

## 12.300 Exception 300

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

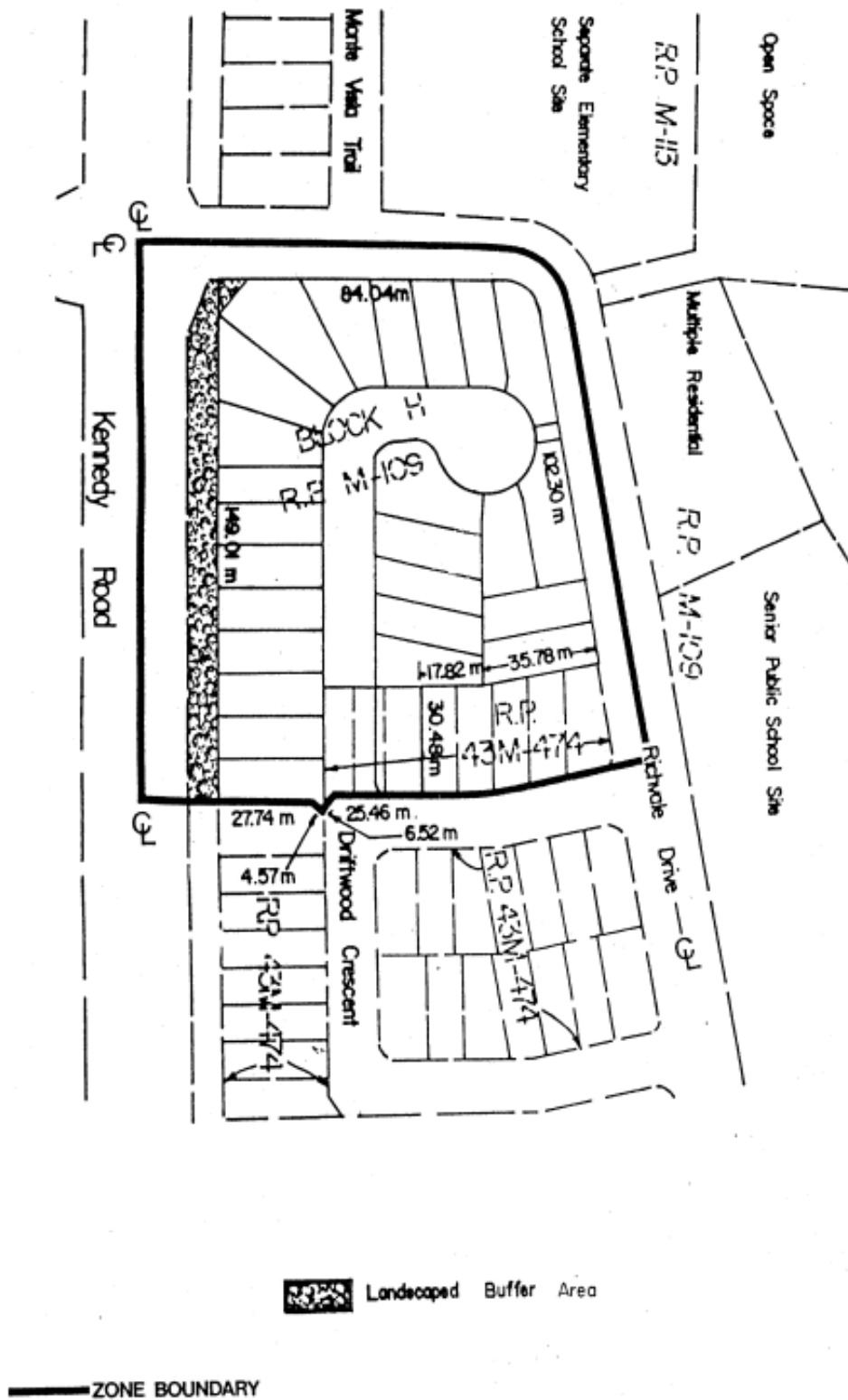
- .1 Residential:
  - .a single detached dwellings;
  - .b a group home; and,
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
  - .a for an Interior Area: 315.0 square metres.
  - .b for a Corner Lot: 405.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 10.6 metres.
  - .b for a Corner Lot: 13.6 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard where the side lot lines converge towards the front lot line

- .10 Landscaped Buffer Area: a landscaped buffer area of not less than 9.0 metres in width shall be provided and maintained in the locations shown on Figure 1.

### Figure 1



## 12.301 Exception 301

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

- .1 Industrial:
  - .a A warehouse;
  - .b Outside storage of oversized motor vehicles not actively engaged in loading and unloading of goods and materials;

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

- .1 Maximum number of truck and trailer parking spaces: 100 spaces.
- .2 Outside storage of motor vehicles shall only be permitted as an accessory use, and shall not be located in the required front yard.
- .3 Outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms or a combination of such treatments.

### 12.301.3 Holding (H):

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
  - .a Confirmation that a satisfactory Functional Servicing Report be provided and approved to the satisfaction of the Toronto and Region Conservation Authority, the Region of Peel, and the City of Brampton.
  - .b That appropriate arrangements are made to address site servicing to the satisfaction of the City of Brampton and Region of Peel.
  - .c That appropriate arrangements are made between the applicant, the City of Brampton, and its consultant, to the satisfaction of the Commissioner of Planning, Building and Growth Management, for the Countryside Drive design project to provide a single storm sewer system to service both development lands and Countryside Drive on an ultimate basis, including but not limited to design, front-end financing, construction, maintenance and securities. If the timing does not work to install the combined storm sewer system, the applicant shall install an interim storm sewer system and associated infrastructures to service the development lands until the ultimate storm sewer servicing system for Countryside Drive has been implemented, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate storm sewer system.



## 12.302 Exception 302

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

- .1 Private road;
- .2 At-grade, above or below-grade stormwater management or other flood and erosion control facilities;
- .3 A structure ancillary to flood and erosion control facilities; and,
- .4 Publicly accessible open space;

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

- .1 Minimum Front Yard Setback: 3.0 metres
- .2 Minimum Rear Yard Setback: 3.0 metres
- .3 Minimum Exterior Side Yard Setback: 3.0 metres
- .4 Minimum Interior Side Yard Setback: 3.0 metres
- .5 Minimum Setback from any lot line to any portion of a building or structure below grade: 0.3 metres
- .6 Minimum Setback from a Daylight Triangle: 0.0 metres
- .7 Minimum Setback for at-grade, above and below-grade stormwater management, flood and erosion control facilities, utility infrastructure including transformers, gas pads, or telecommunications infrastructure: 0.0 metres
- .8 Maximum Building Height: 1 storey
- .9 Minimum Landscaped Open Space: 50.0 %
- .10 Garbage, Refuse and Waste
  - .a All garbage, refuse and waste containers for any use shall be located within a building or screened from a street or private street.
- .11 Rooftop Mechanical Equipment
  - .a Mechanical equipment on the roof of a building shall be screened.

### 12.302.3 for the purposes of Exception 302:

- .1 Shall also be subject to the requirements and restrictions relating to the OS zone and all the general provision of the By-law which are not in conflict with those set out in Exception 302.

### 12.303 Exception 303

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

- .1 Shall only be used for the residential purposes and purposes accessory to other permitted purposes permitted within a R1 zone;

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

- .1 Minimum Lot Area: 100.0 square metres
- .2 Minimum Lot Depth: 12.0 metres
- .3 Minimum Front Yard Setback: 3.0 metres
- .4 Minimum Side Yard Setback: 4.0 metres
- .5 Minimum Rear Yard Setback: 2.5 metres
- .6 Driveway Width: Shall not exceed the width of the garage
- .7 Minimum Setback for Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure: 0.0 metres
- .8 Maximum Building Height: 10.6 metres
- .9 Maximum Lot Coverage: 35.0%

#### **12.303.3 for the purposes of Exception 303:**

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provision of the By-law which are not in conflict with those set out in Exception 302.

## 12.304 Exception 304

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

- .1 Shall only be used for the residential purposes and purposes accessory to other permitted purposes permitted within a R2 zone;

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

- .1 Minimum Lot Area
  - .a 140.0 square metres per dwelling unit.
- .2 Minimum Lot Width
  - .a Interior Lot: 6.0 metres
  - .b Corner Lot: 7.5 metres
- .3 Minimum Lot Depth: 24.7 metres
- .4 Minimum Front Yard Depth
  - .a 3.0 metres provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line.
- .5 Minimum Interior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 6.0 metres
- .7 Minimum Rear Yard Setback : 3.0 metres
- .8 Driveway Width
  - .a Shall not exceed the width of the garage
- .9 Encroachment
  - .a A Balcony, Porch or Bay Window may project into the minimum front yard by a maximum of 1.8 metres.
  - .b Eaves, Cornices and Gutters may project into the minimum front yard by a maximum of 0.6 metres.
  - .c Steps may encroach a maximum of 1.0 metre from a porch or deck.
- .10 Minimum Setback for Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure : 0.0 metres
- .11 Maximum Building Height : 13.0 metres
- .12 Maximum Lot Coverage

- .a 65.0% of the lot area for a principal building.
- .13 Minimum Landscaped Open Space
  - .a 25.0 square metres for each dwelling
- .14 Minimum Distance between Driveway and Actual or Projected Point of Intersection of Two Streets
  - .a 4.0 metres as measured along a lot line.
- .15 Garbage, Refuse and Waste
  - .a All garbage, refuse and waste containers for any use shall be screened from the street.
- .16 Rooftop Mechanical Equipment
  - .a Mechanical equipment on the roof of a building shall be screened.

**12.304.3 for the purposes of Exception 304:**

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provision of the By-law which are not in conflict with those set out in Exception 304.

## 12.305 Exception 305

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

- .1 Industrial:
  - .a the manufacturing, assembly, storage and distribution of semifinished and finished products, including the assembly of motor vehicles.
- .2 Non-Industrial:
  - .a exhibition and conference halls
- .3 Accessory:
  - .a business, professional and administrative offices connected with another permitted use of the land, bank, trust company and financial institution; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 Minimum Street Line Setback:
  - .a from North Park Drive: 25.0 metres.
  - .b from Airport Road: 50.0 metres.
  - .c from Williams Parkway: 30.0 metres.
  - .d from Torbram Road: 255.0 metres.
- .2 Minimum Side Yard Width: 30.0 metres.
- .3 Landscaped Buffer Area: a landscaped buffer area shall be provided and maintained along the adjacent streets as follows:
  - .a a minimum width of 30.0 metres along Williams Parkway;
  - .b a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip and shall:
    - .i be continuous and of a uniform height of not less than 3.0 metres;
    - .ii be sodded and planted with vegetation to maintain stability;
    - .iii be planted with coniferous plantings to provide a visual screen; and,
    - .iv provide screened site lines from the west side of Torbram Road.
  - .c a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;

.d a minimum width of 15.0 metres along Airport Road.

.4 Outside Storage:

.a outside storage of goods and materials likely to be disturbed by wind, shall not be permitted.

.b outside storage of good, materials and equipment is permitted, provided that such storage areas are located no closer than:

.i 150.0 metres to Williams Parkway;

.ii 90.0 metres to Torbram Road;

.iii 25.0 metres to North Park Drive; and,

.iv 180.0 metres to Airport Road.

.c outside storage areas shall be provided with a berm not less than 2.4 metres in height which is effective in screening the storage area from North Park Drive, Williams Parkway and from Airport Road, except in the case where a grade separation facility requires that Airport Road shall be elevated, and in the case of North Park Drive, outside storage shall be screened by a fence 2.4 metres in height;

.5 no building, exclusive of mechanical and elevator penthouses and conveyor housings and no structure exclusive of ventilators, chimneys, stacks, vents, electrical supply facilities, television or radio antenna shall exceed a height of 10.8 metres, except on lands outlined on Figure 1-Exception 305 where no building shall exceed a height of 30.48 metres.

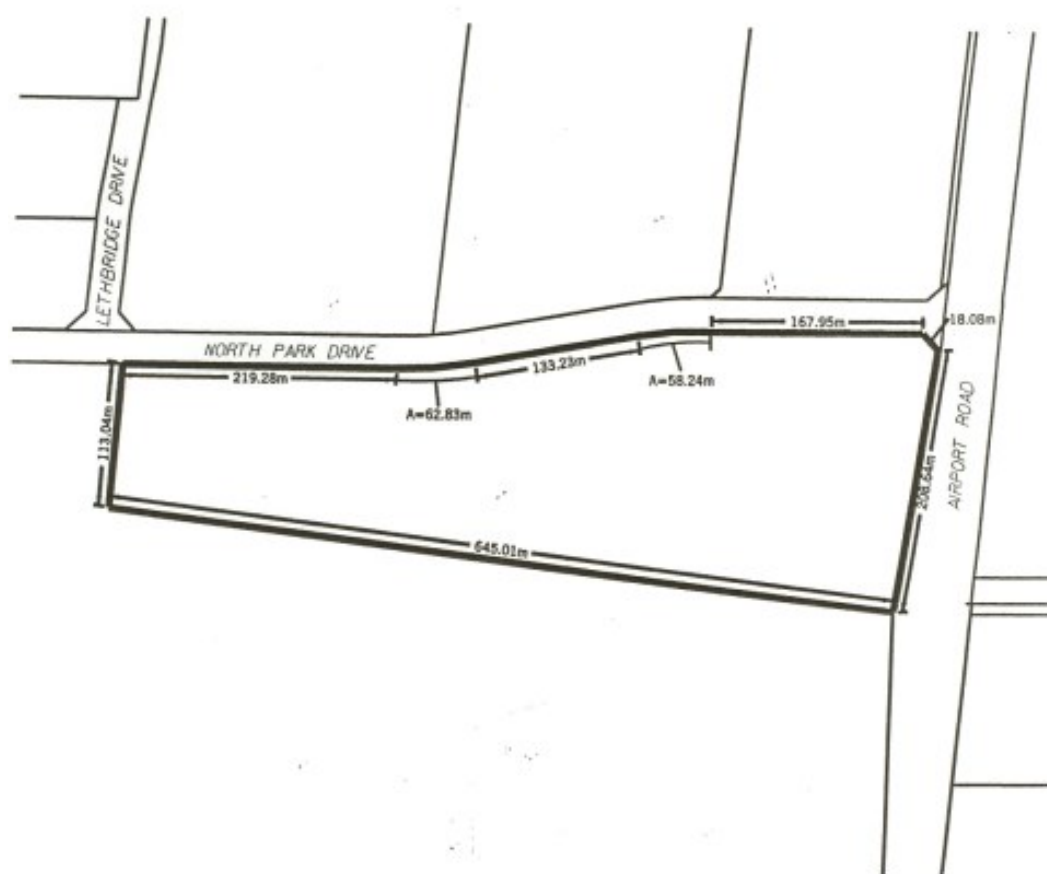
.6 the gross commercial floor area of the purposes permitted by Exception 305.1(3)(a) shall not exceed the gross industrial floor area of the main industrial building on the site.

.7 Parking shall be provided and maintained in accordance with the requirements set out in Section 4.1 to this by-law, and the following:

.a Exhibition, conference hall or auditorium: 1 parking space for every 6 fixed seats or 3 metres of open bench space, or portion thereof

.b Motor Vehicle Assembly Plant: 1 parking space for each 93 square metres of gross floor area, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail, or educational uses.

Figure 1



## 12.306 Exception 306

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

- .1 Industrial:
  - .a the warehousing and storage of goods and products and materials within an enclosed building;
  - .b the manufacturing and assembly of the following products:
    - .i clothing and finished textile or fabric products;
    - .ii printing and bookbinding and lithographing;
    - .iii die castings involving the use of plastics and light metals including aluminum and zinc; and,
    - .iv light manufacturing activities including the manufacturing of tubing, pipes, tools and instruments electrical components, hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.
  - .c shops for the repair or manufacturing of small goods and wares;
  - .d the manufacturing, assembly, storage and distribution of semifinished and finished products;
  - .e dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use; and,
  - .f dairy products, plants and bakeries.
- .2 Non-Industrial:
  - .a exhibition and conference halls;
  - .b radio, television, broadcasting and transmission facilities; and,
  - .c a builders supply yard, or yard including a repair and assembly sop, but excluding any scrap metal storage and salvage yard.
- .3 Accessory:
  - .a business, professional and administrative offices connected with another permitted use of the land; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 2,000.0 square metres.



- .2 Minimum Front Yard Depth: 15.0 metres.
- .3 Minimum Side Yard Width: 8.0 metres, except where the side lot lines abut a railway right-of-way or easement, in which case no side yard shall be required.
- .4 Minimum Rear Yard Depth: 8.0 metres, except where the rear lot line abuts a railway right-of-way or easement in which case no rear yard is required.
- .5 Maximum Lot Coverage: 50 percent of the lot area.
- .6 Minimum Landscaped Open Space:
  - .a 50 percent of the required front yard area;
  - .b 50 percent of the required side yard extending from the front yard to the rear wall of the rear most building.
- .7 Outdoor Truck Loading Facilities: no outdoor truck loading facilities shall be permitted in a front yard or exterior side yard.
- .8 Outside Storage: outside storage of goods, materials and equipment is permitted provided that:
  - .a the storage area is not located in the front yard or the required exterior side yard;
  - .b the storage area that abuts a zone other than an industrial zone is provided with a landscaped buffer area, 3.0 metres in width, planted with suitable plant material that is effective in screening the storage area.

## 12.307 Exception 307

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

- .1 landscaped buffer area; and,
- .2 purposes permitted by Exception 305.1, but only after the abutting lands which are used for residential purposes have been rezoned for industrial purposes consistent with those permitted by Exception 305.1.

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

- .1 Landscaped Buffer Area:
  - .a a landscaped buffer area shall be provided and maintained in accordance with the following:
    - .i the buffer shall be located adjacent to the lands for residential and institutional purposes;
    - .ii the buffer shall have a minimum width of 30.0 metres; and,
    - .iii the buffer shall be landscaped and bermed to screen the lands for residential and institutional purposes from the institutional uses.
  - .b the buffer shall:
    - .i be continuous and of a uniform height of not less than 3.0 metres;
    - .ii be sodded and planted with vegetation to maintain stability; and,
    - .iii be planted with coniferous plantings to provide a visual screen.

### **12.307.3 for the purposes of Exception 307:**

- .1 shall also, once the lands have been rezoned to permit the purposes set out in Exception 305.1, be subject to the requirements and restrictions related to the GE - Exception 305 Zone, and all the general provisions of this bylaw.

