

12.500 Exception 500

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

- .1 a retail establishment having no outside storage;
- .2 an office, including medical, dentist and a drugless practitioner;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company and finance company;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .9 a printing or copying establishment;
- .10 a garden centre sales establishment;
- .11 a health or fitness centre;
- .12 a parking lot;
- .13 a community club;
- .14 a supermarket;
- .15 a custom workshop;
- .16 an animal hospital;
- .17 a place of worship;
- .18 a day nursery;
- .19 Supportive Housing Residence Type 2;
- .20 a lodging house;
- .21 purposes accessory to the other permitted uses.

12.500.2 That the following uses shall be prohibited:

- .1 a banquet hall;
- .2 a tavern;
- .3 a motor vehicle sales establishment;

- .4 a motor vehicle leasing establishment;
- .5 a motor vehicle body shop.

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

- .1 Minimum Rear Yard Depth: 6 metres
- .2 Minimum Interior Side Yard Depth: 0 metres abutting all other lands not zoned LC-Exception 500
- .3 Minimum landscaped open space:
 - .a 4.5 metres along Airport Road, and 5.0 metres along Mayfield Road, except at approved vehicular access locations;
 - .b 6 metres to the lot line abutting the rear lot line except at approved loading space and parking areas, whereby a minimum of 4.0 metres is required.
- .4 Notwithstanding Section 4.1, the following minimum parking standards shall apply:
 - .a one parking space per 23.3 square metres of gross commercial floor area or portion thereof;
- .5 A minimum of 9 drive-through stacking parking spaces shall be provided for drive-through facilities associated with a restaurant or convenience store.
- .6 Bicycle parking rack rate: a minimum of 64 bicycle racks shall be provided.
- .7 Loading, and Unloading:
 - .a Minimum of six loading spaces are permitted.
- .8 A maximum of two drive-through facilities shall be permitted,
- .9 For the purposes of this section, the lands zoned LC- Exception 500 shall be considered one lot for zoning purposes;
- .10 For the purpose of this zone, the lot line abutting Airport Road shall be deemed the front lot line.

12.502 Exception 502

12.502.1 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, finance company;
 - .f an office;
 - .g a dry cleaning and laundry distribution station;
 - .h a laundromat;
 - .i a parking lot; and,
 - .j a dining room restaurant; a convenience restaurant; a take-out restaurant.
- .2 Accessory:
 - .a purposes accessory to the other permitted purposes
- .3 Non-Commercial:
 - .a a religious institution, including an associated place of public assembly; and,
 - .b a library.

12.503 Exception 503

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

- .1 the uses permitted in the PE Zone; and
- .2 business offices, not including offices for health care practitioners.

12.504 Exception 504

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

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

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

- .1 Minimum Lot Width: 26.2 metres.
- .2 Minimum Interior Side Yard Width:
 - .a 3.0 metres for a one storey building
 - .b 3.6 metres for a two storey building
- .3 Minimum Front Yard Depth: 14.3 metres
- .4 Minimum Rear Yard Depth: 18.2 metres
- .5 Minimum Gross Residential Floor Area: 278.7 square metres
- .6 Maximum Gross Residential Floor Area: 418.0 square metres
- .7 Maximum Building Height: 8.75 metres

12.505 Exception 505

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

- .1 the purposes permitted in the R2 Zone,
- .2 a quattroplex dwelling; and,
- .3 purposes accessory to the other permitted purposes.

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

- .1 the Minimum Distance between a dwelling unit and the east limit of the Canadian Pacific Railway right-of-way shall not be less than 7.5 metres
- .2 Minimum Front Yard Depth: 6 metres
- .3 Minimum Exterior Side Yard Width: 4.5 metres to a side wall of a dwelling unit and 6 metres to a front wall of a dwelling unit
- .4 Minimum Distance between a quattroplex dwelling and block townhouse dwelling with exterior walls both which contain windows to habitable rooms shall be 6 metres
- .5 Minimum Distance between quattroplex dwellings which have exterior walls both of which contain windows to habitable rooms shall be 3 metres
- .6 the Maximum Number of Dwelling Units which may be attached shall not exceed 8, with the exception of one townhouse dwelling which may contain 9
- .7 the Maximum Number of Dwelling Units shall be 114

12.505.3 for the purposes of Exception 505:

- .1 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

12.506 Exception 506

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

- .1 the purposes permitted in a R1 zone,

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

- .1 the Minimum Distance between a dwelling unit and the west limit of the Highway #10 right-of-way shall not be less than 7.5 metres.

12.507 Exception 507

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

- .1 the purposes permitted in a R1 zone.

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

- .1 the Minimum Distance between a dwelling unit and the west limit of the Highway #10 right-of-way shall not be less than 7.5 metres.

12.508 Exception 508

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

- .1 the purposes permitted in a R1 zone.

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

- .1 the Minimum Distance between a dwelling and the east limit of the Canadian Pacific Railway right-of-way shall not be less than 15 metres.

12.509 Exception 509

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

- .1 the purposes permitted in a R2 zone.

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

- .1 Minimum Lot Area per dwelling unit:
 - .a Interior Lot: 185 square metres
 - .b Corner Lot: 275 square metres
- .2 Minimum Lot Width per dwelling unit:
 - .a Interior Lot: 6.0 metres
 - .b Corner Lot: 9.0 metres
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .5 the Maximum Number of Dwelling Units which may be attached shall not exceed 8.

12.510 Exception 510

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

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

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

- .1 Minimum Lot Area per dwelling unit:
 - .a Interior Lot: 185 square metres
 - .b Corner Lot: 275 square metres
- .2 Minimum Lot Width per dwelling unit:
 - .a Interior Lot: 6.0 metres
 - .b Corner Lot: 9.0 metres
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .5 the Maximum Number of Dwelling Units which may be attached shall not exceed 8.

12.511 Exception 511

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

- .1 the purposes permitted in the R1 zone.

12.512 Exception 512

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

- .1 the purposes permitted in the R1 zone

12.513 Exception 513

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

- .1 A bank, Strust company and financial institution;
- .2 An office, including medical, dental and drugless practitioners;
- .3 A dining room restaurant or a take-out restaurant up to 40% of the total gross floor area of the building;
- .4 The following accessory uses are permitted to a maximum combined gross floor area of 25% of the total gross floor area of the building:
 - .a Retail establishment, having not outside storage or display;
 - .b A personal service shop, excluding a body rub parlour;
- .5 Purposes accessory to other permitted purposes.

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

- .1 Minimum Lot Width: 32 metres
- .2 Minimum Parking: 20 spaces
- .3 Loading Spaces: No Requirement
- .4 A drive-through facility shall not be permitted in association with any use.

12.514 Exception 514

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

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

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

- .1 Minimum Lot Area: 740 square metres
- .2 Minimum Lot Width: 19.7 metres

12.515 Exception 515

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

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

12.515.2 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, with the minimum distance between detached buildings not to be less than 2.1 metres.
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.516 Exception 516

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 420 square metres
 - .b Corner Lot: 510 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 14 metres
 - .b Corner Lot: 17 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres
- .4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .5 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

12.517 Exception 517

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

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

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

- .1 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.
- .2 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.518 Exception 518

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

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

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

- .1 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.
- .2 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
 - .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
 - .b the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
 - .c the minimum distance between two detached dwellings shall not be less than 1.2 metres;
 - .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
 - .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .3 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

12.519 Exception 519

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 495 square metres per lot, and 247 square metres per dwelling unit.
 - .b Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.5 metres, and 8.25 metres per dwelling unit.
 - .b Corner Lot: 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.520 Exception 520

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

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

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

- .1 Minimum Lot Area per dwelling unit:
 - .a Interior Lot: 185 square metres
 - .b Corner Lot: 275 square metres
- .2 Minimum Lot Width per dwelling unit:
 - .a Interior Lot: 6.0 metres
 - .b Corner Lot: 9.0 metres
- .3 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement
- .4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .5 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .6 the Maximum Number of Dwelling Units which may be attached shall not exceed 8.
- .7 the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

12.521 Exception 521

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

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

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

- .1 Minimum Lot Area per dwelling unit:
 - .a Interior Lot: 185 square metres
 - .b Corner Lot: 275 square metres
- .2 Minimum Lot Width per dwelling unit:
 - .a Interior Lot: 6.0 metres
 - .b Corner Lot: 9.0 metres
- .3 Minimum Interior Side Yard Width: 1.5 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Maximum Building Height: 2 storeys
- .7 Maximum Lot Coverage by principal building: 55 percent
- .8 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement
- .9 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.
- .11 a maximum of 4 dwelling units and a minimum of 3 dwelling units shall be attached.
- .12 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .13 the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- .14 no accessory buildings shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

12.522 Exception 522

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 180 square metres
 - .b Corner Lot: 250 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 10 metres
 - .b Corner Lot: 13 metres
- .3 Minimum Lot Depth: 21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres
- .4 Minimum Front Yard Depth:
 - .a to the main wall of the building: 4.5 metres
 - .b to the front of a garage or carport: 6.0 metres
- .5 Minimum Rear Yard Depth: 0 metre, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.
- .6 Minimum Interior Side Yard Width:
 - .a 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.
 - .b for all other interior side yards: 0 metres, provided that:
 - .i the distance between the walls of two dwellings is not less than 1.2 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 any such wall, and
 - .iii the total width of side yards on any lot is not less than 1.2 metres.
- .7 Minimum Exterior Side Yard Width:
 - .a 3 metres, where the dwelling unit and garage both face the front lot line; and,

- .b 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .8 Maximum Building Height:
 - .a 1 storey for that portion of the building located within 3.5 metres, or less, of all rear property lines.
 - .b 2 storeys for the remainder of the building.
- .9 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.
 - .b 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.
- .10 the entire rear yard shall be enclosed by a visual screen consisting of the walls of dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- .11 no door, window or other opening shall be permitted in the wall of a dwelling where Page 2 of 3 the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area.
- .12 a detached garage or carport shall not be permitted.
- .13 no swimming pools shall be permitted.
- .14 no accessory buildings shall be permitted.
- .15 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

12.522.3 for the purposes of Exception 522:

- .1 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

12.523 Exception 523

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 800 square metres per lot and 400 square metres for the two dwelling units attached back to front.
 - .b Corner Lot: 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 20 metres per lot and 10 metres for the two dwelling units attached back to front.
 - .b Corner Lot: 23 metres per lot and 13 metres for the two dwelling units closest to the flankage lot line.
- .3 Minimum Lot Depth: 40 metres
- .4 Minimum Front Yard Depth: 16 metres
- .5 Minimum Rear Yard Depth: 6 metres
- .6 Minimum Interior Side Yard Width:
 - .a for the two dwelling units closest to the front lot line: 3.5 metres
 - .b for the two dwelling units closest to the rear lot line: 1.8 metres
- .7 Minimum Exterior Side Yard Width:
 - .a for the dwelling unit closest to the front lot line: 6.5 metres
 - .b for the dwelling unit closest to the rear lot line: 4.8 metres
- .8 Maximum Building Height: 2 storeys
- .9 Maximum Lot Coverage: 50 percent
- .10 Minimum Landscaped Open Space:
 - .a the entire rear yard and the entire interior side yards shall be provided and maintained as landscaped open space;

- .b that portion of the front yard abutting the front lot line for a depth of not less than 2.0 metres, less any driveways, shall be provided and maintained as landscaped open space;
 - .c landscaped open space having a minimum width of 1.8 metres shall be provided and maintained through the front yard between the parking spaces on one side of the lot and the parking spaces on the other side of the lot, and
 - .d each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area.
- .11 the entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
 - .12 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.
 - .13 uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.
 - .14 the maximum cumulative width of all driveways for a quattroplex dwelling shall not exceed 9 metres in the front yard and 12 metres in an exterior side yard.
 - .15 a detached garage or carport shall not be permitted.
 - .16 no swimming pools shall be permitted.
 - .17 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.
 - .18 no person shall erect more than one, quattroplex dwelling on one lot.

12.523.3 for the purposes of Exception 523:

- .1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line.
- .2 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

12.524 Exception 524

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

- .1 those uses permitted in the GC zone to this by-law, with the exception of an amusement arcade, a temporary open air market, and a place of commercial recreation;
- .2 movie theatres; and,
- .3 a public library

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

- .1 the Maximum Building Height shall be 2 storeys.
- .2 all garbage and refuse containers shall be located within the building.
- .3 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- .4 an adult entertainment parlour shall not be permitted.
- .5 no outside storage or display of goods shall be permitted.
- .6 the Gross Leasable Commercial Floor Area for a supermarket shall not exceed 3,530 square metres.
- .7 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

12.525 Exception 525

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

- .1 shall be used for the purposes permitted within an R2 zone and the following:
 - .a Dwelling, Dual Frontage Townhouse

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

- .1 Minimum Lot Area: 125 square metres per dwelling unit;
- .2 Minimum Lot Width: Interior lot: 5.2 metres; corner lot: 6.5 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 The lot line abutting McLaughlin Road shall be deemed to be the front lot line;
- .5 Minimum Front Yard Depth:
 - .a 3 metres;
 - .b A balcony, porch or bay window with or without foundation may encroach on additional 1.8 metres into the required front yard setback.
- .6 Minimum Rear Yard Depth:
 - .a 6 metres to a lot line;
 - .b 5.5 metres from a garage door to a private road
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres
 - .b 0.6 metres to an accessory building;
 - .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Minimum Exterior Side Yard Width:
 - .a 1.5 metres to a private road;
 - .b 3.0 metres from McLaughlin Road
- .9 Maximum Building Height: 14 metres;
- .10 Minimum Landscaped Open Space: no requirement;
- .11 Fencing shall be permitted along the front lot line McLaughlin Road to a 1.2 metre height;
- .12 Maximum Lot Coverage: no requirement

- .13 Notwithstanding any other provision of the By-law, visitor parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit which may be shared on lands zone R2-Exception 526 and R2-Exception 525.
- .14 A public/private road is deemed to be a street for zoning purposes;

12.525.3 for the purposes of Exception 525:

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 525.2.

