

12.100 Exception 100

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

- .1 shall only be used for the purposes permitted in ~~an R2A(1)R1M, R1A~~ Zone.

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

- .1 Minimum Front Yard Depth: 7.6 metres
- .2 Minimum Interior Side Yard Width: 3.0 metres except where:
 - .a there is an attached garage or carport, in which case 1.2 metres shall be provided for the first storey, plus 0.6 metres for each additional storey or part thereof; and,
 - .b there is an attached garage or carport in an abutting side yard, in which case 1.2 metres shall be provided.
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 Minimum Rear Yard Depth: 7.6 metres

12.101 Exception 101

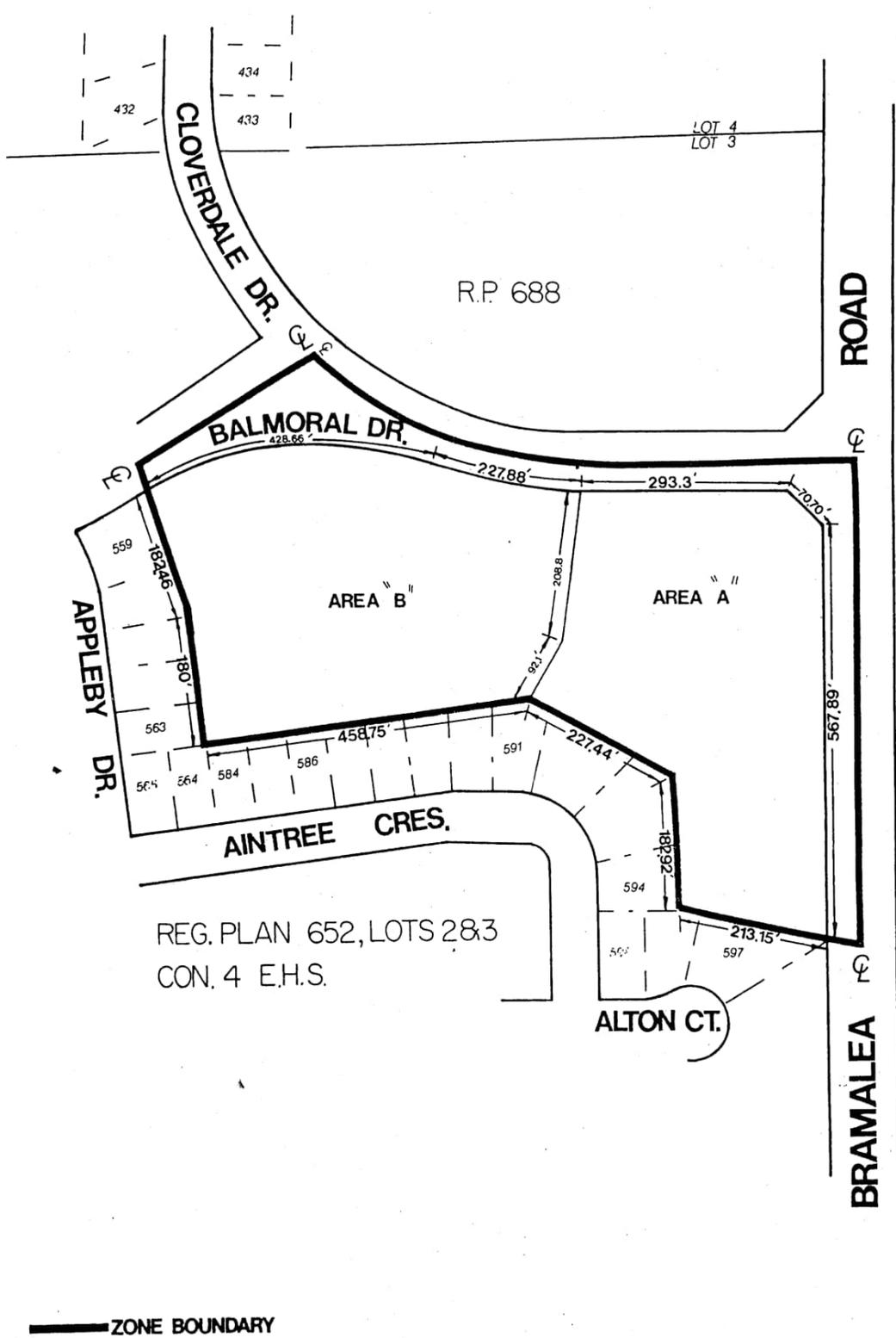
12.101.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted within the **R3L R4A(1) Zone**; and,
- .2 an apartment dwelling.

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

- .1 Minimum Lot Area:
 - .a for lands shown outlined as AREA "A" on **SCHEDULE C – SECTION 101 Figure 1**: 303.0 square metres per dwelling unit.
 - .b for lands shown outlined as AREA "B" on **Figure 1 SCHEDULE C – SECTION 101**: 183.0 square metres per dwelling unit.

Figure 1



12.102 Exception 102

12. 102.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1M, R1A Zone.**

12. 102.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.26 hectares
- .2 Minimum Lot Width: 38.1 metres
- .3 Minimum Lot Depth: 55 metres
- .4 Minimum Interior Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.
- .5 Minimum Front Yard Depth:
 - .a for a dwelling constructed prior to January 1, 1996: 10.6 metres or the actual front yard setback, whichever is greater
 - .b for all other lots: 15 metres
- .6 Maximum Building Height: 7.6 metres
- .7 Minimum Floor Area:
 - .a for a dwelling constructed prior to January 1, 1996: 139 square metres or the actual gross floor area, whichever is greater
 - .b for all other lots:
 - .i One storey: 185.8 square metres
 - .ii More than one storey: 232.2 square metres
- .8 Maximum Lot Coverage: 25 percent
- .9 Minimum Distance Separation Between Dwellings: 15 metres

12.104 Exception 104

12. 104.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an ~~R3L~~MR4A_(2) Zone.

12. 104.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Number of Dwelling Units: 74.0 units per hectare

12.105 Exception 105

12. 105.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R4A(2)R3M Zone**.

12. 105.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units: 98.8 units per hectare

12.106 Exception 106

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

- .1 shall only be used for the purposes permitted in an ~~R1R1A(2)~~ Zone.

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

- .1 Minimum Lot Area: 0.4 hectares
- .2 Minimum Lot Width: 36.5 metres
- .3 Minimum Centre Line Setback: 32.0 metres
- .4 Minimum Interior Side Yard Width: 3.0 metres

12.107 Exception 107

12. 107.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1A-R1M Zone**.

12. 107.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth: 48.3 metres
- .2 Minimum Lot Width: 38.1 metres
- .3 Minimum Front Yard Depth: 15.0 metres
- .4 Minimum Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.
- .5 Minimum Rear Yard Depth: 7.6 metres
- .6 Minimum Exterior Side Yard Width: 4.5 metres
- .7 Minimum Floor Area:
 - .a for a dwelling constructed prior to January 1, 1996, the actual gross floor area
 - .b for all other lots:
 - .i One storey: 185.8 square metres
 - .ii More than one storey: 232.2 square metres
- .8 Maximum Lot Coverage: 25 percent
- .9 Minimum Distance Separation Between Dwellings: 15 metres
- .10 Minimum Lot Area: 0.26 hectares

12.108 Exception 108

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

- .1 shall only be used for the purposes permitted in an **R1A R1A(1) Zone**.
- .2 an apartment dwelling.

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

- .1 Minimum Front Yard Depth: 6.0 metres, provided that the front of any garage or carport is not closer than 7.3 metres to the front lot line

12.110 Exception 110

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

- .1 shall only be used for the purposes permitted in an **R1M, R1B(1) Zone.**

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

- .1 a garage shall be permitted to be located in one of the interior side yard in which case the minimum interior side yard width may be reduced to 0.3 metres

12.111 Exception 111

12. 111.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1M, R1AR1A Zone.**

12. 111.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth: 54.8 metres
- .2 Minimum Lot Width: 38.1 metres
- .3 Minimum Front Yard Depth: 15.0 metres
- .4 Minimum Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.
- .5 Minimum Rear Yard Depth: 7.6 metres
- .6 Minimum Exterior Side Yard Width: 4.5 metres
- .7 Maximum Building Height: 7.6 metres
- .8 Minimum Floor Area:
 - .a for a dwelling constructed prior to January 1, 1996, the actual gross floor area
 - .b for all other lots:
 - .i One storey: 185.8 square metres
 - .ii More than one storey: 232.2 square metres
- .9 Maximum Lot Coverage: 25 percent
- .10 Minimum Distance Separation between dwellings: 15 metres
- .11 Minimum Lot Area: 0.26 hectares

12.112 Exception 112

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

- .1 shall only be used for the purposes permitted in an **R1M, R1A, R1B(1) Zone**

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

- .1 Minimum Lot Area: 464.5 square metres

12.113 Exception 113

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

- .1 shall only be used for the purposes permitted in an **R1M, R1ARIB(1) Zone**.

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

- .1 Minimum Interior Side Yard Width: zero metres provided that:
 - .a the total width of abutting side yards is not less than 2.4 metres; and,
 - .b the building wall abutting an interior side yard with a width of zero metres shall not contain openings except to windows to bathrooms on the first or second storey.
- .2 Minimum Distance between dwellings:
 - .a 2.4 metres between 1 storey dwellings;
 - .b 3.0 metres between a 1 storey dwelling and a 1 1/2 storey or 2 storey dwelling;
 - .c 3.6 metres in all other cases; and,
 - .d for the purposes of **section 12.113.2**, a garage shall be deemed to be a 1 storey dwelling
- .3 Minimum Front Yard Depth: 3.6 metres provided that any attached or detached garage or carport shall be setback a minimum of 6.0 metres from the front lot line

12.114 Exception 114

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

- .1 shall only be used for the purposes permitted in the **R1M R1C(1) Zone**

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

- .1 Minimum Lot Area: 405.0 square metres
- .2 Minimum Lot Width: 13.5 metres
- .3 Minimum Front Yard Depth: 6.0 metres
- .4 Minimum Side Yard Width:
 - .a for an exterior side yard: 3.0 metres
 - .b for a side yard flanking a public walkway: 1.2 metres, plus 0.6 metres for each storey above the first or part thereof; and,
 - .c for all other side yards: 1.2 metres
- .5 Minimum Rear Yard Depth: 7.6 metres
- .6 Maximum Building Height: 2 storeys

12.115 Exception 115

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

- .1 shall only be used for the purposes permitted in the **R1M RIG(1) Zone**.

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

- .1 Minimum Lot Area: 371.6 square metres
- .2 Minimum Lot Width: 12.1 metres
- .3 Minimum Front Yard Depth: 6.0 metres
- .4 Minimum Side Yard Width:
 - .a for an exterior side yard: 3.0 metres
 - .b for a side yard flanking a public walkway: 1.2 metres, plus 0.6 metres for each storey above the first or part thereof; and,
 - .c for all other side yards: 1.2 metres
- .5 Minimum Rear Yard Depth: 7.6 metres
- .6 Maximum Building Height: 2 storeys

12.116 Exception 116

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

- .1 shall only be used for the purposes permitted in an **R1M, R1B(3) Zone**

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

- .1 Minimum Front Yard Depth: 6.0 metres, provided that 7.0 metres is provided between the front of any garage or carport, and the front lot line;

12.117 Exception 117

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

- .1 shall only be used for the purposes permitted in an **R1M, R1A, R1B(3) Zone**

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

- .1 Maximum Building Height: 8.0 metres or 2 storeys, whichever is the lesser
- .2 Minimum Lot Width: 14.6 metres
- .3 the rear yard depth of Lot 14, Plan 43M-461 may be reduced to 5.0 metres provided that the main building does not occupy more than 50 percent of the rear yard width and at least 35 percent of the rear yard is contained in one contiguous unit with a minimum depth of 7.0 metres.

