parallel to the front of the attached garage.

12.2529 Exception 2529

12.2529.1 The lands shall only be used for the following purposes:

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

12.2529.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 200 square metres per dwelling unit;
- .2 Minimum Lot Width: 29 metres;
- .3 Minimum Front Yard Depth: 1.8 metres;
- .4 Minimum Side Yard Width: 1.2 metres;
- .5 Minimum Rear Yard Depth: 3.0 metres;
- .6 Maximum Building Height: 11.0 metres;
- .7 Minimum Landscaped Open Space: 25% of the lot area;
- .8 Maximum Number of Dwelling Units: 13;
- .9 Minimum Number of Required Parking Spaces: 21;
- .10 All lands zoned R2-Exception 2529 shall be treated as one lot for the purposes of this by-law.

12.2530 Exception 2530

12.2530.1 The lands shall only be used for the following purposes:

- .1 The uses permitted by the PE zone
- .2 A hotel
- .3 Only in conjunction with a hotel, a banquet facility, a conference centre facility, convenience retail, a dining room restaurant or take-out restaurant, a personal service shop, excluding body rub/massage parlour and/or tattoo parlour
- .4 Purposes accessory to the other permitted purposes

12.2530.2 The lands shall be subject to the following requirements and restrictions:

- .1 Uses permitted under Exception 2530.1(2) and (3) shall be subject to the following requirements and restrictions:
 - .a Maximum Building Height: 7 storeys
 - .b Minimum Landscape Open Space:
 - .i Where the required landscaped area is reduced by way of land acquisition, expropriation, widening, or other undertaking by the Regional Municipality of Peel or the Crown in Right of Ontario, the reduced area shall be the minimum required landscape open space area.
 - .ii Except at approved driveway locations along the front lot line: 30% of the minimum required front yard area.
 - .iii Interior Side Yard: 1.5 metres.
 - .c Minimum setback to a hydro transformer:
 - .i Interior Side Yard: 1.5 metres;
 - .ii Front Yard: 6 metres.
 - .d Decorative fencing is permitted within the Front Yard to a maximum height of 1.2 metres.
 - .e Minimum Number of Loading Spaces: 1 Space
 - .f Refuse storage for restaurant uses including any containers for recyclable materials shall be contained within a climate controlled area within a building.
 - .g Requirements and restrictions of the PE-Exception 2676 Zone are not in conflict with the above.
- .2 Uses permitted under Exception 2530.1 (1) shall be subject to the requirements and restrictions of the PE-Exception 2676 zone.

12.2531 Exception 2531

12.2531.1 The lands shall only be used for the following purposes:

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

12.2531.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot 122 square metres
 - .b Corner Lot 185 square metres
 - .c End Lot 150 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot 4.45 metres
 - .b Corner Lot 7.5 metres
 - .c End Lot 5.7 metres
- .3 The following provisions shall apply to garages:
 - .a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 2.44 metres
 - .b for end units, the interior garage width as calculated 3.0 metres from the garage opening, may be a maximum 1.9 metres greater than the garage door width

12.2532 Exception 2532

12.2532.1 The lands shall only be used for the following purposes:

- .1 Agricultural uses as defined by Section 2 of the By-law
- .2 Non-Agricultural:
 - .a A single detached dwelling
 - .b A Group Home Type 1
 - .c A home occupation

12.2532.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 30 metres.
- .2 Minimum Side Yard: 5 metres

12.2533 Exception 2533

12.2533.1 The lands shall only be used for the following purposes:

- .1 a stacked townhouse dwelling,
- .2 a back-to-back stacked townhouse dwelling, and
- .3 a back-to-back townhouse.

12.2533.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum number of residential units shall not exceed 192.
- .2 The maximum building height shall be 4 storeys.
- .3 Minimum Lot Area: 50 square metres per dwelling units.
- .4 Minimum Front Yard Depth: 2.5 metres.
- .5 Minimum Side Yard Depth (east and west property limits): 4.5 metres.
- .6 Minimum Rear Yard Depth (south): 2.0 metres.
- .7 Permitted Encroachments: Sunken patios, porches (covered and uncovered), stairs, and both hard and soft landscaping including retaining walls may encroach into the front yard within 0m of the front lot line.
- .8 Maximum Lot Coverage: 50%.
- .9 Minimum Landscape Open Space: 35%.
- .10 Minimum Parking Requirements:
 - .a Stacked or Back-to-Back Townhouse Dwelling: 1.2 spaces per dwelling unit;
 - .b Visitor – 0.2 spaces per dwelling unit;
- .11 Minimum Distance Between Buildings: No requirement

12.2533.3 for the purposes of Exception 2533:

- .1 For the purposes of this Exception a “Back-to-back stacked townhouse dwelling” shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building.

12.2534 Exception 2534

12.2534.1 The lands shall only be used for the following purposes:

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

12.2534.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 456 square metres;
- .2 Minimum Lot Width: 15.5 metres;
- .3 Minimum Lot Depth: 47 .0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door;
- .5 Minimum Interior Side Yard Width: 1.2 metres;
- .6 Maximum Building Height: 10.6 metres;
- .7 Maximum Lot Coverage: No requirement
- .8 Residential Driveway: Notwithstanding any other provision of the By-law, the following requirements shall apply:
 - .a Minimum of 6.5 metres of permeable landscaping shall be maintained along one lot line for lands subject to Exception 2534. Driveways for two adjacent lots may be paired along the opposite side lot line;
 - .b Maximum driveway width at the municipal right-of-way shall be 6.0 metres;
 - .c Maximum residential driveway width shall be 9.0 metre

12.2535 Exception 2535

12.2535.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;
 - .b a warehouse; and
 - .c a dry cleaning and laundry establishment.
- .2 Non-Industrial:
 - .a an office;
 - .b a research and development facility;
 - .c a hotel or motel;
 - .d a conference centre or banquet hall subject to Exception 2535.2(1);
 - .e a health or fitness centre subject to Exception 2535.2(2);
 - .f a community club;
 - .g a place of worship subject to Exception 2535.2(3);
 - .h a service shop
 - .i a commercial, technical, or recreational school subject to Exception 2535.2(4),
 - .j a printing or copying establishment;
 - .k dry cleaning and laundry distribution station;
 - .l a recreational facility or structure; and,
 - .m an animal hospital.
- .3 Accessory:
 - .a A retail outlet operated in conjunction with a particular use permitted in Exception 2535.1(1) provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;
 - .b Purposes accessory to permitted uses.

12.2535.2 The lands shall be subject to the following requirements and restrictions:

- .1 For all lands zoned Exception 2535 a maximum of one (1) conference centre or banquet hall shall be permitted, having a maximum gross floor area of 5,575 square metres.
- .2 For all lands zoned Exception 2535 a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.
- .3 For all lands zoned Exception 2535 a maximum of one (1) place of worship shall be permitted, having a maximum gross floor area of 3,000 square metres.
- .4 For all lands zoned Exception 2535 a maximum of three (3) stand-alone commercial, technical, or recreational schools shall be permitted, having a combined maximum gross floor area of 1,000 square metres.
- .5 Setbacks:
 - .a a. Front Yard: 3.0 metres
 - .b b. Interior Side Yard: 2.0 metres
 - .c c. Exterior Side Yard: 3.0 metres
 - .d d. Rear Yard: 3.0 metres
- .6 Minimum Landscaped Open Space Width:
 - .a 3.0 metres along any lot line abutting a street, except at approved access and building locations.
- .7 Outside storage shall only be permitted in the rear yard or interior side yard and shall be screened from view from a street and lands zoned Open Space or Natural System.
- .8 The provisions for accessory building outlined in Section 3.1.B shall not apply.

12.2536 Exception 2536

12.2536.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;
 - .b a warehouse; and,
 - .c a dry cleaning and laundry establishment.
- .2 Non-Industrial:
 - .a an office;
 - .b a research and development facility;
 - .c a hotel or motel;
 - .d a conference centre or banquet hall subject to Exception 2536.2(1);
 - .e a health or fitness centre subject to Exception 2536.2(2);
 - .f a community club;
 - .g a place of worship subject to Exception 2536.2(3);
 - .h a service shop
 - .i a commercial, technical, or recreational school subject to Exception 2537.2(4),
 - .j a recreational facility or structure;
 - .k an animal hospital;
 - .l a dining room restaurant, a convenience restaurant, take-out restaurant (subject to Exception 2536.2(5);
 - .m a dry cleaning and laundry distribution station;
 - .n a personal service shop, but excluding a massage or body rub parlour;
 - .o a bank, trust company or financial institution;
 - .p a retail establishment for the sales of office and business supplies and equipment;
 - .q a convenience store;
 - .r a printing or copying establishment; and
 - .s day nursery.

- .3 Accessory:
 - .a A retail outlet operated in conjunction with a particular use permitted in Exception 2536.1(1) provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;
 - .b Purposes accessory to permitted uses.