12.526 Exception 526

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

- .1 shall be used for the purposes permitted within the R2 zone.

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

- .1 Minimum Lot Area: 130 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior lot: 5.5 metres;
 - .b corner lot: 6.5 metres;
- .3 Minimum Lot Depth: 23.5 metres;
- .4 Minimum Front Yard Depth:
 - .a 3 metres to a private road;
 - .b 5.5 metres to a garage door;
 - .c A balcony, porch or bay window with or without foundation may encroach on additional 1.8 metres into the required front yard setback.
- .5 Minimum Rear Yard Depth:
 - .a 6 metres to a lot line;
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres
 - .b 0.6 metres to an accessory building;
 - .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .7 Minimum Exterior Side Yard Width:
 - .a 1.5 metres to a private road;
 - .b 3.0 metres from McLaughlin Road;
- .8 Maximum Building Height: 14 metres;
- .9 Maximum Lot Coverage: no requirement;
- .10 Minimum Landscaped Open Space: no requirement;
- .11 The following provisions apply to garages:

- .a the garage door width may be widened by an extra 0.6 metres if the front of the garage project 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - .b the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .c the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
 - .d No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 Notwithstanding Section 4.1, visitor parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit which may be shared on subject to Exceptions 525 and 526.

12.526.3 for the purposes of Exception 526:

- .1 shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 526.2.

12. 527. Exception 527

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

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

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

- .1 Minimum Lot Area: interior lot: 300.0 square metres; corner lot: 375 square metres;
- .2 Minimum Lot Width: interior lot: 12.0 metres; corner lot: 15.0 metres;
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Setback:
 - .a 3.0 metres
 - .b 6.0 metres to the garage door facing the front lot line;
 - .c the main wall of the dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight/triangle;
 - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Rear Yard Setback:
 - .a 6.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is 6.0 metres from the rear lot line;
 - .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
 - .d 0.6 metres to an accessory building and/or to a side wall of a garage where access to the garage is from the exterior side yard;
 - .e 4.5 metres for open roofed porches and/or uncovered terraces not exceeding one storey; and

- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.6 Minimum Side Yard Setback (Interior):

- .a 1.2 metres
- .b 0.6 metres to a one storey garage
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres can be paired with adjacent interior side yards of 0.6 metres and/or 1.2 metres;
- .e 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .f 0.6 metres to an accessory building;
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.7 Minimum Side Yard Setback (Exterior):

- .a 1.8 metres more than the interior side yard width;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard;
- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres to a daylight rounding/triangle;
- .e 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;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h 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;
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.8 Maximum Building Height: 11.0 metres

.9 Minimum Open Space:

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

- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
 - .a a maximum cumulative garage door width shall be 5.0 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrances of the dwelling units;
 - .c the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .d the interior garage width, as calculated 3.0metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

12.527.3 for the purposes of Exception 527:

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 527.2.

12. 528. Exception 528

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

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

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

- .1 Minimum Lot Area: interior lot: 290.0 square metres; corner lot: 365 square metres;
- .2 Minimum Lot Width: interior lot: 11.6 metres; Corner lot: 14.6 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Setback:
 - .a 3.0 metres
 - .b 5.5 metres to the garage door facing the front lot line;
 - .c the main wall of the dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight/triangle;
 - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Rear Yard Setback:
 - .a 6.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is 6.0 metres from the rear lot line;
 - .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
 - .d 0.6 metres to an accessory building and/or to a side wall of a garage where access to the garage is from the exterior side yard;
 - .e 4.5 metres for open roofed porches and/or uncovered terraces not exceeding one storey; and

- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Side Yard Setback (Interior):

- .a 1.2 metres on one side and 0.6 metres on the other side provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .c 0.6 metres can be paired with adjacent interior side yards of 0.6 metres and/or 1.2 metres;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.6 metres to an accessory building;
- .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.7 Minimum Side Yard Setback (Exterior):

- .a 1.8 metres more than the interior side yard width;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard;
- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e 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;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h 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;
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.8 Maximum Building Height: 11.0 metres

.9 Minimum Open Space:

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

- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
 - .a a maximum cumulative garage door width shall be 5.0 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrances of the dwelling units;
 - .c the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .d the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

12.528.3 for the purposes of Exception 528:

- .1 shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 528.2.

12.529 Exception 529

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

- .1 an apartment dwelling; and,
- .2 purposes accessory to the other permitted purposes.

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

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Minimum Interior Side Yard Width: 1.80 metres
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 Minimum Rear Yard Depth: 1.90 metres
- .5 Minimum Building Setback to a Daylight Triangle: 0.40 metres
- .6 Maximum Building Height: 14 storeys
- .7 Maximum number of Dwelling Units: 208
- .8 Maximum Lot Coverage: 48% of the lot area
- .9 Minimum Landscaped Open Space: 25% of the lot area
- .10 Maximum Floor Space Index: 5.70
- .11 Maximum permitted encroachment of a balcony or patio into any required yard shall be 1.5 metres.
- .12 A canopy may encroach to within 0 metres of a daylight triangle.
- .13 Minimum Setback of a hydro transformer to a lot line shall be 2.4 metres.
- .14 Minimum Parking Requirements:
 - .a Residents: 0.85 parking space per unit
 - .b Visitors: 0.15 parking space per unit
- .15 For zoning purposes, the lands zoned R3H-Exception 529 shall be considered a single lot and the front lot line shall be deemed to be Chinguacousy Road.

12.529.3 The Holding (H)

- .1 The lifting of the Holding (H) symbol shall only occur after:
 - .a An agreement executed by the owner and City pursuant to Section 37 of the Planning Act is registered on title;

- .b The agreement obligations have been fulfilled, including substantial completion of the City facility.
- .c The owner submits the following materials to the satisfaction of the Commissioner of Public Works and Engineering Department, and Commissioner of Planning, Building and Economic Development Department:
 - .i Functional Servicing Report
 - .ii Traffic Impact Study
 - .iii Urban Design Brief
 - .iv Property Value Uplift Appraisal Report
 - .v Heritage Impact Assessment
 - .vi Structural Assessment Report
 - .vii Heritage Building Protection Plan
 - .viii Heritage Conservation Plan
 - .ix City Facility Cost Estimates
 - .x Designated Substance Survey & Abatement Plans
 - .xi Building Condition Assessment I. Heritage Interpretation Plan
 - .xii Heritage Interpretation Plan
- .2 While the Holding (H) symbol remains in place, the lands shall only be used for either of the following purposes, but not both:
 - .i The following uses, subject to the requirements and restrictions of the LC zone:
 1. business and professional offices;
 2. private day school;
 3. indoor storage; and,
 4. purposes accessory to the other permitted purposes; or
 - .ii Site services to support future development of the lands for purposes set out in Exception 529.1, at the discretion of the Chief Building Official.

12.530 Exception 530

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

- .1 Dwelling, Stacked Townhouse
- .2 Dwelling, Back-to-Back Townhouse
- .3 Dwelling, Back-to-Back Stacked Townhouse
- .4 Purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: No requirement
- .2 Minimum Lot Width: No requirement
- .3 Minimum Building Setback to the Lot line abutting Chinuacousy Road: 3.5 metres
- .4 Minimum Building Setback to the lot line abutting Bonnie Braes Drive: 3.5 metres
- .5 Minimum Building Setback to the lot line abutting Elmcrest Drive: 3.5 metres
- .6 Minimum Building Setback to the lot line abutting Proud Court: 2.4 metres
- .7 Minimum Building Setback to a lot line abutting another residential zone: 9.0 metres
- .8 Minimum Building Setback to a Daylight Triangle: 0.6 metres
- .9 Maximum Building Height: 15.0 metres
- .10 Maximum Lot Coverage: 40%
- .11 Minimum Landscaped Open Space: 50% of the lot area
 - .a Minimum setback of a hydro transformer to a lot line shall be 1.2 metres
 - .b Maximum number of Dwelling Units: 110
- .12 For zoning purposes, the lands zoned R3L-Exception 530 shall be considered a single lot, the front lot line shall be deemed to be on Chinguacousy Road and the exterior side lot line shall be deemed to be on Bonnie Braes Drive.

12.530.3 for the purposes of Exception 530:

- .1 A "Dwelling, Back-to-Back Stacked Townhouse" shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall.

12.531 Exception 531

12. 531.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an R3M zone;

12. 531.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: Shall not apply
- .2 Minimum Side Yard Setback: 2.0 metres
- .3 Minimum Rear Yard Setback: 10 metres
- .4 Minimum Landscaped Open Space: 40%
- .5 Maximum Number of Apartment Units: 200 units
- .6 Maximum Height: 12 storeys
- .7 Maximum Floor Space Index: 3.0

12.531.3 for the purposes of Exception 531:

- .1 Notwithstanding any other provision of the By-law, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located.
- .2 Section 5.2.B shall not apply to accessory structures, gazebos and play structures owned by a condominium corporation.
- .3 Shall also be subject to the requirements and restrictions to the R3M zone and all general provisions of this by-law, which are not in conflict with those set out in Exception 531.

12.532 Exception 532

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

- .1 Rear Lane Townhouse Dwelling
- .2 Back-to-Back Townhouse Dwelling

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

- .1 For lands designated R2, Section 5.2.Q.1 shall not apply
- .2 Rear Lane Townhouses shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area:
 - .i Interior Lot — 84 square metres
 - .ii Corner Lot — 120 square metres
 - .iii End Lot — 90 square metres
 - .b Minimum Lot Width
 - .i Interior Lot — 5.0 metres
 - .ii Corner Lot — 8.0 metres
 - .iii End Lot — 6.2 metres
 - .c Minimum Front Yard Setback:
 - .i 1.4 metres;
 - .ii The main wall of a dwelling may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
 - .d Minimum Exterior Side Yard Setback
 - .i 1.2 metres
 - .ii The main wall of a dwelling may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
 - .e Minimum Rear Yard Setback
 - .i No minimum rear yard depth shall apply except where a garage door is accessed by a rear lane the minimum setback to a garage door is 0.6 metres
 - .f Minimum Interior Side Yard Setback
 - .i 1.2 metres; for a total separation of a minimum 2.4 metres between townhouse blocks

- .ii 0.0 metres when an abutting a side lot line that coincides with a common wall between two dwellings and/or two garages
 - .g Maximum Building Height: 14.0 metres
 - .h Minimum Dwelling Unit Width: 5.0 metres
 - .i Minimum Amenity Area
 - .i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor, third floor or roof or in the front yard at ground level;
 - .j Minimum Landscape Open Space: No requirement.
 - .k The following shall apply to garages:
 - .i The maximum cumulative garage door width shall be 3.0 metres
 - .ii The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
 - .l Air conditioning units may be located on a balcony or uncovered terrace or rear yard
 - .m Maximum fence height permitted with the front yard: 1.2 metres
 - .n No more than 8 dwelling units shall be attached
- .3 A Back to Back Townhouse Dwelling shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area:
 - .i Interior Lot — 72 square metres
 - .ii Corner Lot - 108 square metres
 - .iii End Lot — 95 square metres
 - .b Minimum Lot Width:
 - .i Interior Lot — 6.0 metres
 - .ii Corner Lot — 9.0 metres
 - .iii End Lot 7.2 metres
 - .c Minimum Front Yard Depth
 - .i 3.0 metres
 - .ii 5.5 metres to a garage door facing the front lot line
 - .d Minimum Exterior Side Yard Width
 - .i 1.2 metres to a public road

- .ii 1.2 metres where a side yard abuts a common amenity area
- .e Minimum Rear Yard Depth: 0.0 metres
- .f Minimum Interior Side Yard Width
 - .i 1.2 metres
 - .ii 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings
- .g Maximum Building Height: 14.0 metres, except that a mechanical penthouse access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres
- .h For Back to Back Townhouses a maximum of 16 Dwelling Units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;
- .i Minimum Amenity Area:
 - .i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;
- .j Minimum Landscape Open Space: No requirement
- .k Air conditioning units may be located on a balcony or uncovered terrace.
- .l The following provisions shall apply to garages:
 - .i The maximum cumulative garage door width shall be 3.0 metres;
 - .ii The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width
- .4 Notwithstanding Section 3.10, the following encroachments shall be permitted:
 - .a A porch and/or balcony with or without a foundation or cold cellar may encroach 1.4 metres into the minimum front yard;
 - .b A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard;
 - .c A bay window, bow window or box window with or without a foundation or cold cellar may encroach 0.7 metres into a 1.2 metres side yard;
 - .d Exterior risers may project to a setback of 0.3 metres from any lot line, private walkway, private lane, and private road.
- .5 Notwithstanding Section 3.10, Table 3.10.1, the following shall apply:
 - .a The maximum width of a bay, bow, or box window with or without foundations shall be 4.5 metres

- .b The maximum depth of a bay, bow, or box window with or without foundations shall be 1.0 metres
- .c A bay, bow, or box window with a maximum depth 0.6 metres is not required to include side windows
- .d A bay, bow, or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall include side windows

12.532.3 for the purposes of Exception 532:

- .1 Shall also be subject to the requirements and restrictions of the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 532.

12.533 Exception 533

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

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

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

- .1 Outside storage of trucks and trailers shall be permitted subject to the following conditions:
 - .a shall not be located within 23 metres of the western property line;
 - .b shall not be located on any portion of the lot required for parking, loading, driveway or landscaped open space;
 - .c shall be screened from view from Tom ken Road by a solid fence not less than 2.4 metres in height.
- .2 Shall also be subject to the requirements and restrictions of the PE zone and all the general provisions of this By-law which are not in conflict with those set out in Exception 533.2.