12.118 Exception 118

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

- .1 shall only be used for the purposes permitted in an **R1A R1B(3) Zone**

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

- .1 Minimum Lot Area: 445.9 square metres
- .2 Minimum Lot Width: 12.2 metres
- .3 Minimum Interior Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres provided that:
 - .a the minimum distance between dwellings on adjacent lots shall not be less than 2.4 metres; and,
 - .b when dwellings on adjacent lots are less than 1.1 metres apart, no opening shall be permitted except for windows or areas which are not habitable rooms.
- .4 Minimum Distance Between Dwellings: the minimum distance between the main walls of dwellings on adjacent lots shall be not less than 2.4 metres between two one storey dwellings, not less than 3.0 metres between a one storey dwelling and a 2 storey dwelling, and not less than 3.6 metres in all other cases.
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Maximum Building Coverage: 40 percent
- .7 Maximum Building Height: 10.6 metres
- .8 a one-car detached garage from the dwelling may be permitted in the front yard in accordance with the following:
 - .a the minimum setback from the front lot line shall be 7.0 metres; and,
 - .b the minimum side yard requirements of **section 118.2(c)** shall apply except that a one-car detached garage may be permitted abutting a side lot line provided that it is constructed together with another one car garage on an abutting lot as part of a double garage unit and a common wall on and along the side lot lines divides the garages;
- .9 a two-car garage detached from the dwelling may be permitted in the front yard in accordance with the following:
 - .a the minimum setback from the front lot line shall be 7.0 metres;
 - .b the minimum side yard requirements of **section 118.2(c)** shall apply.
- .10 a minimum of 75.0 square metres of outdoor living area shall be provided and maintained for each dwelling unit. A maximum of 17.0 square metres of roof area of the garage may be

considered as part of this requirement, if it has a noise level low enough to be considered as and is designed to be utilized as an outdoor living area.

12.120 Exception 120

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

- .1 shall only be used for the purposes permitted in an **R1M R2A(1) Zone**.

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

- .1 Minimum Interior Side Yard Width: 0.6 metres, on one side where there is an attached carport.

12.121 Exception 121

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

- .1 the purposes permitted in an **R1M, R1A R2A(2) Zone**; and,
- .2 a semi-detached dwelling subject to the requirements and restrictions of **Exceptionsection 121.2.**

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

- .1 Minimum Lot Area:
 - .a for an Interior Lot: 557.0 square metres and not less than 278.0 square metres per dwelling unit.
 - .b for a Corner Lot: 650 square metres and not less than 371.0 square metres per dwelling unit adjacent to the flanking road allowance.
- .2 Minimum Lot Width:
 - .a for an Interior Lot: 18.0 metres and 9.0 metres per dwelling unit.
 - .b for a Corner Lot: 21.0 metres provided that 12.0 metres is provided for a dwelling unit adjacent to the flanking road allowance.
- .3 Minimum Front Yard Depth: 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.
- .4 Minimum Interior Side Yard Depth: 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport in which case 2.4 metres shall be required.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres, provided that:
 - .a no part of any semi-detached dwelling shall be located closer than 13.5 metres to the streetline of Williams Parkway or Kennedy Road;
- .7 Maximum Building Height: 10.6 metres.
- .8 Maximum Lot Coverage: 55 percent.

12.122 Exception 122

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

- .1 the purposes permitted in an **R1M, R2A(2) Zone**; and,
- .2 a semi-detached dwelling subject to the requirements and restrictions of **Exceptionsection 122.2**.

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

- .1 Minimum Lot Area:
 - .a for an Interior Lot: 557.0 square metres and not less than 278.0 square metres per dwelling unit.
 - .b for a Corner Lot: 650 square metres and not less than 371.0 square metres per dwelling unit adjacent to the flanking road allowance.
- .2 Minimum Lot Width:
 - .a for an Interior Lot: 18.0 metres and 9.0 metres per dwelling unit.
 - .b for a Corner Lot: 21.0 metres provided that 12.0 metres is provided for a dwelling unit adjacent to the flanking road allowance.
- .3 Minimum Front Yard Depth: 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.
- .4 Minimum Interior Side Yard Depth: 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport in which case 2.4 metres shall be required.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Minimum Landscaped Open Space:
 - .a for an Interior Lot: 60 percent of the required front yard.
 - .b for a Corner Lot: 70 percent of the front yard and 80 percent of an exterior side yard.

12.123 Exception 123

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

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

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

- .1 Minimum Lot Area: 464.5 square metres.
- .2 Minimum Lot Width: 13.7 metres.

12.124 Exception 124

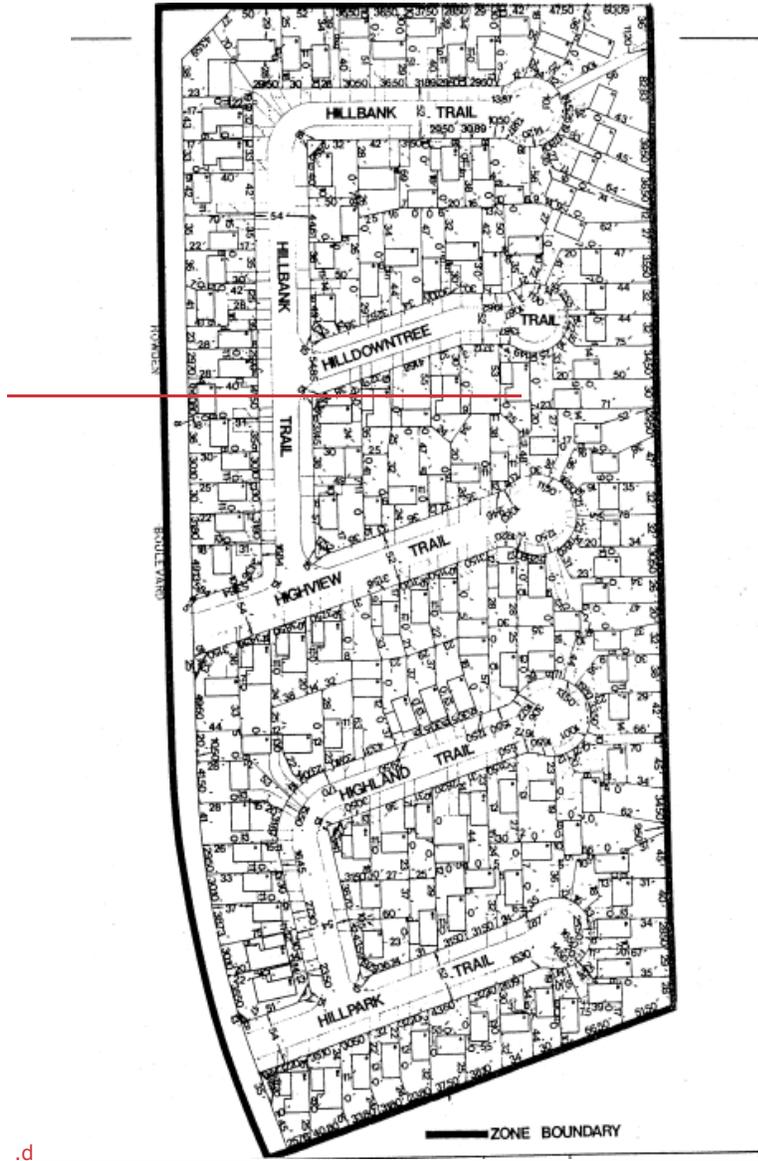
12. 124.1 The lands shall only be used for the following purposes:

- .1 shall only be used for purposes permitted in an ~~R1M, R1A, R2A(2)~~ Zone.

12. 124.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 8.0 metres or 2 storeys whichever is the lesser.

Exception Zones



.d

12.126 Exception 126

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

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

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

- .1 shall be ~~constructed and used in compliance with SCHEDULE C – SECTION 126 (a), (b), (c), (d), (e), and (f) and be~~ subject to the following requirements and restrictions:
 - .a Maximum Number of Dwelling Units: 32 units per hectare.
 - .b Maximum Lot Coverage of the main building: 40 percent.
 - .c Minimum Driveway Width: 2.4 metres.
 - .d Maximum Building Height: 2 storeys.

12.127 Exception 127

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

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

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

- .1 Maximum Number of Dwelling Units 32 units per hectare.
- .2 Minimum Driveway Width: 3.0 metres.
- .3 Minimum Distance between dwellings: 1.2 metres.

12.128 Exception 128

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

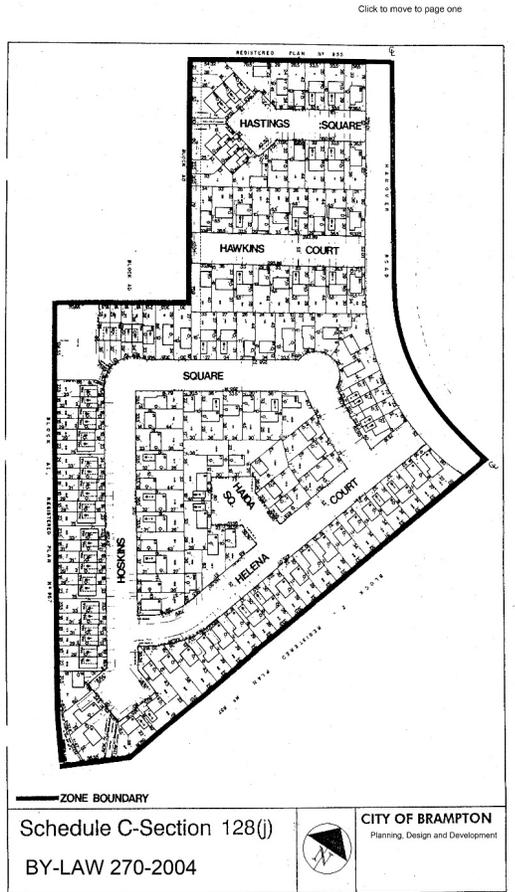
- .1 Residential:
 - .a single detached dwelling;
 - .b a townhouse dwelling;
 - .c a group home, within a single detached dwelling; and,
 - .d an auxiliary group home.
- .2 Non-Residential:
 - .a a home occupation; and,
 - .b purposes accessory to the other permitted purposes.

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

- .3 Shall be used in compliance with ~~SCHEDULES C—SECTION~~ **Figure 1- Exception 128 (a), (b), (c), (d), (e), (f), (g), (h), (i), and (j)**, and the following requirements and restrictions:
- .4 Maximum Number of Dwelling Units: 32 units per acre.
- .5 Minimum Driveway Width: 3.0 metres.
- .6 Maximum Building Height: 7.6 metres.
- .7 Minimum Distance between dwellings: 1.5 metres.
- ~~.8~~ **Garages shall be permitted only in the locations identified on ~~Figure 1- Exception- SCHEDULE C—SECTION 128(a), (b), (c), (d), (e), (f), (g), (h), (i), and (j)~~.**
- ~~.9.8~~ Where two abutting garages are situated on adjacent lots, the following shall apply:
 - .a the garages for both lots shall be designed as one building; and,
 - .b** a common wall shall divide the garages.