## 12.308 Exception 308

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

- .1 Shall only be used for the purposes permitted within a R3M zone;

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

- .1 Front Lot Line: For the purpose of this zone, Queen Street West shall be deemed to be the Front Lot Line.
- .2 Minimum Lot Area: 0.6 hectares
- .3 Minimum Lot Width: 30.0 metres
- .4 Minimum Lot Depth: 30.0 metres
- .5 Minimum Front Yard Setback: 3.0 metres
- .6 Minimum Rear Yard Setback: 6.0 metres
- .7 Minimum Exterior Yard Setback: 4.5 metres
- .8 Minimum Interior Side Yard Setback:
  - .a 6.5 metres up to the fourth floor of a building; and,
  - .b 7.3 metres above the fourth floor of a building
- .9 Minimum Step-back along the front and exterior side lot lines for the portion of the building above six storeys: 2.5 metres
- .10 Minimum Step-back from a Daylight Triangle for the portion of the building above six storeys: 0.0 metres
- .11 Minimum Setback from any lot line to any portion of a building below finished grade: 0.0 metres
- .12 Minimum Setback from a Daylight Triangle: 0.5 metres
- .13 Minimum Setback for Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure: 0.0 metres
- .14 Minimum Building Height excluding any portion of the podium: 5 storeys
- .15 Maximum Building Height (exclusive of any rooftop mechanical penthouse or architectural features): 12 storeys to a maximum of 45.0 metres
- .16 Minimum Height of the Ground Floor fronting Queen Street West: 4.5 metres
- .17 Maximum Lot Coverage: 50.0%
- .18 Minimum Landscaped Open Space: 30.0%

- .19 Maximum Gross Floor Area: 30,850.0 square metres
- .20 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building.
- .21 Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened.
- .22 Ground Floor Dwelling Unit Access: All dwelling units on the ground floor with a street frontage onto Queen Street West shall have individual entrances directly accessible from the street.
- .23 Apartment Building Access: An apartment building shall have a primary pedestrian entrance that is directly accessible from a public street.
- .24 Minimum Amenity Space: 4.0 square metres total of indoor and outdoor amenity space per dwelling unit.

**12.308.3 for the purposes of Exception 308:**

- .1 Shall also be subject to the requirements and restrictions relating to the R3L zone and all the general provision of the By-law that are not in conflict with those set out in Exception 308.

## 12.309 Exception 309

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

- .1 Within 100.0 metres of the Front Lot Line, shall only be used for the following purposes:
  - .a An Apartment Dwelling;
  - .b For the first storey:
    - .i Uses permitted in the GC Zone, except:
      - .1 A Service Station or Gas Bar;
      - .2 A Garden Centre Sales Establishment that includes the outdoor storage of goods;
      - .3 An Amusement Arcade;
      - .4 A Taxi or Bus Station;
    - .ii An Art Gallery;
    - .ii An Art Studio;
    - .iii A Day Nursery;
    - .iv A Medical Office;
    - .v A Radio, Television, Broadcasting and Transmission Facility;
  - .c Purposes accessory to permitted uses;
- .2 Beyond 100.0 metres of the Front Lot Line, shall only be used for the following purposes:
  - .a Street Townhouse Dwelling;
  - .b Townhouse Dwelling;
  - .c Stacked Townhouse Dwelling;
  - .d Back To Back Townhouse Dwelling;
  - .e Back to Back Stacked Townhouse Dwelling;
  - .f Purposes accessory to permitted uses;

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

- .1 Minimum Lot Area: No requirement.
- .2 Minimum Front Yard Depth: 1.5 metres
- .3 Minimum Interior Side Yard Width: 3.5 metres

- .4 Minimum Exterior Side Yard Width: 3.0 metres
- .5 Minimum Rear Yard Width: 10.0 metres
- .6 For the purposes of this zone, Queen Street West shall be defined as the Front Lot Line and Elbern Markel shall be defined as the Exterior Lot Line.
- .7 Minimum Setback from a Daylighting Triangle: 0.0 metres;
- .8 Minimum Setback to utility infrastructure including transformers, gas pads, or telecommunications infrastructure: No requirement.
- .9 Minimum separation between buildings located beyond 100.0 metres of the Front Lot Line: 4.5 metres
- .10 Minimum tower separation: 25.0 metres
- .11 Minimum podium and tower stepback on the side facing a public street for a building within 100.0 metres of the Front Lot Line: 2.5 metres
- .12 Maximum Building Height beyond 100.0 metres of the Front Lot Line: 4 storeys to the maximum of 14.0 metres.
- .13 Maximum Building Height within 100.0 metres of the Front Lot Line (exclusive of any roof-top mechanical penthouse or architectural features):
  - .a 16 storeys to a maximum of 56.0 metres within 30.0 metres from the Exterior Side Lot Line.
  - .b 14 storeys to a maximum of 50.0 metres beyond 30.0 metres from the Exterior Side Lot Line.
- .14 Minimum Building Height within 100.0 metres of the Front Lot Line: 5 storeys to a minimum of 16.5 metres
- .15 Maximum podium height for a building within 100.0 metres of the Front Lot Line (exclusive of architectural features): 8 storeys to a maximum of 29.0 metres
- .16 Minimum floor to ceiling height for ground related units that are directly accessible from Queen Street West: 4.5 metres for units within a minimum distance of 65.0 metres of the Exterior Side Lot Line.
- .17 Maximum Number of Dwelling Units: 650 dwelling units
- .18 Maximum Gross Floor Area for Apartment Dwelling: 43,000 square metres
- .19 Maximum tower floorplate: 800.0 square metres for each storey above the tenth storey.
- .20 Minimum Landscaped Open Space: No requirement.
- .21 Minimum Landscaped Buffer Area width along the Rear Lot Line: 5.5 metres
- .22 Landscape Buffer Area encroachment: Utility infrastructure including transformers, gas pads, and telecommunications infrastructure, and hard landscaping including retaining walls are permitted if the total encroachment is less than 75% of the Landscape Buffer Area.

- .23 Yard encroachment
  - .a A Balcony, Porch or bay window may project into the Front and Side Yards by a maximum of 1.8 metres.
  - .b Eaves, cornices and gutters may project into the Front and Side Yards by a maximum of 0.6 metres.
  - .c Porches or decks and associated steps and ramps may encroach into a required Yard to a maximum of 1.0 metre from a Lot Line.
- .24 Public street access for the first storey of a Building: Every ground related residential or commercial unit that fronts onto a public street shall provide a direct access to a public street.
- .25 Apartment Building street access: An Apartment Building shall have a common entrance directly accessible from a public street.
- .26 Garbage, refuse, and waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view of a street or public thoroughfare.
- .27 Rooftop mechanical equipment: Mechanical equipment on the roof of a building shall be screened.
- .28 Maximum Lot Coverage: No requirement.
- .29 Maximum Floor Space Index: No requirement.

**12.309.3 for the purposes of Exception 309:**

- .1 Shall be subject to the following requirements and restrictions for parking:
  - .a Minimum vehicular parking spaces for residents: 0.9 parking space per dwelling unit
  - .b Minimum vehicular parking spaces for apartment and townhouse visitors: 0.2 parking space per dwelling unit
  - .c Minimum bicycle parking spaces for residents: 0.1 parking space per dwelling unit.
  - .d Minimum bicycle parking spaces for apartment and townhouse visitors: 30 parking spaces
  - .e Location of vehicular parking spaces: Only residential vehicular visitor parking spaces are permitted at grade.
  - .f Location of bicycle parking spaces for visitors: All visitor bicycle parking spaces are permitted to be located outdoor.
- .2 For the purpose of this by-law, "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.

- .3 Shall also be subject to all requirements and restrictions and the general provision of the By-law which are not in conflict with those set out in Exception 309.
- .4 All lands zoned R3H-309 shall be deemed as one lot for zoning purposes.

**12.309.4 The Holding (H)**

- .1 Until such time as the Holding (H) is lifted, lands zoned R3H-309 (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.
- .2 The Holding (H) symbol for all or any part of the land zoned R3H-309 (H) shall not be removed until such a time as the following condition has been met:
  - .a The Commissioner of Planning, Building and Growth Management is satisfied that the owner of the subject lands has fulfilled the requirements for any applicable Cost Sharing Agreements of which the landowner is identified as being a party.



## 12.310 Exception 310

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 375.0 square metres.
  - .b for a Corner Lot: 465.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 12.5 metres.
  - .b for a Corner Lot: 15.5 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any such wall; and,
  - .b the minimum distance between detached dwellings shall not be less than 2.1 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.0 metres.
- .9 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard of an interior lot;

- .b 60 percent of the front yard of a corner lot; and,
- .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

### 12.311 Exception 311

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

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

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

- .1 Minimum Lot Area: 540.0 square metres.
- .2 Minimum Lot Width: 18.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to the main wall of building: 4.5 metres.
  - .b to the front of garage or carport: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 0.9 metres where the side yard abuts a garage, and 7.0 metres where the side yard abuts a dwelling;
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 1.5 metres between the dwelling unit and the rear lot line; and 18.0 metres between the garage and the rear lot line;
- .8 Minimum Building Height: 6.0 metres.
- .9 Maximum Building Height: 10.0 metres.

## 12.312 Exception 312

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

- .1 Residential:
  - .a single detached dwellings;
  - .b a group home; and,
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a religious institution;
  - .b a dwelling unit on the same lot as a religious institution; and,
  - .c purposes accessory to the other permitted purposes.

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

- .1 shall be subject to the following requirements and restrictions relating to a single detached dwelling permitted by Exception 312.1(1)(a):
  - .a Minimum Lot Area:
    - .i for an Interior Lot: 375.0 square metres.
    - .ii for a Corner Lot: 465.0 square metres.
  - .b Minimum Lot Width:
    - .i for an Interior Lot: 12.5 metres.
    - .ii for a Corner Lot: 15.5 metres.
  - .c Minimum Lot Depth: 30.0 metres.
  - .d Minimum Front Yard Depth: 6.0 metres.
  - .e Minimum Interior Side Yard Width:
    - .i 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no windows below grade, or door will be permitted in any such wall; and,
    - .ii the minimum distance between detached dwellings shall not be less than 2.1 metres.
  - .f Minimum Exterior Side Yard Width: 3.0 metres.
  - .g Minimum Rear Yard Depth: 7.6 metres.

- .h Maximum Building Height: 10.0 metres.
- .i Minimum Landscaped Open Space:
  - .i 50 percent of the front yard of an interior lot;
  - .ii 60 percent of the front yard of a corner lot; and,
  - .iii 40 percent of the front yard where the side lot lines converge towards the front lot lines.
- .2 shall be subject to the following requirements and restrictions with respect to a religious institution, and a dwelling unit on the same lot as a religious institution, permitted by Exception .312.1(2)(a) and .312.1(2)(b):
  - .a Maximum Lot Coverage: 33.3 percent.
  - .b Minimum Front Yard Depth: 7.5 metres.
  - .c Minimum Interior Side Yard Width: 7.5 metres or 1/2 the height of the building, whichever is the greater.
  - .d Minimum Exterior Side Yard Width: 7.5 metres.
  - .e Minimum Rear Yard Depth: 7.5 metres or 1/2 the height of the building, whichever is the greater
  - .f Maximum Building Height: 10.0 metres.

### 12.313 Exception 313

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

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

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

- .1 Minimum Lot Area for Dwelling Unit:
  - .a for an Interior Lot: 270.0 square metres.
  - .b for a Corner Lot: 360.0 square metres.
- .2 Minimum Lot Width Per Dwelling Unit:
  - .a for an Interior Lot: 9.0 metres.
  - .b for a Corner Lot: 12.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres provided that:
  - .a the minimum distance between detached buildings shall not be less than 1.8 metres;
  - .b in no event shall the total width of both side yards on any lot be less than 1.8 metres; and,
  - .c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.0 metres
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard, where the side lot lines converge towards the front lot lines.

### 12.314 Exception 314

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

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

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

- .1 Minimum Lot Area: 230.0 square metres per dwelling unit.
- .2 Minimum Lot Depth: 30.0 metres.
- .3 Minimum Front Yard Depth: 6.0 metres.
- .4 Minimum Interior Side Yard Width: 3.6 metres.
- .5 Minimum Exterior Side Yard Width: 4.6 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 10.0 metres.
- .8 Minimum Landscaped Open Space: 50 percent of the minimum required front yard.
- .9 Minimum Lot Width: 6.0 metres per dwelling unit.

## 12.315 Exception 315

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

- .1 Commercial:
  - .a retail establishment;
  - .b a convenience store;
  - .c a personal service shop;
  - .d a bank, trust company, or financial institution;
  - .e a dry cleaning and laundry distribution station;
  - .f business or professional offices, including offices for health care practitioners;
  - .g a parking lot; and,
  - .h a take-out restaurant with no drive-through facility.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Maximum Lot Area: 0.8 hectares.
- .2 Maximum Gross Leasable Commercial Floor Area: 2,000.0 square metres.
- .3 Minimum Front Yard Depth: 10.0 metres.
- .4 Minimum Interior Side Yard Width: 10.0 metres.
- .5 Minimum Exterior Side Yard Width: 10.0 metres.
- .6 Minimum Rear Yard Depth: 15.0 metres.
- .7 Maximum Building Height: 2 storeys.
- .8 Minimum Landscaped Open Space:
  - .a flanking a Road Allowance: 5.0 metres.
  - .b abutting a Residential Zone: 1.5 metres.
- .9 a masonry wall, 1.8 metres in height, shall be erected along the lot lines, which abut a residential zone;
- .10 garbage and refuse containers shall be totally enclosed, and shall not be located closer than 9.0 metres to any residential zone;



- .11 no outside storage or display of goods shall be permitted;
- .12 no amusement devices shall be permitted.
- .13 the Gross Commercial Floor Area of the take-out restaurant shall not exceed 130.0 square metres; and,
- .14 the Gross Commercial Floor Area of offices for health care practitioners shall not exceed 120.0 square metres.

## 12.316 Exception 316

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

- .1 Commercial:
  - .a a retail establishment;
  - .b a supermarket;
  - .c a financial institution;
  - .d an office;
  - .e a service shop;
  - .f a personal service shop;
  - .g a dry cleaning and laundry distribution station;
  - .h a dining room restaurant, a convenience restaurant, a take-out restaurant; and,
  - .i a parking lot.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Maximum Gross Commercial Floor Area: 8,370.0 square metres
- .2 Minimum Front Yard Depth: 15.0 metres.
- .3 Minimum Interior Side Yard Width: 15.0 metres.
- .4 Minimum Exterior Side Yard Width: 10.0 metres.
- .5 Minimum Rear Yard Depth: 15.0 metres.
- .6 Maximum Building Height: 2 storeys.
- .7 Minimum Landscaped Open Space:
  - .a flanking a road allowance: 5.0 metres.
  - .b abutting a Residential Zone: 1.5 metres.
- .8 Minimum Distance Separation between a restaurant and a residential zone: 50.0 metres.
- .9 a masonry wall, 1.8 metres in height, shall be erected along those portions of the lot lines which abut a residential zone;

- .10 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
- .11 garbage and refuse containers for all other uses shall be totally enclosed and shall not be located closer than 9.0 metres to any residential zone;
- .12 an adult entertainment parlour shall not be permitted;
- .13 no outside storage or display of goods shall be permitted; and,
- .14 no amusement devices shall be permitted.

### 12.317 Exception 317

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 675.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 15.0 metres.
- .3 Minimum Lot Depth: 45.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Rear Yard Depth: 29.0 metres.
- .7 Maximum Building Height: 10.6 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines.

## 12.318 Exception 318

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### 12.318.1 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 An Office;
- .2 Associated uses, which for the purpose of this Exception, shall only include the following uses in conjunction with the Office Use:
  - .a Outdoor Storage of trucks and trailers, construction equipment and materials;
  - .b The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .3 A warehouse;
- .4 School, Commercial, Technical or Recreational; and,
- .5 An accessory building for the purpose of storing salt shall comply with:
  - .a A maximum height of 10 metres
  - .b A maximum gross floor area of 168 square metres
  - .c Be at least 3 metres from any lot line

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

- .1 Minimum Front Yard Depth: 7.5 metres
- .2 Minimum Interior and Exterior Side Yard Width: 14 metres
- .3 Minimum Rear Yard Depth: 14 metres
- .4 Minimum Landscaped Open Space: Except at approved driveway locations:
  - .a a width of 3.0 metres along Coleraine Drive and Countryside Drive;
  - .b no landscaped open space is required along a lot line that abuts a RE2 zone, or an agricultural, or an industrial zone;
- .5 Outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms or a combination of such treatments and shall conform to the following:
  - .a Minimum Front Yard Setback of 7.5 metres
  - .b Minimum Interior and Exterior Setbacks of 14 metres
  - .c Minimum Rear Yard Setback of 14 metres.

**13.318.3 for the purposes of Exception 318:**

- .1 Construction Equipment shall mean equipment, machinery, tools, temporary structures or other items as may be required for Contractor to complete the Work but which will not become a permanent part of the Facility.
- .2 Construction Material shall mean an article, material, or supply brought to the construction site by the Contractor or a subcontractor.
- .3 School, Commercial, Technical or Recreational shall mean a building or place where training in language skills, secretarial skills or other trade skills, or training in sports, dance or other recreational skills, is provided for compensation.

## 12.319 Exception 319

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 288.0 square metres.
  - .b for a Corner Lot: 384.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres.
  - .b for a Corner Lot: 12.0 metres
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres.
  - .b to the front of a garage or carport: 6.0 metres.
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance:
    - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage, where the garage faces the side lot line.
  - .b for a side yard flanking a public walkway, or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .c for all other side yards: 0 metres, provided that:
    - 1. the distance between the walls of two dwellings is not less than 1.8 metres;
    - 2. where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
    - 3. the total width of side yards on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 2 storeys.

- .8 Minimum Landscaped Open Space:
- .a 40 percent of the front yard area of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard of a lot where the side lot line converge towards the front lot line.



## 12.320 Exception 320

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 384.0 square metres.
  - .b for a Corner Lot: 480.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 12.0 metres.
  - .b for a Corner Lot: 15.0 metres.
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance:
    - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage, where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .c for other side yards: 0 metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.8 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
    - .iii the total width of side yard on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 2 storeys
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard area of an interior lot;

- .b 60 percent of the front yard area of a corner lot; and,
- .c 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

### 12.321 Exception 321

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

- .1 Commercial:
  - .a a crisis care facility.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 0.4 hectares.
- .2 Minimum Lot Width: 55.0 metres.
- .3 Minimum Lot Depth: 73.0 metres.
- .4 Minimum Front Yard Depth: 21.3 metres.
- .5 Minimum Side Yard Width: 13.7 metres.
- .6 Minimum Rear Yard Depth: 6.0 metres.
- .7 Maximum Building Height: 2 storeys.
- .8 Maximum Number of Units: 26 storeys.
- .9 Minimum Number of Parking Spaces: 16
- .10 all garage and refuse storage areas shall be located within the main building.

#### **12.321.3 for the purposes of Exception 321:**

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

## 12.322 Exception 322

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 416.0 square metres.
  - .b for a Corner Lot: 512.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 13.0 metres.
  - .b for a Corner Lot: 16.0 metres.
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres.
  - .b to the front of a garage or carport: 6.0 metres.
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance:
    - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit, and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .c for all other side yards: 0 metres, provided that:
    - .i the distance between the walls of the two dwellings is not less than 1.8 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
    - .iii the total width of side yards on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 2 storeys.

- .8 Minimum Landscaped Open Space:
- .a 50 percent of the front yard area of an interior lot;
  - .b 60 percent of the front yard area of a corner lot; and,
  - .c 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

### 12.323 Exception 323

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

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

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

- .1 Minimum Lot Area: 352.0 square metres.
- .2 Minimum Lot Width: 11.0 metres.
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .b for all other side yards: 0 metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.8 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no windows below grade, or door below grade is permitted in either wall; and,
    - .iii the total width of side yards on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Width: 7.6 metres
- .7 Maximum Building Height: 2 storeys.
- .8 Minimum Landscaped Open Space: 50 percent of the front yard area of a lot, except where the side lot lines converge towards the front lot line, the minimum front yard landscaped open space shall be 40 percent of the front yard area.