12.534 Exception 534

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

- .1 shall only be used for the purposes permitted by Exception 534.1.1.a, or the purposes permitted by Exception 534.1.1.b, but not both sections or not any combination of both sections:
 - .a either:
 - .i a convertible detached dwelling; and,
 - .ii purposes accessory to the other permitted purposes.
 - .b or:
 - .i those purposes permitted in an R1 zone.

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

- .1 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of-Way or Pipeline Easement.
- .2 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 for those uses permitted by Exception 534.1.1.a the following additional requirements and restrictions:
 - .a the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;
 - .b the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
 - .c a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
 - .d no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
 - .e the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
 - .f a minimum of two tandem parking spaces shall be provided for each dwelling unit;
 - .g one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;

- .h a maximum of one garage shall be constructed and the garage shall have single doors, and
- .i the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

12.534.3 for the purposes of Exception 534:

- .1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

12.535 Exception 535

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

- .1 A townhouse dwelling
- .2 A back-to-back townhouse dwelling
- .3 purposes accessory to the other permitted purposes;

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

- .1 The lot line abutting Lagerfeld Drive is deemed to be the front lot line for zoning purposes.
- .2 All lands subject to exception 535 shall be treated as one lot for zoning purposes.
- .3 Maximum number of dwelling units: 105
- .4 There is no minimum lot width, minimum lot depth, minimum lot area, or maximum lot coverage requirement.
- .5 Minimum Front Yard Depth: 6.0 metres
- .6 Minimum Interior Side Yard Width: 3.6 metres
- .7 Minimum Exterior Side Yard Width: N/A
- .8 Minimum Rear Yard Depth: No requirement
- .9 Minimum setback between any building or structure and the lot line abutting the Canadian National Railway shall be 30.0 metres.
- .10 Except for sentence 5.2.B.5, the remainder of Section 5.2.B shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation.
- .11 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, encroachments per 6.13, and driveways and private roads shall consist of landscape open space.

13.535.3 for the purposes of Exception 535:

- .1 Back-to-back townhouse dwellings shall be subject to the following additional requirements and restrictions:
 - .a Minimum Dwelling Unit Width: 6.0 metres.
 - .b Minimum Setback from the front walls of a building to either the curb of a private road or sidewalk: 3.0 metres, or 1.5 metres to a rounding.
 - .c Minimum setback from a garage door to either the curb of a private road or sidewalk: 6.0 metres

- .d Minimum setback from the exterior side wall of a building to either the curb of a private road or sidewalk: 2.9 metres, or 1.5 metres to a rounding
 - .e Minimum Building Separation Distance: 3.0 metres
 - .f Maximum Building Height: 14 metres
- .2 Townhouse dwellings shall be subject to the following additional requirements and restrictions:
- .a Minimum Dwelling Unit Width: 5.5 metres.
 - .b Minimum Setback from the front wall of a building to either the curb of a private road or sidewalk: 3.0 metres.
 - .c Minimum setback from a garage door to either the curb of a private road or sidewalk: 5.5 metres.
 - .d Minimum setback from the exterior side wall of a building to either the curb of a private road or sidewalk: 3.0 metres
 - .e Minimum rear wall to rear wall separation distance: 13.9 metres
 - .f Minimum rear wall to exterior side wall separation distance: 8.5 metres
 - .g Minimum end wall to end wall separation distance: 3 metres
 - .h Maximum Building Height: 14 metres

12. 536. Exception 536

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

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

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

- .1 Minimum Rear Yard Depth: 7 metres;
- .2 Minimum Front Yard Depth: 2 metres but 6.0 metres to the front of the garage
- .3 Maximum Building Height: 11 metres;
- .4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
- .5 The main wall of a dwelling may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle;

12.536.3 for the purposes of Exception 536:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 536.2.

12. 537. Exception 537

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

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

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

- .1 Minimum Rear Yard Depth: 7 metres;
- .2 Maximum Building Height: 11 metres;
- .3 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
- .4 The main wall of a dwelling may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle;

12.537.3 for the purposes of Exception 537:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 537.2.

12.538 Exception 538

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

- .1 Uses permitted in a R3M zone; and
- .2 Purposes accessory to other permitted uses.

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

- .1 For the purpose of this Exception, the lot line abutting Hurontario Street shall be deemed the front lot line;
- .2 Maximum Number of Dwelling Units: 205
- .3 Minimum Building Setbacks:
 - .a Front Yard Depth: 3.0 metres
 - .b North Interior Side Yard Width: 4.0 metres
 - .c South Interior Side Yard Width: 7.5 metres
 - .d Rear Yard Depth:
 - .i 8.5 metres to the first storey portion of the building;
 - .ii 8.8 metres to the second storey portion of the building;
 - .iii 11.9 metres to the third storey portion of the building;
 - .iv 14.8 metres to the fourth storey portion of the building;
 - .v 7.7 metres to the fifth storey portion of the building;
 - .vi 20.6 metres to the sixth storey portion of the building;
 - .vii 29.3 metres to the seventh, eighth and ninth storey portion of the building; and
 - .viii 33.8 metres to the mechanical penthouse roof.
- .4 Maximum Building Height: 9 storeys (28.5 metres)
- .5 Notwithstanding Exception 538.2(4), maximum building height excludes the mechanical penthouse, elevator or stairwell shafts, architectural features, or element required for the functioning of the building, which may project beyond the road surface by a maximum of 5.5 metres.
- .6 Maximum Lot Coverage: 65%
- .7 Maximum Floor Space Index: 3.8
- .8 Minimum Landscape Open Space: 15% of the lot area

- .9 Motor Vehicle Parking:
 - .a For each dwelling unit in an apartment dwelling:
 - .i Minimum 0.86 parking spaces for residents;
 - .ii Minimum 0.10 spaces for visitors;
 - .iii A maximum of four tandem parking spaces (4) are permitted within an underground parking garage.

12.539. Exception 539

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

- .1 The purposes permitted within the R2 zone.

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

- .1 Minimum Lot Area:
 - .a (interior) 174 square metres per dwelling unit;
 - .b (corner) 226 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a (interior) 6.0 metres per dwelling unit;
 - .b (corner) 7.8 metres per dwelling unit;
- .3 Minimum Lot Depth: 29.0 metres;
- .4 Minimum Front Yard Setback:
 - .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback: 6.0 metres;
- .6 Minimum Side Yard Setback (Interior):
 - .a 1.2 metres, except along the common wall where the setback may be 0.0 metres;
- .7 Minimum Side Yard Setback (Exterior):
 - .a 3.0 metres; except where a garage faces the flankage lot line the minimum setback to the garage door shall be 6.0 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;
- .8 Maximum Building Height: 13.5 metres;
- .9 Maximum Lot Coverage: 65%
- .10 Minimum Front Yard Landscape Open Space:
 - .a no requirement;
- .11 Maximum Porch Encroachment:

- .a Front, rear and exterior side yards: 2.0 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .12 Notwithstanding any other provision of the By-law, the minimum driveway width is 2.7 metres;
- .13 Notwithstanding any other provision of the By-law, each townhouse dwelling unit shall have direct access from the front yard to the rear yard with no more than a 3-step grade difference inside the unit and without having to pass through a habitable room.

12.539.3 for the purposes of Exception 539

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 539.2.

12.540. Exception 540

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

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

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

- .1 Minimum Lot Area: 276 square metres;
- .2 Minimum Lot Width: 12.0 metres;
- .3 Minimum Lot Depth: 23.0 metres;
- .4 Minimum Front Yard Setback:
 - .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback: 6.0 metres;
- .6 Minimum Rear Yard Area: 55 square metres;
- .7 Minimum Side Yard Setback (Interior):
 - .a 0.6 metres on one side and 1.2 metres on the other side;
 - .b 0.6 metres for corner lots abutting an interior lot;
 - .c The minimum interior side yard of the R1 zone shall not apply.
- .8 Minimum Side Yard Setback (Exterior):
 - .a 3.0 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;
- .9 Maximum encroachment of bay window, bow window or box window:
 - .a 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 and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- .10 Maximum encroachment of balconies, porches and decks:
 - .a Front and exterior side yards: 2.0 metres;
 - .b Rear Yard: 3.5 metres;

- .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .11 Maximum encroachment of open, roofed porches not exceeding one storey in height:
 - .a Front, rear and exterior side yards: 2.0 metres;
- .12 Maximum Building Height: 13.5 metres;
- .13 Minimum Front Yard Landscape Open Space:
 - .a no requirement

12.540.3 for the purposes of Exception 540

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 540.2.

12.541 Exception 541

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

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

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

- .1 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .2 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

12.542 Exception 542

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

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

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

- .1 the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

12.543 Exception 543

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

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

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

- .1 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
 - .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
 - .b the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
 - .c the Minimum Distance between two detached dwellings shall not be less than 1.2 metres;
 - .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
 - .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .2 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .3 no building shall be located closer than 14 metres to Bovaird Drive.
- .4 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

12.544 Exception 544

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

- .1 those purposes permitted in a R1 - Exception 543 zone;
- .2 a semi-detached dwelling;
- .3 an auxiliary group home; and
- .4 purposes accessory to the other permitted purposes.

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

- .1 for those uses permitted in a R1-Exception 543 zone, the requirements and restrictions as set out in R1 - Exception 543 zone.
- .2 for all other uses, the following:
 - .a where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
 - .b no building shall be located closer than 14 metres to Bovaird Drive, and
 - .c shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by law which are not in conflict with the ones set out in Exception 544.2.2.a and 544.2.2.b.

12.545 Exception 545

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 495 square metres per lot, and 247 square metres per dwelling unit.
 - .b Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.5 metres, and 8.25 metres per dwelling unit.
 - .b Corner Lot: 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 no building shall be located closer than 14 metres to Bovaird Drive.

12.546 Exception 546

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

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

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

- .1 Minimum Lot Area per dwelling unit:
 - .a Interior Lot: 168 square metres
 - .b Corner Lot: 234 square metres
- .2 Minimum Lot Width per dwelling unit:
 - .a Interior Lot: 5.6 metres
 - .b Corner Lot: 7.8 metres
- .3 Minimum Interior Side Yard Width: 1.5 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Maximum Building Height: 2 storeys
- .7 Maximum Lot Coverage by principal building: 55 percent
- .8 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.
- .10 a maximum of 4 dwelling units and a minimum of 3 dwelling units shall be attached.
- .11 the minimum width for a side yard flanking a public walkway or lands zoned OS, NS or P shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .12 the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- .13 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

12.547 Exception 547

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 180 square metres
 - .b Corner Lot: 250 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 10 metres
 - .b Corner Lot: 13 metres
- .3 Minimum Lot Depth: 21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres.
- .4 Minimum Front Yard Depth:
 - .a to the main wall of the building: 4.5 metres
 - .b to the front of a garage or carport: 6.0 metres
- .5 Minimum Rear Yard Depth: 0 metre, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.
- .6 Minimum Interior Side Yard Width:
 - .a 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.
 - .b for all other interior side yards: 0 metres, provided that:
 - .i the distance between the walls of two dwellings is not less than 1.2 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 any such wall, and
 - .iii the total width of side yards on any lot is not less than 1.2 metres.
- .7 Minimum Exterior Side Yard Width:
 - .a 3 metres, where the dwelling unit and garage both face the front lot line; and,

- .b 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .8 Maximum Building Height:
 - .a 1 storey for that portion of the building located within 3.5 metres, or less, of all rear property lines.
 - .b 2 storeys for the remainder of the building.
- .9 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.
 - .b 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.
- .10 the entire rear yard shall be enclosed by a visual screen consisting of the walls of the dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- .11 no door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area.
- .12 a detached garage or carport shall not be permitted.
- .13 no swimming pools shall be permitted.
- .14 no accessory buildings shall be permitted.
- .15 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots to be created the said future lots to be created shall be deemed to be lots for the purpose of this section.

12.547.3 for the purposes of Exception 547:

- .1 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

12.548 Exception 548

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

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

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

- .1 Minimum Lot Area:
 - .a (interior) 290 square metres;
 - .b (corner) 335 square metres;
- .2 Minimum Lot Width:
 - .a (interior) 11.6 metres;
 - .b (corner) 13.4 metres;
- .3 Minimum Lot Depth: 25.0 metres;
- .4 Minimum Front Yard Setback:
 - .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback: 6.0 metres
- .6 Minimum Side Yard Setback (Interior):
 - .a 0.6 metres on one side and 1.2 metres on the other side;
 - .b 0.6 metres for corner lots abutting an interior lot;
 - .c The minimum interior side yard requirements of the R1 zone shall not apply
- .7 Minimum Side Yard Setback (Exterior):
 - .a 3.0 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;
- .8 Maximum encroachment of bay window, bow window or box window:
 - .a 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 and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- .9 Maximum encroachment of balconies, porches and decks:

- .a Front and exterior side yards: 2.0 metres;
 - .b Rear Yard: 3.5 metres;
 - .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .10 Maximum encroachment of open, roofed porches not exceeding one-storey in height:
- .a Front, rear and exterior side yards: 2.0 metres;
- .11 Maximum Building Height: 13.5 metres;
- .12 Minimum Front Yard Landscape Open Space:
- .a no requirement.

12.548.3 for the purposes of Exception 548:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 548.2.

12.549 Exception 549

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

- .1 an amusement arcade
- .2 a temporary open air market
- .3 a place of commercial recreation

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

- .1 the Maximum Building Height shall be 2 storeys.
- .2 all garbage and refuse containers shall be located within the building.
- .3 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- .4 an adult entertainment parlour shall not be permitted.
- .5 no outside storage or display of goods shall be permitted.
- .6 the Total Gross Leasable Commercial Floor Area shall not exceed 3,900 square metres.
- .7 the Gross Leasable Commercial Floor Area for a supermarket shall not exceed 2,415 square metres.