12.2536.2 The lands shall be subject to the following requirements and restrictions:

- .1 For all lands zoned Exception 2536 a maximum of one (1) conference centre or banquet hall shall be permitted, having a maximum gross floor area of 5,575 square metres.
- .2 For all lands zoned Exception 2536 a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.
- .3 For all lands zoned Exception 2536 a maximum of one (1) place of worship shall be permitted, having a maximum gross floor area of 3,000 square metres.
- .4 For all lands zoned Exception 2536 a maximum of three (3) stand-alone commercial, technical, or recreational schools shall be permitted, having a combined maximum gross floor area of 1,000 square metres.
- .5 For all lands zoned Exception 2536 a maximum of 2 dining room and convenience restaurants (combined) shall be permitted.
- .6 Minimum Setbacks:
 - .a Front Yard: 3.0 metres
 - .b Interior Side Yard: 2.0 metres
 - .c Rear Yard: 3.0 metres
 - .d Exterior Side Yard: 3.0 metres
- .7 Maximum Setbacks:
 - .a For a corner lot that abuts Heart Lake Road and Eco Park Close, at least one building located on the lot shall comply with the following:
 - .i Maximum setback from Heart Lake Road or a daylight triangle: 6.0 metres
 - .ii Maximum setback from Eco Park Close: 6.0 metres
- .8 Minimum Landscaped Open Space Width:
 - .a 3.0 metres along any lot line abutting a street, except at approved access and building locations.
- .9 Outside storage shall only be permitted in the rear yard or side yard and shall be screened from view from a street, and lands zoned Open Space or Natural System.
- .10 The provisions for accessory buildings outlined in Section 3.1.B shall not apply.

12.2537 Exception 2537

12.2537.1 The lands shall only be used for the following purposes:

.1 Industrial:

- .a The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;
- .b a warehouse; and,
- .c dry cleaning and laundry establishment.

.2 Non-Industrial:

- .a an office;
- .b a research and development facility;
- .c a hotel or motel;
- .d a conference centre or banquet hall subject to Exception 2537.2(1);
- .e a health or fitness centre subject to Exception 2537.2(2);
- .f a community club;
- .g a place of worship subject to Exception 2537.2(3);
- .h a service shop;
- .i a commercial, technical, or recreational school subject to Exception 2537.2(4);
- .j a recreational facility or structure;
- .k a printing or copying establishment;
- .l an animal hospital;
- .m a dining room restaurant, a convenience restaurant, take-out restaurant (subject to Exception 2537.2(5);
- .n a dry cleaning and laundry distribution station;
- .o a personal service shop, but excluding a massage or body rub parlour;
- .p a bank, trust company or financial institution;
- .q a retail establishment for the sales of office and business supplies and equipment;
- .r a convenience store; and,
- .s day nursery.

- .3 Accessory:
 - .a A retail outlet operated in conjunction with a particular use permitted in Exception 2537.1(1) provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;
 - .b Purposes accessory to permitted uses..

12.2537.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall For all lands zoned Exception 2537 a maximum of one (1) conference centre or banquet hall shall be permitted, having a combined maximum gross floor area of 5,575 square metres.
- .2 For all lands zoned Exception 2537 a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.
- .3 For all lands zoned Exception 2537 a maximum of one (1) place of worship shall be permitted having a maximum gross floor area of 3,000 square metres.
- .4 For all lands zoned Exception 2537 a maximum of three (3) stand-alone commercial, technical or recreational schools shall be permitted having a combined maximum gross floor area of 1,000 square metres.
- .5 For all lands zoned Exception 2537 a maximum of 2 dining room and convenience restaurants (combined) shall be permitted.
- .6 Minimum Setbacks:
 - .a Front Yard: 3.0 metres
 - .b Interior Side Yard: 2.0 metres
 - .c Exterior Side Yard: 3.0 metres
 - .d Rear Yard: 3.0 metres
- .7 Maximum Setbacks:
 - .a For a lot that abuts Heart Lake Road, at least one building located on the lot shall comply with the following:
 - .i Maximum setback from Countryside Drive: 20 metres
- .8 Minimum Landscaped Open Space Width:
 - .a 3.0 metres along any lot line abutting a street, except at approved access and building locations.
- .9 Outside storage shall only be permitted in the rear yard or side yard and shall be screened from view from a street, and lands zoned Open Space or Natural System.
- .10 The provisions for accessory buildings outlined in Section 3.1.B shall not apply.

12.2538 Exception 2538

12.2538.1 The lands shall only be used for the following purposes:

- .1 Permitted Uses:
 - .a an office;
 - .b only in conjunction with an office and subject to Exception 2538.2(1):
 - .c a retail establishment having no outside storage;
 - .d a convenience store;
 - .e a dining room or take-out restaurant;
 - .f a personal service shop excluding a body rub or massage parlour.
 - .g a research and development facility;
 - .h a hotel or motel;
 - .i only in conjunction with a hotel, a banquet hall or conference centre;
 - .j a printing or copying establishment;
 - .k dry cleaning and laundry distribution station;
 - .l a commercial, technical or recreational school;
 - .m a bank, trust company or financial institution; and
 - .n day nursery.
- .2 Accessory Uses:
 - .a purposes accessory to permitted uses;
 - .b warehouse subject to Exception 2538.2(2);
 - .c manufacturing, processing, packaging or assembly of goods subject to Exception 2538.2(2).
 - .d health or fitness centre subject to Exception 2538(3).

12.2538.2 The lands shall be subject to the following requirements and restrictions:

- .1 A retail establishment, convenience store, restaurant or personal service shop shall only be located on the ground floor of an office building and shall not be located in a freestanding building.
- .2 A warehouse, manufacturing, processing, packaging or assembly of goods as an accessory use to an office or research and development facility shall comply with the following provisions:

- .a Shall only be permitted if there is not less than 50,700 square metres of office space within the LC-Exception 2538 zone.
- .b Shall be located in the same building as an office use and shall not be located in a freestanding building.
- .c The amount of space for a warehouse or the manufacturing, processing, packaging or assembly of goods shall be limited to a maximum of 40% of the total gross floor area of the building.
- .d The manufacturing, processing and packaging of foods or food by-products shall not be permitted;
- .e A retail outlet operated in connection with a warehouse or the manufacturing, processing, packaging or assembly of goods is permitted provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross floor area of the warehouse or the manufacturing use.
- .3 A health or fitness centre shall only be permitted as an accessory use to an office or research and development facility, shall have a maximum gross floor area of 15 percent of the office use or research and development facility and shall not be located in a freestanding building.
- .4 Lot Width: No requirement
- .5 Minimum Setbacks:
 - .a From any lot line abutting a municipal street: 3 metres
 - .b Interior Side Yard: 2 metres
 - .c Rear Yard: 3 metres
 - .d From the lot line abutting Hwy 410: 14 metres
- .6 Maximum FSI for office uses: No requirement
- .7 Maximum Building Height: No requirement
- .8 Minimum Building Height: 8.0 metres.
- .9 Maximum Building Setback:
 - .a At least one building located on the lot shall have a maximum set back of 20 metres from Hwy 410.
- .10 Minimum Landscape Open Space:
 - .a 3.0 metres along all lot lines, except at approved access locations.
- .11 Maximum Lot Coverage: 40%
- .12 Parking:

- .a Parking shall not be located between the façade of a building facing Hwy 410 and the lot line abutting Highway 410.
- .b Parking shall be no closer to Hwy 410 than the setback of the building closest to Hwy. 410.

12.2538.3 for the purposes of Exception 2538:

- .1 For the purposes of this by-law, lands zoned LC-Exception 2538 shall be treated as one lot

12.2539 Exception 2539

12.2539.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for a single detached dwelling.

12.2539.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 30 metres.
- .2 Side Yard Width: 5 metres

12.2540 Exception 2540

12.2540.1 The lands shall only be used for the following purposes:

- .1 A place of worship; and
- .2 Purposes accessory to other permitted purposes.

12.2540.2 The lands shall be subject to the following requirements and restrictions:

- .1 For Minimum Setbacks:
 - .a a. Front Yard: 24.0 metres;
 - .b b. Rear Yard: 80.0 metres;
 - .c c. Northerly Interior Side Yard: 18.0 metres;
- .2 Maximum Gross Floor Area: 380 square metres;
- .3 Maximum Building Height: 1 Storey;
- .4 Maximum Lot Coverage; 5%.
- .5 Minimum Landscaped Open Space: Except at approved access and driveway locations, the front yard shall be maintained as landscaped open space

12.2540.3 for the purposes of Exception 2540:

- .1 For the purpose of this By-law the rear lot line shall be considered to be the lot line measuring 17.31 metres in length, located generally parallel and opposite to the front lot line and which intersects with the southerly interior side lot line.

12.2541 Exception 2541

12.2541.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 17.5 metres for any portion of a dwelling.
- .2 Minimum Building Height: 8.55 metres.
- .3 Maximum Building Height: 9.14 metres
- .4 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.
- .5 Minimum Side Yard Setback abutting the Highway Number 407 right-of-way: 14.0 metres.
- .6 Minimum Side Yard Setback from the Northerly property line: 5.0 metres.
- .7 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.
- .8 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 449.63 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 367.88 square metres
- .9 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2542 Exception 2542

12.2542.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.
- .2 Minimum Building Height: 8.55 metres.
- .3 Maximum Building Height: 9.14 metres
- .4 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.
- .5 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres
- .6 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.
- .7 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres
- .8 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres
- .9 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2543 Exception 2543

12.2543.1 The lands shall only be used for the following purposes:

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

12.2543.2 The lands shall be subject to the following requirements and restrictions:

- .1 Permitted Yard Encroachments:
 - .a Notwithstanding any other provision of the By-law, a fireplace (with or without a chimney) is permitted to encroach a maximum of 0.5 metres into the required rear yard and interior side yard provided the interior side yard is greater than or equal to 1.2 metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.7 metres;

12.2543.3 for the purposes of Exception 2543:

- .3 Shall also be subject to the requirements and restrictions relating to Exception 996 and the general provisions of the By-law not in conflict with those set out in Exception 2543.2.1.a and 2543.2.2.a.