Exception Zones

Figure 1 (a)



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Figure 1 (b)

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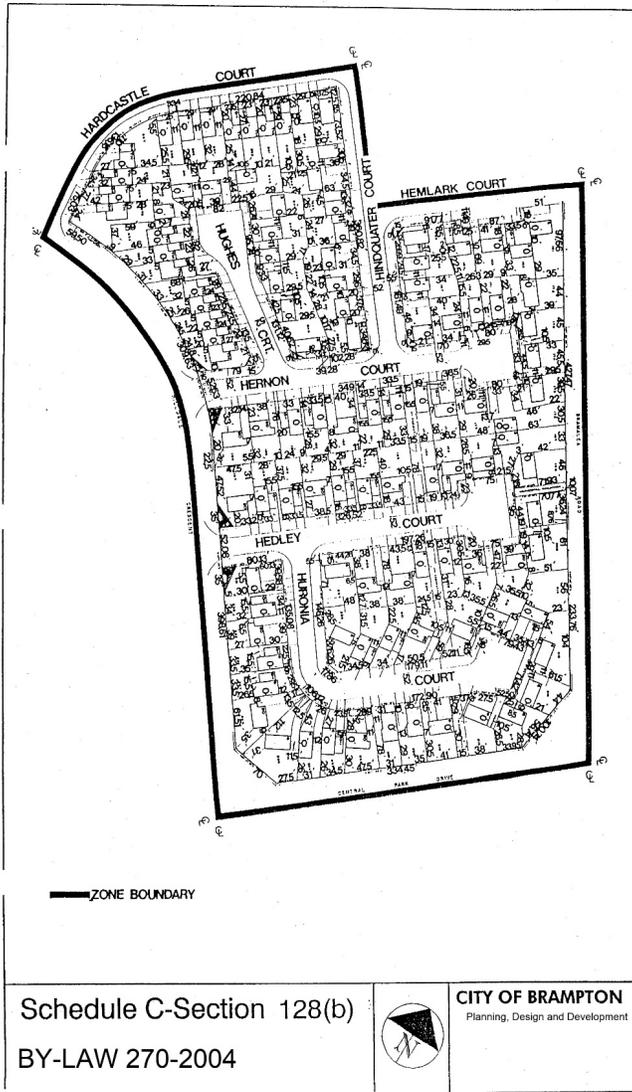


Figure 1 (c)

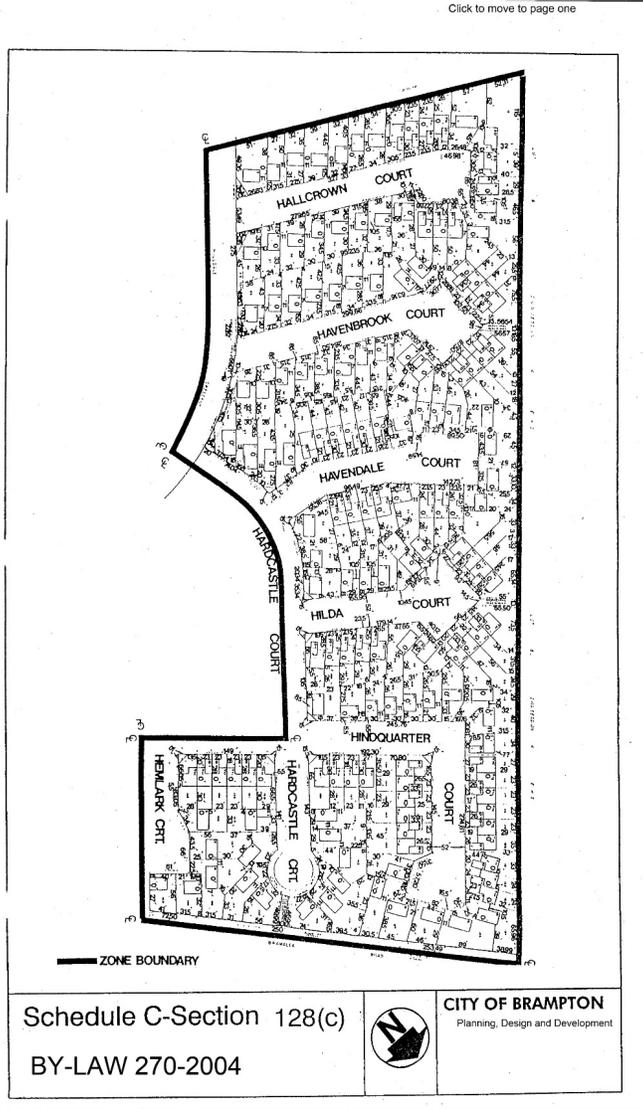


Figure 1 (e)

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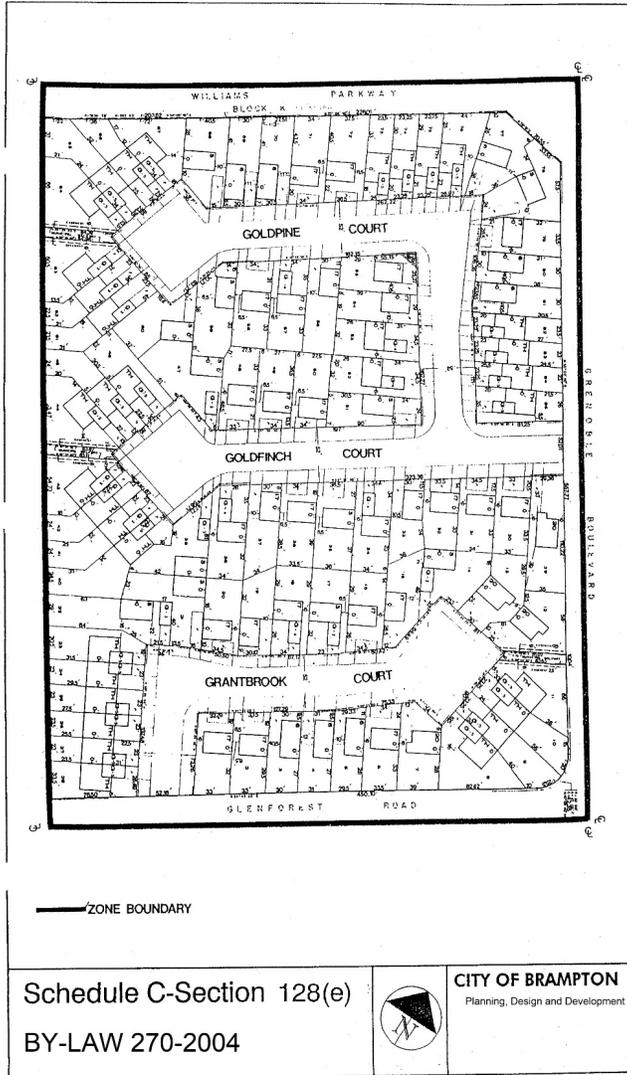
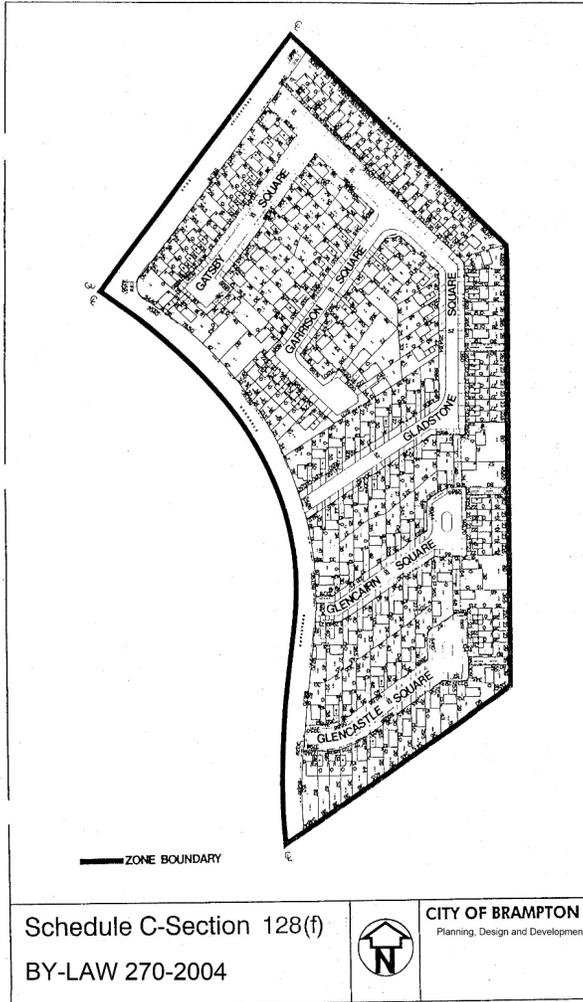


Figure 1 (f)

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Figure 1 (g)

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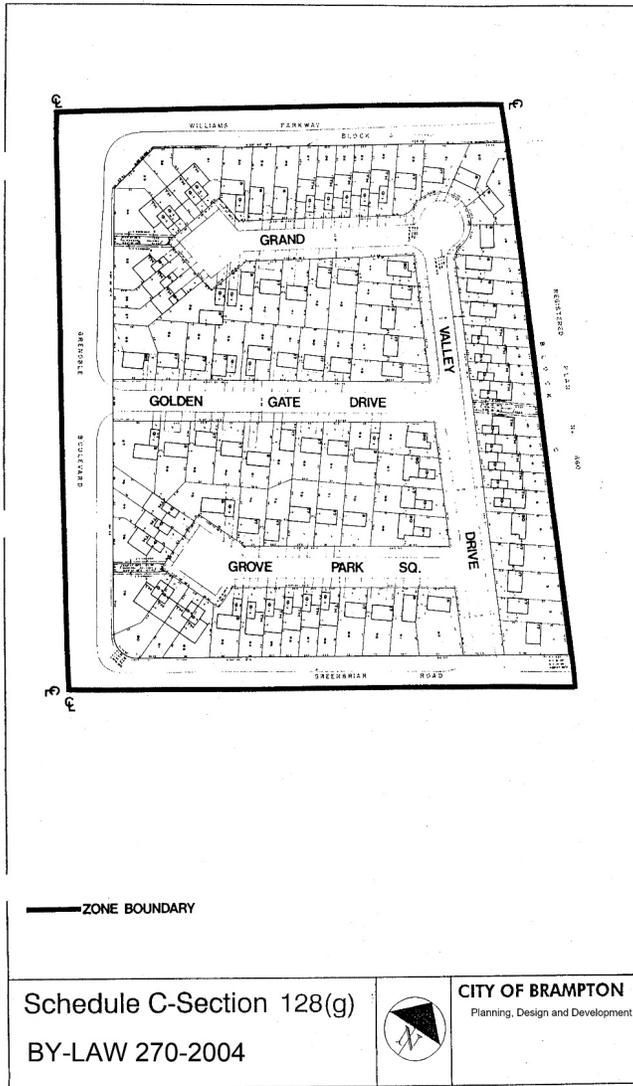
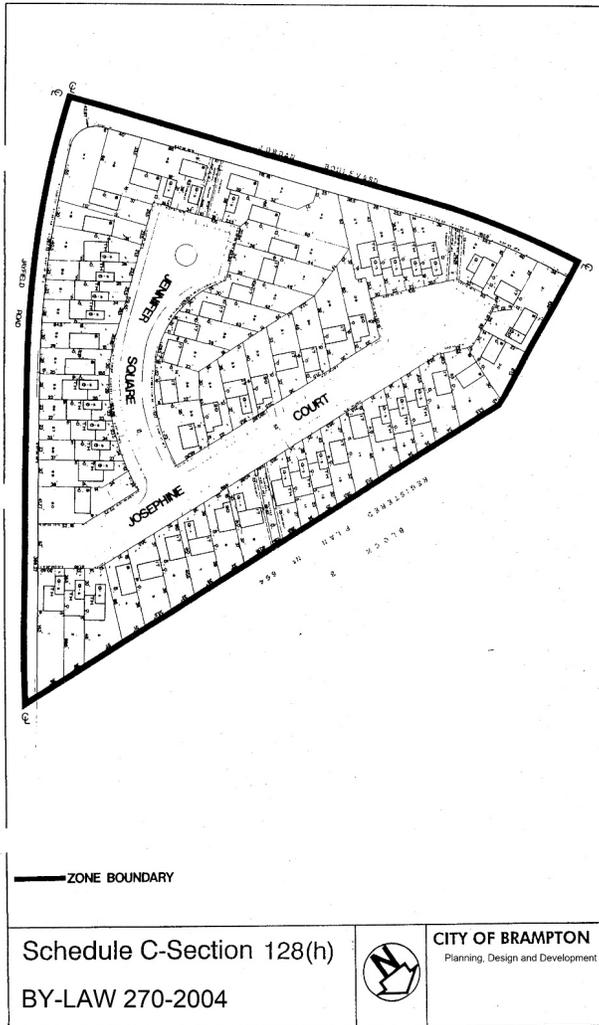