12. 550. Exception 550

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

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

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

- .1 Minimum Lot Area:
 - .a (interior) 234 square metres;
 - .b (corner) 280 square metres;
- .2 Minimum Lot Width:
 - .a (interior) 9.0 metres;
 - .b (corner) 10.8 metres;
- .3 Minimum Lot Depth: 26.0 metres;
- .4 Minimum Front Yard Setback:
 - .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback: 6.0 metres
- .6 Minimum Side Yard Setback (Interior):
 - .a 0.6 metres on one side and 1.2 metres on the other side;
 - .b 0.6 metres for corner lots abutting an interior lot;
 - .c The minimum interior side yard requirement of the R1 zone shall not apply
- .7 Minimum Side Yard Setback (Exterior):
 - .a 3.0 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;
- .8 Maximum encroachment of bay window, bow window or box window:
 - .a 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 and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- .9 Maximum encroachment of balconies, porches and decks:

- .a Front and exterior side yards: 2.0 metres;
 - .b Rear Yard: 3.5 metres;
 - .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .10 Maximum encroachment of open, roofed porches not exceeding one-storey in height:
- .a Front, rear and exterior side yards: 2.0 metres;
- .11 Maximum Building Height: 13.5 metres;
- .12 Minimum Front Yard Landscape Open Space:
- .a no requirement.

12.550.3 for the purposes of Exception 550

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 550.2.

12.551 Exception 551

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

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

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

- .1 Minimum Lot Area:
 - .a (interior) 312 square metres;
 - .b (corner) 358 square metres;
- .2 Minimum Lot Width:
 - .a (interior) 12.0 metres;
 - .b (corner) 13.8 metres;
- .3 Minimum Lot Depth: 26 metres;
- .4 Minimum Front Yard Setback:
 - .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback: 6.0 metres
- .6 Minimum Side Yard Setback (Interior):
 - .a 0.6 metres on one side and 1.2 metres on the other side;
 - .b 0.6 metres for corner lots abutting an interior lot;
 - .c The minimum interior side yard required by the R1 zone shall not apply
- .7 Minimum Side Yard Setback (Exterior):
 - .a 3.0 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;
- .8 Maximum encroachment of bay window, bow window or box window:
 - .a 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 and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- .9 Maximum encroachment of balconies, porches and decks:

- .a Front and exterior side yards: 2.0 metres;
 - .b Rear Yard: 3.5 metres;
 - .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .10 Maximum encroachment of open, roofed porches not exceeding one-storey in height:
- .a Front, rear and exterior side yards: 2.0 metres;
- .11 Maximum Building Height: 13.5 metres;
- .12 Minimum Front Yard Landscape Open Space:
- .a no requirement.

12.551.3 for the purposes of Exception 551:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 551.2.

12.552 Exception 552

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

- .1 Apartment Dwelling;
- .2 Live Work Dwelling Unit;
- .3 Only in conjunction with a live-work dwelling unit, the following are permitted on the ground floor:
 - .a A retail establishment;
 - .b A convenience store;
 - .c A personal service shop, excluding a massage parlour;
 - .d A day nursery;
 - .e A health centre;
 - .f A bank, trust company, or financial company;
 - .g A place of commercial recreation;
 - .h A commercial school;
 - .i Custom workshop;
- .4 Only in conjunction with an apartment dwelling: An office, including physician, dentist or drugless practitioner are permitted on the first 5 storeys;
- .5 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
 - .a A retail establishment;
 - .b A convenience store;
 - .c A personal service shop, excluding a massage parlour;
 - .d A day nursery;
 - .e A park, playground, recreational facility;
 - .f A dining room restaurant, a convenience restaurant, a take-out restaurant;
 - .g A supermarket;
 - .h A health centre;
 - .i A bank, trust company, or financial company;
 - .j A service shop (excluding automotive);
 - .k A dry cleaning and laundry distribution station;

- .l A printing or copying establishment;
- .m A commercial school;
- .n A place of commercial recreation;
- .o A hotel or motel;
- .p A radio, television, broadcasting and transmission facility;
- .q A custom workshop;

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

- .1 Minimum Lot Width: No requirement;
- .2 Minimum Lot Depth: No requirement;
- .3 Minimum Front Yard Depth: 3.0 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum Exterior Side Yard Width: 3.0 metres;
- .6 Minimum Rear Yard Depth: 6.0 metres;
- .7 Maximum Building Height: 25 storeys;
- .8 Minimum Building Height: 3 storeys;
- .9 Minimum Landscaped Open Space: 2.5 metres along the rear and interior side yards except at approved driveway and building encroachment locations;
- .10 Maximum number of dwelling units: 292;
- .11 Maximum gross floor area: 40,000 square metres;
- .12 Minimum combined gross floor area of office, including physician, dentist or drugless practitioner uses: 9,500 square metres;
- .13 Maximum encroachment into all yards for canopies, porches, deck and patios shall be 2.5 metres;
- .14 Minimum number of bicycle parking: 1.0 spaces per dwelling unit shall be located within a below grade parking garage;
- .15 Minimum number of visitor bicycle parking: 0.1 spaces per dwelling unit shall be located at grade;
- .16 Outdoor storage is not permitted;
- .17 Loading areas shall be screened from view from a public street;
- .18 All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

- .19 The following uses shall be conducted entirely indoors: a service shop, a dry cleaning and laundry distribution station, a custom workshop;
- .20 For the purpose of this Exception a Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor;
- .21 All lands zoned MH-Exception 552 shall be considered one lot for zoning purposes;
- .22 The lot line abutting Queen Street East shall be deemed to be the front lot line;

12.552.3 for the purposes of Exception 552:

- .1 Shall also be subject to the requirements and restrictions relating to the MH zone and all the general provision of the By-law which are not in conflict with those set out in Exception 552.2.

12.553 Exception 553

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

- .1 Apartment Dwelling;
- .2 Live-work Dwelling Unit;
- .3 Only in conjunction with a live-work dwelling unit, the following uses are permitted on the ground floor:
 - .a A retail establishment;
 - .b A convenience store;
 - .c A personal service shop, excluding a massage parlour;
 - .d A day nursery;
 - .e A health centre;
 - .f A bank, trust company, or financial company;
 - .g A place of commercial recreation;
 - .h A commercial school;
 - .i Custom workshop;
- .4 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
 - .a A retail establishment;
 - .b A convenience store;
 - .c A personal service shop, excluding a massage parlour;
 - .d A park, playground, recreational facility;
 - .e A dining room restaurant, a convenience restaurant, a take-out restaurant;
 - .f A supermarket;
 - .g A health centre;
 - .h A bank, trust company, or financial company;
 - .i A place of commercial recreation;
 - .j A commercial school;
 - .k A day nursery;
 - .l A hotel or motel;

- .m An office, including physician, dentist, or drugless practitioner's office;
- .n A service shop (excluding automotive);
- .o A dry cleaning and laundry distribution station;
- .p A printing or copying establishment;
- .q A radio, television, broadcasting and transmission facility;
- .r A custom workshop;

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

- .1 Minimum Lot Width: No requirement;
- .2 Minimum Lot Depth: No requirement;
- .3 Minimum Front Yard Depth: 3.0 metres
- .4 Minimum Interior Side Yard Width: 3.0 metres
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 6.0 metres
- .7 Maximum Building Height: 16 storeys;
- .8 Minimum Building Height: 3 storeys;
- .9 Minimum Landscaped Open Space: 2.5 metres along the rear and interior side yards except at approved driveway and building encroachment locations;
- .10 Maximum number of dwelling units: 159;
- .11 Maximum gross floor area: 24,000 square metres;
- .12 Minimum combined gross floor area of uses from Exception 553.1(4) (j) through (r): 400 square metres;
- .13 Minimum setback to utility infrastructure including transformers, switchgears, or natural gas pads: No Requirement;
- .14 Maximum encroachment into all yards for canopies, porches, deck and patios shall be 2.5 metres;
- .15 Minimum number of bicycle parking: 1.0 spaces per dwelling unit shall be located within a below grade parking garage;
- .16 Minimum number of visitor bicycle parking: 0.1 spaces per dwelling unit shall be located at grade;
- .17 Outdoor storage is not permitted;
- .18 Loading areas shall be screened from view from a public street;

- .19 All garbage, refuse and waste containers for any use shall be located within a climate-controlled area within a building;
- .20 The following uses shall be conducted entirely indoors: a service shop, a dry cleaning and laundry distribution station, a custom workshop;
- .21 For the purpose of this Exception a Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor;
- .22 All lands of Exception 553 shall be considered one lot for zoning purposes;
- .23 The lot line abutting Queen Street East shall be deemed to be the front lot line.

12.553.3 for the purposes of Exception 553:

- .1 Shall also be subject to the requirements and restrictions relating to the MHO or the MM zone and all the general provision of the By-law which are not in conflict with those set out in Exception 553.2;

12.554 Exception 554

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

- .1 shall only be used for the purposes permitted by Exception 554.1.1.a, or the purposes permitted by Exception 554.1.1.b, but not both sections or not any combination of both sections:
 - .a either:
 - .i a convertible detached dwelling; and,
 - .ii purposes accessory to the other permitted purposes.
 - .b or:
 - .i those purposes permitted in an R1 zone.

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

- .1 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .3 for those uses permitted by Exception 554.1.1.a the following additional requirements and restrictions:
 - .a the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and convertible detached dwelling without exterior or major structural changes;
 - .b the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
 - .c a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
 - .d no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
 - .e the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
 - .f a minimum of two tandem parking spaces shall be provided for each dwelling unit;
 - .g one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
 - .h a maximum of one garage shall be constructed and the garage shall have single doors, and

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

12.554.3 for the purposes of Exception 554:

- .1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

12.555 Exception 555

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

- .1 Townhouse Dwellings;
- .2 Stacked Townhouse Dwellings;
- .3 Stacked Back-to-back Townhouse Dwellings;
- .4 Multiple Residential Dwelling;
- .5 Apartment Dwelling;
- .6 Purposes accessory to other permitted purposes;

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

- .1 Minimum Lot Width: No requirement;
- .2 Minimum Front Yard Depth: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .3 Minimum Interior and Exterior Side Yard Width: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .4 Minimum Rear Yard Depth: 4.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .5 Maximum Building Height: 7 storeys;
- .6 Maximum Lot Coverage: No Requirement;
- .7 Minimum Landscaped Open Space: 20% of the lot area;
- .8 Maximum Floor Space Index: 2.0;
- .9 Maximum number of dwelling units: 484;
- .10 Minimum separation between buildings: 13.0 metres which may be reduced to a minimum of 5.0 metres provided that there are no balconies, doors, or windows to habitable rooms between two exterior walls;
- .11 Minimum setback to utility infrastructure including transformers, switchgears, or natural gas pads: No Requirement;
- .12 Minimum dwelling unit width: 5.5 metres for a townhouse dwelling unit;
- .13 A minimum of 80% of the parking spaces shall be accommodated in a below grade parking garage;
- .14 Minimum number of bicycle parking: 0.1 spaces per dwelling unit shall be located within a below grade parking garage;
- .15 Minimum number of visitor bicycle parking: 40 spaces shall be located at grade;

- .16 All lands zoned R3M-Exception 556 shall be considered one lot for zoning purposes;
- .17 The lot line abutting Attmar Drive shall be deemed to be the front lot line

12.555.3 for the purposes of Exception 555:

- .1 For the purpose of this Exception a “Back-to-back stacked townhouse dwelling” shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building
- .2 Shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provision of the By-law which are not in conflict with those set out in Exception 555.2.

12.556 Exception 556

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

- .1 Townhouse Dwellings;
- .2 Stacked Townhouse Dwellings;
- .3 Stacked Back-to-back Townhouse Dwellings;
- .4 Multiple Residential Dwelling;
- .5 Apartment Dwelling;
- .6 Stormwater Management Pond;
- .7 Purposes accessory to other permitted purposes.

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

- .1 Minimum Lot Width: No requirement;
- .2 Minimum Front Yard Depth: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .3 Minimum Interior and Exterior Side Yard Width: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .4 Minimum Rear Yard Depth: 4.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .5 Maximum Building Height: 6 storeys;
- .6 Maximum Lot Coverage: No Requirement;
- .7 Minimum Landscaped Open Space: 20% of the lot area;
- .8 Maximum Floor Space Index: 2.0;
- .9 Maximum number of dwelling units: 272;
- .10 Minimum separation between buildings: 13.0 metres which may be reduced to a minimum of 5.0 metres provided that there are no balconies, doors, or windows to habitable rooms between two exterior walls;
- .11 Minimum setback to utility infrastructure including transformers, switchgears, or natural gas pads: No Requirement;
- .12 Minimum dwelling unit width: 5.5 metres for a townhouse dwelling unit;
- .13 A minimum of 80% of the required parking spaces shall be accommodated in a below grade parking garage;
- .14 Minimum number of bicycle parking: 0.1 spaces per dwelling unit shall be located within a below grade parking garage;

- .15 Minimum number of visitor bicycle parking: 30 spaces shall be located at grade;
- .16 All lands zoned R3M-556 shall be considered one lot for zoning purposes;
- .17 The lot line abutting Attmar Drive shall be deemed to be the front lot line;

12.556.3 for the purposes of Exception 556:

- .1 For the purpose of this Exception, a “Back-to-back stacked townhouse dwelling” shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building
- .2 Shall also be subject to the requirements and restrictions relating to the R3M zone and all the general provision of the By-law which are not in conflict with those set out in Exception 556.2.