12.2544 Exception 2544

12.2544.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by Exception 2544.1(1)(a) or purposes permitted by Exception 2544.1(2)(b) but not both sections and not any combination of both sections:
 - .a Either:
 - .i A private school
 - .ii Purposes accessory to other permitted purposes
 - .b Or:
 - .i Purposes permitted by the GE – 156 zone
 - .ii Purposes accessory to other permitted purposes

12.2544.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum total gross floor area of 1,400 square metres for classrooms Associated with uses permitted in Exception 2544.1(1)(a).
- .2 Maximum building occupancy of 480 persons in association with private school.
- .3 The requirements and restrictions of the GE -156 zone.

12.2544.3 for the purposes of Exception 2544:

- .1 Notwithstanding Section 3.6 of this by-law, a private school and accessory day nursery shall be permitted within the area identified as the “Lester B. Pearson International Airport Operating Area” on Schedule I

12.2545 Exception 2545

12.2545.1 The lands shall only be used for the following purposes:

- .1 An office;
- .2 Only in conjunction with a Minimum Gross Floor Area of 950 square metres of office space:
 - .a A gas bar;
 - .b A motor vehicle washing establishment;
 - .c A convenience store;
 - .d A take-out restaurant;
 - .e A bank, trust company or finance company;
 - .f A retail establishment

12.2545.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to the lot line abutting Regional Road No. 7 (Queen Street East): 2.1 metres;
- .2 Minimum setback to the lot line abutting The Gore Road: 4.5 metres;
- .3 The minimum setback to an interior side lot line shall be 2.0 metres except where the lot line abuts a Natural System (NS) zone, the minimum setback shall be 1.2 metres;
- .4 Minimum Building Height: 2 storeys
- .5 Maximum Building Height: 3 storeys
- .6 The total Maximum Gross Floor Area for uses permitted in Exception 2545.1(b) shall not exceed 570 square metres;
- .7 Except at approved driveway locations landscaped open space shall be provided as follows:
 - .a A minimum 2.1 metre wide strip abutting Regional Road No. 7 (Queen Street East);
 - .b A minimum 2.6 metre wide strip abutting The Gore Road; and
 - .c A minimum of 25% of the lot area shall be landscaped open space.
- .8 No outside storage shall be permitted;
- .9 Drive-through facilities shall be only be permitted in association with the function of a motor vehicle washing establishment; and
- .10 That all lands zoned OC-Exception 2545 shall be considered one lot for zoning purposes.

12.2546 Exception 2546

12.2546.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.
- .2 Minimum Building Height: 8.55 metres.
- .3 Maximum Building Height: 9.14 metres
- .4 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.
- .5 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres
- .6 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.
- .7 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres
- .8 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres
- .9 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2547 Exception 2547

12.2547.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.
- .2 Minimum Building Height: 8.55 metres. Maximum Building Height: 9.14 metres
- .3 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.
- .4 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres
- .5 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.
- .6 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres
- .7 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures including a loft at the back of the dwelling unit that is not be visible from Creditview Road: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres
- .8 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2548 Exception 2548

12.2548.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the MH Zone with the exception of the following, which shall be prohibited:
 - .a convenience restaurant;
 - .b garden centre sales establishment,
 - .c tavern;
 - .d taxi or bus station;
 - .e motor vehicle or boat sales or leasing establishment;
 - .f motor vehicle repair or body shop;
 - .g laundromat;
 - .h place of worship;
 - .i commercial uses above the ground floor of a building within 25 metres of the rear yard.

12.2548.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this Exception:
 - .a The lot line abutting Queen Street East shall be the front lot line;
 - .b The lot line abutting Lynch Street shall be the exterior side lot line.
- .2 Minimum Setbacks:
 - .a Minimum Front Yard Setback: 3.0 metres
 - .b Minimum Exterior Side Yard Setback: 2.0 metres
 - .c Minimum Rear Yard Setback: 2.0 metres
 - .d Minimum Interior Side Yard Width: 0.0 metres
 - .e Minimum Setback from the Daylight Triangle or Rounding: 1.0 metres
 - .f Minimum Setback for an Underground Parking Garage: 0.0 metres
 - .g Notwithstanding Section 3.10, the Minimum Canopy Setback from all lot lines abutting a public street: 0.0 metres
- .3 Maximum Setbacks:
 - .a For buildings located within 31 metres of the front lot line:
 - .i Maximum Front Yard Setback: 5.0 metres

- .ii Maximum Exterior Yard Setback: 5.0 metres
- .b For buildings located within 26 metres of the rear lot line:
 - .i Maximum Rear Yard Setback: 5.0 metres
 - .ii Maximum Exterior Yard Setback 5.0 metres
- .4 Building Height:
 - .a Minimum Building Height within 31 metres of the Front Yard Lot Line: 4 Storeys
 - .b Maximum Building Height within 31 metres of the Front Yard Lot Line: 5 Storeys
 - .c Minimum Building Height within 25 metres of the Rear Yard Lot Line: 20 Storeys
 - .d Maximum Building Height within 25 metres of the Rear Yard Lot Line: 25 Storeys
- .5 Maximum floor area for any floor above 5 storeys: 750 square metres
- .6 Minimum Landscaped Open Space: 15% of the lot area
- .7 Gross Floor Area:
 - .a Minimum Gross Floor Area devoted to Commercial Uses excluding any office uses: 400 m²
 - .b Minimum Gross Floor Area devoted to Office Uses: 2,000 m²
 - .c Maximum Overall Floor Space Index (FSI) (Exclusive of below grade parking garage): 5.3
 - .d Minimum Overall FSI (Exclusive of below grade parking garage): 3.5
 - .e Maximum Number of Dwelling Units: 175
- .8 Motor Vehicle Parking:
 - .a For commercial and retail uses not specifically referenced in Exception 2548.2(8)(b), 2548.2(8)(c) and 2548.2(8)(d), the first 150.0 m² of gross commercial floor area shall be exempt from the requirements of 4.1. Parking for the remaining gross commercial floor area shall be provided at a ratio of 1 parking space for each 20 m² of gross floor area or portion thereof.
 - .b For office uses, parking requirements shall be provided in accordance with the following:
 - .i Physician, dentist or drugless practitioner's office: 1 parking space for each 12 m² of gross commercial floor area or portion thereof.
 - .ii Real Estate Office: 1 parking space for each 20 m² of gross commercial floor area or portion thereof.
 - .iii Other Offices: 1 parking space for each 44 m² of gross commercial floor area or portion thereof.

- .c For restaurant uses, the first 200 m² of gross floor area shall be exempt from the parking requirements of Section 4.1. Parking for the remaining gross floor area shall be provided at a ratio of 1 parking space for each 9 m² of gross floor area or portion thereof.
- .d Residential: 1 space per residential unit
- .e For mixed use developments, parking requirements shall be calculated using the following schedule:

PERCENT OF PEAK PERIOD

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	100	N/A	95	15
Retail/Commercial	80	N/A	100	50
Restaurant	20	N/A	60	100
Residential	80	N/A	80	100

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if each use was contained in a freestanding building. The parking requirements for each use is then multiplied by the percent contained in the above schedule. Each column is totalled to determine the number of parking spaces required in each time period. Of the four time periods, the number of parking spaces that is the largest shall be the parking requirements for the mixed use development.

- .f Below grade residential parking areas shall be separated from below grade commercial parking areas with a garage door.

.9 A minimum of one (1) Loading space shall be provided.

.10 Bicycle parking:

- .a Bicycle parking must be located on the same lot as the use or building for which it is required.
- .b A maximum of 50% of the required bicycle parking may be vertical spaces.
- .c 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.
- .d 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 and attached to a heavy base such as concrete.
- .e Dimensions:

- .i If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
 - .ii If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- .f Rates:
 - .i For Residential uses: 0.50 spaces per dwelling unit;
 - .ii For Commercial uses: 1 parking space for each 500 m² of gross commercial floor area or portion thereof.
- .11 Outside storage of waste or recyclable materials is prohibited;

12.2548.3 for the purposes of Exception 2548:

- .1 For the purposes of the Zoning By-law, the entire land zoned MH- Exception 2548 shall be considered as one lot for zoning purposes.

12.2549 Exception 2549

12.2549.1 The lands shall only be used for the following purposes:

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

12.2549.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth:
 - .a 27 metres;
- .2 Minimum Interior Side Yard Width:
 - .a Where the minimum interior lot width is less than 12.5 metres:
 - .i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;
 - .b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
 - .i 1.2 metres and 1.2 metres for an interior lot;
 - .ii 0.6 metres for a corner lot abutting an interior lot; and,
 - .c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;
- .3 Minimum Rear Yard:
 - .a 7.0 metres; and,
 - .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- .4 Maximum Building Height: 10.6 metres;
- .5 Garage Control:
 - .a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
 - .b No garage shall face the flankage lot line;
 - .c The maximum cumulative garage door width for an attached garage shall be:
 - .i 3.7 metres if the lot width is less than 10.4 metres;
 - .ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;

- .iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;
- .iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;
- .v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;
- .d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and
- .e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling width;
- .6 Encroachment:
 - .a A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices; and,
 - .b Setback from an open roof porch to a Daylight Rounding or Triangle: 2.5 metres;
- .7 Maximum Lot Coverage: 55%, excluding permitted accessory structures;
- .8 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:
 - .a A temporary sales office;
 - .b A model home used for display purposes in accordance with Section 3.8 of this by-law, which may or may not include a sales office;
 - .c Notwithstanding any other provision of the By-law, a total of ten (10) model homes shall be permitted, across the lands subject to Exception 2549, Exception 2550, Exception 2551 and Exception 2552;
 - .d A temporary parking lot associated with a new home sales office; and,
 - .e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