## 12.324 Exception 324

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 288.0 square metres.
  - .b for a Corner Lot: 384.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres.
  - .b for a Corner Lot: 12.0 metres.
- .3 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres.
  - .b to the front yard of a garage or carport: 6.0 metres.
- .4 Minimum Lot Depth: 32.0 metres.
- .5 Minimum Side Yard Width:
  - .a for an exterior side yard width:
    - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus a 0.6 metres for each additional storey above the first.
  - .c for all other side yards: 0 metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.8 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
    - .iii the total width of side yards on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 2 storeys.

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



## 12.325 Exception 325

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

- .1 Agricultural:
  - .a agricultural purposes.
- .2 Non-Agricultural:
  - .a a single detached dwelling;
  - .b a maximum of two additional one-family detached dwellings, but only if accessory to the agricultural purposes; and,
  - .c purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 30.0 hectares.

### 12.325.3 The Holding (H):

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

## 12.326 Exception 326

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

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

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

- .1 Minimum Lot Area: 874.0 square metres.
- .2 Minimum Lot Width: 23.0 square metres.
- .3 Minimum Lot Depth: 38.0 metres.
- .4 Minimum Front Yard Depth: 9.0 metres.
- .5 Minimum Side Yard Width: 1.8 metres, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 7.6 metres.
- .8 Minimum Landscaped Open Space: 60 percent of the front yard.

### 12.327 Exception 327

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

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

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

- .1 Minimum Lot Area: 690.0 square metres.
- .2 Minimum Lot Width: 23.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.

## 12.328 Exception 328

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

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

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

- .1 Minimum Lot Area:
  - .i for an Interior Lot: 465.0 square metres
  - .ii for a Corner Lot: 558.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 15.0 metres.
  - .b for a Corner Lot: 18.0 metres.
- .3 Minimum Lot Depth: 31.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to main wall of building: 4.5 metres.
  - .b to front of garage or carport: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a provincial highway, or a 0.3 metre reserve abutting a provincial highway, in which case the minimum requirement is 20.0 metres.
- .8 Maximum Building Height: 7.6 metres.
- .9 Minimum Landscaped Open Space: 50 percent of the front yard area.
- .10 garages and carports shall only be permitted if attached to and forming part of the main building, and shall not be considered accessory buildings.

### 12.329 Exception 329

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

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

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

- .1 Maximum Building Height:
  - .a for the rear 6.0 metres of the building, measured from the rear wall towards the front of the building; 7.6 metres, measured from finished grade at the rear wall to the highest point of the building within that rear 6.0 metres.
  - .b for the remainder of the building 7.6 metres measured from the established grade at the curb to the highest point of the roof of the building.
- .2 Permitted Yard Encroachments:
  - .a every part of any required yard shall be open and unobstructed from the ground to the sky by any structure, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of the width of any required yard; and,
  - .b chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of the width of any required yard.

### 12.330 Exception 330

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 279.0 square metres.
  - .b for a Corner Lot: 372.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres.
  - .b for a Corner Lot: 12.0 metres.
- .3 Minimum Lot Depth: 31.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to main wall of building: 4.5 metres.
  - .b to front of garage or carport: 6.0 metres.
- .5 Minimum Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a provincial highway or a 0.3 metre reserve abutting a provincial highway, in which case the minimum requirement is 20.0 metres.
- .8 Maximum Building Height: 7.6 metres.
- .9 Minimum Landscaped Open Space: 50 percent of the front yard area

### 12.331 Exception 331

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

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

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

- .1 Maximum Building Height:
  - .a for the rear 6.0 metres of the building, measured from the rear wall towards the front of the building, 7.6 metres, measured from finished grade at the rear wall to the highest point of the building within that rear 6.0 metres; and,
  - .b for the remainder of the building, 7.6 metres, measured from the established grade at the curb to the highest point of the roof of the building.
- .2 Permitted Yard Encroachments:
  - .a every part of any required yard shall be open and unobstructed from the ground to the sky by any structure except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of the width of any required yard; and,
  - .b chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of the width of any required yard.

## 12.332 Exception 332

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

- .1 Commercial:
  - .a a retail establishment having no outside storage;
  - .b a supermarket;
  - .c a service shop;
  - .d a personal service shop;
  - .e a bank, trust company or financial institution;
  - .f an office;
  - .g a dry cleaning and laundry distribution station;
  - .h a laundromat;
  - .i a dining room restaurant;
  - .j a take-out restaurant;
  - .k a community club;
  - .l a recreational health centre;
  - .m purposes accessory to the other permitted purposes.

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

- .1 Minimum Front Yard Depth: 30.0 metres.
- .2 Minimum Interior Side Yard Width: 30.0 metres.
- .3 Minimum Exterior Side Yard Width: 30.0 metres.
- .4 Minimum Rear Yard Depth: 30.0 metres, except that where the rear yard abuts a provincial highway or a 0.3 metre reserve abutting a provincial highway, the minimum rear yard depth shall be 14.0 metres
- .5 Minimum Lot Area: 1.75 hectares.
- .6 Minimum Landscaped Open Space: 10 percent of the lot area.
- .7 Landscaped Buffer Area: a landscaped buffer area not less than 9.0 metres in width shall be provided and maintained abutting Vodden Street and Lakeridge Drive.
- .8 Outside Storage: no outside storage or display of goods shall be permitted.



- .9 Garbage and Refuse:
  - .a garbage and refuse containers for a dining room restaurant or a take-out restaurant shall be located within a climate controlled area within the building; and,
  - .b garbage and refuse containers for all other uses shall be located in a totally enclosed area or structure.
- .10 an adult entertainment parlour shall not be permitted.
- .11 amusement device shall not be permitted.

### 12.333 Exception 333

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

- .1 a private school;
- .2 day nursery; and
- .3 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 0.2 hectares
- .2 Minimum Lot Width: 31.36 metres
- .3 Minimum Lot Depth: 61.51 metres
- .4 Minimum Front Yard Depth: 6.91 metres
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Minimum Side Yard Width: 3.7 metres
- .7 Maximum Building Height: 3 storeys
- .8 Maximum Lot Coverage: 51.6%
- .9 Minimum Landscape Strip Abutting a Residential Zone: 3.0 metres, except within 19.0 metres of Bramalea Road, the minimum landscaped strip may be reduced to 0.0 metres along the north property line.
- .10 Fencing: 2.0 metres high privacy fence is required on all lot lines adjacent to a Residential Zone
- .11 Parking: Minimum of 17 parking spaces

## 12.334 Exception 334

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 360.0 square metres.
  - .b for a Corner Lot: 450.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 12.0 metres.
  - .b for a Corner Lot: 15.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance: 3.0 metres.
  - .b for a side yard flanking a public walkway or lands designated Open Space (OS): 1.2 metres.
  - .c for all other side yards:
    - .i of an interior lot with a lot width of 15.0 metres or greater: 3.0 metres.
    - .ii of an interior lot with a lot width of less than 15.0 metres, and a corner lot not flanked by a road allowance, a public walkway or land designated Open Space (OS): 1.2 metres on one side, and 0.9 metres on the other side, with the distance between the walls of the two dwellings not to be less than 2.1 metres, provided that where the distance between the walls is less than 2.4 metres, no door or window below grade shall be permitted in any such wall.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 7.6 metres.
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard area of an interior lot;
  - .b 60 percent of the front yard area of a corner lot; and,
  - .c 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

### 12.335 Exception 335

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

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

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

- .1 Minimum Outside Storage: no outside storage shall be permitted outside a building in an area located closer than 25.0 metres to the east limit of Torbram Road.

## 12.336 Exception 336

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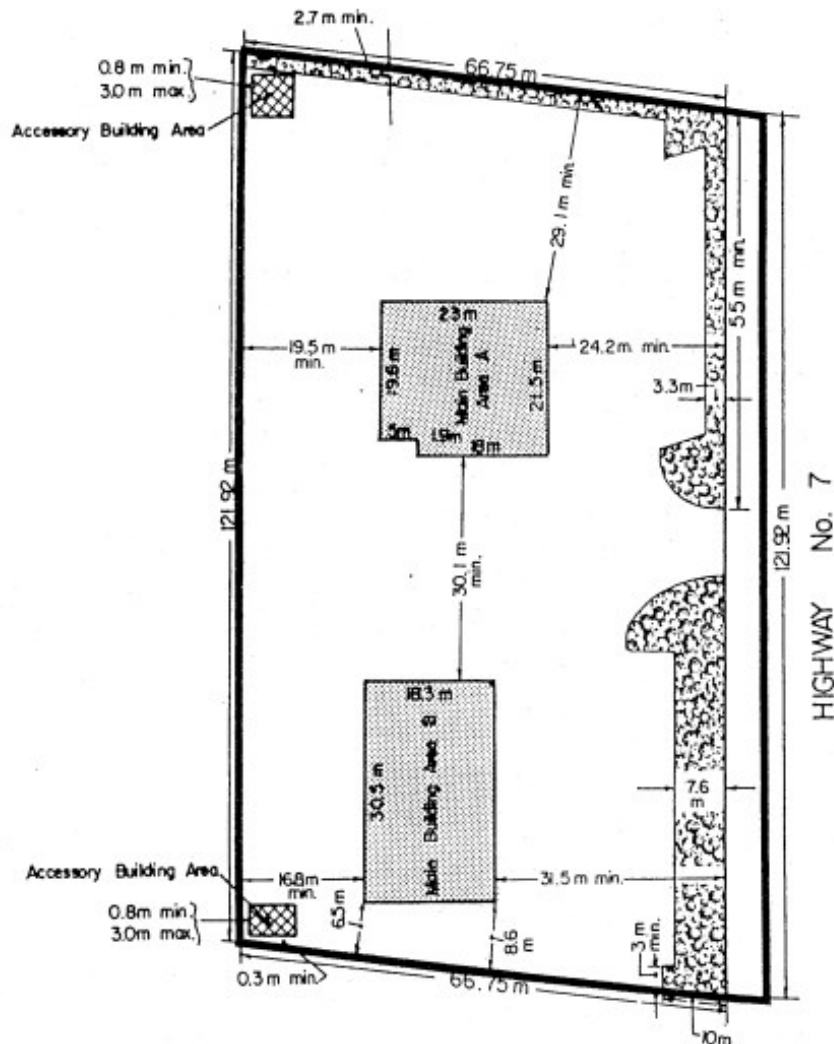
### 12.336.1 The lands shall only be used for the following purposes:

- .1 Commercial:
  - .a tool and equipment rental establishment;
  - .b motor vehicle parts retail outlet;
  - .c automobile service and sales establishment; and,
  - .d convenience restaurant with drive-through facility.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.




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

- .1 all main buildings shall be located within the areas identified as MAIN BUILDING AREAS on Figure 1-Exception 336;
- .2 all accessory buildings shall be located within the areas identified as ACCESSORY BUILDING AREAS on Figure 1-Exception 336;
- .3 the minimum front yard depth; side yard width and rear yard depth for each main building and for each accessory building shall be as shown on Figure 1-Exception 336;
- .4 the Minimum Distance between main buildings shall be as shown on Figure 1-Exception 336;
- .5 only the area identified as MAIN BUILDING AREA B on Figure 1-Exception 336 shall be used for the purposes permitted by Exception 336.1(1)(a) to 336.1(1)(c), and only the area identified as MAIN BUILDING AREA A on Figure 1-Exception 336, shall be used for the purposes permitted by Exception 336.1(1)(d);
- .6 outdoor refuse storage facilities shall be completely enclosed and located within an accessory building;
- .7 the Gross Commercial Floor Area of all buildings within the area identified as MAIN BUILDING AREA A on Figure 1-Exception 336 shall not exceed 450.0 square metres;
- .8 the Gross Commercial Floor Area of all buildings within the area identified as MAIN BUILDING AREA B on Figure 1-Exception 336 shall not exceed 557.5 square metres;
- .9 the Gross Floor Area of any one accessory building shall not exceed 36.0 square metres;
- .10 the Building Height of a main building shall not exceed 1 storey; and,
- .11 Landscaped Open Space of at least 17 percent of the lot area shall be provided and maintained within the area identified as LANDSCAPED OPEN SPACE on Figure 1-Exception 336.

Figure 1



# LEGEND

-  Main Building Area
-  Accessory Building Area
-  Landscaped Open Space
- Min. - Minimum
- Max. - Maximum

 ZONE BOUNDARY

### 12.337 Exception 337

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

- .1 Commercial:
  - .a a dining room restaurant;
  - .b a convenience restaurant;
  - .c a take-out restaurant;
  - .d a fruit and vegetable store;
  - .e a motor vehicle parts and accessory store;
  - .f a tool and equipment rental store;
  - .g a bank, trust company, finance company;
  - .h offices, excluding offices for health care practitioners;
  - .i a personal service shop;
  - .j dry cleaning and laundry distribution station; and,
  - .k retail stores.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Maximum Gross Leasable Floor Area: 650.0 square metres.
- .2 Minimum Front Yard Depth: 15.0 metres.
- .3 Minimum Interior Side Yard Width: 6.0 metres.
- .4 Minimum Rear Yard Depth: 10.0 metres.
- .5 Maximum Building Height : 1 storey.
- .6 Minimum Landscaped Open Space:
  - .a abutting a road allowance: 3.0 metres.
  - .b abutting a residential zone: 1.0 metres.
- .7 a masonry wall, 1.8 metres in height shall be erected along the lot lines which abut a Residential or Open Space Zone;

- .8 garbage and refuse containers shall be totally enclosed within a climate controlled room and shall not be located closer than 9.0 metres to any residential zone;
- .9 no outside storage or display of goods shall be permitted;
- .10 no amusement devices shall be permitted;
- .11 a dining room restaurant, a take-out restaurant, and a convenience restaurant shall not exceed the following gross leasable commercial floor areas:
  - .a Dining Room - 360.0 square metres of Gross Leasable Commercial Floor Area.
  - .b Take-Out - 100.0 square metres of Gross Leasable Commercial Floor Area.
  - .c Convenience - 175.0 square metres.



### 12.338 Exception 338

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

- .1 A service shop excluding auto service;
- .2 A personal service shop;
- .3 An office;
- .4 A dry cleaning and laundry distribution station;
- .5 A bank, trust company, or finance company;
- .6 A dining room restaurant, a convenience restaurant, a take-out restaurant;
- .7 A printing establishment;
- .8 A commercial school;
- .9 A place of commercial recreation;
- .10 A community hub;
- .11 A health or fitness centre;
- .12 A bank, trust company, a finance company;
- .13 An art gallery;
- .14 A banquet hall;

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

- .1 Minimum Setback requirements shall be as follows:
  - .a Airport Road: 4.0 metres;
  - .b Queen Street 4.0 metres;
  - .c Other yard setbacks: 3.0 metres;
- .2 Landscape Open Space shall be provided as follows: 6.0 metres along Airport Road and Queen Street East except at approved building locations;
- .3 Maximum Building Height: no restriction;
- .4 Minimum Building Height: 2 storeys;
- .5 Restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .6 All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;

- .7 Minimum Landscaped Open Space: 10% of the lot area;
- .8 Minimum Parking Space Requirement:
  - .a 1 parking space per 23 square metres; and,
  - .b For office uses located above the second storey, the supply of parking spaces shall be in accordance with Section 4.1 of the Zoning by-law;
- .9 An adult entertainment parlour, and adult videotape store or an amusement arcade shall not be permitted;
- .10 Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;
- .11 Only office uses shall be permitted above the first storey;

**12.338.3 for the purposes of Exception 338:**

- .1 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 338.2.
- .2 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned Exception 365, Exception 346 and Exception 338 shall be treated as a single lot for zoning purposes.

### 12.339 Exception 339

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 300.0 square metres.
  - .b for a Corner Lot: 390.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 10.0 metres.
  - .b for a Corner Lot: 13.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres on open side, and 0.9 metres on the other side, provided that the minimum distance between detached dwelling shall not be less than 2.1 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.6 metres.
- .9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
- .10 Minimum Landscaped Open Space: 50 percent of the front yard area.

## 12.340 Exception 340

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 270.0 square metres.
  - .b for a Corner Lot: 360.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres.
  - .b for a Corner Lot: 11.1 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that the minimum distance between detached dwellings shall not be less than 2.1 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.6 metres.
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard where the side lot lines converge towards the front lot lines.

### 12.341 Exception 341

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

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

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

- .1 Minimum Lot Area: 280.0 square metres.
- .2 Minimum Lot Width: 9.0 metres.
- .3 Minimum Lot Depth: 24.0 metres.
- .4 Minimum Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side provided that the minimum distance between detached dwellings shall not be less than 2.1 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Maximum Building Height: 10.6 metres.
- .7 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.342 Exception 342

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 700.0 square metres.
  - .b for a Corner Lot: 800.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 20.0 metres.
  - .b for a Corner Lot: 23.0 metres.
- .3 Minimum Lot Depth: 35.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.

### 12.343 Exception 343

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 630.0 square metres.
  - .b for a Corner Lot: 730.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 18.0 metres.
  - .b for a Corner Lot: 21.0 metres.
- .3 Minimum Lot Depth: 35.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 10.0 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
- .10 Minimum Landscaped Open Space: 50 percent of the front yard

### 12.344 Exception 344

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

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

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

- .1 Minimum Lot Area: 0.13 hectares
- .2 Minimum Lot Width: 30.0 metres
- .3 Minimum Lot Depth: 35.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metre for each additional storey or part thereof.
- .6 Minimum Rear Yard Depth: 10.0 metres;
- .7 Maximum Building Height: 10.5 meters
- .8 Maximum Lot Coverage by main building: None;
- .9 Minimum Landscape Open Space: 50 percent of the front yard



### 12.345 Exception 345

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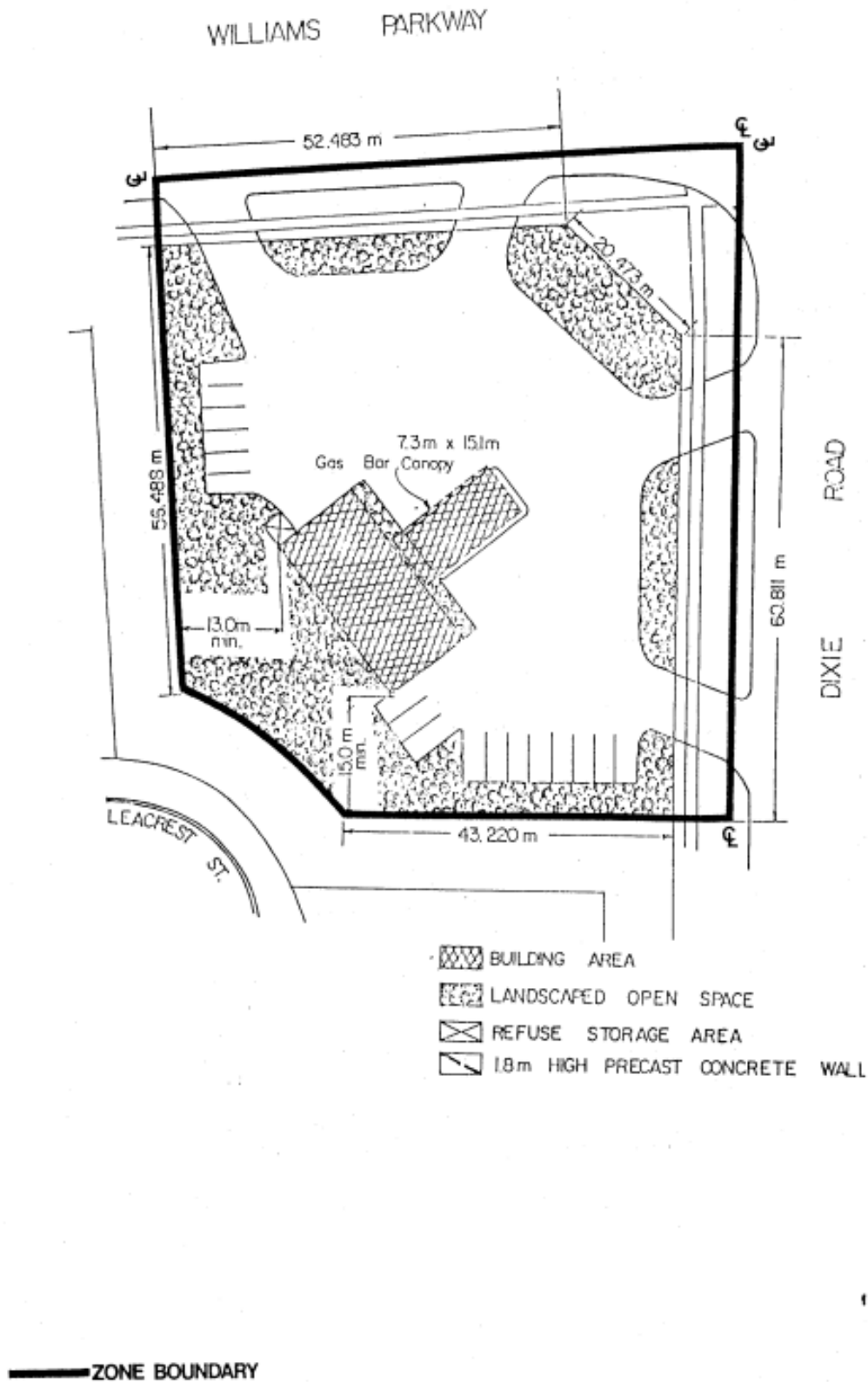
#### **12.345.1 The lands shall only be used for the following purposes:**

- .1 a gas bar; and,
- .2 only in conjunction with a gas bar, a convenience store.