Figure 1 (h)

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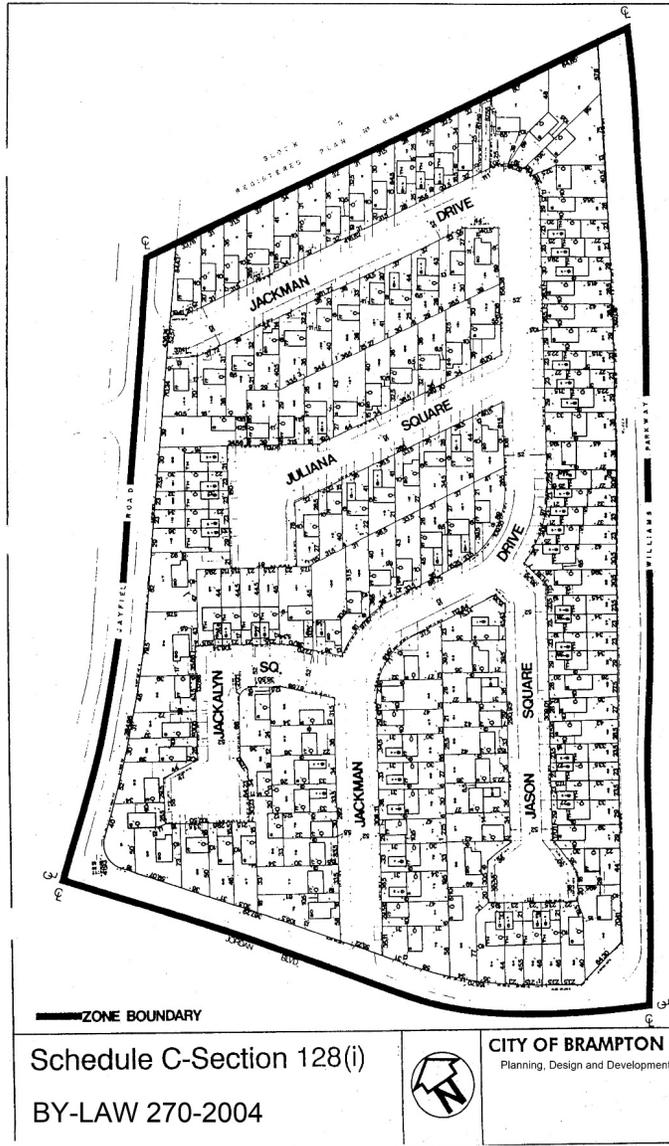


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Figure 1 (i)

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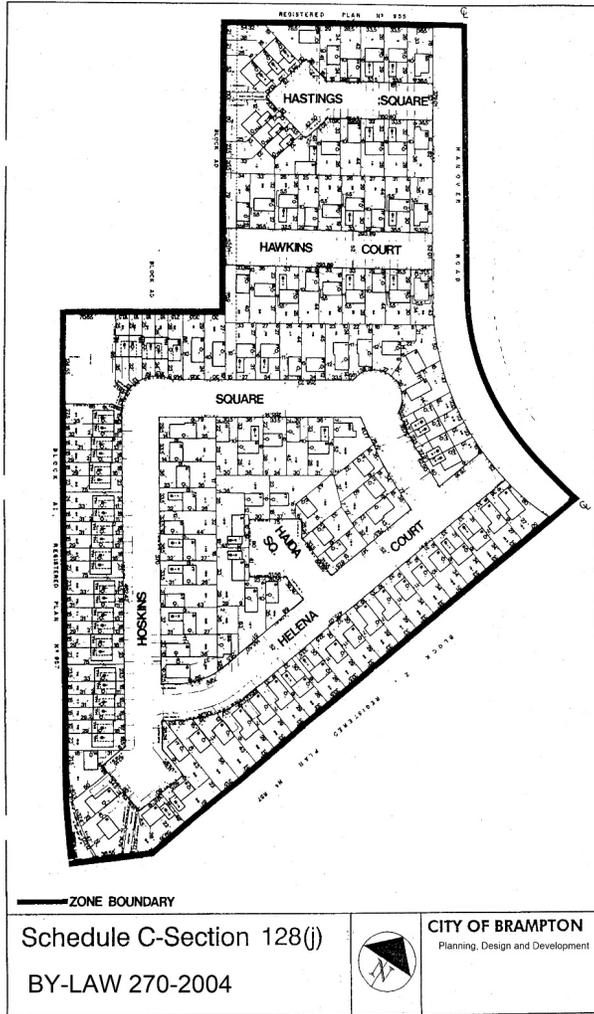
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Exception Zones

Figure 1 (j)

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12.129 Exception 129

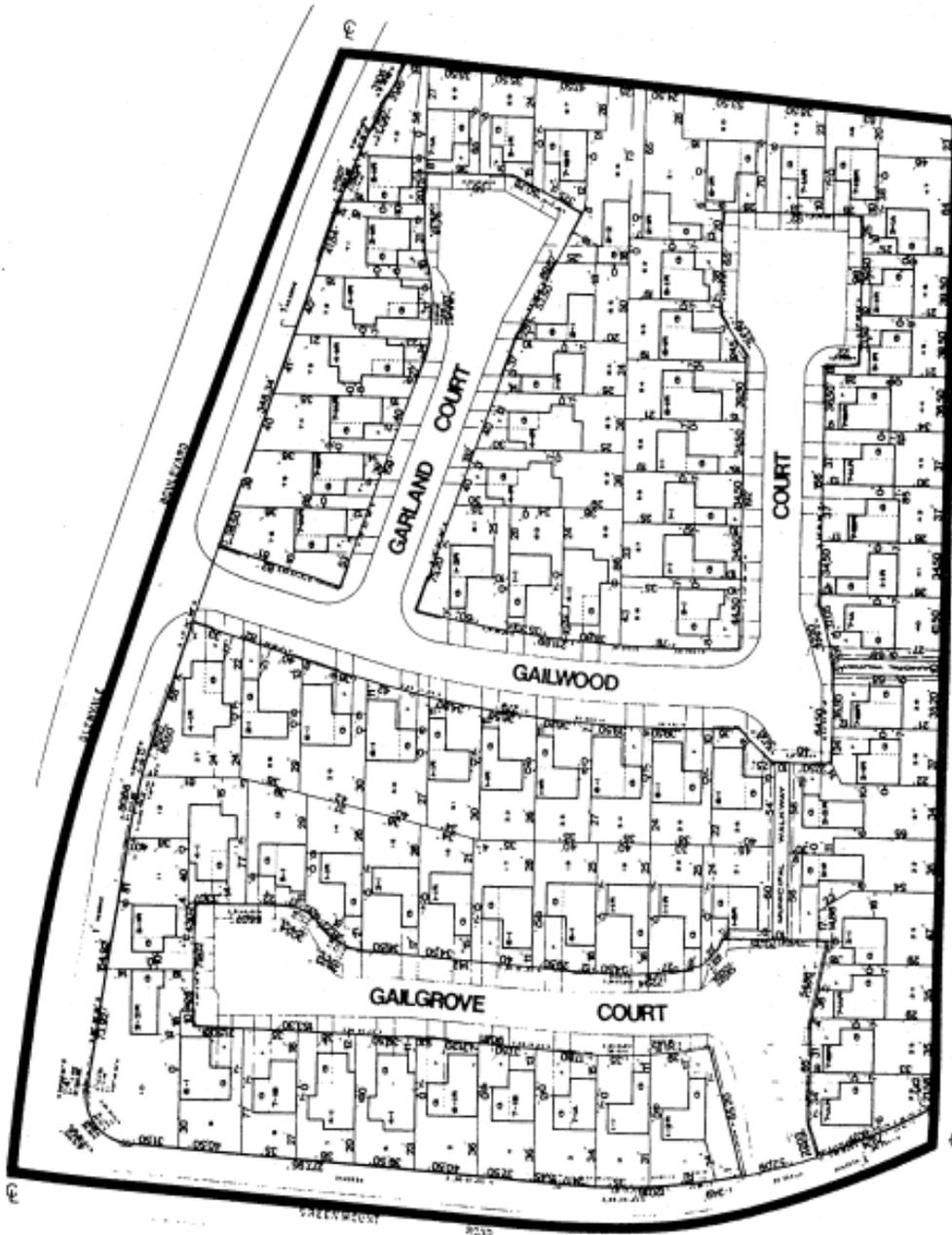
12.129.1 The lands shall only be used for the following purposes:

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

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

- .3 shall be used in accordance with **Figure 1 SCHEDULE C – SECTION 129** and also the following requirements and restrictions:
 - .a Maximum Number of Dwellings: 76
 - .b Maximum Lot Coverage: 50 percent
 - .c Garages shall be permitted in the locations identified on **Figure 1 SCHEDULE C – SECTION 129**
 - .d a minimum of two parking spaces shall be provided, one of which shall be in a garage and one at an off-street location
 - .e Minimum Driveway Width: 3.0 metres
 - .f Maximum Building Height: 7.6 metres
 - .g Minimum Distance between dwellings: 1.5 metres