12.2549.3 for the purposes of Exception 2549:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of the By-law not in conflict with those set out in Exception 2549.2 and 2549.3;

12.2550 Exception 2550

12.2550.1 The lands shall only be used for the following purposes:

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

12.2550.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width:
 - .a Where the minimum interior lot width is less than 12.5 metres:
 - .i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;
 - .b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
 - .i 1.2 metres and 1.2 metres for an interior lot;
 - .ii 0.6 metres for a corner lot abutting an interior lot; and,
 - .c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;
- .2 Minimum Rear Yard Depth:
 - .a 7.0 metres;
 - .i A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- .3 Maximum Building Height:
 - .a 10.6 metres;
- .4 Garage Control:
 - .a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
 - .b No garage shall face the flankage lot line;
 - .c The maximum cumulative garage door width for an attached garage shall be:
 - .i 3.7 metres if the lot width is less than 10.4 metres;
 - .ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;

- .iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;
- .iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;
- .v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;
- .d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and,
- .e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;
- .5 Maximum Lot Coverage: 45%, excluding permitted accessory structures;
- .6 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:
 - .a A temporary sales office;
 - .b A model home used for display purposes in accordance with Section 3.8 of this by-law, which may or may not include a sales office;
 - .c Notwithstanding Section 3.8, a total of ten (10) model homes shall be permitted, across the lands zoned R1- Exception 2549, R1- Exception 2550, R1- Exception 2551, and R1- Exception 64;
 - .d A temporary parking lot associated with a new home sales office; and,
 - .e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

12.2550.3 for the purposes of Exception 2550:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 2550.2 and 2550.3;

12.2551 Exception 2551

12.2551.1 The lands shall only be used for the following purposes:

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

12.2551.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width:
 - .a Where the minimum interior lot width is less than 12.5 metres:
 - .i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;
 - .b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
 - .i 1.2 metres and 1.2 metres for an interior lot;
 - .ii 0.6 metres for a corner lot abutting an interior lot; and,
 - .c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;
- .2 Minimum Rear Yard Depth:
 - .a 7.0 metres; and,
 - .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- .3 Maximum Building Height: 10.6 metres;
- .4 Garage Control:
 - .a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
 - .b No garage shall face the flankage lot line;
 - .c The maximum cumulative garage door width for an attached garage shall be:
 - .i 3.7 metres if the lot width is less than 10.4 metres;
 - .ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
 - .iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;

- .iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;
- .v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;
- .d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and
- .e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;
- .5 Maximum Lot Coverage:
 - .a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
 - .b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;
- .6 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:
 - .a A temporary sales office;
 - .b A model home used for display purposes in accordance with Section 3.8 of this by-law, which may or may not include a sales office;
 - .c Notwithstanding any other provision of the By-law, a total of ten (10) model homes shall be permitted, across the lands subject to Exception 2549, Exception 2550, Exception 2551, and Exception 64;
 - .d A temporary parking lot associated with a new home sales office; and,
 - .e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

12.2551.3 for the purposes of Exception 2551:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and the general provisions of this by-law not in conflict with those set out in Exception 2551.2 and 2551.3;

12.2552 Exception 2552

12.2552.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 17.5 metres for any portion of the dwelling unit.
- .2 Minimum Building Height: 8.55 metres. Maximum Building Height: 9.14 metres
- .3 Maximum Width of a Dwelling Unit shall be no greater than 70% of the lot width if the Maximum Building Height is 8.55 metres.
- .4 Minimum Side Yard Setback if the Maximum Building Height is 8.55 metres: 5.0 metres
- .5 Maximum Width of a Dwelling Unit shall be no greater than 50% of the lot width if the Maximum Building Height is 9.14 metres.
- .6 Minimum Side Yard Setback if the Maximum Building Height is 9.14 metres: 7.5 metres
- .7 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 347.46 square metres. Minimum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 284.27 square metres
- .8 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2553 Exception 2553

12.2553.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 18.0 metres for any portion of the dwelling. The minimum front yard depth to the front of a garage facing a street: 24.0 metres.
- .2 Minimum Side Yard: 5.0 metres
- .3 Maximum Building Height: 9.76 metres
- .4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 348.4 square metres
- .5 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2554 Exception 2554

12.2554.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 14.0 metres for any portion of the dwelling. The minimum front yard depth to the front of a garage facing a street: 20.0 metres.
- .2 Minimum Side Yard: 5.0 metres
- .3 Maximum Building Height: 9.15 metres
- .4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 302 square metres
- .5 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2555 Exception 2555

12.2555.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 10.0 metres for any portion of the dwelling. The minimum front yard depth to the front of a garage facing a street: 16 metres.
- .2 Minimum Side Yard: 5.0 metres
- .3 Maximum Building Height: 8.55 metres
- .4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures: 255.5 square metres
- .5 Maximum width of a Residential Driveway within the Churchville Road right-of-way: 4.5 metres

12.2556 Exception 2556

12.2556.1 The lands shall only be used for the following purposes:

- .1 Two single detached dwellings
- .2 Only in conjunction with a single detached dwelling, a landscaping business

12.2556.2 for the purposes of Exception 2556:

- .1 Outdoor storage associated with the landscaping business, including the parking of oversized motor vehicles and storage of landscape materials, shall be limited to a maximum of 0.28 hectares (0.68 acres) of this property and located within 45m of the southern lot line of the property;
- .2 Outdoor storage of equipment and landscaping materials used in association with the landscaping business shall be screened from view from a public road;
- .3 The outdoor storage area to be used for the storage of landscaping materials used in association with the landscaping business shall be restricted to an approximate area not less than 56 metres from Creditview Road, 99 metres from the westerly property line, 81 metres from the northerly property line and 7.25 metres from the Highway 407 right-of-way and excluding vegetation shall be restricted in height to 9 feet (2.74 metres);
- .4 The outdoor storage of landscape materials used in association with the landscaping business for use on a seasonal basis between April 1st and November 30th shall be restricted to an approximate area not less than 58.50 metres from Creditview Road, 97 metres from the westerly property line, 60.50 metres from the northerly property line and 28 metres from the Highway 407 right-of-way and excluding vegetation, shall be restricted in height to 9 feet (2.74 metres);
- .5 Ancillary office uses associated with the landscaping business shall be permitted within the principal dwelling on the subject property to a maximum area of 20 square metres;
- .6 Parking for a maximum of five (5) oversized motor vehicles used in connection with the landscaping business shall be permitted, subject to the limitations set out in 2556.2(1) and (2); and
- .7 No public sale of landscaping materials shall be permitted on the subject property.

12.2557 Exception 2557

12.2557.1 The lands shall only be used for the following purposes:

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

12.2557.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area – 940 square metres
- .2 Maximum Building Height – 8.75 metres
- .3 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures – 255.5 square metres

12.2558 Exception 2558

12.2558.1 The lands shall only be used for the following purposes:

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

12.2558.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area – 940 square metres
- .2 Minimum Front Yard Depth – 7.5 metres
- .3 Maximum Building Height – 8.75 metres
- .4 Maximum Gross Floor Area exclusive of basement, garage and permitted accessory structures – 255.5 square metres
- .5 Maximum width of Residential Driveway within the Churchville Road right-of-way – 4.0 metres

12.2559 Exception 2559

12.2559.1 The lands shall only be used for the following purposes:

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

12.2559.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area - 413 square metres
- .2 Minimum Lot Depth - 23.5 metres

12.2560 Exception 2560

12.2560.1 The lands shall only be used for the following purposes:

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

12.2560.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth – 10 metres

12.2561 Exception 2561

12.2561.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
- .2 a printing establishment;
- .3 a warehouse, subject to the provisions of Exception 2561.2;
- .4 a parking lot
- .5 a bank, trust company and finance company;
- .6 an office, excluding medical offices;
- .7 a radio or television broadcasting and transmission establishment;
- .8 a stormwater detention pond;
- .9 an associated educational use;
- .10 an associated office;
- .11 motor vehicle repair only accessory to a warehouse or manufacturing use;
- .12 a retail outlet operated in connection with a particular purpose permitted above provided that the gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular use;
- .13 other purposes accessory to the other permitted purposes.

12.2561.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Open Space:
 - .a except for driveway locations, 9.0 metres abutting Airport Road and 3.0 metres abutting any other street;
 - .b 3 metres abutting an agricultural or institutional zone;
 - .c 5 metres abutting a cemetery use;
 - .d 10 metres abutting a Natural System zone.
- .2 Minimum Parking Space Requirements:
 - .a Parking shall be provided at a rate of 0.345 spaces per 100 square metres for warehouse and distribution centre;
 - .b Parking shall be provided in accordance with Section 4.1 of this by-law for other permitted uses not listed in Exception 2561.2.(2)(a);

- .3 A warehouse as a principal use shall be permitted within 100 metres of Airport Road provided that it is associated with an office use that is a minimum of 10% of the total gross floor area;
- .4 A warehouse as a principal use shall be permitted on the remainder of the site, including that portion of the property abutting Airport Road within 120 metres of the northern limit of the zone;
- .5 Outside storage shall only be permitted in the rear and interior side yards.