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

- .1 all buildings shall be located within the areas shown as BUILDING AREAS on Figure 1-Exception 345;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 345;
- .3 the Gross Commercial Floor Area of a convenience store, not including the area used for garbage and refuse storage containers, shall not exceed 280.0 square metres;
- .4 the Maximum Height of a convenience store shall not exceed 5.0 metres;
- .5 the Maximum Height of a gas bar canopy shall not exceed 6.0 metres;
- .6 no amusement devices shall be permitted;
- .7 garbage and refuse storage containers shall be located within a totally enclosed area and kept in the location shown as Figure 1-Exception 345;
- .8 a solid pre-cast concrete wall, 1.8 metres in height, shall be erected and maintained in the location shown on Figure 1-Exception 345;
- .9 no outside storage or display of goods shall be permitted;
- .10 a minimum of 17 parking spaces shall be provided;
- .11 any free-standing sign shall not exceed 5.5 metres in height.

Figure 1-Exception 345



### 12.346. Exception 346

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#### **12. 346.1 The lands shall only be used for the following purposes:**

- .1 A retail establishment;
- .2 One Retail Warehouse Membership Club including a food and non-food component;
- .3 A retail warehouse;
- .4 A service shop excluding auto service;
- .5 A personal service shop;
- .6 An office;
- .7 A dry cleaning and laundry distribution station;
- .8 A bank, trust company, or finance company;
- .9 A dining room restaurant, a convenience restaurant, a take-out restaurant;
- .10 A gas bar;
- .11 A printing establishment;
- .12 A commercial school;
- .13 A garden centre;
- .14 A place of commercial recreation;
- .15 A community hub;
- .16 A health or fitness centre;
- .17 A taxi or bus station;
- .18 A custom workshop;
- .19 A pet service shop;
- .20 A furniture and appliance store;
- .21 An art gallery;

#### **12. 346.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Setback requirements shall be as follows:
  - .a Airport Road: 4.0 metres;
  - .b Queen Street 4.0 metres;

- .c Maritime Ontario Boulevard: 3.0 metres;
- .d Other yard setbacks: 3.0 metres;
- .e To the north elevation of Costco only: 2.0 metres;
- .2 Landscape Open Space shall be provided as follows:
  - .a 6.0 metres along Airport Road and Queen Street East except at approved building locations; and
  - .b 4.0 metres along Maritime Ontario Boulevard except at approved building locations;
- .3 Maximum Building Height: no restriction;
- .4 Restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .5 All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;
- .6 Minimum Landscaped Open Space: 10% of the lot area;
- .7 Minimum Parking Space Requirement: 1 parking space per 23 square metres;
- .8 An adult entertainment parlour, and adult videotape store or an amusement arcade shall not be permitted;
- .9 Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;
- .10 Ancillary outdoor storage will be permitted in conjunction with a "Retail Warehouse" and a "Retail Warehouse Membership Club including a food and non-food component" and shall be restricted to areas not required for parking, landscaping or within the required yard setbacks;
- .11 No drive thru facilities shall be located within 30 metres of Airport Road or Queen Street East;
- .12 No gas bar shall be located within 60 metres of the intersection of Airport Road and Queen Street East;
- .13 The aggregate Maximum Gross Leasable Floor Area for the purposes permitted by Exception 365.1 shall not exceed 46,450 square metres (500,000 square feet);
- .14 The maximum number of retail establishments under 371 square metres (4000 square feet) shall be limited to 3;
- .15 A "Retail Warehouse" use shall not exceed 11,612 square metres (125,000 square feet) in size;
- .16 A "Retail Warehouse Membership Club including a food and nonfood component" shall not exceed 13,935 square metres (150,000 square feet) in size;
- .17 A "Flea Market" shall not be permitted in this zone;

**12. 346.3 for the purposes of Exception 346:**

- .1 For the purposes of this zone, a "Pet Service Shop" shall mean, the use of a building or portion thereof, for the selling of goods related to the care of household pets, pet grooming, veterinary services, boarding and pet day care;
- .2 For the purposes of this zone, a "Retail Warehouse" shall mean, a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres (20,000 square feet) and where the principal use is the sale of products displayed and stored in a warehouse format, where such products shall not include food and pharmaceutical products and where ancillary restaurant uses may be provided;
- .3 For the purposes of this zone, a "Retail Warehouse Membership Club including a food and non-food component" shall mean the use of a building in which goods, wares merchandise, substances or articles (which may include food and pharmaceuticals) are displayed, stored and sold in a warehouse format and may include accessory retail and personal services uses such as, but not limited to, an optometrist office, optical services and sales, hearing aid dispensary, a pharmacy, photo finishing and processing, restaurant and take-out restaurant, installation of automotive parts sold on the premises, tire sales and installation, oil changes and dispensing of fuel including propane, automotive display and a garden centre, including indoor and outdoor sales and display areas. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patron of the Retail Warehouse Membership Club;
- .4 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 346.2.
- .5 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned in GC-Exception 365, GC-Exception 346 and GC-Exception 338 shall be treated as a single lot for zoning purposes.

## 12.347 Exception 347

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

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

### 12. 347.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width for a Corner Lot: 16.0 metres
- .2 Minimum Exterior Side Yard Width: 3.0 metres
- .3 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior sideyards on an interior lot is not less than 1.8 metres;
- .4 Maximum Building Height: 13.0 metres
- .5 On corner lots, the maximum cumulative garage door width for an attached garage shall be 5.5 metres.
- .6 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .7 Notwithstanding Exception 347.2(6), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .8 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .9 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
  - .a Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres.

## 12.348 Exception 348

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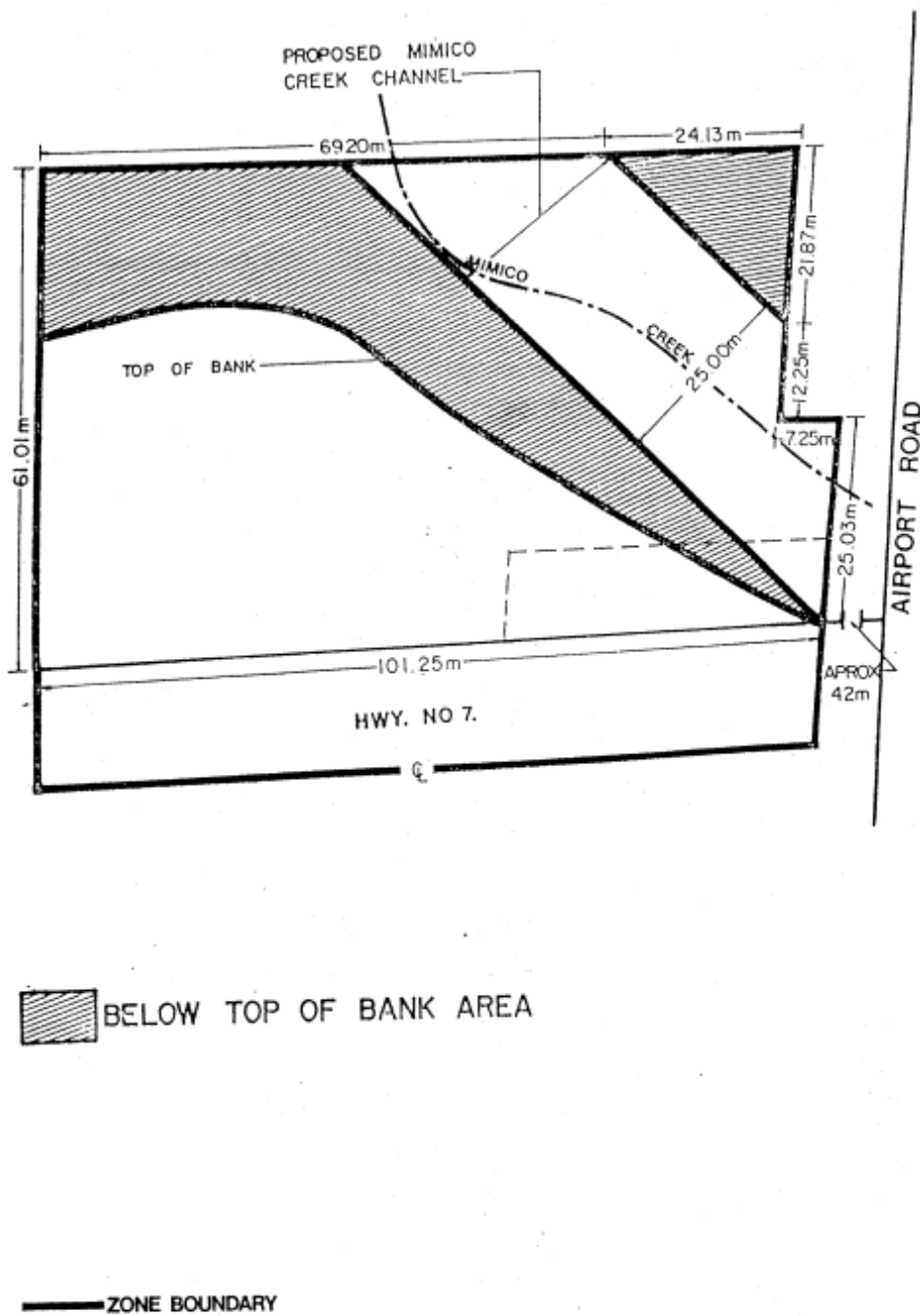
### **12.348.1 The lands shall only be used for the following purposes:**

- .1 a gas bar;
- .2 a convenience restaurant; and,
- .3 purposes accessory to the other permitted purposes.

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

- .1 the purposes permitted by Exception 348.1(2) shall be permitted only after the channelization of the part of Mimico Creek located on the site is completed and municipal water and sewage services are available to the site.
- .2 Maximum Gross Commercial Floor Area:
  - .a for a gas bar kiosk: 32.5 square metres
  - .b for a convenience restaurant: 170.0 square metres
- .3 Maximum Building Height: 1 storey
- .4 Minimum Number of Parking Spaces: 30
- .5 No outside storage or display of goods or material shall be permitted;
- .6 No amusement devices shall be permitted;
- .7 No buildings or structures may be placed or erected within the area shown as BELOW TOP OF BANK AREA on Figure 1-Exception 348;
- .8 No parking area for vehicles may be located within the area shown as BELOW TOP OF THE BANK AREA on Figure 1-Exception 348, until the channelization of the part of the Mimico Creek located on the site is completed.

Figure 1





## 12.349 Exception 349

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

- .1 a dining room restaurant;
- .2 a community club;
- .3 a community centre;
- .4 a banquet hall including a catering operation; and,
- .5 purposes accessory to the other permitted purposes.

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

- .1 Minimum Front Yard Depth: 5.0 metres
- .2 Minimum Interior Side Yard Width: 5.0 metres
- .3 Minimum Rear Yard Depth: 10.0 metres
- .4 Maximum Building Height: 2 storeys
- .5 Minimum Landscaped Open Space:
  - .a abutting a road allowance (except for driveways): 5.0 metres
  - .b abutting an interior lot line: 1.0 metres
- .6 garbage and refuse containers shall be totally enclosed within a climate controlled room within the main building;
- .7 no outside storage or display of goods shall be permitted; and,
- .8 no amusement devices shall be permitted.

## 12.350 Exception 350

---

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 375.0 square metres
  - .b for a Corner Lot: 465.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 12.5 metres
  - .b for a Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall, and that the minimum distance between detached dwellings is not less than 2.1 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres from the rear lot line, and 10.0 metres from the Trans Canada pipeline easement.
- .8 Maximum Building Height: 10.0 metres
- .9 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,

- .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.351 Exception 351

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

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

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

- .1 Minimum Lot Area:
  - .a for Lot 32: 627.0 square metres
  - .b for all other lots:
    - .i for an Interior Lot: 12.5 metres
    - .ii for a Corner Lot: 15.5 metres
- .2 Minimum Lot Width:
  - .a for Lot 32: 19.0 metres
  - .b for all other lots:
    - .i Interior Lots: 11.6 metres
    - .ii Corner Lots: 14.0 metres
- .3 Minimum Lot Depth: 32.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Side Yard Width:
  - .a for the side yards of lots 1 and 31: 3.0 metres
  - .b for the side yards of lots 14 and 15: 1.8 metres
  - .c for all other side yards: zero metres provided that:
    - .i the lot has a 1 storey dwelling on it, the abutting lot has a 1 storey dwelling on it, and there is at least 1.2 metres between the dwelling; or,
    - .ii either or both of the lot(s) and the abutting lot(s) has a dwelling on it greater than 1 storey in height, and there is at least 1.8 metres between the dwellings.
  - .d for the side yard of lot 28, which flanks a public highway: 2.4 metres
- .6 Minimum Rear Yard Depth: 7.6 metres
- .7 Maximum Building Height: 2 storeys
- .8 Minimum Landscaped Open Space:

- .a 40 percent of the front yard of an interior lot;
- .b 50 percent of the front yard of a corner lot; and,
- .c 30 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.352 Exception 352

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 416.0 square metres
  - .b for a Corner Lot: 512.0 square metres
- .2 Minimum Lot Width: for an Interior Lot: 13.0 metres
  - .a for a Corner Lot: 16.0 metres
- .3 Minimum Lot Depth: 32.0 metres
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance:
    - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus a 0.6 metres for each additional storey above the first.
  - .c for a side yard flanking lands subject to Exception 190: 3.0 metres
- .6 for all other side yards: zero metres, provided that:
  - .a the distance between the walls of two dwellings is not less than 1.8 metres;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .c the total width of side yards on any lot is not less than 1.8 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres
- .8 Maximum Building Height: 2 storeys

- .9 Minimum Landscaped Open Space:
- .a 50 percent of the front yard area of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

## 12.353 Exception 353

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 270.0 square metres
  - .b for a Corner Lot: 360.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres
  - .b for a Corner Lot: 12.0 metres
- .3 Minimum Lot Depth: 32.0 metres
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 Minimum Side Yard Width:
  - .a for an exterior side yard:
    - 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned OS, NS or P: 1.2 metres, plus a 0.6 metres for each additional storey above the first.
  - .c for a side yard flanking lands subject to Exception 190: 3.0 metres
- .6 for all other side yards: zero metres, provided that:
  - .a the distance between the walls of two dwellings is not less than 1.8 metres;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .c the total width of side yards on any lot is not less than 1.8 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres



.8 Maximum Building Height: 2 storeys

## 12.354 Exception 354

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 464.0 square metres
  - .b for a Corner Lot: 560.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 14.5 metres
  - .b for a Corner Lot: 17.5 metres
- .3 Minimum Lot Depth: 32.0 metres
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance:
    - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .6 for all other side yards: zero metres, provided that:
  - .a the distance between the walls of two dwellings is not less than 1.8 metres;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .c the total width of side yards on any lot is not less than 1.8 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres
- .8 Maximum Building Height: 2 storeys

- .9 Minimum Landscaped Open Space:
- .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.355 Exception 355

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 390.4 square metres
  - .b for a Corner Lot: 486.4 square metres
- .2 Minimum Lot Depth: 32.0 metres
- .3 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .4 Minimum Lot Width:
  - .a for an Interior Lot: 12.2 metres
  - .b for a Corner Lot: 15.2 metres
- .5 Minimum Side Yard Width:
  - .a for an exterior side yard:
    - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .c for all other side yards: zero metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.8 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
    - .iii the total width of side yards on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres
- .7 Maximum Building Height: 2 storeys

- .8 Minimum Landscaped Open Space:
- .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.356 Exception 356

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 540.0 square metres
  - .b for an Exterior Lot: 630.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 18.0 metres
  - .b for a Corner Lot: 21.0 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Width: 1.5 metres for a 2 storey dwelling and 1.2 metres for a 1 storey dwelling
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.6 metres
- .8 Maximum Building Height: 10.0 metres
- .9 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.357 Exception 357