12.557 Exception 557

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

- .1 for purposes permitted by the R2 zone and the following additional uses:
 - .a Dwelling, stacked townhouse
 - .b Dwelling, back-to-back townhouse
 - .c Dwelling, back-to-back stacked townhouse

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

- .1 For the purposes of this exception, Dixie Road shall be the Front Lot Line.
- .2 For the purposes of this By-law, Countryside Drive shall be the flankage lot line.
- .3 Maximum number of dwelling units: 15
- .4 Minimum Lot Area: 0.25 ha
- .5 Minimum Exterior Side Yard Width: 2.5 metres
- .6 Maximum Height: 12 metres
- .7 Garbage Disposal Area Requirements:
 - .a Minimum distance to any lot line: 1 metre
 - .b The area situated between the nearest lot line and a garbage disposal area shall consist of permeable landscaped open space and shall not be unencumbered by servicing or structures.
 - .c Shall be screened from public view, where possible.
- .8 Minimum Parking Requirements:
 - .a 1.0 spaces per unit for resident;
 - .b 0.25 spaces per unit for visitor parking.

12.557.3 for the purposes of Exception 557:

- .1 Shall be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law which are not in conflict with those set out in Exception 557.2.
- .2 a 'Dwelling, back to back stacked townhouse' 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 accessible from the outside of the building.

12.558 Exception 558

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

- .1 an art gallery operated by a public authority
- .2 a library
- .3 a park, playground or recreation facility operated by a public authority
- .4 a restored historic dwelling used for cultural, educational or instructional purposes
- .5 purposes accessory to the other permitted purposes.

12.559 Exception 559

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

- .1 shall only be used for the purposes permitted in an I1 zone;

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

- .1 a Landscaped Buffer Area with a minimum width of 12.0 metres shall be provided and maintained adjacent to Torbram Road.

12.560 Exception 560

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

- .1 Recreation Commercial Purposes:
 - .a a golf course
- .2 Accessory Purposes:
 - .a a swimming pool;
 - .b a skating rink;
 - .c a curling rink;
 - .d racquet or handball court;
 - .e lawn bowling green; and,
 - .f a residential unit for a caretaker employed on the lot.

12.561 Exception 561

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

- .1 Recreation Commercial Purposes:
 - .a a golf course; and,
 - .b a driving range.
- .2 Accessory Purposes:
 - .a a swimming pool;
 - .b a skating rink;
 - .c a curling rink;
 - .d racquet or handball court;
 - .e lawn bowling green; and,
 - .f a residential unit for a caretaker employed on the lot.

12.562 Exception 562

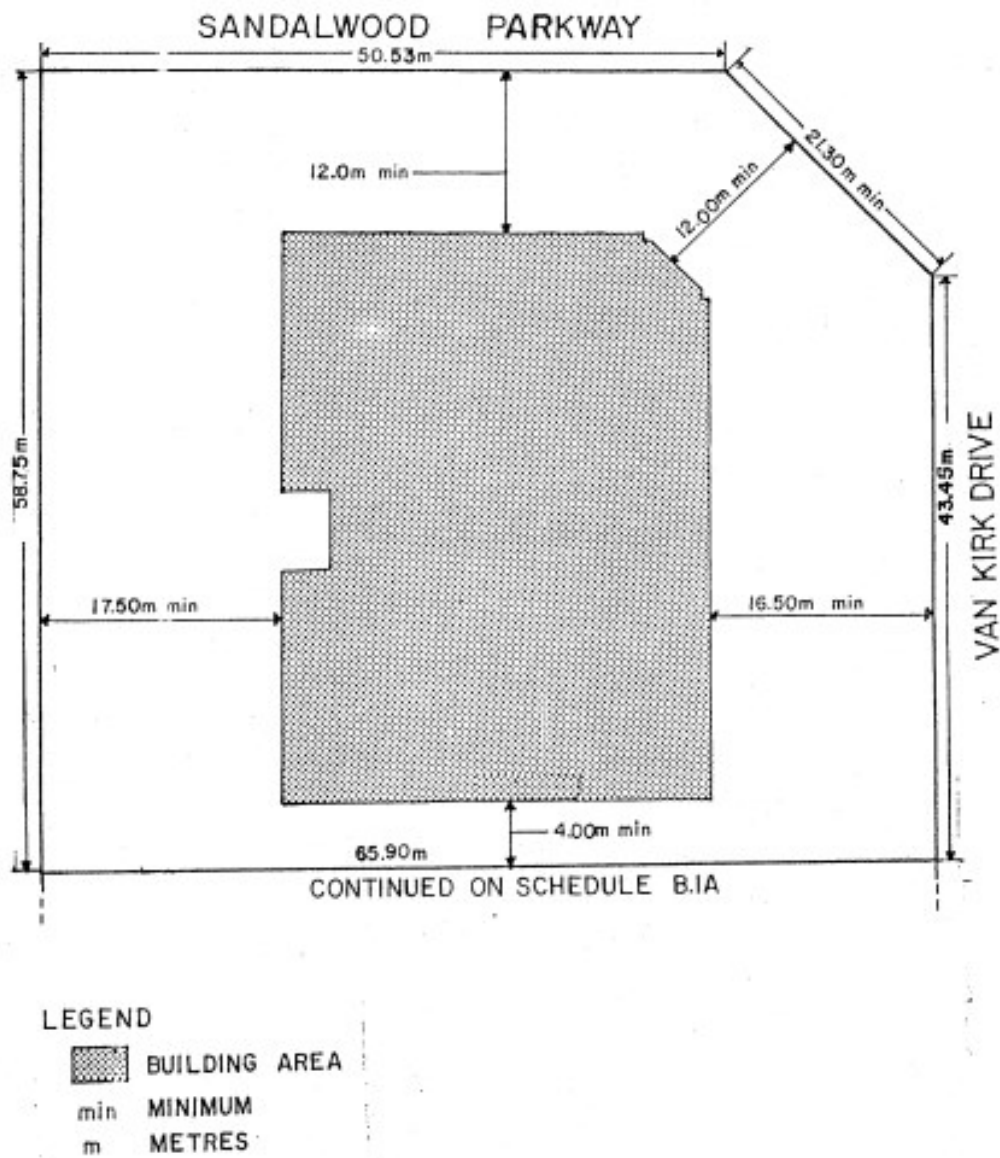
12.562.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .2 a printing establishment;
- .3 a warehouse;
- .4 business, professional and administrative office; and
- .5 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 3,750.0 square metres;
- .2 Maximum Lot Coverage: 40.0 percent;
- .3 the minimum front yard depth, rear yard depth, exterior side yard width and interior side yard width shall be as shown on Figure 1-Exception 562;
- .4 Maximum Building Height: two storeys;
- .5 Minimum Landscaped Open Space:
 - .a 100 percent of required exterior side yard area, and
 - .b a minimum 3 metre landscape strip along the front property line, except area for ingress/egress; and
- .6 Outside Storage: no storage shall be permitted outside a building.

Figure 1



Schedule B.1

12.563 Exception 563

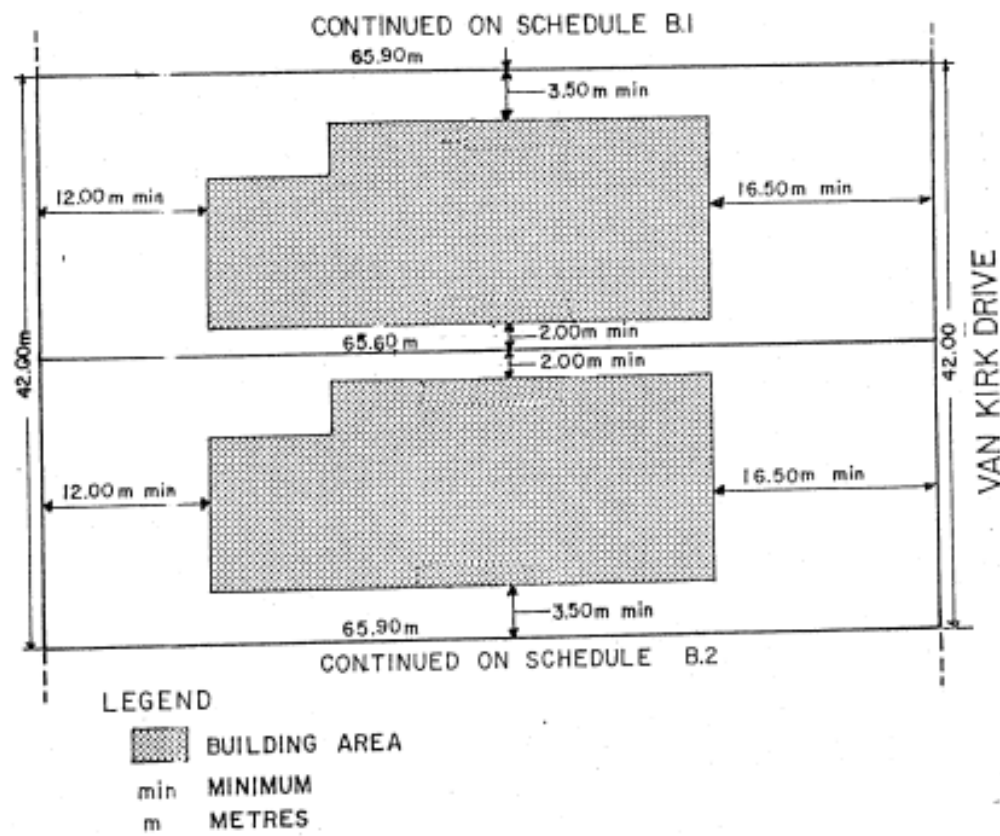
12.563.1 The lands shall only be used for the following purposes:

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

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

- .1 Minimum Lot Area: 1,280.0 square metres;
- .2 Maximum Lot Coverage: 39 percent;
- .3 the minimum front yard depth, rear yard depth, exterior side yard width, interior side yard width and distance between buildings shall be as shown on Figure 1-Exception 563;
- .4 Maximum Building Height: one storey;
- .5 Minimum Landscaped Open Space:
 - .a a landscaped open space area with a minimum width of 3 metres shall be provided along the front lot line and exterior side lot line except for driveways.

Figure 1



Schedule B.1A

12.564 Exception 564

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

- .1 Rear-Lane Townhouse;

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

- .1 Minimum Front Yard Depth
 - .a 3.0 metres;
 - .b A maximum 1.2 metres high fence shall be permitted the front;
- .2 Minimum Exterior Side Yard Depth
 - .a 3.0 metres;
 - .b For corner units, a porch and/or balcony may encroach 2.0 metres into the minimum exterior side yard but no closer than 1.0 metre to any lot line;
- .3 Minimum Interior Side Yard Width
 - .a 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; and,
 - .b 0.7 metres to a bay, bow or box window with or without foundation or cold cellar;
- .4 Minimum Rear Yard Depth: 5.4 metres;
- .5 Maximum Building Height: 13.0 metres;
- .6 Garage Control
 - .a The maximum cumulative garage door width shall be 3.7 metres for an interior lot with a lot width equal to or less than 8.13 metres;
 - .b The maximum cumulative garage door width shall be 5.5 metres for a corner lot with a lot width equal to or greater than 10.19 metres;
 - .c The interior garage width shall be a maximum of 0.9 metres greater than the maximum garage door width permitted on the lot;
 - .d A two bay garage shall be permitted on a corner lot;
 - .e No garage shall face the flankage lot line;
- .7 Section 5.2.Q.1 shall not apply;
- .8 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

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

12.564.3 for the purposes of Exception 564:

- .1 The front lot line shall be deemed Veterans Drive
- .2 The lands shall also be subject to the requirements and restrictions relating to the R2 Zone and all of the general provisions, which are not in conflict with those set out in Exception 564.2 of this By-law.

12.565 Exception 565

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

- .1 Dwelling, Back-to-Back Townhouse

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

- .1 Minimum Lot Area
 - .a Interior Lot: 85 square metres;
 - .b Corner Lot: 120 square metres;
- .2 Minimum Lot Depth: 13 metres;
- .3 Minimum Front Yard Depth
 - .a 3.0 metres but 5.4 metres to a garage door facing the front lot line;
 - .b A porch and/or balcony with or without foundation may encroach 2.0 metres into the minimum front yard;
- .4 Minimum Rear Yard Depth: 0.0 metres;
- .5 Minimum Exterior Side Yard Depth
 - .a 3.0 metres;
 - .b 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;
- .6 Minimum Interior Side Yard Width
 - .a 1.2 metres; and,
 - .b 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings;
- .7 Maximum Building Height: 13.0 metres;
- .8 For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, and the structure shall be a maximum of 8 units wide and 2 units deep;
- .9 Garage Control
 - .a The maximum cumulative garage door width shall be 3.7 metres for interior units equal to 6.4 metres;
 - .b The maximum cumulative garage door width shall be 3.7 metres for interior lots, equal to or greater than 8.10 metres;

- .c The maximum cumulative garage door width for corner lots shall be 5.5 metres. Notwithstanding any other provision of the By-law, the driveway shall not exceed the width of the garage;
 - .d A two bay garage shall be permitted on a corner lot;
 - .e No garage shall face the flankage lot line;
 - .f The interior garage width shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .10 The following shall apply to a bay, bow or box window:
- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres is not required to contain side windows; and,
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .11 Section 5.2.Q.1 shall not apply.