12.2562 Exception 2562

12.2562.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in PE-Exception 2700, excluding the uses in Exception 2700.1(3)(a)
- .2 offices, including offices for doctors, dentists or drugless practitioners;
- .3 a pharmacy; and,
- .4 the following purposes shall not be permitted:
 - .a an adult entertainment palour
 - .b an adult video store
 - .c a massage or body rub palour
 - .d an amusement arcade

12.2562.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Total Gross Floor Area to be devoted to offices for doctors, dentists or drugless practitioners shall not exceed 929 square metres.
- .2 Maximum Total Gross Floor Area to be devoted to a pharmacy shall not exceed 1,858 square metres.
- .3 Maximum Total Gross Floor Area to be devoted to offices for doctors, dentists or drugless practitioners and a pharmacy use, shall not exceed 2,787 square metres.
- .4 Notwithstanding the definition of Retail Warehouse contained in PE-Exception 2700.3, a Maximum Total Gross Floor Area of 2,050 square metres may be occupied by individual retail warehouse uses that occupy a minimum gross floor area of 372 square metres for each single user.
- .5 Parking – an appliance and furniture store is to be calculated at 1 parking space per 62 square metres of gross commercial floor area; a Health Centre or Fitness Centre is to be calculated at 1 parking space for each 22 square metres of gross commercial floor area; and, for all other uses the parking shall be calculated at 1 parking space for each 19 square metres of gross commercial floor area.
- .6 all lands zoned PE-Exception 2562 shall be treated as one property

12.2562.3 for the purposes of Exception 2562:

- .1 PHARMACY shall mean a building or structure, or part thereof engaged in the business of the preparation and dispensing of medication prescribed by doctors and in the sale of non-prescribed medication that shall occupy at least twenty percent (20%) of the total gross commercial floor

area and may also include non-pharmacy retail goods and services, such as groceries, cosmetics, a photo lab and a postal outlet.

12.2563 Exception 2563

12.2563.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in PE – Exception 2724
- .2 the following purposes shall not be permitted:
 - .a an adult entertainment parlour
 - .b an adult video store
 - .c a massage or body rub parlour
 - .d an amusement arcade.

12.2563.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 9.0 metres
- .2 Minimum Exterior Side Yard: 9.0 metres
- .3 Minimum Lot Width: 30.0 metres
- .4 Maximum Building Height: 17.5 metres
- .5 Minimum Landscaped Open Space:
 - .a a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
 - .b a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.
- .6 the portion of the building facing Airport Road shall be used for office uses and shall have a minimum building height of 2 storeys and a minimum gross floor area of 1,394 square metres (15,000 square feet) for such office uses.
- .7 notwithstanding the provisions of Exception 2563.2(6), a minimum of 697 square metres (7,500 square feet) shall be occupied in conjunction with industrial uses.

12.2564 Exception 2564

12.2564.1 The lands shall only be used for the following purposes:

- .1 Either
 - .a a townhouse dwelling;
 - .b purposes accessory to the other permitted purposes;
- .2 Or:
 - .a an apartment dwelling;
 - .b purposes accessory to the other permitted purposes.

12.2564.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes permitted by Exception 2564.1(1) the requirements and restrictions of a R3H – Exception 2565 shall apply;
- .2 The purposes permitted by Exception 2564.1(1) shall not be permitted until May 1, 2009.
- .3 For the purposes permitted by Exception 2564.1(2) the following requirements and restrictions shall apply:
 - .a Maximum Building Height - 16 storeys
 - .b Minimum Building Setback to Highway 407, including the westbound on-ramp, shall be 14.0 metres
 - .c Maximum number of units: 366
- .4 shall also be subject to the requirements and restrictions relating to the R3H zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 2564.2(3).

12.2565 Exception 2565

12.2565.1 The lands shall only be used for the following purposes:

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

12.2565.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Unit Width: 5.2 metres except for an end unit of a townhouse dwelling facing a public or private road the minimum unit width shall be 6.0 metres
- .2 Minimum setback to Chinguacousy Road: 6.0 metres
- .3 Minimum setback to all other lot lines: 7.0 metres
- .4 Minimum setback to a front wall of a dwelling from a private road: 4.5 metres
- .5 Minimum setback to the side wall of a dwelling from a private road: 2.1 metres
- .6 Minimum setback to garage door from a private road: 6.0 metres
- .7 Distance between buildings: minimum 3 metres shall be maintained between all buildings within the lot.
- .8 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling unit.
- .9 Minimum Building Setback to Mavis Road and Highway 407, including the westbound on-ramp, shall be 14.0 metres
- .10 Maximum Building Height: 3 storeys except for an end unit of a townhouse dwelling facing a public or private road the maximum building height shall be two storeys
- .11 Minimum Landscaped Open Space: 30% of the total lot area
- .12 Maximum Lot Coverage: 35%
- .13 Maximum number of units is 210
- .14 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth
- .15 Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus an additional 0.3 parking spaces shall be provided in total for visitor/recreation purposes

12.2565.3 for the purposes of Exception 2565:

- .16 The lands zoned R2 - Exception 2565 and R3H - Exception 2564 shall be treated as a single lot.

12.2566 Exception 2566

12.2566.1 The lands shall only be used for the following purposes:

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

12.2566.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 156 square metres per dwelling unit
 - .b Corner Lot: 234 square metres per dwelling unit
- .2 Minimum Lot Depth: 26.0 metres;
- .3 Maximum Building Height: 3 storeys;
- .4 Minimum Landscaped Open Space: 35% of the front yard
- .5 Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room;
- .6 No more than 8 dwelling units shall be attached;
- .7 The following provisions shall apply to garages:
 - .a the maximum cumulative garage door width per dwelling unit shall be:
 - .i 2.5 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal 6.0 metres
 - .b the maximum interior garage width shall be:
 - .i 3.1 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal to 6.0 metres
- .8 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling unit for the particular unit.
- .9 The maximum driveway width shall not exceed the width of the garage.
- .10 Porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard;

12.2566.3 for the purposes of Exception 2566:

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 2566.2.

12.2567 Exception 2567

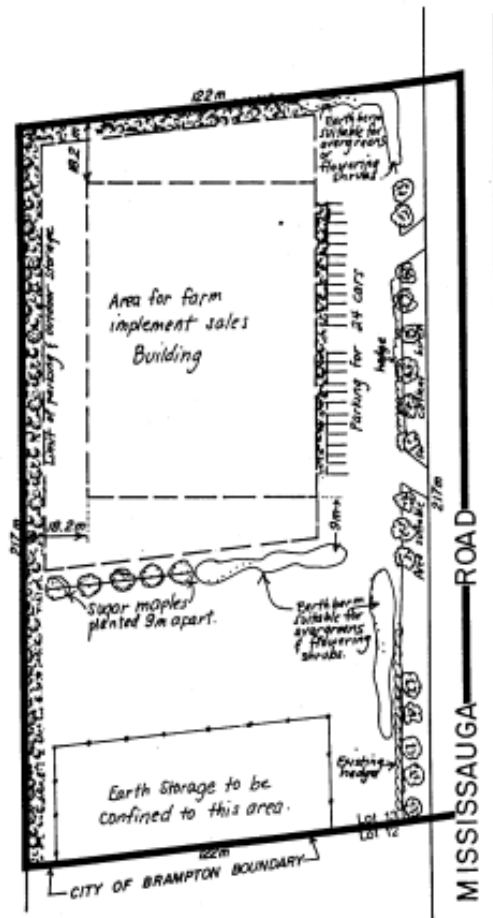
12.2567.1 The lands shall only be used for the following purposes:

- .1 garden centre sales establishment;
- .2 sale of farm implements, including the sale and service of tractors, lawn mowers, and other similar power equipment; and
- .3 the sale and storage of fertilizer and farm control chemicals.

12.2567.2 The lands shall be subject to the following requirements and restrictions:

- .1 all front, side and rear yards shall be as shown on Figure 1;
- .2 a farm implement sales building shall be permitted in the area shown as "Area for farm implement sales building" on Figure 1;
- .3 parking spaces shall be provided as and where shown on Figure 1;
- .4 earth storage shall be confined to the area outlined for this purpose on Figure 1; and
- .5 Landscaped Open Space shall be provided in areas shown as "Landscaped Areas" on Figure 1.

Figure 1



LANDSCAPED OPEN SPACE
ZONE BOUNDARY

12.2568 Exception 2568

12.2568.1 The lands shall only be used for the following purposes:

- .1 a gas bar;
- .2 a motor vehicle washing establishment;
- .3 only in conjunction with a gas bar, a convenience store which may include the preparation of food to be offered for sale to the public and a drive-through facility;
- .4 purposes accessory to the other permitted purposes

12.2568.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth (Mississauga Road): 15.0 metres, except for a community entry feature which may be located at zero metres along the visibility triangle;
- .2 Minimum Exterior Side Yard Width (Hallstone Road): 15.0 metres, except for a community entry feature which may be located at zero metres along the visibility triangle;
- .3 Minimum Rear Yard Depth: 1.5 metres;
- .4 the Maximum Gross Floor Area for a convenience store shall be 270.0 square metres of which a food service area shall not exceed a floor area of 70 square metres;
- .5 fuel pump islands and associated canopies shall be located a minimum of 11.5 metres from street lot lines;
- .6 no underground or aboveground fuel tanks, intake valves or fume exhaust outlets shall be located in the required minimum front yard depth or the required minimum exterior side yard width;
- .7 Minimum Landscaped Open Space:
 - .a 4.5 metres abutting any lot line abutting a street, except at approved accesses;
 - .b 6.0 metres abutting the visibility triangle;
 - .c 1.5 metres abutting the rear property line;
 - .d 3.0 metres abutting the interior side yard property line;
- .8 Outside Storage: no outside storage shall be permitted