Figure 1



— ZONE BOUNDARY

12.130 Exception 130

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

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

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

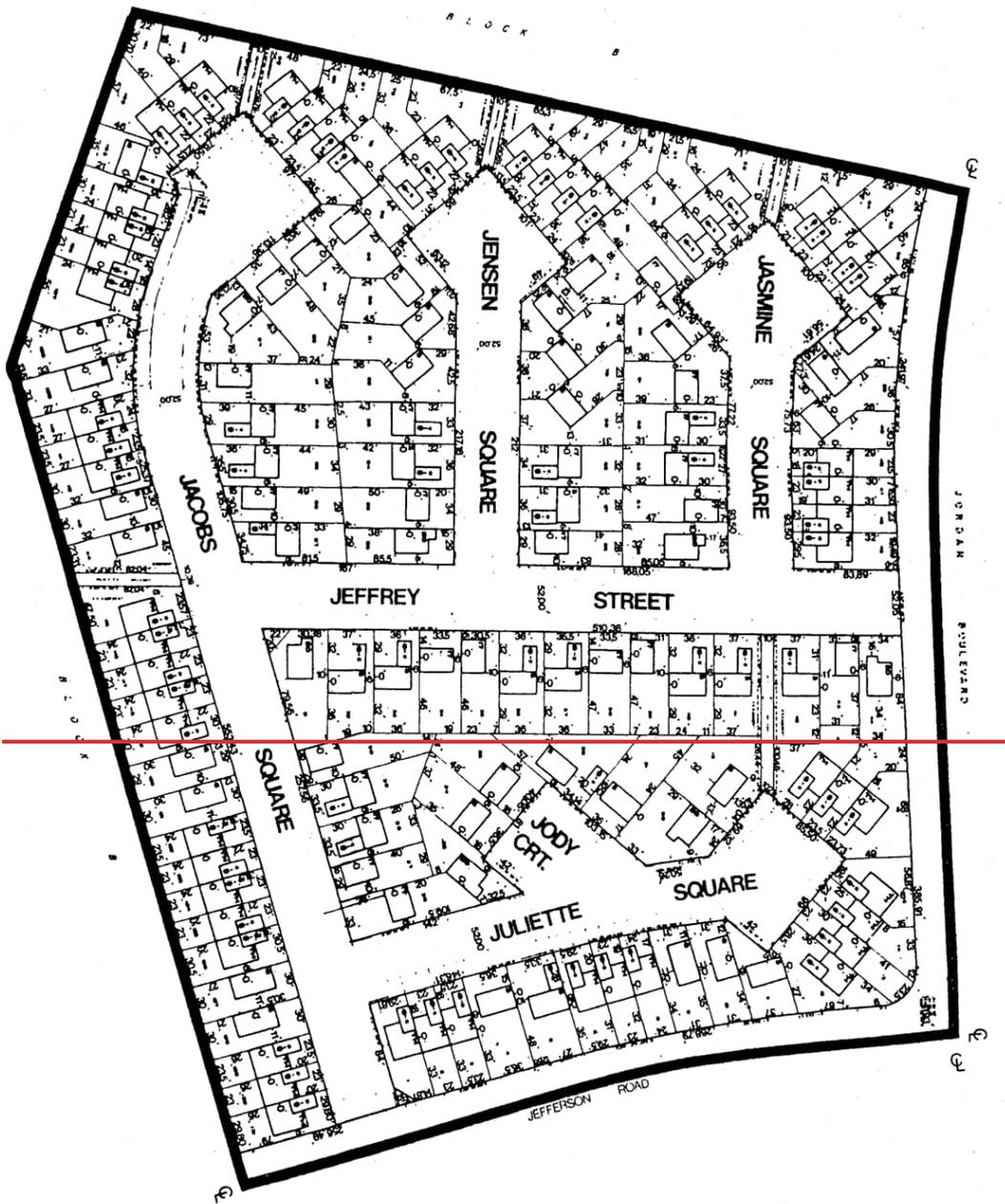
- .1 Maximum Number of Dwellings: 29.6 units per hectare.
- .2 Minimum Driveway Width: 3.0 metres.
- .3 Maximum Building Height: 7.6 metres.
- .4 Minimum Distance between dwellings: 1.5 metres.

~~.5~~ Garages shall be permitted only in the locations identified on Figure 1 SCHEDULE C – SECTION 130.

~~.6.5~~ where two abutting garages are situated on adjacent lots, the following shall apply:

- .a the garages for both lots shall be designed as one building; and,
- .b a common wall shall divide the garages.

Figure 1



12.131 Exception 131

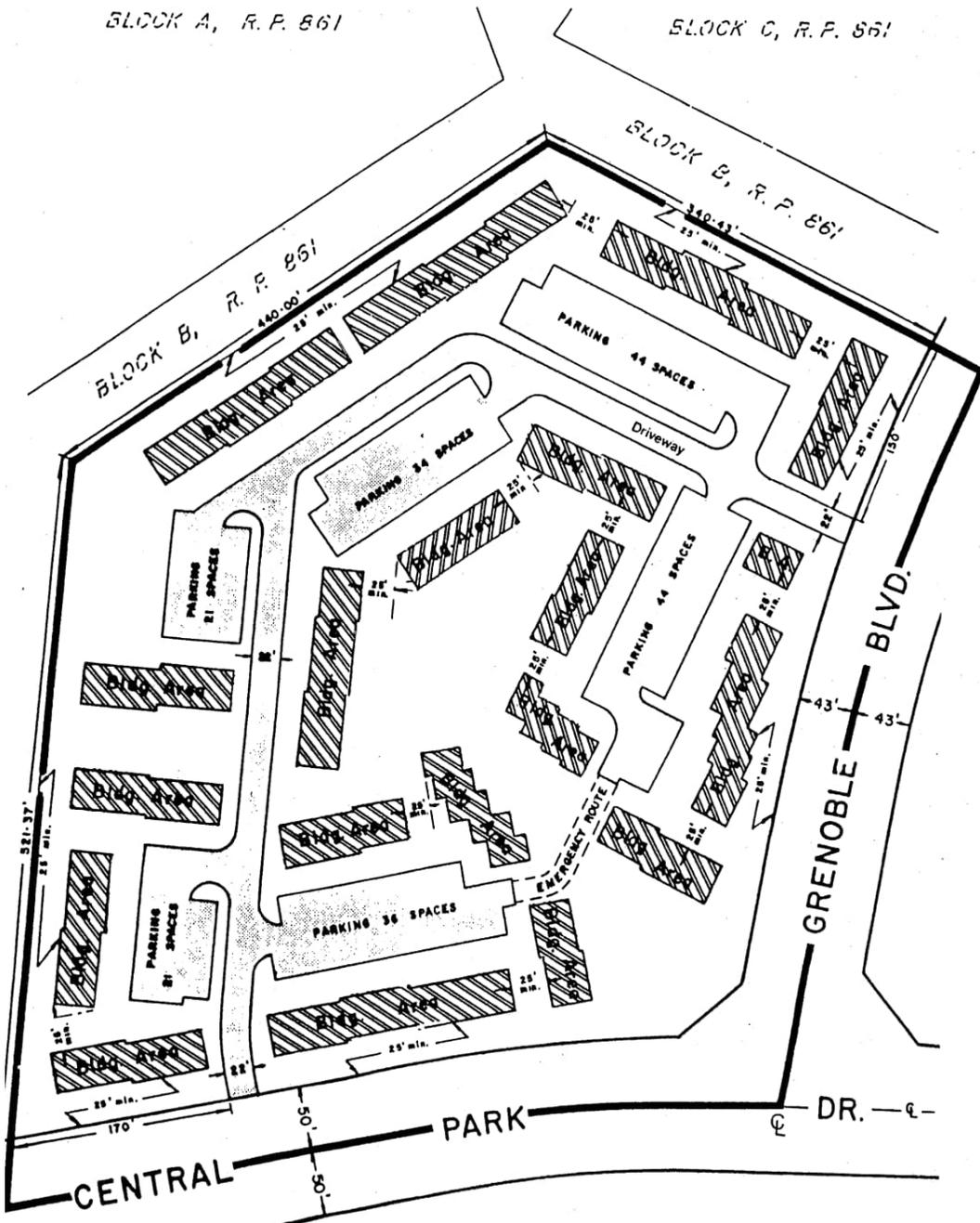
12.131.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R2 R3A(4) Zone**.

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

- .1 Maximum Number of Dwelling Units: 37 units per hectare.
- .2 Minimum Number of Parking Spaces: 1.6 for each dwelling unit.
- .3 all buildings shall be located within the areas identified as BUILDING AREA on **SCHEDULE C – SECTION 131 (a) and (b) Figure 1 and Figure 2**.
- .4 Landscaped Open Space shall be provided and maintained within the areas identified as LANDSCAPED OPEN SPACE on **Figure 1 and Figure 2. SCHEDULE C – SECTION 131 (a) and (b)**.
- .5 all parking areas and driveways shall be located within the areas identified as PARKING AND DRIVEWAY AREA on **Figure 1 and Figure 2. SCHEDULE C – SECTION 131 (a) and (b)**.

Figure 1



BLOCK A, R.F. 861

BLOCK C, R.F. 861

BLOCK B, R.F. 851

BLOCK B, R.F. 861

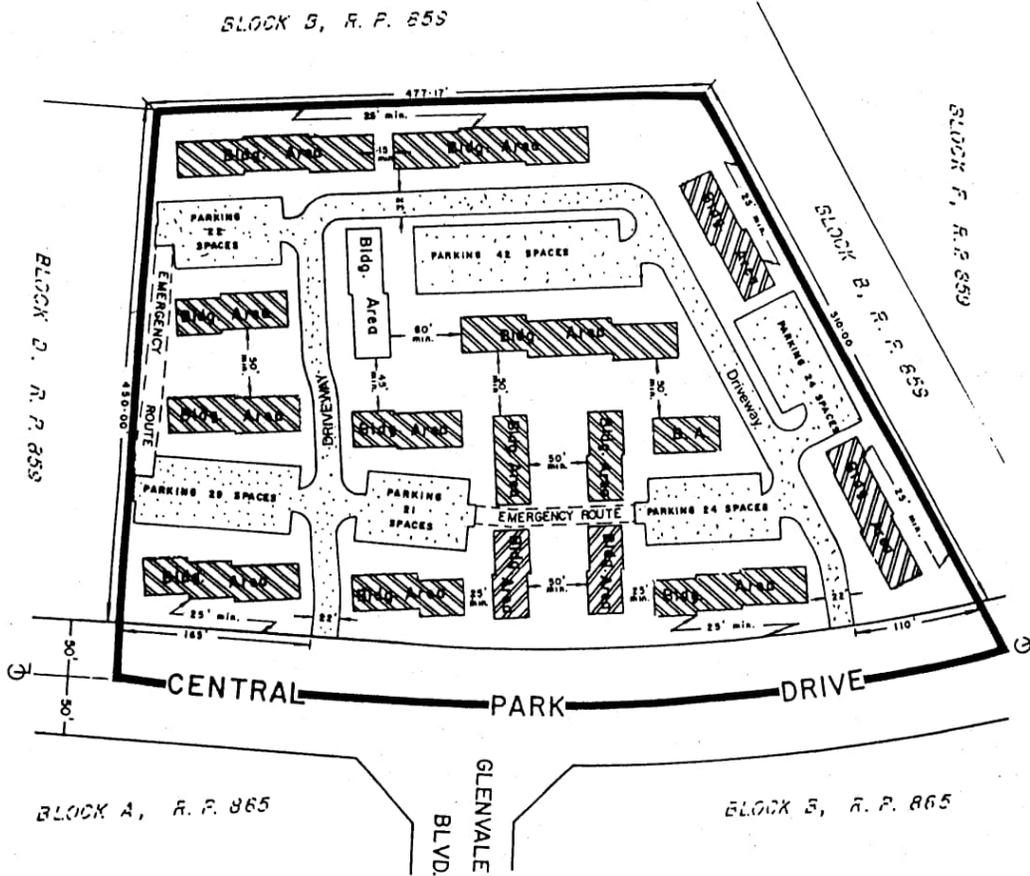
BLOCK A, R.F. 866

BLOCK A, R.F. 865

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  PARKING AND DRIVEWAY AREA

— ZONE BOUNDARY

Figure 2



-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  PARKING AND DRIVEWAY AREA

 ZONE BOUNDARY

12.132 Exception 132

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

- .1 shall be used only for the purposes permitted in the **R2 R3A(4) Zone**.