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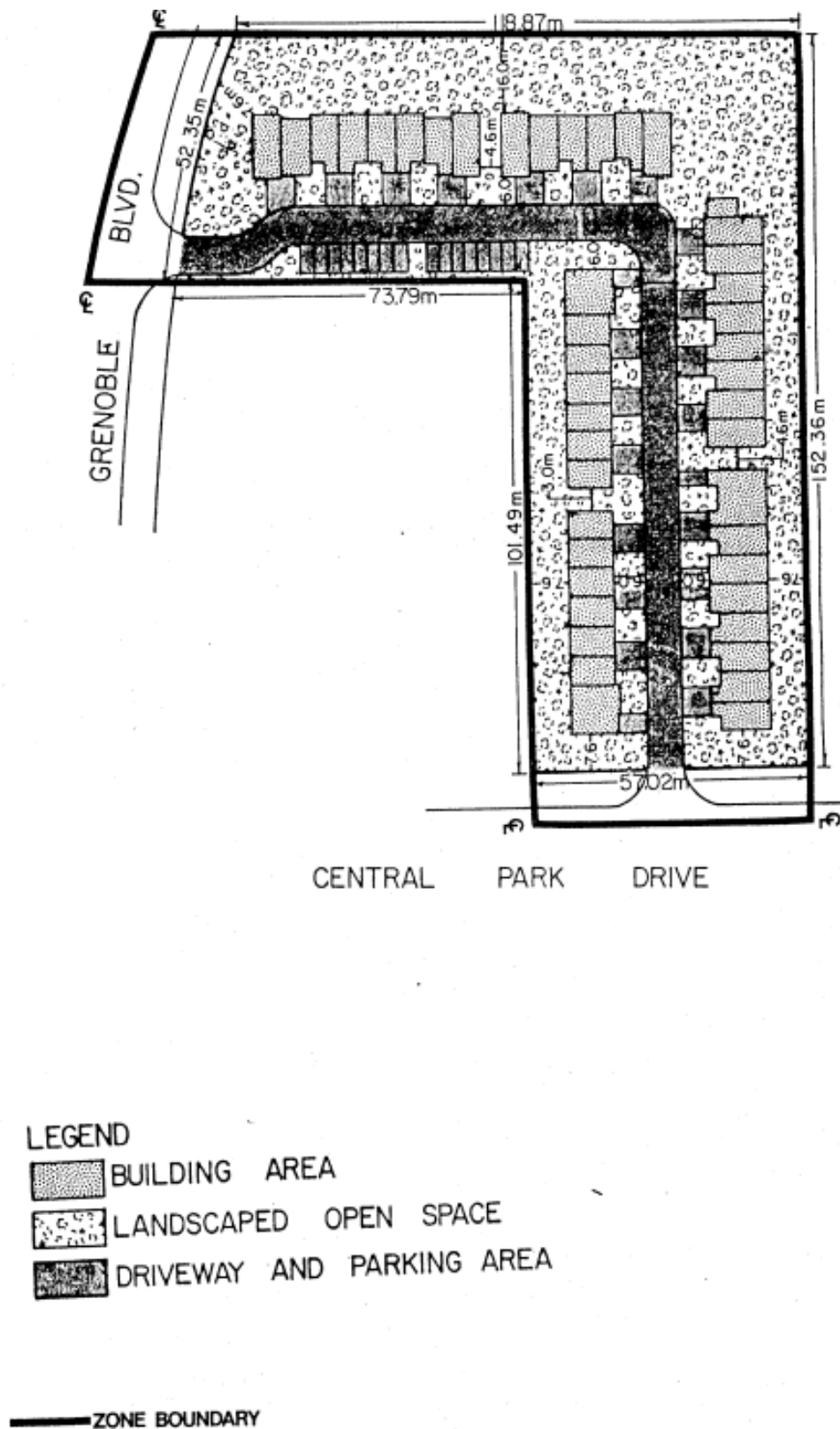
### **12. 357.1 The lands shall only be used for the following purposes:**

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

### **12. 357.2 The lands shall be subject to the following requirements and restrictions:**

- .1 all buildings shall be located within the areas identified as BUILDING AREA on Figure 1-Exception 357;
- .2 Landscaped Open Space shall be provided and maintained within the areas identified as LANDSCAPED OPEN SPACE on Figure 1-Exception 357;
- .3 all parking areas and driveways shall be located within the areas identified as PARKING AND DRIVEWAY AREA on Figure 1-Exception 357;
- .4 Maximum Number of Dwelling Units: 45 units
- .5 Minimum Number of Visitor Parking Spaces: 14
- .6 Minimum Number of recreational vehicle parking spaces: 2
- .7 Minimum Lot Area: 12,190 square metres
- .8 Maximum Lot Coverage: 25.5 percent

Figure 1





## 12.358 Exception 358

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 270.0 square metres
  - .b for a Corner Lot: 360.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres
  - .b for a Corner Lot: 12.0 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any side wall; and,
  - .b the minimum distance between detached dwellings shall not be less than 2.1 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.6 metres
- .8 Maximum Building Height: 10.0 metres

### 12.359 Exception 359

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

- .1 The purposes permitted in the LC zone;
- .2 A day nursery; and,
- .3 Purposes accessory to the other permitted purposes.

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

- .1 Minimum Front Yard Setback: 3 metres;
- .2 Minimum Exterior Side Yard Setback: 4.5 metres;
- .3 Minimum Number of Parking Spaces: 233 spaces;
- .4 Landscape Open Space Area: Retaining walls, curbs and bicycle parking spaces are permitted with the required landscaped open space.

## 12.360 Exception 360

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

#### .1 Commercial:

- .a a hotel or motel;
- .b a motor vehicle sales, rental or leasing establishment;
- .c only one freestanding building for the purposes of motor vehicle repair not in conjunction with a motor vehicle sales, rental, or leasing establishment;
- .d a dining room restaurant;
- .e banquet facilities;
- .f an office, but not including the office of a health care practitioner;
- .g a retail establishment having no outside storage but not including a garden centre sales establishment, a supermarket, and a department store;
- .h a personal service shop;
- .i a dry cleaning and laundry distribution station;
- .j a bank, trust company, or finance company;
- .k a custom workshop;
- .l a radio or television broadcasting and transmission establishment;
- .m a furniture and appliance store;
- .n a recreational facility or structure;
- .o a community club;
- .p a retail warehouse establishment having no outside storage;
- .q a convenience store; and,
- .r purposes accessory to the permitted purposes.

#### .2 Industrial:

- .a the warehousing and storage of goods and products within an enclosed building;
- .b a printing establishment;
- .c light manufacturing activities including the manufacturing and assembly of tubing, pipes, tools, instruments, electrical and electronic components, building hardware, telephone, television and radio components, drugs and pharmaceutical products, cosmetics and associated products; and,

.d shops for the repair and manufacturing of small goods and wares.

.3 Accessory:

.a an associated office;

.b a retail outlet operated in connection with a particular purpose permitted by Exception 360.1(2) provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,

.c purposes accessory to the other permitted purposes.

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

.1 Minimum Front Yard Depth: 15.0 metres

.2 Minimum Interior Side Yard Width: 8.0 metres, except where the exterior side yard abuts a 0.3 metre reserve, the minimum exterior side yard width shall be 15.0 metres;

.3 Minimum Rear Yard Depth: 15.0 metres

.4 Minimum Lot Width: 45.0 metres

.5 Minimum Lot Area: 4,000 square metres

.6 Maximum Lot Coverage: 50 percent

.7 Maximum Building Height: 8.6 metres

.8 Minimum Landscaped Open Space: 50 percent of required front, exterior side, interior side and rear yards.

.9 Landscaped Buffer Area: a landscaped buffer area of a minimum width of 15.0 metres abutting Highway Number 10 shall be provided and maintained in the location shown on Figure 1-Exception 360.

.10 Outdoor Storage: no storage shall be permitted outside a building.

.11 a minimum of 650 square metres of office space shall be provided and maintained within the existing building;

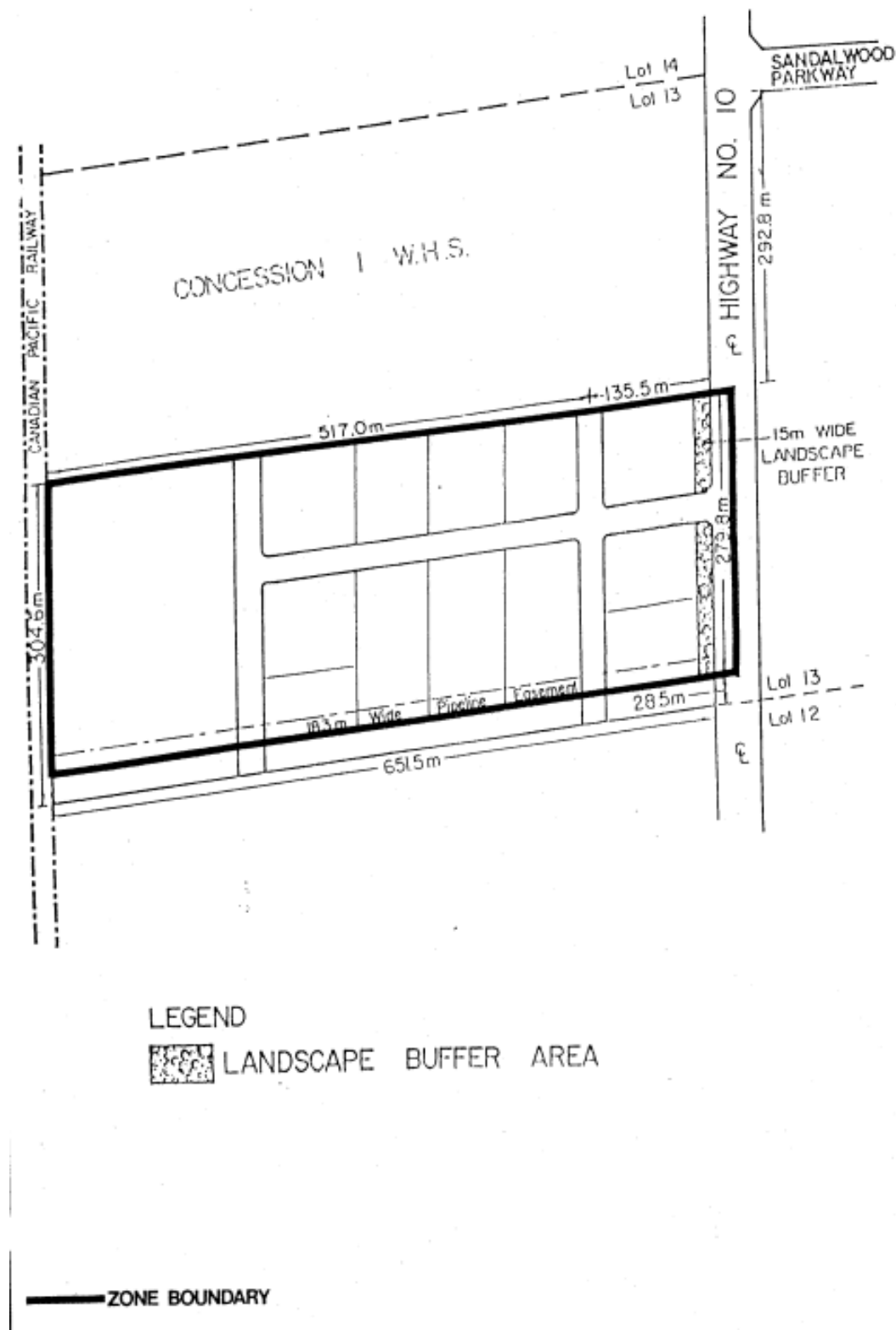
.12 a minimum of 171 parking spaces shall be provided on the site;

.13 the freestanding building for motor vehicle repair purposes shall not exceed 440 square metres in gross floor area;

**12.360.3 for the purposes of Exception 360:**

.1 for the purposes of this section a Retail Warehouse shall mean a building or structure, or a part of a building or structure, where the building or structure is occupied by a single user, and where the principal use is warehousing and selling of goods and materials to the general public.

Figure 1



### 12.361 Exception 361

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

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

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

- .1 Minimum Front Yard Depth: 20.0 metres
- .2 a maximum of 2 main buildings shall be permitted on the property;
- .3 one main building shall not exceed a maximum gross floor area of 3900 square metres and the building height shall be a maximum of 2 storeys;
- .4 a second main building shall not exceed a maximum gross floor area of 8600 square metres and the building height shall be a maximum of 3 storeys;
- .5 all garbage and refuse storage containers shall be located within a building;
- .6 Parking for all buildings shall be provided in accordance with the following requirements:
  - .a Bed
    - .i Resident Spaces: 0.2
    - .ii Visitor Spaces: 0.25
    - .iii Total Spaces: 0.45
- .7 a continuous 3.0 metre wide landscaped open space strip shall be provided abutting Kennedy Road North, except at one access driveway having a width not exceeding 7.6 metres; and,
- .8 the Minimum Separation Distance between main buildings shall be 46.0 metres.

## 12.362 Exception 362

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

- .1 a retail establishment having no outside storage;
- .2 a service shop;
- .3 a personal service shop;
- .4 a bank, trust, or finance company;
- .5 an office;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a parking lot;
- .9 a dining room restaurant, a take-out restaurant;
- .10 a printing or copying establishment;
- .11 a community club;
- .12 a health or fitness centre;
- .13 a custom workshop;
- .14 an animal hospital
- .15 a religious institution, including an associated place of public assembly;
- .16 a day nursery;
- .17 a lodging house;
- .18 purposes accessory to the other permitted purposes;

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

- .1 the Maximum Ground Floor Area of all buildings and structures shall not exceed 1370 square metres;
- .2 the Maximum Building Height shall not exceed one storey;
- .3 all garbage and refuse containers shall be located within the building;
- .4 no outside storage of goods or materials shall be permitted;
- .5 no drive-through facilities shall be permitted;

- .6 parking shall be provided at the rate of one (1) parking space per nineteen (19) square metres of gross floor area;
- .7 the total area of all restaurant uses and offices of doctors, dentists, and drugless practitioners combined shall not exceed 685 square metres; and,
- .8 Minimum Landscaped Open Space:
  - .a a 3.0 metre wide landscaped open space strip shall be provided along the south property boundary except at an approved access location; and
  - .b a 4.5 metre wide landscaped open space strip shall be provided along the east property boundary.

**12.362.3 for the purposes of Exception 362**

- .1 shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this bylaw which are not in conflict with the ones set out in Exception 362.2.



## 12.363 Exception 363

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

- .1 Non-obnoxious Industrial Uses:
  - .a warehousing and storage of goods and products and materials within enclosed structures;
  - .b the manufacture and assembly of products such as:
    - .i apparel and finished textile or fabric products;
    - .ii printing, bookbinding and lithographing;
    - .iii die castings involving the use of plastics and light metals including aluminium and zinc;
    - .iv light manufacturing activities such as tubing, pipes, tools and instruments electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
  - .c manufacturing, assembling, storage and distribution of semifinished and finished products;
  - .d shops for the repair or manufacturing of small goods and wares; and,
  - .e research and development facilities.
- .2 Non-Industrial Uses:
  - .a business offices; and,
  - .b radio and television broadcasting and transmission facilities.
- .3 Accessory Uses:
  - .a an associated education purpose;
  - .b an associated office;
  - .c one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
  - .d a retail outlet operated in conjunction with a particular use permitted by Exception 363.1(1)(a) provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,
  - .e purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 2,000 square metres

- .2 Minimum Front Yard:
  - .a for a building not exceeding 8.0 metres in height: 15.0 metres
  - .b for a building not exceeding 9.1 metres in height: 18.0 metres
- .3 Minimum Exterior Side Yard Width: 12.0 metres
- .4 Minimum Interior Side Yard Width: 7.6 metres, except where:
  - .a the side lot line abuts the Torbram Road right-of-way, in which case 22.6 metres shall be required; and,
  - .b the side lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.
- .5 Minimum Rear Yard Depth: 7.6 metres, except where:
  - .a the rear lot line abuts the Torbram Road right-of-way, in which case 22.6 metres shall be required; and,
  - .b the rear lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.
- .6 Maximum Building Height: 9.1 metres
- .7 Maximum Lot Coverage: 50 percent of the lot area
- .8 Minimum Landscaped Open Space:
  - .a for a corner lot, 50 percent of the following:
    - .i required front yard area;
    - .ii required rear yard area; and,
    - .iii required exterior side yard area.
  - .b for an interior lot, 50 percent of the following:
    - .i required front yard area;
    - .ii required rear yard area; and,
    - .iii one required side yard, and none for the other side yard.
- .9 no outdoor truck loading facilities shall be permitted in any yard abutting Torbram Road;
- .10 a Landscaped Buffer Area with a minimum width of 15.0 metres shall be provided and maintained adjacent to Torbram Road;
- .11 a Landscaped Buffer Area with a minimum width of 12.0 metres shall be provided and maintained adjacent to Williams Parkway;
- .12 Outside Storage of goods and materials and equipment shall not be permitted;

- .13 a 1.8 metre high chain link fence shall be provided and maintained where any lot line abuts a Natural System (NS) Zone; and,
- .14 where any portion of a lot is designated as Exception 363, the entire lot shall be deemed to be zoned as Exception 363.

### 12.364 Exception 364

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

- .1 Purposes permitted in the PE zone.

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

- .1 Trailer parking shall be permitted as outside storage in the rear of the building (abutting The Gore Road), and shall be permitted on a portion of the lot required for parking;
- .2 That vegetation, fencing, and/or berming sufficient to screen the storage area from view from The Gore Road be provided;
- .3 The stacking of intermodal shipping containers shall not be permitted;
- .4 For the purposes of this zone, the lot line abutting Highway 50 shall be deemed the front lot line; and,
- .5 The minimum landscape buffer requirement along the Highway 50 frontage shall be 2.0 metres.

## 12.365 Exception 365

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

- .1 A retail establishment;
- .2 One Retail Warehouse Membership Club including a food and non-food component;
- .3 A retail warehouse;
- .4 A service shop excluding auto service;
- .5 A personal service shop;
- .6 An office;
- .7 A dry cleaning and laundry distribution station;
- .8 A bank, trust company, or finance company;
- .9 A dining room restaurant, a convenience restaurant, a take-out restaurant;
- .10 A gas bar;
- .11 A printing establishment;
- .12 A commercial school;
- .13 A garden centre;
- .14 A place of commercial recreation;
- .15 A community hub;
- .16 A health or fitness centre;
- .17 A taxi or bus station;
- .18 A custom workshop;
- .19 A pet service shop;
- .20 A furniture and appliance store;
- .21 An art gallery;
- .22 A supermarket.

### **12. 365.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Setback requirements shall be as follows:
  - .a Airport Road: 4.0 metres;

- .b Queen Street 4.0 metres;
- .c Maritime Ontario Boulevard: 3.0 metres;
- .d Other yard setbacks: 3.0 metres;
- .e To the north elevation of Costco only: 2.0 metres;
- .2 Landscape Open Space shall be provided as follows:
  - .a 6.0 metres along Airport Road and Queen Street East except at approved building locations; and
  - .b 4.0 metres along Maritime Ontario Boulevard except at approved building locations;
- .3 Maximum Building Height: no restriction;
- .4 Restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .5 All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;
- .6 Minimum Landscaped Open Space: 10% of the lot area;
- .7 Minimum Parking Space Requirement: 1 parking space per 23 square metres;
- .8 An adult entertainment parlour, and adult videotape or amusement arcade shall not be permitted;
- .9 Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;
- .10 Ancillary outdoor storage will be permitted in conjunction with a "Retail Warehouse" and a "Retail Warehouse Membership Club including a food and non-food component" and shall be restricted to areas not required for parking, landscaping or within the required yard setbacks;
- .11 No drive thru facilities shall be located within 30 metres of Airport Road or Queen Street East;
- .12 No gas bar shall be located within 60 metres of the intersection of Airport Road and Queen Street East;
- .13 The aggregate Maximum Gross Leasable Floor Area for the purposes permitted by Exception 365.1 shall not exceed 46,450 square metres (500,000 square feet);
- .14 The maximum number of retail establishments under 371 square metres (4000 square feet) shall be limited to 3;
- .15 A "Retail Warehouse" use shall not exceed 11,612 square metres (125,000 square feet) in size;
- .16 A "Retail Warehouse Membership Club including a food and nonfood component" shall not exceed 13,935 square metres (150,000 square feet) in size;
- .17 A "Flea Market" shall not be permitted in this zone;
- .18 A "Supermarket" use shall not exceed 2,787.1 square metres (30,000 square feet) in size and shall be limited to one (1).