12.2569 Exception 2569

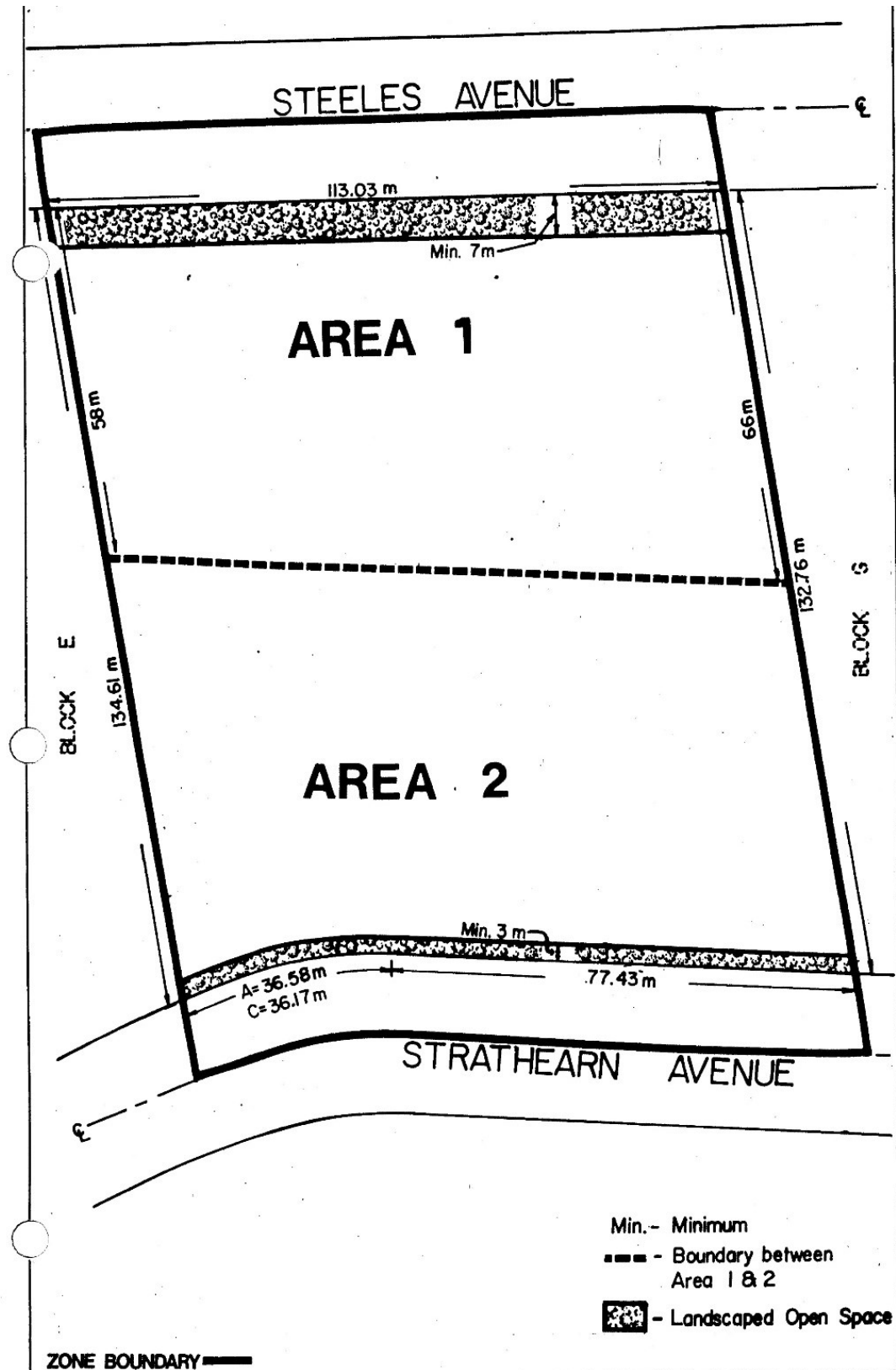
12.2569.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- .2 retail sales, offices, and other purposes accessory to the purposes permitted by Exception 2569.1(1);
- .3 offices other than offices for health care practitioners or realtors.
- .4 motor vehicle repair; and,
- .5 motor vehicle accessories installation.

12.2569.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Floor Area used for all accessory purposes shall not exceed 25% of the total gross floor area;
- .2 the Gross Floor Area used for any accessory offices permitted by Exception 2569.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- .3 the Gross Floor Area used for all offices permitted by Exception 2569.1(3) shall not exceed 700 square metres;
- .4 minimum parking facilities shall be provided as follows:
 - .a for the purposes permitted by Exception 2569.1(1), one parking space for every 45 square metres of gross floor area;
 - .b for the purposes permitted by Exception 2569.1(2), one parking space for every 19 square metres of gross floor area;
 - .c for the purposes permitted by Exception 2569.1(3), one parking space for every 31 square metres of gross floor area.
 - .d for the purposes permitted by Exceptions 2569.1(4) and (5), one parking space for every 18 square metres of gross floor area (50 percent of the required parking spaces may be tandem parking spaces).
- .5 Landscaped Open Space, at least 7 metres in width, shall be provided and maintained in the rear yard, as shown on Figure 1 - Exception 2569.
- .6 retail sales associated with the purposes permitted by Exceptions 2569.1(4) and (5) shall not exceed 25% of the total gross floor area;
- .7 outdoor repair or outdoor installation of motor vehicle accessories shall not be permitted.

Figure 1



12.2570 Exception 2570

12.2570.1 The lands shall only be used for the following purposes:

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

12.2570.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 8 metres

12.2571 Exception 2571

12.2571.1 The lands shall only be used for the following purposes:

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

12.2571.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 525 square metres
 - .b Corner Lot: 630 square metres
- .2 Minimum Lot Depth: 35 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres

12.2572 Exception 2572

12.2572.1 The lands shall only be used for the following purposes:

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

12.2572.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 405 square metres
 - .b Corner Lot: 495 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.5 metres
 - .b Corner Lot: 16.5 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres

12.2573 Exception 2573

12.2573.1 The lands shall only be used for the following purposes:

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

12.2573.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 1.2 metres

12.2574 Exception 2574

12.2574.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the R3L.

12.2574.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 4 storeys
- .2 Maximum Lot Coverage: 25 percent
- .3 Minimum Landscaped Open Space: 50 percent of the lot area.

12.2575 Exception 2575

12.2575.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop as a principle or accessory use;
- .2 a printing establishment;
- .3 a warehouse;
- .4 a research and development facility;
- .5 an office;
- .6 a day nursery;
- .7 a retail outlet operated in connection with a particular purpose permitted, provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
- .8 purposes accessory to the other permitted uses.

12.2575.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 9 metres;
- .2 Minimum Rear Yard Depth: 6 metres;
- .3 Minimum Setback to Natural System (NS) zone: 10 metres;
- .4 Minimum Landscaped Open Space in the front yard: 50% of the required front yard depth;
- .5 Minimum Lot Area: 4.5 hectares;
- .6 Maximum Floor Area of an office not associate with another permitted use: 25,359 square metres;
- .7 Loading Facilities shall be setback a minimum of 35 metres from the front lot line;
- .8 Overhead Drive-in Doors shall be located a minimum of 20 metres from the front lot line.

12.2575.3 for the purposes of Exception 2575

- .1 shall also be subject to the requirements and restrictions of the PE zone and the general provisions of this by-law not in conflict with those set out in Exception 2575.2.

12.2576 Exception 2576

12.2576.1 The lands shall only be used for the following purposes:

- .1 one apartment dwelling only;
- .2 townhouse dwellings; and
- .3 purposes accessory to the other permitted purposes.

12.2576.2 The lands shall be subject to the following requirements and restrictions:

- .1 For an apartment dwelling:
 - .a Maximum Density: 100 units per hectare
 - .b Maximum Lot Coverage: 25 percent
 - .c Maximum Building Height: 18 storeys
 - .d the Minimum Distance between a lot line and an apartment dwelling shall be 10 metres or 1/2 the height of the apartment dwelling, whichever is the greater
 - .e the Minimum Distance between an apartment dwelling and a townhouse dwelling shall be half of the sum of the height of the apartment dwelling and the height of the townhouse dwelling
 - .f Minimum Landscaped Open Space: 50 percent
- .2 For townhouse dwellings:
 - .a Maximum Number of Dwelling Units: 50 units per hectare
 - .b Maximum Coverage: 25 percent
 - .c Minimum Street Line Setback shall be 9 metres
 - .d the Minimum Distance of a townhouse dwelling from a privately owned roadway shall be 4.6 metres, provided that the front of any garage or carport shall be at least 6 metres from a privately owned roadway
 - .e Minimum Landscaped Open Space: 40 percent
 - .f Maximum Building Height: 3 storeys
 - .g the Minimum Distance between the townhouse dwellings shall be as follows:
 - .i between two exterior walls which contain no windows to habitable rooms: 3 metres
 - .ii between two exterior walls of which only one contains windows to habitable rooms: 7.6 metres

- .iii between two exterior walls, both of which contain windows to habitable rooms: 15 metres
 - .iv 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.
- .3 the maximum number of dwelling units shall be 208 dwelling units.

12.2577 Exception 2577

12.2577.1 The lands shall only be used for the following purposes:

- .1 those permitted purposes in Exception 2623.1 excluding 2623.1(5) and related restrictions on ancillary light manufacturing and repairing and assembly of finished goods;
- .2 a warehouse;
- .3 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:
 - .a a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
 - .b a transport terminal;
 - .c a taxi or bus station;
 - .d motor vehicle parts or boat parts sales establishment;
 - .e a salvage, junk, scrap, or bulk storage yard;
 - .f outdoor storage of intermodal containers on chassis;
 - .g outdoor storage as a primary use;
 - .h parking lot.
- .4 Accessory:
 - .a an associated educational use;
 - .b an associated office;
 - .c a retail outlet operated in connection with a particular purpose permitted by Exceptions 2577.1(2) and 2577.1(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
 - .d purposes accessory to the other permitted purposes.