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

- .1 Maximum Number of Dwelling Units: 42 units per hectare.
- .2 Maximum Lot Coverage: 28 percent.
- .3 Minimum Number of Parking Spaces: 2.0 spaces for each dwelling unit, one of which shall be located in a garage.
- .4 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 5 dwelling units
- .5 no dwelling unit shall be located closer to the streetlines of Dixie Road and Clark Boulevard than 13.7 metres. A Landscaped Buffer Area with a minimum width of 6.0 metres shall be provided abutting Dixie Road at Clark Boulevard and shall not be considered in determining the maximum number of dwelling units per hectare.

12.133 Exception 133

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

- .1 shall be used for the purposes permitted in the **R1M, R1A R2A(2) Zone.**

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

- .1 Minimum Lot Area: 555.0 square metres.
- .2 Minimum Lot Width: 18.2 metres.
- .3 Minimum Rear Yard Depth: 13.5 metres.

12.134 Exception 134

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

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

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

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

- .i for an Interior Lot: 270.0 square metres.
 - .ii for a Corner Lot: 360.0 square metres.
 - .iii Minimum Side Yard Width: 1.5 metres.
- .3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:
- .a Minimum Lot Depth: 30.0 metres.
 - .b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.
 - .c Minimum Rear Yard Depth: 7.6 metres.
 - .d Minimum Exterior Side Yard Width: 3.0 metres.
 - .e Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
 - .f Maximum Building Height: 10.6 metres.
 - .g Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
 - .h Minimum Landscaped Open Space: 40 percent of the front yard area.

12.135 Exception 135

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

- .1 shall only be used for the purposes permitted in the **R2 R3A(4) Zone**.

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

- .1 Maximum Number of Dwelling Units: 37 units per hectare.
- .2 Maximum Lot Coverage: 28 percent.
- .3 Minimum Number of Parking Spaces: 2.0 spaces for each dwelling unit, one of which shall be located in a garage.
- .4 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 5 dwelling units or part thereof.
- .5 Minimum Street Line Setback from Williams Parkway for a dwelling: 13.7 metres.

12.136 Exception 136

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

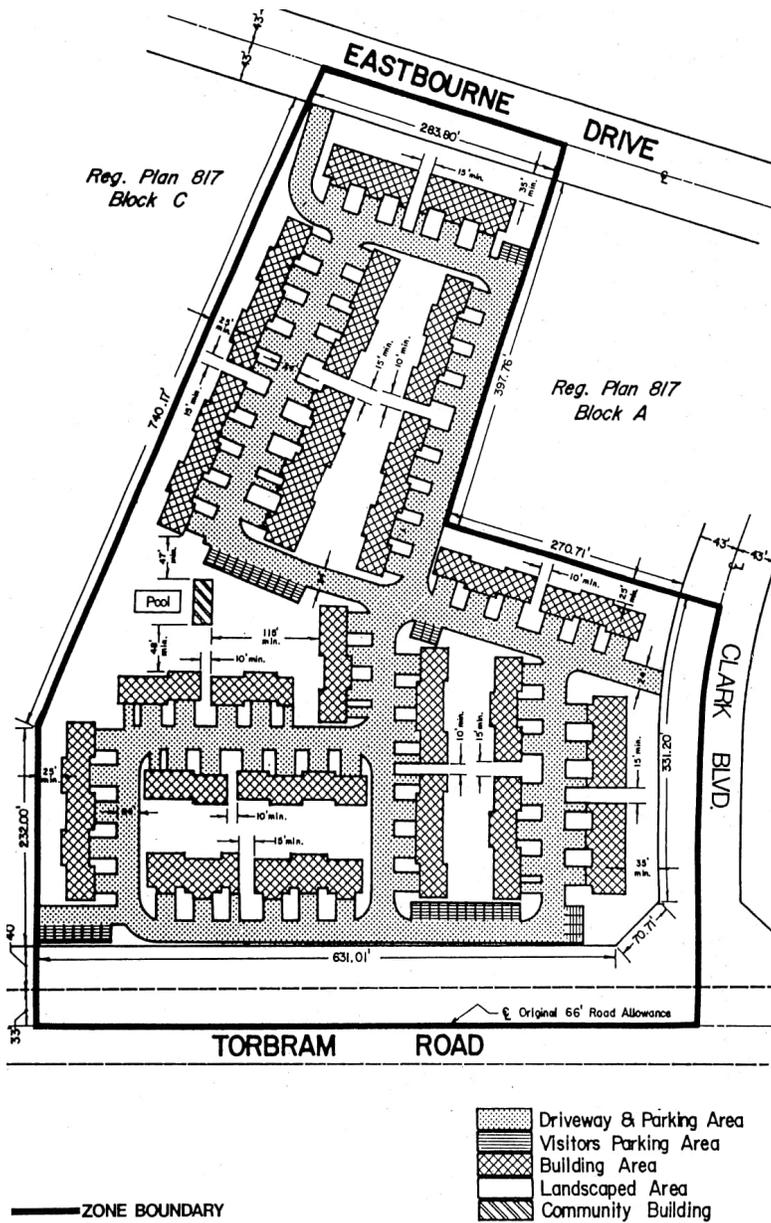
- .1 a townhouse dwelling;
- .2 a community building; and,
- .3 purposes accessory to the other permitted purposes.

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

- .1 Maximum Number of Dwelling Units: 164
- .2 Maximum Building Height: 10.6 metres
- .3 the community building shall not exceed 116.0 square metres of gross floor area.
- .4 Minimum Number of Visitor Parking Spaces: 41
- .5 the minimum front, side and rear yards, and the distance between buildings shall be determined in accordance with ~~SCHEDULE C – SECTION 136~~Figure 1;
- .6 Landscaped Open Space shall be provided and maintained in the locations outlined on ~~Figure 1~~~~SCHEDULE C – SECTION 136.~~

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Figure 1



12.137 Exception 137

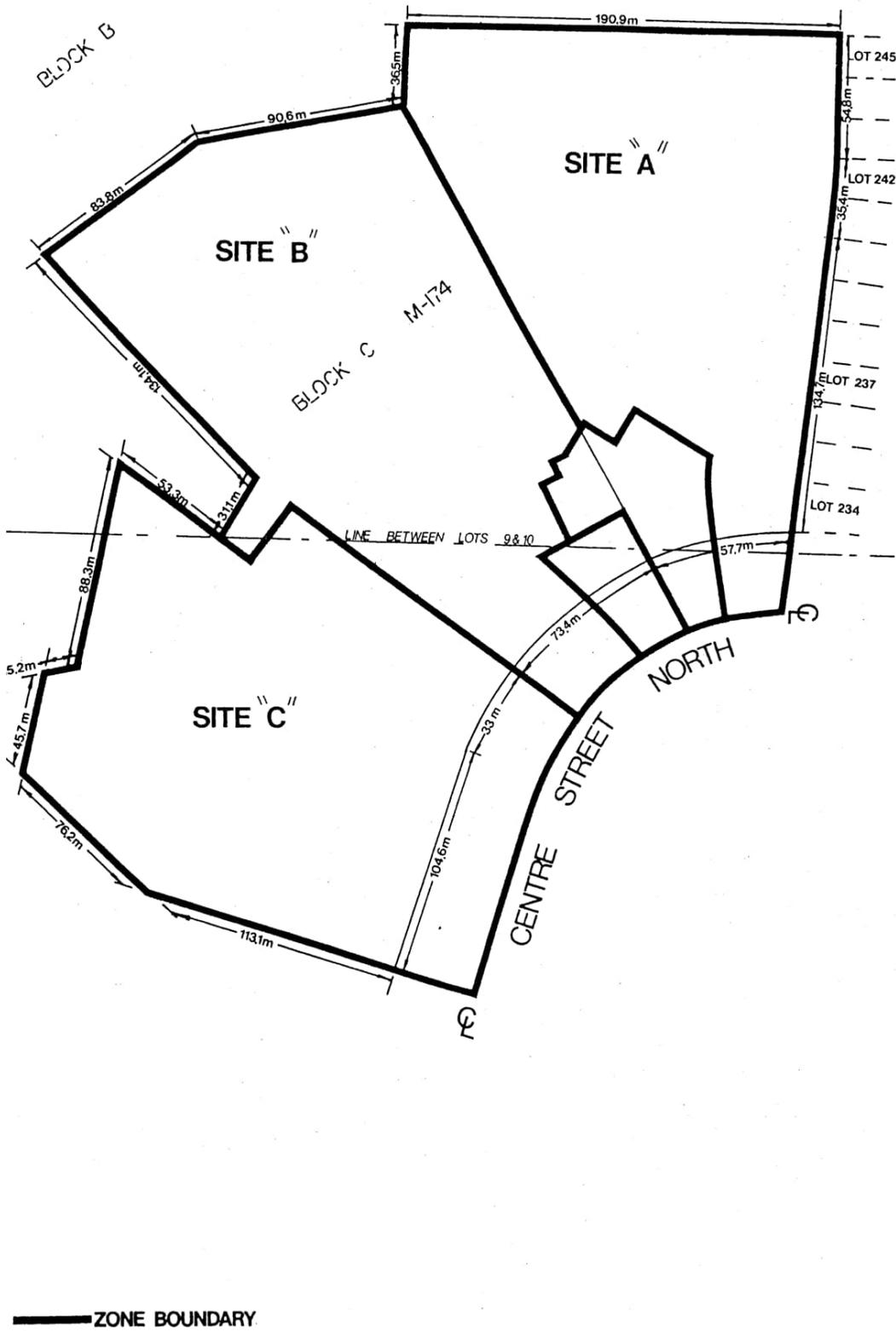
12.137.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an ~~R2 R3A(4) Zone~~.

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

- .1 Maximum Number of Dwelling Units:
 - .a 122 dwelling units on Site A shown on ~~SCCHEDULE C – SECTION 137~~Figure 1;
 - .b 119 dwelling units on Site B shown on ~~Figure 1~~SCCHEDULE C – SECTION 137; and,
 - .c 106 dwelling units on Site C shown on ~~Figure 1~~SCCHEDULE C – SECTION 137.
- .2 Maximum Lot Coverage: 28 percent for sites A, B and C shown on ~~Figure 1~~SCCHEDULE C – SECTION 137.
- .3 Minimum Number of Parking Spaces: 2.0 spaces for each dwelling unit one of which shall be located in a garage or carport.
- .4 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 5 dwelling units or part thereof.

Figure 1



12.138 Exception 138

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

- .1 shall only be used for the purposes permitted in the **R2 R3A(4) Zone**.

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

- .1 Maximum Number of Dwelling Units: 39.5 units per hectare.
- .2 Minimum Number of Parking Spaces: 1.75 spaces for each dwelling unit or part thereof.
- .3 Minimum Number of Visitor Parking Spaces: 1.0 spaces for every 4 dwelling units or part thereof.

12.139 Exception 139

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

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

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

- .1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:
 - .a Minimum Lot Width:
 - .i for an Interior Lot: 7.6 metres.
 - .ii for a Corner Lot: 10.6 metres.
 - .b Minimum Lot Area: 225.0 square metres.
 - .c Minimum Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres, provided that:
 - .i the minimum distance between detached dwellings shall not be less than 1.8 metres;
 - .ii to total width of side yards on any lot shall not be less than 1.8 metres; and,
 - .iii where the space between the exterior walls of two buildings is less than 2.4 metres in width, no door or window below grade shall be permitted in any wall abutting that space.
- .2 shall be subject to the following requirements and restrictions with respect to semi-detached dwelling units:
 - .a Minimum Lot Width:
 - .i for an Interior Lot: 9.0 metres.
 - .ii for a Corner Lot: 12.0 metres.