12.565.3 for the purposes of Exception 565:

- .1 The lands shall also be subject to the requirements and restrictions relating to the R2 Zone and all the provisions, which are not in conflict with those set out in Exception 565.2

12.566 Exception 566

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

- .1 The purposes permitted in the R2 Zone;

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

- .1 Minimum Front Yard Depth
 - .a 3.0 metres to the main wall of the building but 5.4 metres to the front of the garage door;
- .2 Minimum Lot Depth: 24 metres;
- .3 Minimum Exterior Side Yard Width
 - .a 3.0 metres;
 - .b A porch and/or balcony may encroach 2.0 metres into the minimum exterior side yard;
- .4 Minimum Interior Side Yard Width
 - .a 1.2 metres;
 - .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .c 1.5 metres to the main wall for units abutting lands zoned Open Space; and,
 - .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .5 Minimum Rear Yard Depth
 - .a 5.7 metres;
- .6 Maximum Building Height: 13.0 metres;
- .7 Garage Control
 - .a The maximum cumulative garage door width shall be:
 - .i 3.7 metres for an interior lot if the lot width is equal to or less than 8.13 metres;
 - .ii 5.5 metres for a corner lot if the lot width is equal to greater than 10.19 metres.
Notwithstanding any other provision of the By-law, the driveway shall not exceed the width of the garage;
 - .b The maximum interior garage width shall be 0.9 metres wider than the maximum garage door width;
 - .c A two bay garage shall be permitted on a corner lot;
 - .d No garage shall face the flankage lot line;

- .8 The following shall apply to a bay, bow or box window:
- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres is not required to contain side windows; and,
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows;
- .9 Notwithstanding any other provision of the By-law, each dwelling unit shall have direct pedestrian access from the front yard with two or more than a two-step grade difference inside the unit and without having to pass through a habitable room;

12.566.3 for the purposes of Exception 566:

- .10 Shall also be subject to the requirements and restrictions relating to the R2 Zone and all of the general provisions, which are not in conflict with those set out in 566.2 of this By-law.

12.567 Exception 567

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

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

12.567.2 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: 3.6 metres except where the rear wall of a dwelling unit abuts the interior side yard, the minimum width shall be 9.0 metres.
- .3 Minimum Rear Yard Depth: 9.0 metres
- .4 a maximum of 10 dwelling units shall be permitted where not more than 8 dwelling units and not less than 3 dwelling units shall be attached;
- .5 a minimum of 2 parking spaces shall be provided for each dwelling unit; one of which may be located in a garage, and
- .6 a minimum of 7 visitors and recreation equipment parking spaces shall be provided.

12.568 Exception 568

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

- .1 agricultural uses, as defined in Section 2 of the By-law
- .2 only in conjunction with agricultural purposes, and notwithstanding any other provision of the By-law, a second permanent single detached dwelling
- .3 purposes accessory to the other permitted purposes

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

- .1 Minimum Lot Area: 3.2 hectares
- .2 Minimum Lot Width: 54 metres
- .3 Minimum Front Yard Depth: 12 metres
- .4 Minimum Side Yard Width: 7.5 metres
- .5 Minimum Floor Area for second permanent single detached dwelling: 95 square metres
- .6 a dwelling shall not be located closer than 10 metres to a Natural System (NS) zone
- .7 a dwelling shall not be located closer than 7.5 metres from the top of the bank as determined by the Credit Valley Conservation Authority
- .8 no dwelling shall be located within the Fill and Regulation Control Area of the Credit River, as established by the Fill, Construction and Alteration to Waterways Regulations, without the prior approval of the Credit Valley Conservation Authority

12.569 Exception 569

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

- .1 The purposes permitted in the R2 Zone;

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

- .1 Minimum Front Yard Depth
 - .a 3.0 metres to the main wall of the building but 5.4 metres to the front of the garage door; and,
 - .b A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into minimum front yard;
- .2 Minimum Exterior Side Yard Width
 - .a 3.0 metres;
 - .b 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; and,
 - .c a bay window, bow window or box window with or without or cold cellar may encroach 1.0 metre into the minimum exterior side yard;
- .3 Minimum Interior Side Yard Width
 - .a 1.2 metres;
 - .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings and,
 - .c 0.7 metres to a bay, bow or box window with or without foundation or cold cellar;
- .4 Minimum Rear Yard Depth: 5.7 metres;
- .5 Maximum Building Height: 11.0 metres;
- .6 Garage Control
 - .a The maximum cumulative garage door width shall be:
 - .i 3.7 metres if the lot width is equal to or less than 7 metres;
 - .ii 5.5 metres if the lot width is equal to or greater than 8.4 metres. Notwithstanding any other provision of the By-law, the driveway shall not exceed the width of the garage;
 - .b The maximum interior garage width shall be 0.9 metres wider than the maximum garage door width;
 - .c A two bay garage shall be permitted on a corner lot;

- .d No garage shall face the flankage lot line;
- .7 Notwithstanding any other provision of the By-law, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.5 metres;
- .8 Notwithstanding any other provision of the By-law, each dwelling unit shall have direct pedestrian access from the front yard with two or more than a two-step grade difference inside the unit and without having to pass through a habitable room;

12.569.3 for the purposes of Exception 569:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 Zone and all of the general provisions which are not in conflict with those set out in Exception 569.2.

12.570 Exception 570

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

- .1 a motor vehicle sales, rental, leasing, or service establishment; motor vehicle repair shop, and a motor vehicle parts and accessories sales establishment;
- .2 a motor vehicle body shop, only in conjunction with a motor vehicle sales, rental, leasing or service establishment;
- .3 a dining room restaurant, a convenience restaurant, and a take-out restaurant, excluding a drive-through facility;
- .4 a bank, finance company or trust company;
- .5 motor vehicle parts and accessories retail sales;
- .6 motor vehicle repair shop;
- .7 only in conjunction with another permitted use, an automated teller machine;
- .8 purposes accessory to the permitted purposes.

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

- .1 for purposes permitted by Exception 570.1(1) and 570.1(2) the minimum lot width shall be 50 metres.
- .2 for all other permitted purposes, the minimum lot width shall be 50 metres.
- .3 Minimum Building Setback from Highway Number 7: 14 metres
- .4 Landscaped Open Space shall be provided and maintained in the following locations:
 - .a a 9 metre wide landscaped open space area abutting Highway Number 7.
 - .b a 3 metre wide landscaped open space area abutting all other public roads.
- .5 for lots abutting Highway Number 7, one display area not more than 18 square metres in size, for one automobile, will be permitted within the 9 metre landscape open space area.
- .6 with the exception of new or used motor vehicles displayed for the purposes of sale, all outdoor storage for purposes permitted by Exception 570.1(1) and 570.1(2) shall be screened from view by a solid fence having a minimum height of 1.8 metres and a maximum height of 3.0 metres. For all other purposes permitted by Exception 570.1 no outside storage shall be permitted.

12.570.3 for the purposes of Exception 570:

- .1 for the purposes of Exception 570 an Automated Teller Machine shall mean any computerized terminal which performs any or all of the following banking functions: cash withdrawals, deposits, transfers of funds, payment of bills from accounts, account balance enquiries, credit card cash

advances. An automated teller machine shall be either a freestanding unit or incorporated into a building.

12.571 Exception 571

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

- .1 the purposes permitted in the PE zone, including purposes accessory to other permitted purposes;
- .2 a personal service shop;
- .3 a custom workshop;
- .4 a laundry distribution station;
- .5 a laundromat;
- .6 a service shop;
- .7 a commercial or technical school;
- .8 a tool and equipment rental establishment.

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

- .1 the Gross Floor Area of all purposes permitted by Exception 571.1(2) to Exception 571.1(8), all inclusive, shall not exceed 500 square metres;
- .2 parking for the purposes permitted by Exception 571.1 shall be provided and maintained in accordance with the provisions of this by-law;
- .3 a retail outlet operated in connection with a warehouse shall be permitted provided that the total gross commercial floor area of the retail outlet is not more than 20 percent of the total gross floor area of the warehouse use;
- .4 no outside storage shall be permitted.

12.572 Exception 572

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

- .1 a veterinary's office;
- .2 home appliance sales and service;
- .3 a bakery;
- .4 a bank and financial institution;
- .5 a brewers retail store;
- .6 a building supply outlet without outside storage;
- .7 a catalogue sales store;
- .8 clubs, fraternal or commercial;
- .9 computer equipment and supplies, sales and service;
- .10 a custom workshop;
- .11 furniture, furnishings sales;
- .12 a health/fitness centre;
- .13 a home improvements store;
- .14 a liquor and wine store;
- .15 office equipment and supply sales and service;
- .16 offices, business and professional (excluding a medical doctor, dentist or drugless practitioner's office);
- .17 a pet store;
- .18 a photography studio;
- .19 a photocopying and blueprint services;
- .20 restaurants, convenience, take-out without drive-through facility;
- .21 a service shop;
- .22 sporting equipment sales;
- .23 swimming pool supply, sales and service;
- .24 a tavern;
- .25 a travel agency;

- .26 an automobile service station;
- .27 a motor vehicle washing establishment;
- .28 a motor vehicle rental establishment;
- .29 a hotel or motel;
- .30 a gas bar; and
- .31 purposes accessory to the other permitted purposes.

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

- .1 the Maximum Gross Floor Area of all structures shall not exceed 2,389 square metres;
- .2 the Maximum Building Height shall not exceed 1 storey;
- .3 no outside storage shall be permitted.

12.572.3 for the purposes of Exception 572:

- .1 the purposes identified in Exception 572.1(1) through 572.1(25) inclusive, 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 572.2.
- .2 the purposes identified in Exception 572.1(26) through 572.1(29) inclusive, shall also be subject to the requirements and restrictions relating to the HC zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 572.2.
- .3 the purposes identified in Exception 572.1(30) shall also be subject to the requirements and 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 572.2.

12.573 Exception 573

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

- .1 Purposes permitted in the A zone; and,
- .2 Flood and erosion.

12.574 Exception 574

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

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

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

- .1 Minimum Lot Width: 35 metres
- .2 Minimum Front Yard Depth: 4.5 metres
- .3 Minimum Exterior Side Yard Depth: 3.0 metres
- .4 Minimum Rear Yard Depth: 3.0 metres
- .5 Minimum Building Height: 6.2 metres
- .6 Any building within 30 metres of Heritage Road shall have a minimum height of 2 storeys.
- .7 Location of Parking: No parking shall be located in the front or exterior side yards
- .8 Minimum required loading space: 1 loading space
- .9 A minimum of 1 parking space per 26 square metres of gross floor area shall be provided.
- .10 A Hydro Transformer shall be setback a minimum of 2.4 metres from the interior side yard property line and 1.25 metres from the rear yard property line.

12.574.3 The Holding (H)

- .1 Until such time as the Holding (H) is lifted the lands zoned LC(H) - Exception 574 shall only be used for the following purpose:
 - .a The uses permitted in the Natural System (NS) zone in accordance with requirements of that zone;
- .2 The Holding symbol (H) for the lands zoned LC(H) - Exception 574 shall not be removed until such time as the Credit Valley Conservation Authority has provided confirmation the lands are no longer located within a Natural System.

12.575 Exception 575

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

- .1 Industrial:
- .2 a warehouse; and,
- .3 purposes accessory to the other permitted purposes, excluding outdoor storage.
- .4 Non-Industrial:
 - .a an office;
 - .b a retail establishment, having no outside storage;
 - .c a dining room restaurant, a convenience restaurant, a take-out restaurant;
 - .d a drive through facility in conjunction with a retail establishment;
 - .e purposes accessory to the other permitted purposes, excluding outdoor storage;
 - .f the purposes permitted by the Natural System (NS) zone; and
 - .g the purposes permitted by the Open Space (OS) zone;

12.575.2 Shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 6.0 metres;
- .2 Minimum Exterior Side Yard Width: 6 metres
- .3 Minimum Setback to a Hydro Transformer in any yard: 1.5 metres;
- .4 A canopy may encroach into the required front yard depth by a maximum 1 metre;
- .5 Notwithstanding any other provision of the By-law, fencing is permitted within the front yard to a maximum height of 1.8 metres;
- .6 Trucks and/or trailers associated with a Retail Establishment may be stored within an enclosed building;
- .7 The maximum gross floor area of a detached garage shall be 700 square metres;
- .8 Service repair of trucks and/or trailers shall not be permitted;
- .9 Outside storage, including the storage of trailers and oversized motor vehicles, shall not be permitted;
- .10 Where the openings for waste disposal and loading facilities on any building face a public street, they shall be screened from view from the street;

- .11 Garbage and refuse storage for restaurant purposes shall be contained within a climate controlled area within a building; and,
- .12 All garbage and refuse storage for purposes other than for a restaurant, Including any containers for storage of recyclable materials, shall be Screened within an enclosure.

12.576 Exception 576

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

- .1 the purposes permitted in an I2 zone;
- .2 a community club;
- .3 a commercial, technical or recreational school;
- .4 a day nursery;
- .5 an office, excluding the offices of a physician, dentist or drugless practitioner and excluding a real estate office;
- .6 a personal service shop;
- .7 a printing or copying establishment;
- .8 a religious institution;
- .9 a hotel
- .10 a convenience restaurant; and,
- .11 purposes accessory to the other permitted purposes.

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

- .1 no building height restriction.

12.577 Exception 577

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

- .1 The purposes permitted in the R2 zone.