12.2577.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.8 hectares;
- .2 Minimum Lot Width: 60 metres;
- .3 Minimum Front Yard Depth: 6.0 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum Exterior Side Yard Width: 6.0 metres;

- .6 Minimum Rear Yard Depth: 6.0 metres;
- .7 Minimum Lot Depth: 45 metres;
- .8 minimum building setback to Highway 407 and transitway right-of-way shall be 14.0 metres;
- .9 minimum building setback to a Natural System zone shall be 5 metres
- .10 Maximum Building Height: none
- .11 Minimum Building Height: 9.5 metres;
- .12 Minimum Landscaped Open Space, except at approved driveway locations:
 - .a a width of 6.0 metres along Mississauga Road;
 - .b a width of 3.0 metres along a lot line abutting a public street; and,
 - .c no landscaped open space is required along a lot line that abuts an OC or PE zone boundary
- .13 uses permitted in Exception 2623.1(6) shall be limited to a maximum of 20 percent of the office building's gross floor area;
- .14 uses permitted in Exception 2623.1(1) not be less than the lesser of:
 - .a 10% of the gross floor area;
 - .b 50% of the Mississauga Road building frontage; or
 - .c 1,858 square metres;
- .15 uses permitted in Exception 2623.1(8) shall be subject to the requirements and restrictions contained within the NS zone category;
- .16 the openings for waste disposal, service and loading facilities of any buildings shall not face Mississauga Road, and otherwise, shall be screened from any other public street;
- .17 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be screened with an enclosure constructed from materials that are compatible with the main building;
- .18 no outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;
- .19 an adult entertainment parlour or an adult videotape store shall not be permitted;

12.2577.3 for the purposes of Exception 2577:

- .1 shall also be subject to the requirements and restrictions of the OC zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 2577.2.
- .2 CONFERENCE CENTRE shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room

facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

- .3 OUTDOOR STORAGE shall mean outside areas permitted for the purpose of storing goods and materials, but shall exclude the temporary parking of trucks and trailers not actively engaged in the process of loading and unloading goods and materials.

12.2578 Exception 2578

12.2578.1 The lands shall only be used for the following purposes:

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

12.2578.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 291 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.7 metres
 - .b Corner Lot: 11.5 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions apply to garages:
 - .a the maximum garage door width shall be:
 - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
 - .ii 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
 - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.26 metres;

- .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
 - .b the garage door width may be widened an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2579 Exception 2579

12.2579.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a bank, or a trust company or financial institution;
- .3 a dining room restaurant;
- .4 a variety store;
- .5 a tobacco shop;
- .6 a gift shop;
- .7 a day nursery;
- .8 a personal service shop;
- .9 a drug store;
- .10 a dry cleaning and laundry establishment, using only non-toxic, non-flammable materials;
- .11 a convenience restaurant;
- .12 an optical sales outlet;
- .13 purposes accessory to the other permitted purposes.

12.2579.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Buildings: 3
- .2 Minimum Lot Area: 2.1 hectare
- .3 Minimum Front Yard Depth: 10.0 metres
- .4 Minimum Interior or Exterior Side Yard Width: 10.0 metres, except that where the interior or exterior side yard abuts a residential or institutional zone, the minimum interior or exterior side yard width shall be 15 metres.
- .5 Minimum Rear Yard Depth: 10.0 metres, except that where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 15 metres.
- .6 Minimum Lot Width: 90 metres
- .7 Maximum Building Height: 12 storeys
- .8 Maximum Lot Coverage: 25 percent
- .9 Maximum Floor Space Index: 0.75

- .10 Minimum Landscaped Open Space: 25 percent of the lot area
- .11 any building or part thereof that is over 2 storeys in height shall be located at least 30 metres from a residential lot line
- .12 the uses permitted by Exceptions 2579.1(2), 2579.1(3), 2579.1(4) and 2579.1(11) shall not exceed a maximum gross commercial floor area of 1,300.6 square metres.
- .13 the use permitted by Exception 2579.1(9) shall not exceed a maximum gross commercial floor area of 464.5 square metres.

12.2580 Exception 2580

12.2580.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing, distributing, and servicing of goods and materials within an enclosed building, but excluding a motor vehicle repair shop and motor vehicle body shop as a principal or accessory use;
- .2 a warehouse;
- .3 a parking lot;
- .4 an associated educational purpose;
- .5 an associated office; and,
- .6 purposes accessory to the other permitted purposes.

12.2580.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback from Highway 407: 13.7 metres;
- .2 a minimum 3.0 metre wide landscaped open space area shall be provided along the Highway 407 right-of-way;
- .3 Minimum Lot Width: 0 metres

12.2581 Exception 2581

12.2581.1 The lands shall only be used for the following purposes:

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

12.2581.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Lot Coverage: 10 percent.

12.2582 Exception 2582

12.2582.1 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, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
 - .b a parking lot;
 - .c a printing establishment; and
 - .d a warehouse.
- .2 Non-Industrial:
 - .a a dining room restaurant, convenience restaurant or take-out restaurant;
 - .b a dry cleaning and laundry distribution station;
 - .c a printing or copying establishment;
 - .d a retail establishment having no outside storage;
 - .e a banquet facility; and
 - .f offices other than an office for any health care practitioner or realtor.
- .3 Accessory:
 - .a an accessory building, provided that it is not used for human habitation;
 - .b an educational purpose accessory to a permitted industrial purpose; and
 - .c purposes accessory to the other permitted purposes.

12.2583 Exception 2583

12.2583.1 The lands shall only be used for the following purposes:

- .1 gas bar;
- .2 only in conjunction with a gas bar, a retail establishment having no outside storage;
- .3 purposes accessory to the other permitted purposes.

12.2583.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 60.5 metres
- .2 Minimum Lot Depth: 60.5 metres
- .3 Maximum Height of building: 1 storey
- .4 Maximum Gross Floor Area for a building other than for a garbage and refuse enclosure: 93 square metres
- .5 Minimum Landscaped Open Space:
 - .a front yard: 20 percent of the required yard area and a minimum depth of 3 metres
 - .b exterior side yard: 50 percent of the required yard area and a minimum depth of 3 metres
 - .c other yards: no minimum requirement
- .6 garbage and refuse containers shall be located in a totally enclosed area or structure.

12.2584 Exception 2584

12.2584.1 The lands shall only be used for the following purposes:

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

12.2584.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Open Space:
 - .a except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained abutting Steeles Avenue and Mavis Road;
 - .b except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained along all other public roads abutting or traversing the site;
 - .c landscaped open space having a minimum width of 3.0 metres (9.8 feet) shall be provided and maintained along the southerly property line abutting the R1 – Exception 2603 zone.
- .2 all garbage and refuse storage areas including containers for recycling materials shall be located within a building.
- .3 no outside storage of goods, materials or machinery shall be permitted.

12.2585 Exception 2585

12.2585.1 The lands shall only be used for the following purposes:

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

12.2585.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 291 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.7 metres
 - .b Corner Lot: 11.5 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions apply to garages:
 - .a the maximum garage door width shall be:
 - .i 3.1 metres if the lot width for a particular unit is less than 10 metres;
 - .ii 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
 - .iii 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.26 metres;

- .iv 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
 - .b the garage door width may be widened an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- .10 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12.2586 Exception 2586

12.2586.1 The lands shall only be used for the following purposes:

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

12.2586.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 366 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres
 - .b Corner Lot: 14.0 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space:
 - .a 40% of the minimum front yard area; and,
 - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- .9 the following provisions apply to garages:
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door width may be widened an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;