- .19 Notwithstanding Exception 365.2(9) of this zoning bylaw, the outdoor display of goods and materials shall be permitted in conjunction with a "Supermarket" use at the exterior main entryway and shall not exceed 200 square metres (2152.78 square feet).

**12.365.3 for the purposes of Exception 365:**

- .1 For the purposes of this zone, a "Pet Service Shop" shall mean, the use of a building or portion thereof, for the selling of goods related to the care of household pets, pet grooming, veterinary services, boarding and pet day care;
- .2 For the purposes of this zone, a "Retail Warehouse" shall mean, a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres (20,000 square feet) and where the principal use is the sale of products displayed and stored in a warehouse format, where such products shall not include food and pharmaceutical products and where ancillary restaurant uses may be provided;
- .3 For the purposes of this zone, a "Retail Warehouse Membership Club including a food and non-food component" shall mean, the use of a building in which goods, wares, merchandise, substances or articles (which may include food and pharmaceuticals) are displayed, stored and sold in a warehouse format, and may include accessory retail and personal services uses such as, but not limited to, an optometrist office, optical services and sales, hearing aid dispensary, a pharmacy, photo finishing and processing, restaurant and take-out restaurant, installation of automotive parts sold on the premises, tire sales and installation, oil changes and dispensing of fuel including propane, automotive display and a garden centre, including indoor and outdoor sales and display areas. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patron of the Retail Warehouse Membership Club.
- .4 Shall also be subject to the requirements and restrictions relating to the GC zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Exception 365.2.
- .5 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned GC - Exception 365, GC - Exception 346, and GC - Exception 338 shall be treated as a single lot for zoning purposes.

## 12.366 Exception 366

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

#### .1 Industrial Uses:

- .a warehousing and storage of goods and products and materials within enclosed structures;
- .b the manufacture and assembly of products such as:
  - .i apparel and finished textile or fabric products;
  - .ii printing, bookbinding and lithographing;
  - .iii die castings involving the use of plastics and light metals including aluminium and zinc;
  - .iv light manufacturing activities such as tubing, pipes, tools and instruments electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
- .c manufacturing, assembling, storage and distribution of semifinished and finished products;
- .d shops for the repair or manufacturing of small goods and wares;
- .e research and development facilities; and,
- .f a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yard.

#### .2 Non-Industrial:

- .a business offices;
- .b radio and television broadcasting and transmission facilities;
- .c dry cleaning and laundry distribution establishment;
- .d a dairy;
- .e a bakery;
- .f a motor vehicle repair shop;
- .g a motor vehicle body shop; and,
- .h a radio or television broadcasting studio.

#### .3 Accessory:

- .a an associated education purpose;
- .b an associated office;



- .c one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
- .d a retail outlet operated in conjunction with a particular use permitted by Exception 476.1(1) provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,
- .e purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 2,000 square metres
- .2 Minimum Front Yard:
  - .a for a building not exceeding 8.0 metres in height: 15.0 metres
  - .b for a building not exceeding 9.1 metres in height: 18.0 metres
  - .c for a building 12.0 metres or less in height, but greater than 10.0 metres in height: 18.0 metres
  - .d for a building 15.0 metres or less, but greater than 12.0 metres in height: 21.0 metres
- .3 Minimum Exterior Side Yard Width: 12.0 metres
- .4 Minimum Interior Side Yard Width: 7.6 metres, except where the side lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.
- .5 Minimum Rear Yard Depth: 7.6 metres, except where the rear lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.
- .6 Maximum Building Height: 15.0 metres
- .7 Minimum Landscaped Open Space:
  - .a for a corner lot:
    - .i 50 percent of the required front yard area;
    - .ii 50 percent of the required exterior side yard width; and,
    - .iii none required for an interior side yard.
  - .b for an interior lot:
    - .i 50 percent of the required front yard; and,
    - .ii 50 percent of one required side yard, and none for the other side yard.
- .8 truck loading facilities may be located in the side or rear yard, provided that the landscape requirements of Exception 366.2(7) are complied with;

- .9 Outside Storage of goods and materials and equipment is permitted subject to the following conditions:
- .a the storage area shall not be located in the front yard, or in any exterior side yard, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;
  - .b the storage area shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry which is effective in screening the storage area from the street; and,
  - .c in addition to the requirements of Exception 366.2(7), where the storage area abuts a street, landscaped open space, 3.0 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected lot lines.
- .10 a 1.8 metre high chain link fence shall be provided and maintained where any lot line abuts a Natural System (NS) Zone; and,
- .11 a Landscape Buffer Area, with a minimum width of 12.0 metres shall be provided and maintained adjacent to Williams Parkway.

## 12.367 Exception 367

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

- .1 Industrial
  - .a The manufacturing, cleaning, packaging, and processing, repairing or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle washing establishment.
  - .b non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transportation terminal but not a junk yard, salvage yard, wrecking yard, quarry or pit;
  - .c a warehouse
- .2 Accessory
  - .a An associated office.

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

- .1 Minimum Landscape Open Space:
  - .a Except at approved driveway locations, a minimum 3.0 Metre wide strip shall be provided along the lot line abutting a street.
  - .b A minimum of 1.5 metre wide landscape strip shall be provided Along the interior lot line and 3.0 metres when adjacent to a NS zone;
  - .c The following shall be permitted in the required Landscape Open Space:
    - .i Retaining Wall;
    - .ii Noise Barriers.
- .2 Minimum Interior Yard Setback: 1.5 metres and 3.0 metres when adjacent to a NS zone;
- .3 Maximum Building Height: 13 metres
- .4 Outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
- .5 Outside storage shall be screened from public view by fencing, architectural screening, landscape buffer, building placement, berms, or a combination of such treatments;
- .6 No outside storage shall exceed the height of the fence screening located on the west property line;
- .7 Notwithstanding the provisions of Section 4.1, the combined number of parking space for the uses permitted under Exception 367.1 shall be a minimum of 33 parking spaces.

**12.367.3 for the purposes of Exception 367:**

- .1 Shall also be subject to the requirements and restrictions relating to the GE zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 367.2.

**12.367.4 Holding (H)**

- .1 Shall only be used for the following purposes while the Holding (H) symbol is in place:
  - .a Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
- .2 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
  - .a It has been demonstrated to the satisfaction of the City and Region of Peel that:
    - .i Old Castlemore Road, east of the Rainbow Creek Corridor to Regional Road 50 be rebuilt to the City's Industrial Road Standard (Class 'A' Standard).

## 12.368 Exception 368

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

- .1 Residential:
  - .a single detached dwellings;
  - .b semi-detached dwellings; and,
  - .c townhouse dwellings.
- .2 Non-Residential:
  - .a purposes accessory to the other permitted purposes.

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

- .1 all buildings shall be located within the areas shown as BUILDING AREA on Figure 1-Exception 368;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 368;
- .3 the Maximum Number of Dwelling Units shall be 35;
- .4 the Minimum Distance between any structure and the right-of-way of Dixie Road shall be 14.0 metres;
- .5 each dwelling unit shall have direct pedestrian access from the front of the unit to the back of the unit without having to pass through any habitable room;
- .6 the Maximum Height of any structure shall not exceed 8.0 metres;
- .7 the minimum width of a private driveway which serves as vehicular access to a private garage shall be 3.0 metres;
- .8 each visitor parking space shall have unobstructed access to a driveway having a minimum width of 7.5 metres and leading to a street.



### 12.369 Exception 369

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

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

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

- .1 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .2 Minimum Rear Yard Depth: 7.6 metres from the rear lot line and 10.0 metres from the TransCanada Pipeline easement.
- .3 Maximum Building Height: 10.0 metres

## 12.370 Exception 370

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

- .1 single detached dwellings;
- .2 a religious institution;
- .3 a dwelling unit on the same lot as a religious institution; and,
- .4 purposes accessory to the other permitted purposes.

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

- .1 shall be subject to the following requirements and restrictions with respect to purposes permitted by Exception 370.1.1 and 370.1.4.
  - .a Minimum Interior Side Yard Width:
    - .i 1.2 metres on one side and 0.9 metres on the other side provided that where the distance between the walls of two dwellings is not less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
    - .ii the minimum distance between detached dwellings shall not be less than 2.1 metres.
  - .b Minimum Side Yard Width abutting the TransCanada Pipeline easement: 10.0 metres
  - .c Minimum Rear Yard Depth: 7.6 metres from the rear lot line, and 10.0 metres from the TransCanada Pipeline easement.
  - .d Maximum Building Height: 10.0 metres

### 12.370.3 for the purposes of Exception 370:

- .1 shall also be subject to the requirements and restrictions relating to the I2 Zone, with respect to purposes permitted by Exception 370.1.2 and 370.1.3.



## 12.371 Exception 371

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

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

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

- .1 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
  - .b the minimum distance between detached dwellings shall not be less than 2.1 metres.
- .2 Minimum Side Yard Width abutting the TransCanada Pipeline easement: 10.0 metres
- .3 Minimum Rear Yard Depth: 7.6 metres from the rear lot line, and 10.0 metres from the TransCanada Pipeline Easement.
- .4 Maximum Building Height: 10.0 metres

## 12.372 Exception 372

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

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

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

- .1 Minimum Interior Side Yard Width: a side yard other than a side yard flanking a street may be reduced to zero metres provided that:
  - .a the minimum distance between detached dwellings shall not be less than 2.1 metres;
  - .b in no event shall the total width of both side yards on any lot be less than 2.1 metres; and,
  - .c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any such wall.
- .2 Maximum Building Height: 10.0 metres
- .3 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard where the side lot lines converge towards the front lot lines.

### 12.373 Exception 373

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

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

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

- .1 Maximum Building Height: 10.0 metres

## 12.374 Exception 374

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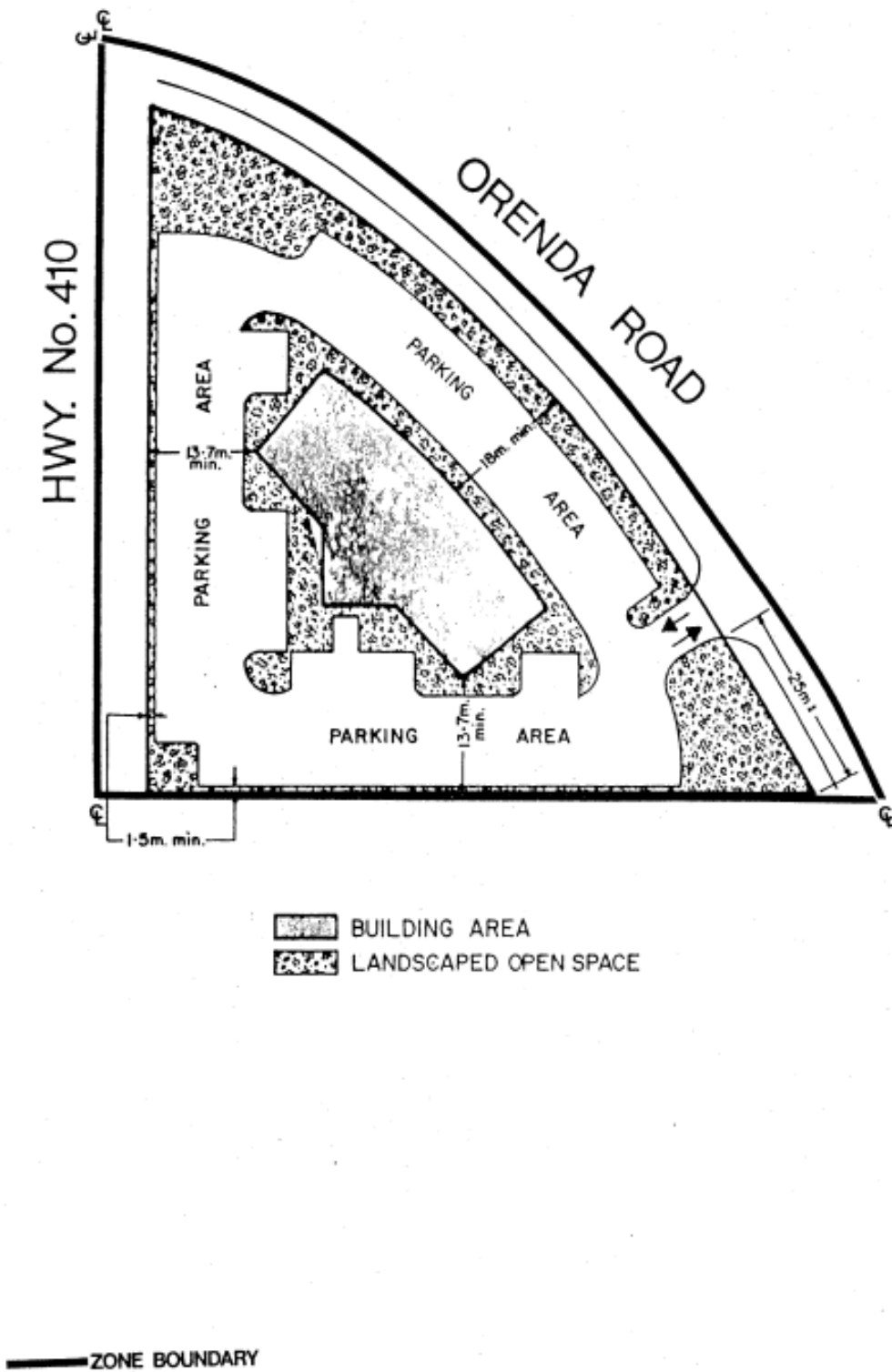
### **12.374.1 The lands shall only be used for the following purposes:**

- .1 Commercial:
  - .a an office other than the offices of a health care practitioner.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 5,000 square metres
- .2 all buildings shall be located within the areas shown as BUILDING AREA on Figure 1-Exception 374;
- .3 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 374;
- .4 the Ground Floor Area of the office building shall not exceed 870.0 square metres;
- .5 the Gross Commercial Floor Area of an office building shall not exceed 1740.0 square metres;
- .6 the Maximum Height of the office building shall not exceed 2 storeys;
- .7 a minimum of one (1) parking space shall be provided for each 20.0 square metres of gross commercial floor area or portion thereof, in the locations shown as PARKING AREA on Figure 1-Exception 374;
- .8 a minimum of one (1) loading space shall be provided for the office building;
- .9 the access driveway shall be provided in the location on Figure 1-Exception 374;
- .10 any garbage or refuse container shall be located and enclosed within the office building.

Figure 1



## 12.375 Exception 375

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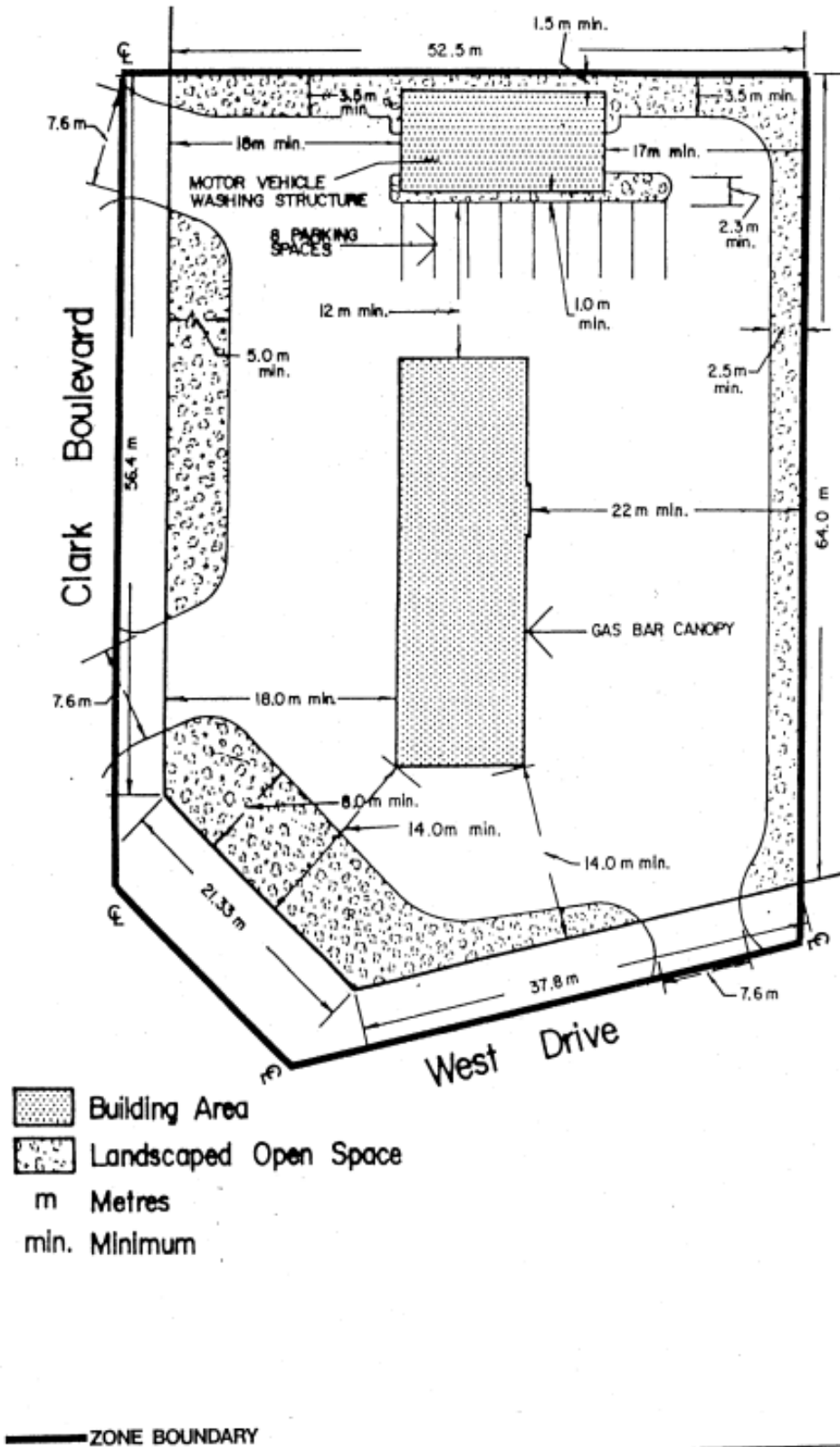
### **12.375.1 The lands shall only be used for the following purposes:**

- .1 a gas bar;
- .2 motor vehicle washing establishment; and,
- .3 purposes accessory to the other permitted purposes.

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

- .1 all buildings shall be located within the areas shown as BUILDING AREAS on Figure 1-Exception 375;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1-Exception 375;
- .3 the Gross Commercial Floor Area of a motor vehicle washing establishment shall not exceed 132.0 square metres;
- .4 the Gross Commercial Floor Area of all kiosks shall not exceed 47.0 square metres;
- .5 the area covered by a gas bar canopy shall not exceed 355.0 square metres;
- .6 the Maximum Height of all structures shall not exceed 1 storey;
- .7 a minimum of ten (10) vehicle spaces shall be provided for a motor vehicle washing establishment; and,
- .8 a minimum of 8 parking spaces shall be provided in the locations shown on Figure 1-Exception 375.