- .b Minimum Lot Area:
 - .i for an Interior Lot: 270.0 square metres.
 - .ii for a Corner Lot: 360.0 square metres.
 - .c Minimum Side Yard Width: 1.5 metres.
- .3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:
- .a Minimum Lot Depth: 30.0 metres.
 - .b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.
 - .c Minimum Rear Yard Depth: 7.6 metres.
 - .d Minimum Exterior Side Yard Width: 3.0 metres.
 - .e Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
 - .f Maximum Building Height: 10.6 metres.
 - .g Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
 - .h Minimum Landscaped Open Space: 40 percent of the front yard area.

12.140 Exception 140

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

- .1 Residential:
 - .a a single detached dwelling, subject to the requirements and restrictions of **R12R2A(1)**;
 - .b a semi-detached dwelling, subject to the requirements and restrictions of section **R12R2A(1)**;
 - .c a townhouse dwelling, subject to the requirements and restrictions of Exception 140.2;
 - .d a group home, within a single detached dwelling; and,
 - .e an auxiliary group home.
- .2 Non-Residential:
 - .a a home occupation, within a single detached dwelling; and,
 - .b purposes accessory to the other permitted uses.

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

- .1 Minimum Exterior Side Yard Width: 3.0 metres
- .2 Minimum Rear Yard Depth: 4.5 metres provided that:
 - .a the centre of the rear wall of any dwelling unit shall not be closer than 13.5 metres from the rear lot line;
 - .b no part of any dwelling unit shall be closer than 22.9 metres to the widened limit of Highway Number 410; and,
 - .c a Landscaped Buffer Area with a minimum width of 6.0 metres shall be provided and maintained abutting Heart Lake Road and shall not be considered in determining the rear lot area.
- .3 shall also be subject to the following requirements and restrictions for corner lots:
 - .a Minimum Lot Area: 278.5 square metres
 - .b Minimum Landscaped Open Space: 60 percent of the front yard, and 80 percent of the exterior side yard

12.141 Exception 141

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

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

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

- .1 shall be subject to the following requirements and restrictions:
 - .a Minimum Rear Yard Depth: 13.5 metres
 - .b Minimum Lot Depth: 30.0 metres
- .2 shall, with respect to single detached dwellings, be subject to the following requirements and restrictions:
 - .a Minimum Lot Area:
 - .i for an Interior Lot: 270.0 square metres.
 - .ii for a Corner Lot: 360.0 square metres.
 - .b Minimum Lot Width:
 - .i for an Interior Lot: 9.0 metres.
 - .ii for an Exterior Lot: 12.0 metres.
 - .c Minimum Side Yard Width: a side yard other than a side yard flanking a street, or a public walkway may be reduced to zero metres, provided that:
 - .i the minimum distance between dwellings shall not be less than 1.8 metres; and,
 - .ii the total width of side yards on any lot shall not be less than 1.8 metres.

- .1 shall, with respect to semi-detached dwellings, be subject to the following requirements and restrictions:
- .a Minimum Lot Width:
 - .i for an Interior Lot: 18.0 metres.
 - .ii for a Corner Lot: 21.0 metres.
 - .b Minimum Lot Area:
 - .i for an Interior Lot: 540.0 square metres.
 - .ii for a Corner Lot: 630.0 square metres.
 - .iii Minimum Side Yard Width: 1.5 metres.
- .2 shall, with respect to single detached and semi-detached dwellings, be subject to the following requirements and restrictions:
- .a Minimum Front Yard Depth: 6.0 metres.
 - .b Minimum Exterior Side Yard Width: 3.0 metres.
 - .c Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
 - .d Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
 - .e Minimum Front Yard Landscaped Open Space: 40 percent of the front yard area.
 - .f no windows below grade and no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.
- .3 shall, with respect to townhouse dwellings, be subject to the following additional requirements and restrictions:
- .a Minimum Lot Area:
 - .i for a Corner Lot: 278.0 square metres.
 - .ii for an Interior Lot: 185.0 square metres.
 - .b Minimum Lot Width:
 - .i for a Corner Lot: 9.1 metres per dwelling unit
 - .ii for an Interior Lot: 6.0 metres per dwelling unit
 - .c Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.
 - .d Minimum Side Yard Width for End Units: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

- .e Minimum Exterior Side Yard Width: 3.0 metres.
- .f Minimum Rear Yard Depth: 4.5 metres, but in no event shall the centre of the rear wall of any dwelling unit be closer than 7.6 metres to the rear lot line.
- .g no more than 6 townhouse dwelling units shall be attached.

12.142 Exception 142

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

- .1 the shall only be used for the purposes permitted in an **R2 R3B(1) Zone**.

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

- .1 Minimum Lot Area:
 - .a for a Corner Lot: 278.5 square metres.
- .2 Minimum Lot Width:
 - .a for a Corner Lot: 9.0 metres per dwelling unit.
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 Minimum Landscaped Open Space:
 - .a for an Interior Lot: 50 percent of the required front yard depth.
 - .b for a Corner Lot: 60 percent of the required front yard depth; and, 80 percent of the required exterior side yard width.

12.143 Exception 143

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

- .1 the purposes permitted in an **R1M, R1A R2A(1) Zone**; and,
- .2 a link house dwelling subject to the requirements and restrictions of **Exceptionsection 12.143.2.**

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

- .1 Minimum Lot Area: 278.5 square metres per dwelling unit.
- .2 Minimum Lot Width: 9.0 metres per dwelling unit.
- .3 Minimum Front: 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.
- .4 Minimum Interior Side Yard Width: 1.2 metres for the first storey plus 0.6 metres for each additional storey or part thereof.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres provided that:
- .7 no dwelling unit shall be located closer than 13.7 metres to the streetline of Williams Parkway; and,
- .8 Maximum Building Height: 10.6 metres.
- .9 Maximum Lot Coverage: 50 percent.
- .10 Accessory Buildings:
 - .a Maximum Floor Area: 10 percent of lot area but not exceeding 11.0 square metres.
 - .b Maximum Building Height: 2.1 metres.

12.144 Exception 144

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

- .1 Residential:
 - .a a single detached dwelling, subject to the requirements and restrictions of [R12R2A\(1\)](#);
 - .b a semi-detached dwelling subject to the requirements and restrictions of [Exceptionsection 12.144.2\(1\)](#);
 - .c a townhouse dwelling containing street townhouse dwellings, subject to the requirements and restrictions of [Exceptionsection 12.144.2\(1\)](#);
 - .d a group home, within a single detached dwelling; and,
 - .e an auxiliary group home.
- .2 Non-Residential:
 - .a a home occupation, within a single detached dwelling; and,
 - .b purposes accessory to the other permitted uses.

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

- .1 shall be subject to the following requirements and restrictions with respect to semi-detached and townhouse dwellings permitted by [Exceptionsections 12.144.1\(1\)\(b\) and 12.144.1\(1\)\(c\)](#):
 - .a Minimum Lot Area: 185.8 square metres per dwelling unit.
 - .b Minimum Lot Width: 6.0 metres per dwelling unit.
 - .c Minimum Outdoor Living Area: 45.0 square metres for each dwelling unit. That portion of the roof of the garage which has a noise level low enough to be considered as, and is designed to be utilized as an outdoor living area may be considered as part of this requirement.
 - .d Minimum Side Yard for an end unit: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
 - .e Direct Access through dwelling unit: each townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.
 - .f Maximum Building Height: 10.6 metres.
- .2 shall be subject to the following requirements and restrictions with respect to single detached dwelling units permitted by [Exceptionsection 144.1 \(a\)\(1\)](#):
 - .a Minimum Lot Area: 270.0 square metres.

- .b Minimum Lot Width: 9.0 metres.
 - .c Minimum Outdoor Living Area: 55.0 square metres for each dwelling unit. That portion of the roof of the garage which has a noise level low enough to be considered and as and is designed to be utilized as an outdoor living area may be considered as part of this requirement.
 - .d Minimum Side Yard: a side yard other than a side yard flanking a road allowance or public walkway may be reduced to zero metres, provided that:
 - .i the minimum distance between detached buildings shall not be less than 1.8 metres; and,
 - .ii the total width of the side yards on any lot shall not be less than 2.1 metres.
 - .e Minimum Side Yard flanking a public walkway: 1.2 metres plus 0.6 metres for each additional storey above the first.
 - .f Maximum Building Height: 10.5 metres.
- .3 shall be subject to the following requirements and restrictions with respect to townhouse dwellings, semi-detached dwelling units and single detached units:
- .a Minimum Lot Depth: 30.0 metres.
 - .b Minimum Front Yard Depth: 6.0 metres.
 - .c Minimum Rear Yard Depth: 7.6 metres.
 - .d Minimum Exterior Side Yard Width: 3.0 metres.
 - .e Landscaped Buffer Area:
 - .i if the outdoor living area is to be provided in the rear yard and a noise attenuation barrier is placed in the vicinity of the rear lot line a landscaped buffer area need not be provided;
 - .ii if the outdoor living area is provided in the front yard and a noise attenuation barrier is placed in the vicinity of the rear lot line in order to be consistent with streetscape or noise attenuation barriers on an adjacent lot where the outdoor living area is provided in the rear yard, a landscaped buffer area need not be provided; and
 - .iii if the outdoor living area is provided in the front yard and a chain link fence is provided on the rear lot line a strip of land not less than 3.0 metres in width abutting the rear lot line shall be used for no purpose other than landscaped buffer area.
 - .f Corner Lot Measurements: where corner roundings or visibility triangles exist, width, depth and side yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines
 - .g Driveway Location: no driveway on a corner lot shall be closer than 3.0 metres to the intersection of street lines as projected.

- .h Minimum Floor Area of Dwelling Units: 100.0 square metres.
- .i Fencing, other than a noise attenuation barrier:
 - .i maximum height of 1.9 metres except as indicated in (2) below;
 - .ii along the rear lot line and along the side lot lines a distance of 6.0 metres from the rear lot line a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted unless a noise attenuation barrier approved by the City is provided adjacent to the rear lot line, in which case, any type of fencing may be provided along the side lot lines a distance of 6.0 metres from the rear lot line to a maximum height of the approved noise attenuation barrier; and
 - .iii in the front yard within 2.0 metres of the front lot line, a fence constructed of bricks shall be the only fencing permitted.