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

12.2587 Exception 2587

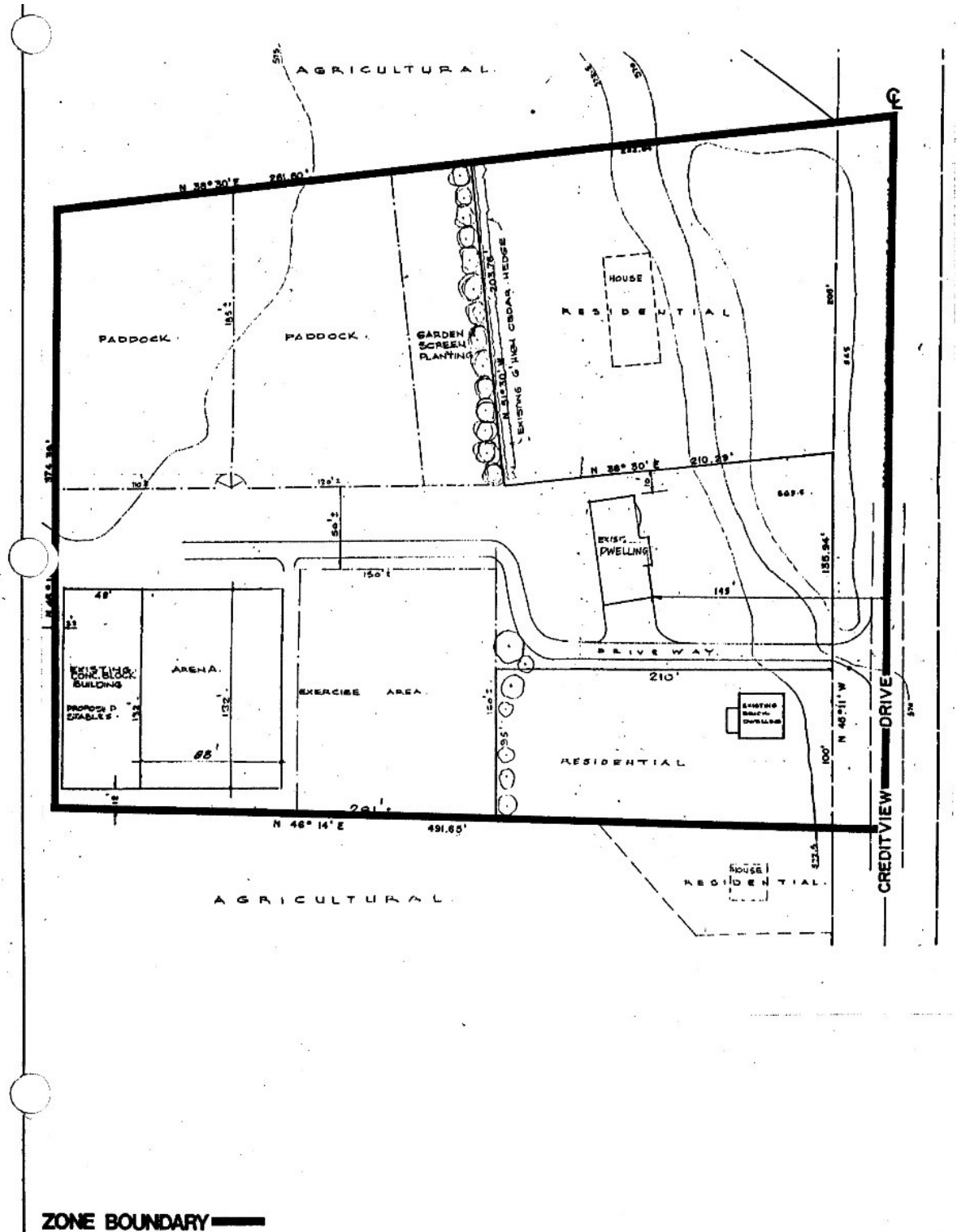
12.2587.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home;
- .3 a home occupation;
- .4 the keeping and training of horses;
- .5 a horse riding school or riding camp, and
- .6 purposes accessory to the other permitted purposes.

12.2587.2 The lands shall be subject to the following requirements and restrictions:

- .1 the buildings shown as "Existing Concrete Block Building", "Arena" and "Existing Dwelling" may only be located within the areas so identified on Figure 1 - Exception 2587.

Figure 1



12.2588 Exception 2588

12.2588.1 The lands shall only be used for the following purposes:

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

12.2588.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Centre Line Setback: 19 metres
- .2 Minimum Width for northerly side yard: 3 metres

12.2589 Exception 2589

12.2589.1 The lands shall only be used for the following purposes:

- .1 a garden centre sales establishment;
- .2 a sporting goods sales establishment;
- .3 offices, and
- .4 purposes accessory to the other permitted purposes.

12.2589.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 7.5 metres
- .2 Maximum Gross Commercial Floor Area: 930 square metres
- .3 Minimum Lot Width: 90 metres
- .4 Minimum Front Yard Setback from the centre line of Dixie Road: 50 metres
- .5 Minimum Side Yard Width: 10 metres, but the combined total width of both side yards shall not be less than 60 metres
- .6 Minimum Landscaped Open Space: 50 percent of the lot area, including a strip at least 10 metres wide along the front lot line, except where the driveway is located
- .7 Minimum Building Setback from the top-of-bank as defined by the Toronto and Region Conservation Authority: 10 metres

12.2590 Exception 2590

12.2590.1 The lands shall only be used for the following purposes:

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

12.2590.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 25 metres
- .2 Minimum Centre Line Setback: 32 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres

12.2591 Exception 2591

12.2591.1 The lands shall only be used for the following purposes:

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

12.2591.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
 - .a Interior Lot: 420 square metres
 - .b Corner Lot: 500 square metres
- .2 Minimum Lot Width
 - .a Interior Lot: 14 metres
 - .b Corner Lot: 17 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres

12.2592 Exception 2592

12.2592.1 The lands shall only be used for the following purposes:

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

12.2592.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.6 metres on the other side, provided that:
 - .a the width of the side yard abutting a walkway or an OS zone shall always be at least 1.2 metres
 - .b the side yard with minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard (of an adjacent lot) which is 1.2 metres or greater in width.
 - .c the minimum distance between two detached dwellings shall not be less than 1.2 metres
 - .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall
 - .e where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 3.10.1 may project into the yard shall not exceed 35 centimetres

12.2593 Exception 2593

12.2593.1 The lands shall only be used for the following purposes:

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

12.2593.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 1.5 metres
- .2 Minimum Interior Side: 3 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard width shall be 10 metres
- .3 Minimum Exterior Side Yard Width: 1.5 metres
- .4 Minimum Rear Yard Depth: 6 metres, except that:
 - .a where the rear yard abuts a residential or institutional zone, 10 metres
 - .b where rear yard abuts a 0.3 metre reserve or a street, 21 metres
- .5 Maximum Building Height: 1 storey
- .6 Minimum Landscaped Open Space:

- .a 10 percent of the lot area
- .b minimum width abutting a residential zone: 2.5 metres
- .c minimum width abutting a road allowance: 1.5 metres
- .7 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
- .8 Minimum Distance Separation between a restaurant and the residential zone boundary coinciding with the centre line of the Steeles Avenue right-of-way: 20 metres
- .9 garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building
- .10 garbage and refuse containers for all other uses shall be completely enclosed and located no closer than 9 metres to any residential zone
- .11 an adult entertainment parlour shall not be permitted
- .12 no amusement devices shall be permitted
- .13 no outside storage or display of goods shall be permitted
- .14 minimum number of Parking Spaces for all purposes: 1 space per 27 square metres of gross commercial floor area or portion thereof.

12.2594 Exception 2594

12.2594.1 The lands shall only be used for the following purposes:

- .1 a religious institution;
- .2 purposes accessory to the permitted use including educational purposes, a detached residential dwelling (manse) and a day nursery; or
- .3 those purposes permitted in the R2 – Exception 2777 zone.

12.2594.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those purposes permitted in Exception 2594.1(1) and Exception 2594.1(2):
 - .a Minimum Setback from Steeles Avenue West: 16.5 metres for the main building, and 7.6 metres for accessory structures;
 - .b Minimum Setback from any Open Space (OS) zone: 5.0 metres;
 - .c Minimum Setback from any Residential Zone: 7.6 metres, except a Residential Dwelling (Manse) may be setback a minimum of 3.0 metres;
 - .d Maximum Building Height of a Residential Dwelling (Manse): 11.0 metres;
 - .e Maximum Gross Floor Area, excluding the basement floor area, or a Residential Dwelling Unit (Manse): 190 square metres;
 - .f Maximum Gross Floor Area of the main place of worship building: 600 square metres
 - .g Maximum Lot Coverage: none
 - .h Parking on site shall be provided as follows:
 - .i a minimum of 1 space for each 6.5 square metres of gross floor area of the main building
 - .ii a minimum of 1 space for the residential dwelling unit (Manse)
- .2 for those purposes in Exception 2594.1(3):
 - .a the requirements and restrictions of the R2 – Exception 2777 zone

12.2595 Exception 2595

12.2595.1 The lands shall only be used for the following purposes:

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

12.2595.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a interior lot: 540 square metres
 - .b corner lot: 585 square metres
- .2 Minimum Lot Width:
 - .a interior lot: 18 metres
 - .b corner lot: 19.5 metres

12.2596 Exception 2596

12.2596.1 The lands shall only be used for the following purposes:

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

12.2596.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a interior lot: 390 square metres
 - .b corner lot 453 square metres
- .2 Minimum Lot Width:
 - .a interior lot: 13 metres
 - .b corner lot: 15.1 metres
- .3 Minimum Lot Depth:
 - .a 25 metres for a lot with the front lot line abutting the turning circle of a cul-de-sac
 - .b 30 metres in all other cases
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
 - .a the width of the side yard abutting a walkway, OS, P I1 or I2 Zone shall always be at least 1.2 metres
 - .b the minimum distance between two detached dwellings shall not be less than 2.1 metres
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2596.3 for the purposes of Exception 2596:

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

12.2597 Exception 2597

12.2597.1 The lands shall only be used for the following purposes:

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

12.2597.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a interior lot: 370 square metres
 - .b corner lot: 430 square metres
- .2 Minimum Lot Width:
 - .a interior lot: 12 metres
 - .b corner lot: 14.1 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that:
 - .a the width of the side yard abutting a walkway shall always be at least 1.2 metres
 - .b the minimum distance between two detached dwellings shall not be less than 2 metres
 - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2598 Exception 2598

12.2598.1 The lands shall only be used for the following purposes:

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

12.2598.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a interior lot: 270 square metres
 - .b corner lot: 333 square metres
- .2 Minimum Lot Width:
 - .a interior lot: 9 metres
 - .b corner lot: 11.1 metres

12.2599 Exception 2599

12.2599.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by R3H Zone

12.2599.2 Shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth for:
 - .a main building: 20 metres
 - .b gatehouse: 6 metres
- .2 Minimum Rear Yard Depth: 13.72 metres or 1/2 the height of the building, whichever is greater
- .3 Maximum Building Height: 18 storeys
- .4 Maximum Density: 100 units per hectare
- .5 Minimum Distance between an underground garage and a lot line:
 - .a front lot line and side lot line: 3 metres
 - .b rear lot line: 13.72 metres
- .6 Minimum Distance between an underground garage ramp and a lot line
 - .a front lot line and side lot line: 9 metres
 - .b rear lot line: 13.72 metres