Figure 1



## 12.376 Exception 376

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 380.0 square metres
  - .b for a Corner Lot: 470.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 12.5 metres
  - .b for a Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 30.5 metres
- .4 Minimum Front Yard Depth:
  - .a to main wall of building: 4.5 metres
  - .b to front of garage or carport: 6.0 metres
- .5 Minimum Interior Side Yard Width: 1.2 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, excluding any reserves less than 1.0 metres in width;
- .7 Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a Highway Commercial or Institutional Zone, or a rail line, in which case the minimum requirement is 15.0 metres;
- .8 Maximum Building Height: 10.6 metres



### 12.377 Exception 377

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 274.5 square metres
  - .b for a Corner Lot: 366.0 square metres
- .2 Minimum Lot Depth: 30.5 metres
- .3 Minimum Front Yard Depth:
  - .a to main wall of building: 4.5 metres
  - .b to front of garage or carport: 6.0 metres
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, excluding any reserves less than 1.0 metres in width;
- .6 Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts a Highway Commercial or Industrial Zone or a rail line, in which case the minimum requirement is 15.0 metres.

## 12.378 Exception 378

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

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

### **12.378.2 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 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 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;
- .3 Minimum lot width of a lot abutting a daylighting triangle or rounding: 6.0 metres;
- .4 Minimum building setback to a daylighting triangle/ rounding: 1.5 metres;
- .5 Direct pedestrian access from the front yard to the rear yard is not required;
- .6 No minimum dwelling unit width shall apply;
- .7 Notwithstanding any other provision of the By-law, the maximum width of a driveway shall be:
  - .a 3.5m width for single driveways
- .8 Notwithstanding any other provision of the By-law, the requirement for maintaining a minimum 0.6 metres wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .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 roof terraces

### 12.379. Exception 379

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

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

#### **12.379.2 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 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 1.5 metres from a daylighting triangle or rounding. Eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum 1.0 metres into the minimum front yard;
- .3 Minimum lot width for a lot abutting a daylighting triangle/rounding: 11.0 metres;
- .4 Minimum building setback to a daylighting triangle/rounding: 0.0 metres;
- .5 Maximum interior garage width: 6.1 metres;
- .6 Minimum Exterior Side Yard Width: 2.5 metres;
- .7 Minimum Rear Yard Depth: 6.0 metres;
- .8 The westerly lot line shall be the Front Lot Line.

## 12.380 Exception 380

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

- .1 an office;
- .2 medical centre;
- .3 a bank, trust company or financial institution;
- .4 pharmacy;
- .5 only one coffee shop;
- .6 purposes accessory to the other permitted purposes.

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

- .1 coffee shop shall not exceed a gross commercial floor area of 105 square metres.
- .2 no advertisement, that can be seen from outside of the building, shall be permitted to give notice that a coffee shop is located within the building.

### **12.380.3 for the purposes of Exception 380:**

- .1 for the purposes of this Exception, Pharmacy shall mean a retail establishment dispensing prescription drugs, pharmaceuticals, patent medicines, personal health, medical and therapeutic appliances and equipment or any item which is prescribed or recommended by a physician.

## 12.381 Exception 381

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

- .1 Commercial:
  - .a a personal service shop;
  - .b a dry cleaning and laundry distribution station;
  - .c a laundromat;
  - .d a service shop;
  - .e a bank, trust company or financial institution;
  - .f an office including an office of a physician, dentist or drugless practitioner;
  - .g a dining room restaurant excluding an adult entertainment parlour;
  - .h a convenience restaurant;
  - .i a take-out restaurant;
  - .j a retail establishment having no outside storage, and
  - .k a convenience store

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

- .1 the Gross Commercial Floor Area for all buildings shall not exceed 2109 square metres;
- .2 Minimum Front Yard Depth: 12.75 metres;
- .3 Minimum Rear Yard Depth: 10.6 metres;
- .4 Minimum Interior Side Yard Width: 13.6 metres;
- .5 Minimum Exterior Side Yard Width: 10.5 metres;
- .6 Minimum Lot Area: 7700 square metres;
- .7 Maximum Building Height: 7.3 metres or 1 storey;
- .8 all garbage and refuse storage containers shall be contained in the building and for purposes of a convenience restaurant and a dining room restaurant, garbage and refuse containers shall be self contained in a temperature controlled area within the building, and
- .9 Minimum Landscaped Open Space:
  - .a in the front yard, 25 percent of the minimum required front yard, and
  - .b in the exterior side yard, 30 percent of the minimum required exterior side yard.

**12.381.3 for the purposes of Exception 381:**

- .1 Convenience Store shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 750 square metres.

## 12.382 Exception 382

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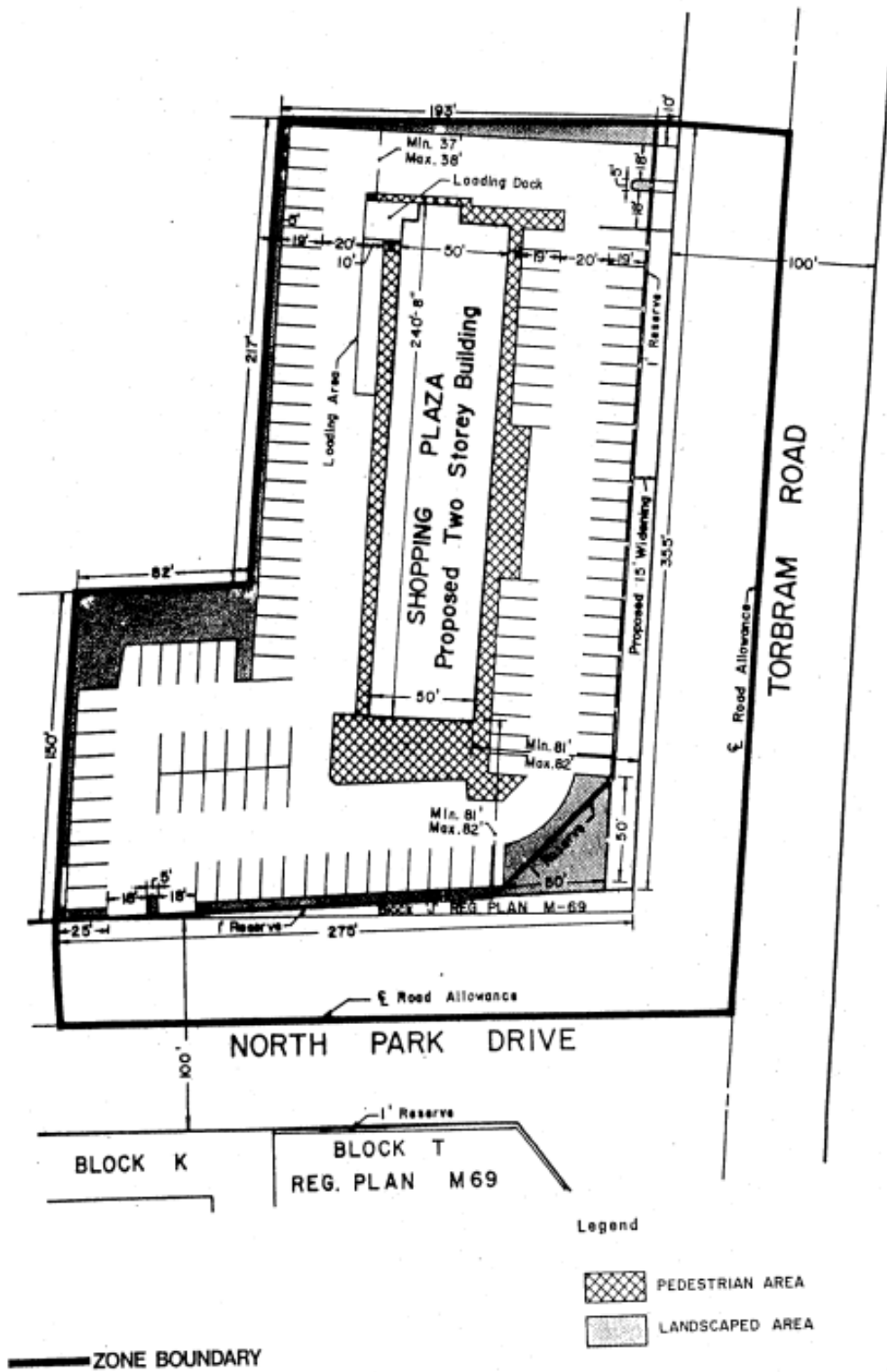
### **12.382.1 The lands shall only be used for the following purposes:**

- .1 Commercial:
  - .a a personal service shop;
  - .b a service shop;
  - .c a dry cleaning and laundry distribution station;
  - .d a laundromat;
  - .e a bank, trust company or financial institution;
  - .f an office;
  - .g a retail establishment having no outdoor storage;
  - .h a convenience restaurant, and a dining room restaurant; and,
  - .i a convenience store.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 shall only be used in compliance with Figure 1-Exception 382; and,
- .2 the Gross Floor Area for an office permitted by Exception 382.1(1)(f) shall not exceed 278.7 square metres.

Figure 1





### 12.383 Exception 383

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

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

#### **12.383.2 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 or exterior side yard by a maximum of 1.8 metre provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle or rounding. Eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum 1.0 metres into the minimum front yard;
- .3 Minimum lot width for a lot abutting a daylighting triangle/rounding: 13.0 metres;
- .4 Minimum building setback to a daylighting triangle/rounding: 0.0 metres;
- .5 Maximum interior garage width: 6.1 metres.

### 12.384. Exception 384

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

- .1 Underground Parking Structure.
- .2 Landscaped Buffer Area.
- .3 Shall also be subject to the requirements and restrictions relating to the R3H zone, residential general provisions, general provisions and OS zone of this bylaw which are not in conflict with those set out in Exception 384.

#### **12.384.2 The Holding (H):**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a Confirmation that arrangements for a mutual access easement with the abutting property to the south (11532 Bramalea Road) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
  - .b Confirmation that arrangements have been made to gratuitously convey any portion of the land that are deemed to be environmentally sensitive and are to be protected through the stewardship of the City of Brampton, to the satisfaction of the Commissioner of Planning, Building and Growth Management

## 12.385 Exception 385

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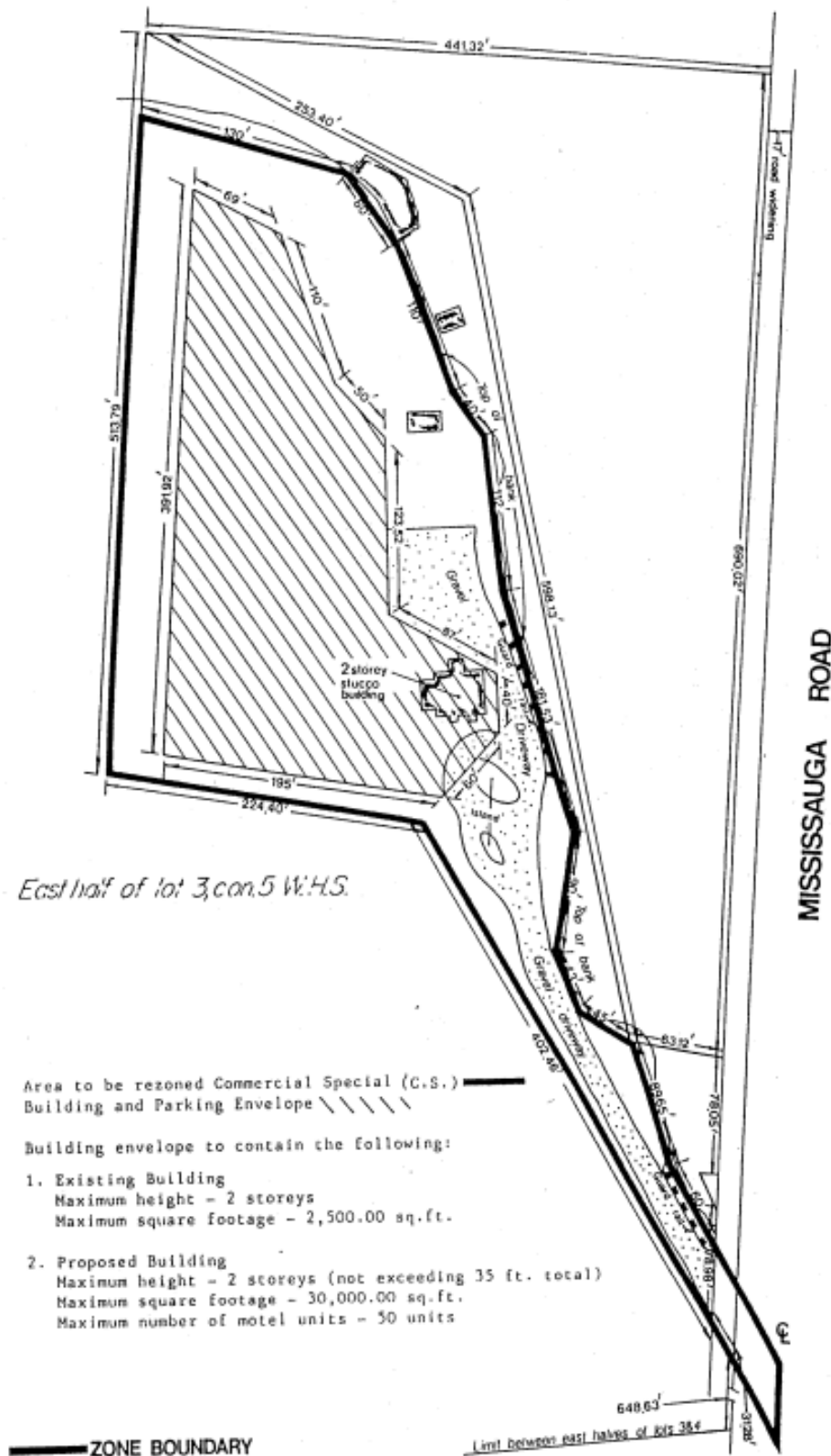
### **12.385.1 The lands shall only be used for the following purposes:**

- .1 Commercial:
  - .a a dining room restaurant;
  - .b a tavern;
  - .c a catering service; and,
  - .d a country inn.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 shall only be used in compliance with Figure 1-Exception 385 to this by-law.

Figure 1



## 12.386 Exception 386

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

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

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

- .1 Minimum Lot Width: 27 metres
- .2 Minimum Front Yard Depth: 5 metres
- .3 Minimum Setback from a Lot Line for a Hydro Transformer: 0.3 metres
- .4 Minimum Interior Side Yard (South): 6 metres
- .5 Minimum Interior Side Yard (North): 3 metres
- .6 Minimum Rear Yard Depth: 4.5 Metres
- .7 Maximum Building Height: 15 Storeys
- .8 Maximum Lot Coverage: 45%
- .9 Minimum Landscaped Open Space: 37%
- .10 Maximum Floor Space Index: 5.15
- .11 Minimum Parking Requirements:
  - .a Residents: 0.8 spaces per dwelling unit
  - .b Visitor: 0.2 Spaces per dwelling unit
- .12 Loading, Unloading and Waste Disposal Storage:
  - .a One on-site loading space shall be provided.
  - .b Loading, unloading and waste disposal facilities shall not be located on the wall of a building facing a street.

### 12.386.3 The Holding (H):

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:

- .a Confirmation that arrangements for a mutual access easement with the abutting property to the south (11532 Bramalea Road) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- .b Confirmation that arrangements have been made to gratuitously convey any portion of the land that are deemed to be environmentally sensitive and are to be protected through the stewardship of the City of Brampton, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

## 12.387 Exception 387

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

- .1 Shall only be used for the purposes permitted in the LC Zone excluding a convenience restaurant.

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

- .1 the maximum Gross Floor Area of all buildings shall not exceed 3,349 square metres.
- .2 notwithstanding Exception 387.2(1), an additional 140 square metres of Gross Floor Area will be permitted providing the following is satisfied:
  - .a a breezeway pedestrian connection is made through the main building in a location satisfactory to the Commissioner of Planning, Design & Development to connect the rear parking area to the front façade of the main building or,
  - .b a traffic and parking study, based on terms of reference approved by the Commissioner of Planning, Design and Development and undertaken by a consultant mutually agreeable to the Commissioner of Planning, Design and Development and the landowner, has been submitted and approved by the Commissioner of Planning, Design and Development acting reasonable, which concludes that the parking and traffic impact on the site of the additional proposed 140 square metres of Gross Floor Area can be accommodated without the construction of a breezeway. The foregoing determination shall be made on the basis of site observations at peak period over at least a one month period that is representational of higher demand time periods to demonstrate parking hazards(including but not limited to, fire lane parking, double parking or other illegal or hazardous stopping or parking) or inconveniences (including, but not limited to, vehicles leaving the site without parking after having had difficulty finding a parking space) are not experienced on the site due to the lack of convenient access to parking.
- .3 offices for medical practitioners shall not exceed 195 square metres of gross floor area.
- .4 drive-through facilities shall not be permitted.
- .5 no outside storage shall be permitted.
- .6 minimum landscaped open space:
  - .a a 3 metre wide landscaped strip abutting Queen Street and Torbram Road, except at approved access locations
  - .b a 3 metre wide landscaped strip abutting all other lands not zoned as LC - Exception 387, except at approved access locations.
- .7 for a building constructed after September 2008, the minimum setback to Queen Street and Torbram Road shall be 3.0 metres.

## 12.388 Exception 388

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

- .1 Commercial:
  - .a a service station;
  - .b a day care centre; and,
  - .c the purposes permitted in the LC Zone.



## 12.389 Exception 389

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

- .1 Permitted Uses:
  - .a Residential:
    - .i an apartment dwelling
    - .ii purposes accessory to other permitted uses (e.g. amenity space)
  - .b Commercial:
    - .i an office
    - .ii a retail establishment
    - .iii a convenience store
    - .iv a personal service shop
    - .v a day nursery
    - .vi a printing or copying establishment
    - .vii a dining room restaurant, a take-out restaurant
    - .viii a service shop
    - .ix a personal service shop
    - .x a community club
    - .xi a health & fitness centre
    - .xii an art gallery
    - .xiii an amusement arcade

### **12.389.2 The following uses shall not be permitted:**

- .1 an adult video store
- .2 an adult entertainment parlour
- .3 a body art and/or tattoo parlour
- .4 a massage or body rub parlour
- .5 a drive-through facility

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

- .1 Minimum Lot Area: No Requirement
- .2 Minimum Lot Width: No Requirement
- .3 Minimum Lot Depth: No Requirement
- .4 Minimum setback to Queen Street East: 0.0 metres
- .5 Minimum setback to June Avenue: 0.0 metres
- .6 Minimum below grade setback: 0.0 metres
- .7 Minimum setback to Rear Lot Line:
  - .a 7.5 metres for any portion of a building less than 12.0 metres in height from grade
  - .b 12.5 metres for any portion of the building greater than 12.0 metres in height from grade
- .8 Minimum setback to Interior Side Lot Line:
  - .a 7.5 metres for any portion of a building within 30.0 metres of Queen Street East.
  - .b 5.0 metres for any portion of a building more than 30.0 metres of Queen Street East
- .9 Minimum setback to a daylighting triangle/rounding: 0.0 metres
- .10 Minimum distance between buildings within lands MH-Exception 389: 10.0 metres for the podium and 15.5 metres for the tower
- .11 Maximum encroachment into the minimum rear and interior side yard setbacks or balconies, canopies, porches and patio: 2.5 metres
- .12 Minimum Podium Height: 24.0 metres along Queen Street East
- .13 Minimum Ground Floor Height for building closest to Queen Street East: 3.5 metres
- .14 Maximum Floor Space Index (FSI): 10.7
- .15 Maximum Building Height:
  - .a 150.0 metres for any building located within 40m of Queen Street,
  - .b 115.0 metres for any building beyond
- .16 Notwithstanding 389.3(15), the following shall be exempt from the calculation of building height:
  - .a Lighting fixtures, trellises, stair enclosures, landscape features, elevator overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation, noise mitigation, chimney stack, exhaust

flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 5.0 metres

- .b A roof structure which is used only as an ornament or to house the mechanical equipment of any building

- .17 Maximum Tower Floorplate Area: 800 square metres
- .18 Minimum Gross Floor Area for a Dwelling Unit: No requirement
- .19 Minimum Parking Requirements:
  - .a Access to any parking lot must be provided from an internal road;
- .20 Commercial and office uses listed in Exception 389.1(b) shall be limited to the first 2 floors only;
- .21 Loading areas shall be screened from view from a public street;
- .22 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building.