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

- .1 Minimum Dwelling Unit Width
 - .a 5.5 meters
- .2 Minimum Front Yard Depth
 - .a 4 metres;
 - .b 6.0 metres to the front of a garage door;
 - .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard including eaves and cornices; and,
 - .d a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
- .3 Minimum Exterior Side Yard Width
 - .a a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
 - .b a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.
- .4 Minimum Interior Side Yard Width
 - .a 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres;
 - .b 0.0 metres when abutting side lot line coincides with a common wall; and,
 - .c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 0.7 metres into the minimum interior side yard.
- .5 Maximum Building Height: 14.0 metres
- .6 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

12.577.3 Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.578 Exception 578

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

- .1 An apartment dwelling;
- .2 Only in conjunction with an apartment dwelling, the following uses to a maximum combined gross commercial floor area of 750 square metres:
 - .a A retail establishment;
 - .b A personal service shop;
 - .c A bank, trust company or finance company;
 - .d An office, other than the office of a physician, dentist, or drugless practitioner;
 - .e A dry cleaning and laundry distribution establishment;
 - .f A dining room restaurant, or convenience restaurant not including a drive through facility;
 - .g A printing or copying establishment;
 - .h A custom workshop; and,
 - .i A recreation facility.
- .3 Purposes accessory to the other permitted purposes

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

- .1 Minimum Lot Area: 1.8 hectares;
- .2 Minimum Lot Width: 167 metres;
- .3 Minimum lot depth: 100 metres;
- .4 Minimum front yard depth: 17 metres;
- .5 Minimum interior side yard width:
 - .a To the southerly side yard: 13 metres
 - .b To the northerly side yard;
 - .i 15 metres where the maximum building height shall be 19 metres;
 - .ii 21 metres where the maximum building height shall be 25 metres;
 - .iii 35 metres where the maximum building height shall be 35 metres;
 - .iv 40 metres where the maximum building height shall be 42 metres;
- .6 Minimum rear yard depth: 18.0 metres;

- .7 Maximum floor space index: 2.73
- .8 Parking spaces shall be provided as follows:
 - .a 1.0 spaces for each dwelling unit
 - .b 0.2 visitor spaces for each unit
 - .c 20 spaces for the uses permitted by 578.1(2)(a) to(i)
- .9 Minimum landscaped open space: 30 percent of the lot area
- .10 A minimum 3.0 metre wide landscaped open space area shall be provided along the easterly property boundary except at approved access locations.
- .11 Maximum number of dwelling units: 614
- .12 Maximum floor area per dwelling unit:
 - .a 56 square metres for one bedroom unit;
 - .b 90 square metres for a two bedroom unit;
 - .c 100 square metres for a three bedroom unit.
- .13 Maximum building height: 14 storeys for the northerly building and 19 storeys for the southerly building;
- .14 Maximum lot coverage: 20 percent

12.578.3 for the purposes of Exception 578:

- .1 for the purposes of this by-law, 64 and 70 Bramalea Road shall be treated as one lot for zoning purposes.

12.579. Exception 579

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

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

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

- .1 Minimum Front Yard Depth
 - .a 3.5 metres to the main wall of the building but 6.0 metres to the front of a garage door;
 - .b a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard including eaves and cornices; and,
 - .c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
- .2 Minimum Exterior Side Yard Width
 - .a a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
 - .b a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.
- .3 Minimum Rear Yard Depth
 - .a 7.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line and that a minimum interior side yard width of 1.2 metres is maintained between that portion of the building that is less than 6 meters from the rear lot line;
 - .c 4.5 metres for open roofed porches and or uncovered terraces;
 - .d 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 metres in height; and,
 - .e a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.
- .4 Minimum Interior Side Yard Width
 - .a 1.2 metres on one side; and
 - .b 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres.

- .5 Maximum Building Height: 12.0 metres
- .6 Garage Control:
 - .a for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and,
 - .b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.
- .7 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding Section 3.10 Table 3.10.1, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

12.579.3 Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.580 Exception 580

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 322 m²
 - .b Corner Lot: 372 m²
- .2 Minimum Lot Width:
 - .a Corner Lot: 12.9 m
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth
 - .a 3.5 metres to the main wall of the building but 6.0 metres to the front of a garage door;
 - .b a porch and/or balcony with or without foundation or cold cellar (including eaves and cornices) may encroach 2.0 metres into the minimum front yard; and,
 - .c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
- .5 Minimum Exterior Side Yard Width
 - .a 3 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and
 - .c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard;
- .6 Minimum Rear Yard Depth
 - .a 7.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line and that a minimum interior side yard width of 1.2 metres is maintained between that portion of the building that is less than 6 meters from the rear lot line;
 - .c 4.5 metres for open roofed porches and or uncovered terraces;

- .d 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 metres in height; and,
- .e a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.

.7 Minimum Interior Side Yard Width

- .a 1.2 metres on one side;
- .b 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres.

.8 Maximum Building Height: 12.0 metres

.9 Garage Control

- .a for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and,
- .b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.

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

- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b A bay, bow or box window have a maximum depth of 0.6 metres does not need to include side windows; and,
- .c A bay, bow or box window having a depth greater than 0.6 metres shall include side windows.

12.580.3 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.581 Exception 581

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

- .1 Purposes permitted in the LC zone;
- .2 A Day Nursery;
- .3 A Commercial School;
- .4 A Private School, subject to Exception 581.2 (1);
- .5 An Apartment Dwelling, subject to Exception 581.2 (1);
- .6 A Retirement Home, subject to Exception 581.2 (1);
- .7 Purposes accessory to the permitted uses.

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

- .1 Uses set out in 581.1(4), (5), and (6) shall only be permitted in conjunction with a minimum 1,600 square metres of gross commercial floor area.
- .2 For zoning purposes, the lot line abutting Clockwork Drive shall be the front lot line.
- .3 Minimum Front Yard Depth: 3.0 metres.
- .4 Minimum Side Yard Depth: 3.0 metres abutting Chinguacousy Road and that portion of Alfalfa Crescent that runs perpendicular to Clockwork Drive.
- .5 Minimum Rear Yard Depth:
 - .a 6.0 metres for the first 3 storeys;
 - .b 7.5 metres for the 4th storey, plus an additional 3.0 metres for each storey above the 4th storey.
- .6 Minimum setback to a daylight triangle: 1.0 metre;
- .7 Setback to an Underground Garage:
 - .a 0 metres to the front and exterior side lot lines, and 3.0 metres to the rear property line.
- .8 Minimum Landscaped Open Space:
 - .a 3.0 metres along the front and exterior side lot lines, except at approved access locations and along a lot line abutting daylight triangle where 1.0 metre shall be provided;
 - .b 6.0 metres along the rear lot line, except at approved access locations.
- .9 Maximum Building Height: 6 storeys.
- .10 Maximum Floor Space Index: 2.00.

- .11 Maximum Units per Hectare: 150.
- .12 Maximum Lot Coverage: No requirement.
- .13 Garbage, Refuse and Waste:
 - .a Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

12.582 Exception 582

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

- .1 The purposes permitted in the R2 zone.

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

- .1 For zoning purposes, the front lot line shall be deemed to be Mayfield Road, Chinguacousy Road or Clockwork Drive.
- .2 Minimum Lot Area:
 - .a Interior Lot – 120 square metres;
 - .b Corner Lot – 185 square metres;
 - .c End Lot – 145 square metres.
- .3 Minimum Lot Depth: 22.0 metres.
- .4 Minimum Front Yard Depth:
 - .a 6.0 metres;
 - .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 may encroach 2.0 metres into the minimum front yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard Width:
 - .a 3.0 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 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 and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.

.6 Minimum Rear Yard Depth:

- .a 3.0 metres;
- .b 5.75 metres to garage door facing the rear lot line;
- .c the main wall of a dwelling may encroach into the rear yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard;
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle.

.7 Minimum Interior Side Yard Width:

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

.8 Maximum Building Height –12.0 metres.

.9 Notwithstanding any other provision of the By-law, the minimum dwelling unit width shall be 5.7 metres.

.10 Minimum Amenity Space:

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

- .11 The following provisions apply to garages:
- .a the maximum cumulative garage door width for interior lots having a lot width less than 6.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for interior lots having a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for interior lots having a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for corner lots having a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .e a two bay garage shall be permitted on a corner lot;
 - .f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
 - .g A garage door width shall not exceed the width of any unit or main wall of a dwelling.
- .12 The following shall apply to a bay, bow or box window:
- .a Notwithstanding Section 3.10 Table 3.10.1, the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .13 Notwithstanding any other provision of the By-law, front to rear pedestrian access through the dwelling unit does not need to be provided.
- .14 Notwithstanding any other provision of the By-law, the following shall apply to residential driveways:
- .a The minimum driveway width shall be 2.75 metres;
 - .b For a corner lot, the maximum driveway width shall be the width set out in Section 5.2.1 or the width of the garage, whichever is greater.
- .15 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.
- .16 A maximum fence height of 1.2 metres shall be permitted in any yard.
- .17 An accessory structure shall not be permitted in any yard.

12.582.3 for the purposes of Exception 582:

- .1 Shall also be subject to the requirements and restrictions relating to the R2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 582.2.

12.583 Exception 583

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

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

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

- .1 For zoning purposes, the front lot line shall be deemed to be Robert Hall Crescent.
- .2 Minimum Lot Area: 270.0 square metres.
- .3 Minimum Lot Depth: 25.0 metres.
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.75 metres to a garage door facing the front lot line;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard Width:
 - .a 1.5 metres;
 - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar and a chimney may encroach to within 0.0 metres of the exterior side lot line;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.
- .6 Minimum Interior Side Yard Width: 0.6 metres.
- .7 The following provisions apply to garages:
- .a the maximum cumulative garage door width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
 - .b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
- .8 The following shall apply to a bay, bow or box windows:
- .a Notwithstanding Section 3.10 Table 3.10.1 the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

12.583.3 for the purposes of Exception 583:

- .1 Shall also be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 583.2.

12.584 Exception 584

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

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

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

- .1 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
 - .a the minimum distance between detached buildings shall be less than 2.1 metres
 - .b where the distance between the wall of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
 - .c where the side yard abuts an OS zone, the minimum side yard width shall be 1.2 metres
 - .d where either a garage or carport face a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

12.585 Exception 585

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 330 square metres;
 - .b Corner Lot: 420 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 11 metres;
 - .b Corner Lot: 14 metres.
- .3 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
 - .a the minimum distance between detached buildings shall not be less than 2.1 metres;
 - .b when the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
 - .c where the side yard abuts a walk way or an OS, NS or P zone, to minimum side yard width shall be 1.2 metres;
 - .d where either a garage or carport face a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

12.586 Exception 586

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

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

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

- .1 Minimum Lot Area: 540 square metres;
- .2 Minimum Lot Width: 14 metres;
- .3 Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
 - .a the minimum distance between detached buildings shall not be less than 2.1 metres;
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
 - .c where the side yard abuts a 0.3 metre reserve, the minimum side yard width shall be 1.5 metres;

12.586.3 for the purposes of Exception 586:

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

12.587 Exception 587

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

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

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

- .1 where either a garage or carport face a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

12.588 Exception 588

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

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

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

- .1 where either a garage or carport face a front lot line or a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

12.589 Exception 589

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

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

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

- .1 Minimum Lot Width: 12.5 metres
- .2 Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
 - .a the minimum distance between detached buildings shall not be less than 2.1 metres;
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
 - .c where the side yard abuts a reserve, the minimum side yard width shall be 4.0 metres.

12.590 Exception 590

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

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

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

- .1 Minimum Lot Area per Dwelling Unit: 275 square metres.
- .2 Minimum Distance to Highway Number 7: 13.7 metres.
- .3 Minimum Distance to Open Space zone: 7.5 metres.

12.591 Exception 591

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

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

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

- .1 Minimum Lot Area per Dwelling Unit:
 - .a Interior Lot: 185 square metres
 - .b Corner Lot: 275 square metres
- .2 Minimum Lot Width per Dwelling Unit:
 - .a Interior Lot: 6 metres
 - .b Corner Lot: 9 metres
- .3 where either a garage or carport faces a front lot line or a side lot line the minimum setback to the front of the garage or carport shall be 6 metres.
- .4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.
- .5 the maximum number of dwelling units which may be attached shall not exceed 8.

12.592 Exception 592

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

- .1 a townhouse dwelling; and
- .2 a semi-detached dwelling.

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

- .1 Minimum Lot Area: 2.4 hectares
- .2 Minimum Lot Width: 90 metres
- .3 Minimum Lot Depth: 150 metres
- .4 Minimum Setback to Highway #7: 14.0 metres
- .5 the rear wall of any dwelling unit shall not be closer than 7.6 metres to any lot line;
- .6 Maximum Building Height: 11.3 metres;
- .7 Minimum Exterior Side Yard Width: 1.4 metres;
- .8 Minimum Interior Side Yard Width: 1.35 metres;
- .9 Maximum Lot Coverage by principal buildings: 33 percent of the lot area;
- .10 Minimum Landscaped Open Space: 38 percent of the lot area;
- .11 Minimum Dwelling Unit Width: 4.5 metres;
- .12 a maximum of 140 townhouse dwelling units shall be permitted;
- .13 the maximum number of dwelling units per townhouse dwelling shall not exceed 12, and 50 percent of the townhouse dwellings shall have no more than 8 dwelling units per townhouse dwelling;
- .14 each dwelling unit shall have a private outdoor amenity area consisting of a landscaped open space area abutting the exterior rear wall or exterior side wall of the dwelling unit having a minimum area of 22.5 square metres and a minimum width of 4.5 metres and a depth of 5.0 metres;
- .15 Parking shall be provided on the basis of:
 - .a 2.0 resident spaces per dwelling unit, each with a private garage and driveway;
 - .b 0.25 spaces per dwelling unit for visitors; and,
 - .c 0.05 spaces per dwelling unit for recreation equipment;
- .16 Minimum Distance Between Buildings:

- .a between two exterior walls which contain no windows to habitable rooms: 2.7 metres;
- .b between two exterior walls one of which contains windows to habitable rooms: 5.0 metres;
- .c between two exterior walls both of which contain windows to habitable rooms: 10.2 metres;
and,
- .d notwithstanding clauses (a), (b) and (c) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls.