#### **12.389.4 for the purposes of Exception 389**

- .1 Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower
- .2 Tower shall mean the portion of the building located above a height of 38.0 metres for buildings located along Queen Street East and above a height of 24.0 metres all other building.

## 12.390 Exception 390

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

- .1 Residential Uses:
  - .a Nursing home
  - .b Retirement community
  - .c Stacked townhouse
  - .d Back-to-back townhouse
  - .e Back-to-back stacked townhouse
  - .f Street townhouse
- .2 Only as accessory to the uses identified in 390.1(1)(a) and (b) and contained within the same building:
  - .a a personal service shop
  - .b a dry cleaning and laundry distribution station
  - .c a laundromat
  - .d a dining room restaurant, a convenience restaurant or take-out restaurant
  - .e a health centre or fitness centre
  - .f a recreational facility
  - .g an office
  - .h a medical office
- .3 Accessory uses:
  - .a Purposes accessory to the other permitted purposes

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

- .1 For uses permitted in Exception 390.1(1)(a) and (b):
  - .a Minimum Lot Area: No requirement;
  - .b Minimum Lot Width: No requirement;
  - .c Minimum Front Yard Depth: 7.5 metres;
  - .d Minimum Interior Side Yard Depth: 2.0 metres;
  - .e Minimum Rear Yard Depth: 4.0 metres;

- .f Maximum Building Height: 8 storeys
  - .g Maximum Lot Coverage: 30%
  - .h Minimum Landscaped Open Space: No requirement
  - .i Maximum Gross Floor Area: 16,742 square meters
  - .j The uses identified in 390.1(2) shall only be permitted on the first to third floors
  - .k A rear deck may not project more than 4.0 metres beyond the rear wall of a building
  - .l Maximum number of dwelling units: 200
  - .m Minimum number of parking spaces: 91
- .2 For uses permitted in Exception 390.1(1)(c), (d) and (e)
- .a Minimum Lot Area: No requirement
  - .b Minimum Lot Width: No requirement
  - .c Minimum Front Yard Depth: 3.5 metres
  - .d Minimum Side Yard Depth: 3.5 metres
  - .e Minimum Rear Yard Depth: 4.0 metres
  - .f Maximum Building Height: 12.0 metres (excluding parapets, railings, privacy screens/dividers, and a rooftop structure used to house stairways/mechanical and electrical equipment)
  - .g Maximum Lot Coverage: 50%
  - .h Minimum Landscaped Open Space: 40% of the site
  - .i Minimum setback of a hydro transformer to a lot line: 1.2 metres
- .3 For uses permitted in Exception 390.1(1)(f), the provisions of the R3M zone shall apply with a required minimum lot width of 6.0 metres and that a private street shall be considered as a street for zoning purposes.

### **12.390.3 for the purposes of Exception 390:**

- .1 A Retirement Community: is a residential community or housing complex intended for adults of retirement age who are generally able to care for themselves; however, assistance from home care agencies may be required, and activities and socialization opportunities are often provided.
- .2 A Back-to-Back Stacked Townhouse Dwelling: a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where the units do not have a rear yard, and where each unit is directly accessible from the outside of the building.

## 12.391 Exception 391

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

- .1 Uses permitted in the RE zone;
- .2 a Private School;
- .3 a Day Nursery; and,
- .4 purposes accessory to the other permitted uses.

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

- .1 Minimum Lot Area: 0.5 hectares
- .2 Minimum Lot Width: 60 metres
- .3 Minimum Rear Yard Depth: 7.5 metres
- .4 Minimum Front Yard Setback: 40 metres
- .5 Minimum North Interior Side Yard: 4.5 metres
- .6 Minimum South Interior Side Yard: 3.95 metres
- .7 Maximum Lot Coverage: 25%
- .8 Minimum Landscaped Buffer Area:
  - .a 1.5 metres along the interior side yard lot lines;
  - .b 3.0 metres along the rear yard lot line;
  - .c 3.0 metres along the front yard lot line.
- .9 A privacy fence shall be installed along the rear lot line.
- .10 Notwithstanding any other provision of the By-law, garbage enclosure located within the required front yard shall be permitted with a fence height of 1.8 metres.

### **12.391.3 for the purposes of Exception 391:**

- .1 Shall also be subject to the requirements and restrictions relating to the RE zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 391.2.

## 12.392 Exception 392

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

- .1 Offices;
- .2 Product showroom;
- .3 Uses accessory to the office use:
  - .a Recreation facility.

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

- .1 Maximum building height: 5 storeys, excluding the mechanical penthouse;
- .2 Maximum gross floor area: 3,850 m<sup>2</sup>;
- .3 Minimum exterior side yard width: 3.0 metres;
- .4 Minimum required parking Spaces: 40 parking spaces;
- .5 Setbacks to utility uses including gas meter, hydro transformer and generator shall not apply;
- .6 Hydro transformer may be located within the required 3.0 metre landscape strip.
- .7 Waste collection receptacle shall be located entirely within the rear yard or interior side yard and shall be screened from view from a street or public thoroughfare.
- .8 A minimum 3.0 metre parking aisle width shall be provided abutting the east property line.
- .9 Shall also be subject to the requirements and restrictions relating to the Industrial GE Zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 392.

### 12.393 Exception 393

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

- .1 the purposes permitted in the I1 Zone; and,
- .2 a day nursery.

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

- .1 the day nursery shall be carried on in compliance with Figure 1 - Exception 393;
- .2 the area identified as "PLAY AREA" on Figure 1 - Exception 393 shall be enclosed by a fence, which on the south-easterly limit of the play area shall be of a 1.8 metres high solid screen board fence.



## 12.394 Exception 394

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### **12. 394.1 The lands shall only be used for the following purposes:**

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

### **12. 394.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Garage Control:
  - .a The maximum interior garage width shall not exceed 85% of the dwelling unit width and shall not project past the main building façade.
  - .b The interior space of a garage shall have a rectangular area not less than 2.7 metres by 5.4 metres with no more than one step encroachment.

## 12.395 Exception 395

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

- .1 a residence for senior citizens; and,
- .2 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 0.4 hectares
- .2 Maximum Gross Floor Area: 287.0 square metres
- .3 Maximum Lot Coverage: 30 percent
- .4 Maximum Number of Dwelling Units: 45

## 12.396 Exception 396

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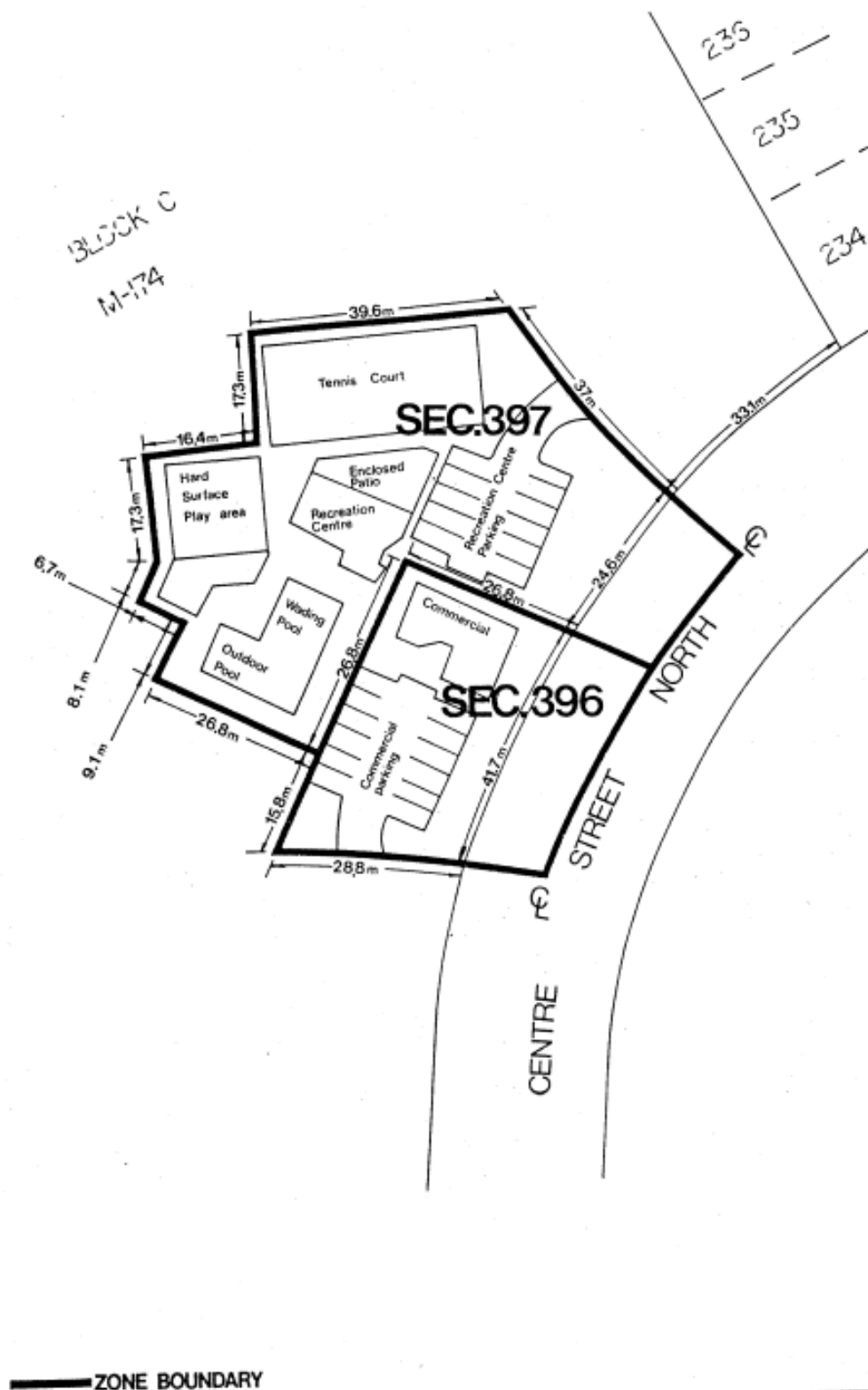
### **12.396.1 The lands shall only be used for the following purposes:**

- .1 shall only be used as a convenience store and purposes accessory thereto.

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

- .1 a minimum of 12 off-street parking spaces shall be provided and maintained in the locations shown on Figure 1-Exception 396.
- .2 the site shall be used in compliance with Figure 1-Exception 396.

Figure 1



## 12.397 Exception 397

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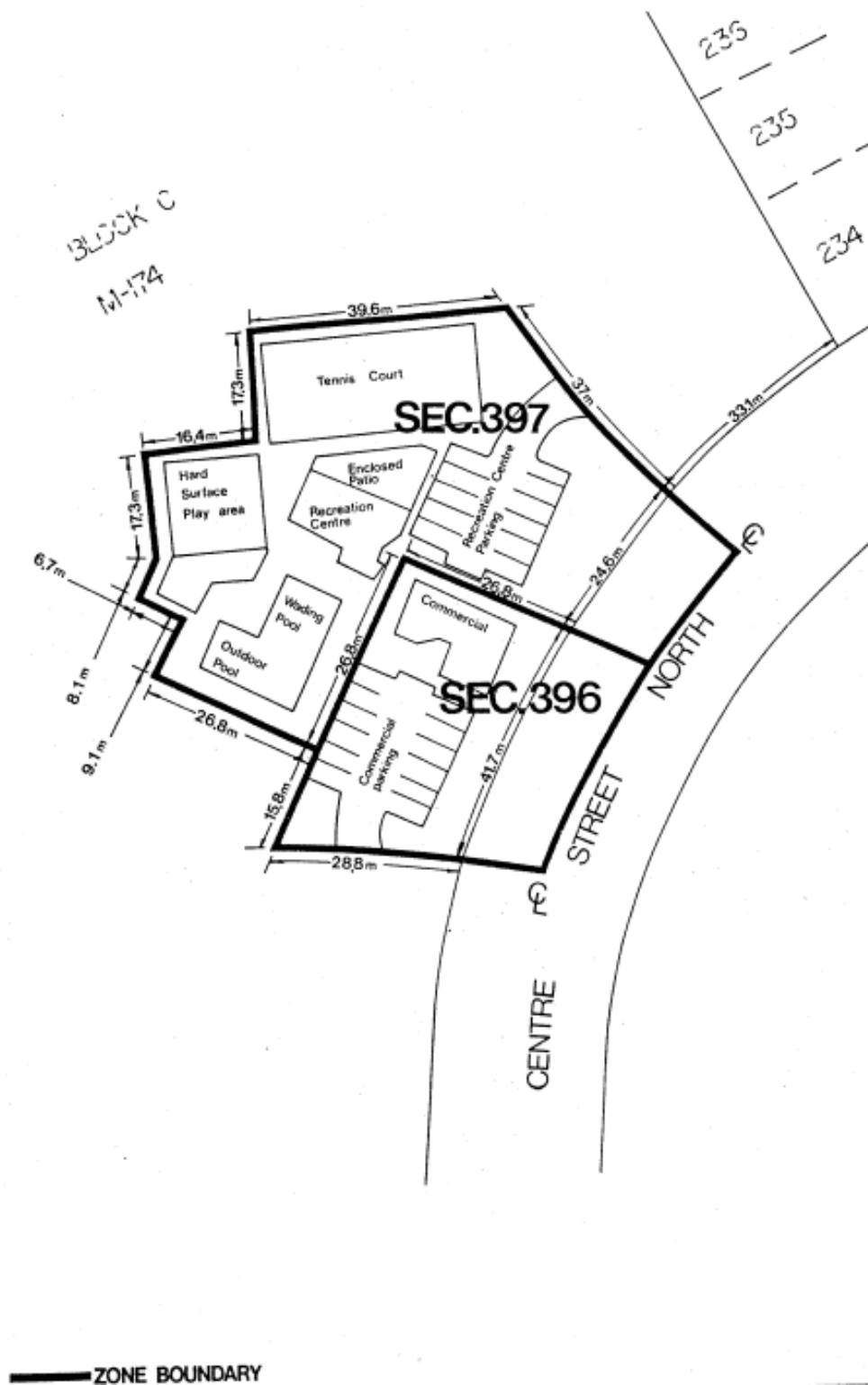
### **12.397.1 The lands shall only be used for the following purposes:**

- .1 a recreation centre; and,
- .2 purposes accessory to the other permitted purposes.

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

- .1 a minimum of 11 off-street parking spaces shall be provided and maintained in the locations shown on Figure 1-Exception 397;
- .2 the site shall be used in compliance with Figure 1-Exception 397.

Figure 1



## 12.398 Exception 398

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

- .1 Purposes permitted in an R1 Zone;
- .2 Open Space;
- .3 Walkway;
- .4 Emergency Access.

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

- .1 Minimum Lot Width: Corner Lot: 14.6 metres
- .2 Minimum Front Yard:
  - .a 4.5 metres, but 6.0 metres to the front of the garage
  - .b The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .c A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding triangle;
  - .d A bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - .e A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight triangle.
- .3 Minimum Exterior Side Yard Width:
  - .a 3 metres;
  - .b The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - .c A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
  - .d A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
  - .e A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight triangle; and

- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.

.4 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; and
- .b 1.2 metres for a corner lot abutting an interior lot.

.5 Garage Control: minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

.6 Driveways Dimensions:

- .a Driveway minimum width requirements: 3.5m (single), 6.0m (double), 7.3m (shared).



## 12.399 Exception 399

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

- .1 a Nursing Home;
- .2 a Retirement Home;
- .3 only in conjunction with Exception 399.1(1) or Exception 399.1(2):
  - .a Apartment Dwelling, excluding a single room occupancy unit;
  - .b Adult Day Care; and,
- .4 The following purposes accessory to the permitted uses:
  - .a Day Nursery for the primary use of staff
  - .b Health Centre/Fitness Centre
  - .c Living Classroom;
  - .d Office;
  - .e Medical Office;
  - .f Services Shop, Personal;
  - .g Research and Development;
  - .h Restaurant, Dining Room; and
  - .i Retail Establishment,

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

- .1 Minimum Front Yard Setback
  - .a For any portion of a building 3 storeys in height or less: 5.0 metres
  - .b For any portion of a building 4 storeys in height or greater: 7.0 metres
- .2 Minimum Interior Side Yard Setback
  - .a For any portion of a building 3 storeys in height or less: 3.8 metres
  - .b For any portion of a building 4 storeys in height or greater: 27.0 metres
- .3 Minimum Exterior Side Yard Setback
  - .a For any portion of a building 3 storeys in height or less: 3.5 metres
  - .b For any portion of a building 4 storeys in height or greater: 35.0 metres

- .4 Minimum Rear Yard Setback
  - .a For any portion of a building 3 storeys in height or less: 13.8 metres
  - .b For any portion of a building 4 storeys in height or greater: 88.0 metres
- .5 Minimum Setback from a Daylight Triangle: 3.5 metres;
- .6 Maximum Building Height: 12 storeys;
- .7 Maximum Number of Apartment Dwelling Units: 138;
- .8 Maximum Floor Space Index (FSI): 2.15;
- .9 Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the northerly and westerly property lines;
- .10 All loading and waste disposal shall be screened;
- .11 Parking:
  - .a For each bed for a nursing home and a retirement home, the minimum parking spaces shall be 0.33 parking spaces.
  - .b For each dwelling unit in an apartment or multiple residential dwelling, the minimum required parking shall be:
    - .i 1.0 parking space for residents, and
    - .ii 0.20 parking spaces for visitors,
  - .c No additional parking is required for uses identified in Exception 399.1(4);
- .12 All lands zoned Exception 399 shall be treated as one lot for zoning purposes.

**12.399.3 for the purposes of Exception 399:**

- .1 Single Room Occupancy Unit: shall mean a habitable dwelling unit owned and operated by a public authority, or by a non-profit and non commercial organization, within which kitchen, sleeping and sanitary facilities are not physically separated;
- .2 Adult Day Care: shall mean an indoor or outdoor premises in which care is offered or supplied on a regular schedule to adults for a portion of a day, but shall no include overnight accommodation;
- .3 Medical Office: shall mean premises designed and used for the diagnosis, examination, treatment and rehabilitation of human patients, including waiting and treatment rooms, blood testing clinics and pharmacy, but shall not include overnight accommodation for in-patient care;
- .4 Living Classroom: shall mean premises that provides an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field;
- .5 Research and Development: shall mean premises for scientific research investigation, testing, or experimentation, but not for the manufacturing or sale of products