12.593 Exception 593

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

- .1 a retail establishment
- .2 a convenience store
- .3 a service shop
- .4 a personal service shop
- .5 a bank, trust company, finance company
- .6 an office
- .7 a dry cleaning and laundry distribution station
- .8 a laundromat
- .9 a dining room restaurant, a convenience restaurant, a take-out restaurant, excluding a drive-through facility
- .10 purposes accessory to the other permitted purposes

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

- .1 Maximum Building Height: 1 storey
- .2 all garbage and refuse containers shall be located within the building.
- .3 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- .4 an adult entertainment parlour shall not be permitted.
- .5 no outside storage or display of goods shall be permitted.

12.594. Exception 594

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

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

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

- .1 For zoning purposes, the front lot line shall be deemed to be Robert Hall Crescent.
- .2 Minimum Lot Depth: 23.0 metres.
- .3 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .c 5.5 metres to a garage door facing the front lot line.
- .4 Minimum Rear Yard Depth:
 - .a 3.0 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard.
- .5 An accessory structure shall not be permitted in any yard.
- .6 A maximum fence height of 1.2 metres shall be permitted in any yard.

12.594.3 for the purposes of Exception 594

- .1 Shall be subject to the requirements and restrictions relating to the R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 594.2.

12.595 Exception 595

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

- .1 Industrial:
 - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
 - .b a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
 - .c a printing establishment;
 - .d a warehouse; and,
 - .e a parking lot
- .2 Non-Industrial:
 - .a a dining room, convenience or take out restaurant excluding a drive through facility;
 - .b a banquet hall;
 - .c a veterinary clinic;
 - .d a retail establishment with no outside storage excluding a convenience store, a supermarket or any other retail establishment engaged in the business of selling groceries, meat, fruit or vegetables to the general public.
- .3 Accessory:
 - .a an associated educational use;
 - .b an associated office;
 - .c a retail outlet operated in connection with a particular purpose permitted by Exception 595.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
 - .d purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Width: 60.0 metres
- .2 Minimum Lot Area: 1.0 hectare
- .3 Minimum Landscaped Open Space: 20 percent of the lot area.
- .4 Minimum Front Yard Depth: 24.0 metres
- .5 Outside Storage:

- .a no outside storage or display of goods associated with a motor vehicle repair operation shall be permitted within 60.0 metres of the front lot line;
 - .b no outside storage or display shall be permitted for any other purpose.
- .6 the Total Floor Area devoted to non-industrial purposes shall not exceed 50 percent of the total permitted floor area;
- .7 a minimum of 50 percent of the building floor area shall be used for the industrial purposes and related industrial accessory purposes;
- .8 Minimum Landscaped Open Space: a landscaped buffer area not less than 4.5 metres in width shall be provided abutting the limits of West Drive;
- .9 Driveway Location: only two driveways shall be permitted from West Drive.

12.596 Exception 596

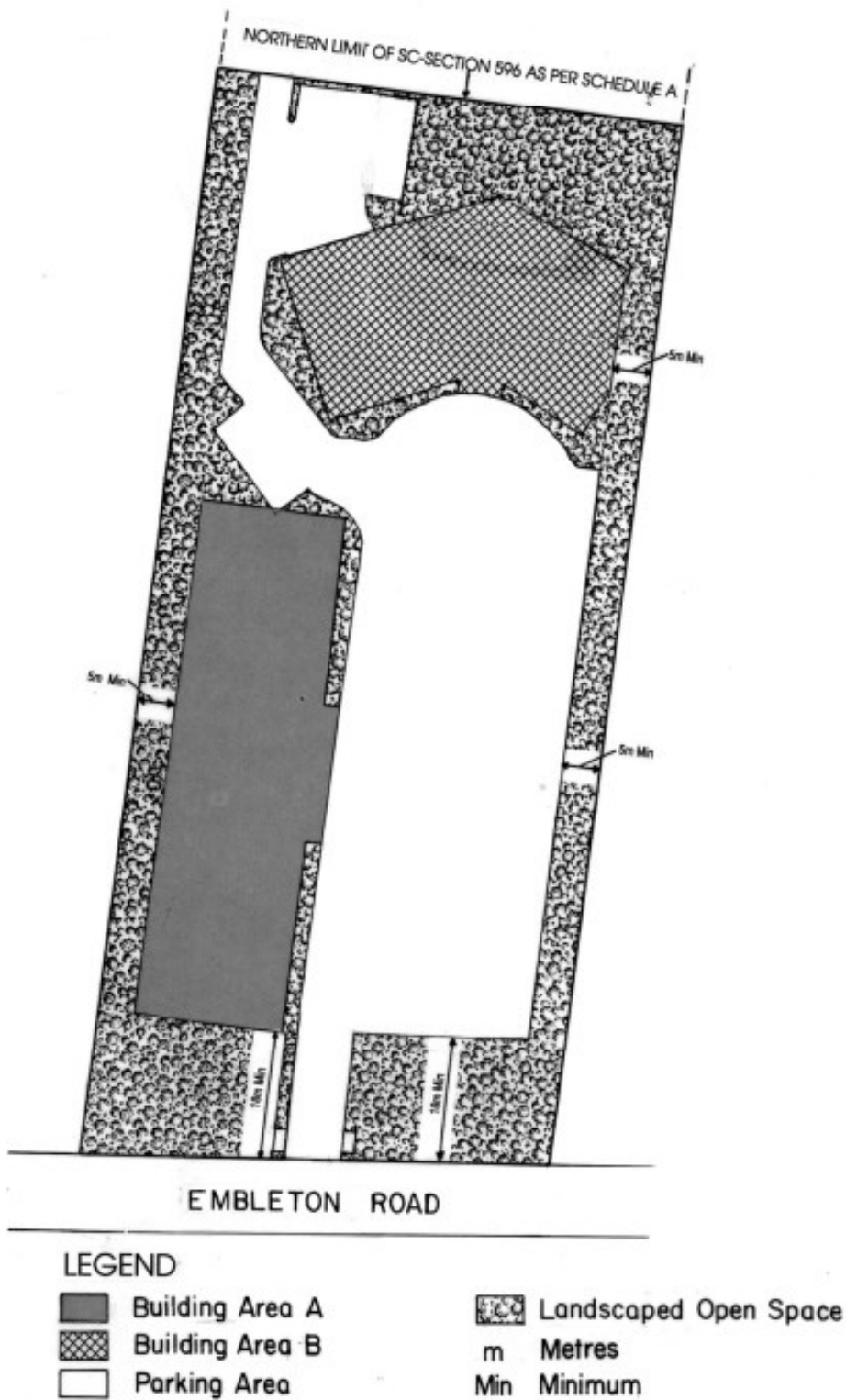
12.596.1 The lands shall only be used for the following purposes:

- .1 a standard, dining room, fast food and take-out restaurant excluding a drive-through;
- .2 a convenience store;
- .3 a supermarket;
- .4 a farm produce stand;
- .5 a dairy bar;
- .6 a retail establishment;
- .7 a garden centre sales establishment;
- .8 a custom workshop;
- .9 a parking lot;
- .10 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Width – 61 metres
- .2 Maximum Commercial Gross Floor Area – 1,766 square metres
- .3 Maximum Building Height – 9 metres
- .4 Minimum Front Yard Depth, Minimum Interior Side Yard Width, Minimum Rear Yard Depth, and Minimum Landscaped Open Space shall be as shown on Figure 1-Exception 596.
- .5 All garbage and refuse containers shall be screened with a fence with a minimum height of 2 metres.
- .6 All restaurant refuse storage shall be enclosed in a climate controlled area within the building.
- .7 Outside storage shall be screened from the public road and shall be permitted only in the rear and side yards.
- .8 All buildings shall be located within Building Area A and Building Area B as shown on Figure 1-Exception 596.
- .9 Parking area and driveways shall be located within Parking Area shown on Figure 1-Exception 596
- .10 shall also be subject to the requirements and restrictions relating to the LC zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 596.2.

Figure 1



12.597 Exception 597

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

- .1 an orchard;
- .2 a single family detached dwelling;
- .3 a group home;
- .4 a home occupation; and
- .5 purposes accessory to other permitted purposes.

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

- .1 Minimum Lot Area – 1.0 hectares
- .2 Maximum Residential Gross Floor Area – 557.4 square metres
- .3 Minimum Side Yard Depth – 15.0 metres
- .4 Maximum Building Height – 9.0 metres
- .5 Minimum Landscaped Open Space – 75 percent of the required lot area

12.597.3 for the purposes of Exception 597:

- .1 shall also be subject to the requirements and restrictions relating to the A zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 597.2.

12.598 Exception 598

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

- .1 dining theatre
- .2 dry cleaning and laundry distribution centre
- .3 dry cleaning and laundry establishment
- .4 ice cream shop
- .5 furniture and appliance store
- .6 office
- .7 service shop
- .8 personal service shop
- .9 dining room restaurant
- .10 banquet hall only in conjunction with a dining room restaurant
- .11 convenience restaurant
- .12 take-out restaurant, excluding a drive through facility
- .13 flower or florist shop
- .14 music store
- .15 health centre or fitness centre
- .16 bank, trust company or finance company
- .17 pet shop
- .18 sale and rental of computer, telephone and office equipment, and sale of stationery and office supplies
- .19 sale of wine making products
- .20 veterinary clinic
- .21 dancing school
- .22 pharmacy, and
- .23 purposes accessory to the other permitted purposes.

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

- .1 Maximum Gross Commercial Floor Area for all buildings: 3,048 square metres

- .2 Maximum Gross Commercial Floor Area for offices of a physician, dentist or drugless practitioner: 371.6 square metres
- .3 Maximum Gross Commercial Floor Area for a take-out restaurant: 92.9 square metres
- .4 not more than two take-out restaurants shall be permitted
- .5 Maximum Gross Commercial Floor Area for a pharmacy: 92.9 square metres
- .6 Maximum Building Height: 1 storey
- .7 Minimum Landscaped Open Space: 4.5 metres wide abutting Dixie Road and Orenda Road, except for one driveway access onto Orenda Road
- .8 Minimum Rear Yard Depth: 4.5 metres
- .9 all garbage and refuse containers shall be located within an enclosed building.

12.598.3 for the purposes of Exception 598:

- .1 for the purposes of Exception 598, Pharmacy shall mean a retail establishment dispensing prescription drugs, pharmaceutical, patent medicines, personal health, medical and therapeutical appliances and equipment or any item which is prescribed or recommended by a physician.

12.599 Exception 599

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

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

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

- .1 Minimum Lot Area: 220 square metres per dwelling unit
- .2 Minimum Lot Width: 29 metres
- .3 Minimum Front Yard Depth: 2.25 m to a lot line abutting a public street
- .4 Minimum North Interior Yard Width:
 - .a 12.0 metres for a building located within 31 metres from Bramalea Road
 - .b 8.0 metres for a building located more than 31 metres from Bramalea Road
- .5 Minimum South Interior Yard Width:
 - .a 3.25 metres for a building located within 31 metres from Bramalea Road
 - .b 0.4 metres for a building located more than 31 metres from Bramalea Road
- .6 Minimum Rear Yard Depth: 2.5 metres
- .7 Minimum setback from the front wall of a dwelling to the curb of a private road: 4.5 metres
- .8 Minimum setback from the exterior side wall of a dwelling to the curb of a private road and parking area: 0.5m
- .9 Minimum setback between a garage door and a private road: 6.0 metres
- .10 Maximum Building Height: 3 storeys
- .11 Minimum Landscaped Open Space: 25% of the Lot Area
- .12 Minimum Landscaped Buffer Area:
 - .a 2.0 metres abutting the north property line
 - .b 2.25 metres abutting the front lot line, other than the approved driveway location
 - .c May include the following:
 - .i A retaining wall
 - .ii A hydro transformer
- .13 Minimum Rooftop Amenity Area: 20 square metres for each dwelling unit

- .14 Maximum Number of Dwelling Units: 8
- .15 Minimum dwelling unit width: 5.1 metres
- .16 Minimum residential driveway width: 3.5 metres
- .17 Minimum Interior Garage Width: 3.5 metres
- .18 Garage Control The maximum garage door width per dwelling unit shall be 2.5 metres
- .19 Minimum width of a Private Road: 6.0 metres including where parking spaces are located adjacent to the street
- .20 Maximum Lot Coverage: 35%
- .21 Maximum Fence Height: 2.2 metres in the front yard, including the segment of fencing located between the front lot line and exterior side wall of the building
- .22 Minimum Setback to a Hydro Transformer in any yard: 1 metre

12.599.3 for the purposes of Exception 599:

- .1 A private road shall mean a road established as a common element.
- .2 Building height shall not include parapets, railings, privacy screens/dividers, and a roof structure used to house enclosed stairways and / or mechanical equipment.
- .3 Each dwelling unit shall have pedestrian access from the front yard to the rear yard with any number of steps and may pass through habitable rooms.
- .4 Accessory building, structures, swimming pools and recreational facilities shall not be permitted.

12.599.4 Holding (H)

- .1 While the holding (H) symbol remains in place, lands shall only be used for purposes permitted by the Agricultural (A) zone subject to the requirements and restrictions of the A zone and general provisions of this by-law applicable to a permitted residential use.
- .2 Removal of the holding symbol (H) shall not occur until the following conditions are fulfilled
 - .a A Functional Servicing Report be approved to the satisfaction of the Commissioner of Public Works and Engineering.
 - .b An Urban Design Brief be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
 - .c A Sustainability Score and Summary be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
 - .d A Restoration Planting Plan be approved to the satisfaction of the Commissioner of Engineering and Public Works

- .e An Environmental Impact Study be approved to the satisfaction of the Engineering and Public Works
- .f An Arborist Report be approved to the satisfaction of the Engineering and Public Works
- .g Adequate arrangements be made to gratuitously convey to the City, to the satisfaction of the Commissioner of Planning, Building and Economic Development, the portion of the subject lands that is required to generally provide a 15 metre wide buffer to the existing woodlot.