12.145 Exception 145

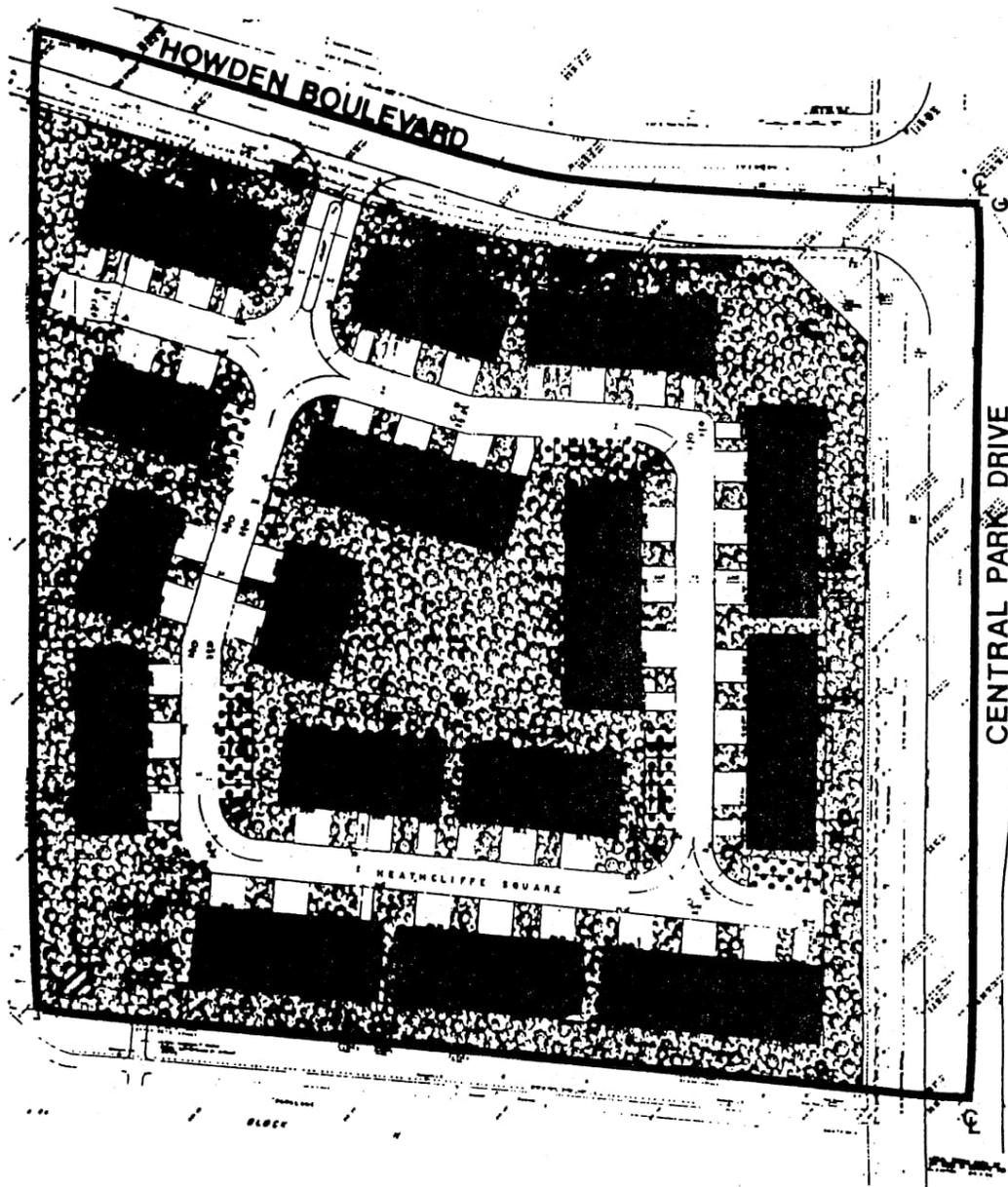
12.145.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R2 R3A(4) Zone**;

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

- .1 all townhouse dwellings shall be located within the areas shown as BUILDING AREA on ~~SCHEDULE C – SECTION 145~~ **Figure 1**;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on **Figure 1** ~~SCHEDULE C SECTION 145~~;
- .3 a cabana, having a maximum gross floor area of 57 square metres, shall be located within the area shown as ACCESSORY BUILDING AREA on **Figure 1** ~~SCHEDULE C – SECTION 145~~;
- .4 Visitor Parking Spaces and recreational vehicle parking spaces shall be located within the areas shown as VISITOR and RECREATIONAL VEHICLE PARKING AREA on **Figure 1** ~~SCHEDULE C Section 145~~;
- .5 the Maximum Number of Townhouse Dwelling Units shall be 92;
- .6 the Maximum Height of any structure shall not exceed 8.0 metres;
- ~~.7 a minimum of 35 visitor parking spaces shall be provided, and signed for the exclusive use of visitors;~~
- ~~.8 a minimum of 5 recreational vehicle parking spaces shall be provided;~~
- ~~.9.7~~ the minimum distance between any structure and the property line on Central Park Drive and Howden Boulevard shall be 7.6 metres; and
- .8 the maximum number of dwelling units in a townhouse dwelling shall not exceed 8.

Figure 1



-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  VISITOR & RECREATIONAL VEHICLE PARKING AREA
-  ACCESSORY BUILDING AREA

 ZONE BOUNDARY

12.146 Exception 146

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

- .1 shall only be used for the purposes permitted in the **R3M R4A(2) Zone**.

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

- .1 -Maximum Number of Dwelling Units: 152.
- .2 -Maximum Gross Floor Area: 14,353.0 square metres.
- .3 -Maximum Building Height: 38.0 metres.
- .4 -no motor vehicle shall be parked closer to Clark Boulevard than a minimum distance of 3.0 metres.

12.152 Exception 152

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

- .1 the purposes permitted in an **R1M, R1AR2A(2) Zone**; and,
- .2 a semi-detached dwelling subject to the requirements and restrictions of **Exceptionsection 152.2**.

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

- .1 Minimum Lot Area: 557.0 square metres and not less than 278.0 square metres per dwelling unit.
- .2 Minimum Lot Width: 18.0 metres and 9.0 metres per dwelling unit.
- .3 Minimum Front Yard Depth: 6.0 metres provided that the front of any garage or carport shall not be any closer than 7.0 metres to the front lot line.
- .4 Minimum Interior Side Yard Depth: 1.2 metres for the first storeys, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport in which case 2.4 metres shall be required.
- .5 Minimum Exterior Side Yard Width: 3.0 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres, provided that:
 - .a no part of any semi-detached dwelling shall be located closer than 13.7 metres to the streetline of Williams Parkway.
- .7 Maximum Building Height: 10.6 metres.
- .8 Maximum Lot Coverage: 55 percent.

12.153 Exception 153

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

- .1 shall only be used for the purposes permitted in the **R1M, R1AR1B(3) Zone**.

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

- .1 Minimum Rear Yard Depth: 7.6 metres, provided that:
 - .a no part of a single detached dwelling shall be situated closed than 13.5 metres to the streetline of Kennedy Road North and Williams Parkway.

12.154 Exception 154

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

- .1 the purposes permitted in the **PEM1A Zone**; and,
- .2 subject to all special wastes being treated on site the manufacture and assembly of products such as:
 - .a synthetic or organic textiles or fabrics or any products manufactured from them;
 - .b food processing (excluding meats, poultry or fish);
 - .c paper and allied products;
 - .d furniture and finished lumber products; and small goods and wares.

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

- .1 Minimum Lot Area: 1858 square metres.
- .2 Minimum Front Yard Depth: 18.0 metres.
- .3 Minimum Interior Side Yard: 7.6 metres, except for any lot having a width in excess of 76.2 metres, in which case the side yard shall be a minimum of 10 percent of lot width to a maximum of 15.0 metres.
- .4 Minimum Exterior Side Yard Width: 7.6 metres, except for any lot having a width in excess of 7.62 metres, in which case the side yard shall be a minimum of 10 percent of lot width to a maximum of 15.0 metres.
- .5 Minimum Rear Yard Depth: 12.0 metres.
- .6 Maximum Building Height:
 - .a 2 storeys for a manufacturing use; and,
 - .b 3 storeys for an office use.
- .7 Minimum Landscaped Open Space: 50 percent of the required front yard area.
- .8 Outdoor Storage:
 - .a no storage shall be permitted outside a building; and,
 - .b tanks for the storage of materials incidental to the manufacturing operation may be located outside the buildings provided that storage tanks are confined to the area enclosed by the rear face of the building, and the projection of the side lines of the building to the point where the same meet the rear lot line.

12.155 Exception 155

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

- .1 purposes permitted in the **GEM2 Zone**;
- .2 the manufacturing, filling, storing and distribution of the following industrial and medical gases:
 - .a oxygen;
 - .b nitrogen;
 - .c carbon dioxide;
 - .d helium;
 - .e acetylene;
 - .f argon;
 - .g freon;
 - .h mapp gas;
 - .i hydrogen;
 - .j krypton;
 - .k xeon;
 - .l nitrous oxide;
 - .m neon; and,
 - .n cyclopropane.
- .3 the manufacture, purchasing, storing and distribution of welding goods and equipment and of goods and equipment in connection with the purposes permitted in **Exceptionsection 12.155.1(2)**.
- .4 an outdoor pond for the storage of calcium hydroxide by-products from acetylene manufacturing operations.

12. 155.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 24.0 metres.
- .2 Minimum Lot Area: 27,870 square metres.
- .3 Minimum Rear Yard Depth: 15.0 metres, except where it abuts a rail line, in which case there is no minimum requirement.
- .4 Minimum Side Yard Width: 7.6 metres.

- .5 no buildings or structures shall be erected within 15.0 metres of any acetylene plant or mapp gas filling station or sludge pond.
- .6 Minimum Number of Parking Spaces: one (1) space per 55.74 square metres of gross floor area.
- .7 the part of the lot used for the purposes permitted by Exceptionsections 12.155.1(2), 12.155.1(3) and 12.155.1(4) shall be completely fenced by a 1.5 metre high chain link fence except in front of a building facing the street in which case the said fence shall be attached to the building. All sludge ponds shall be fenced with a 1.5 metre high chain link fence and shall carry at least one sign reading "Warning-Keep-Out."
- .8 Outdoor Storage: storage of incoming or outgoing materials shall be permitted outside buildings and permanent storage structures but not in the front yard, provided that such storage shall not be visible from the street or highway running by the frontage of the zoned lot. Notwithstanding anything herein contained, no loose materials of any description shall be stored in open stock piles so as to be disturbed by the action of the elements, save and except for calcium hydroxide by-products from acetylene manufacturing operations which shall be stored in sludge ponds.

12.156 Exception 156

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

- .1 the purposes permitted in the GEM3A Zone; and,
- .2 business offices.

12.157 Exception 157

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

- .1 the uses permitted in the **PEM4A Zone**;
- .2 the manufacturing, assembly, storage and distribution of semi-finished and finished products;
- .3 dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use;
- .4 dairy products plants and bakeries;
- .5 builders supply yard or yard including a repair and assembly shop but excluding any scrap metal storage or salvage yards; and,
- .6 any use accessory to the foregoing uses.

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

- .1 Minimum Front Yard Depth:
 - .a 15.0 metres for a building not exceeding 8.0 metres in height;
 - .b 18.0 metres for a building not exceeding 10.0 metres in height;
 - .c 21.0 metres for a building not exceeding 12.0 metres in height; and,
 - .d 24.0 metres for a building not exceeding 15.0 metres in height;
- .2 Minimum Lot Area: 2,000 square metres.
- .3 Minimum Rear Yard: 8.0 metres, except where the rear lot line abuts a rail line in which case no side yard shall be required;
- .4 Minimum Side Yard: 8.0 metres, except where the side lot lines abuts a rail line, in which case no side yard shall be required.
- .5 Maximum Building Height:
 - .a 4 storeys for a manufacturing use; and,
 - .b 5 storeys for the office use.
- .6 Minimum Landscaped Open Space: 50 percent of the required front yard area.
- .7 Outside Storage: outside storage is permitted subject to the following conditions:
 - .a the storage area is not located in the front yard or in any required side yard which abuts a street or on any portion of the lot required for parking, or closer to any side lot line, except in the rear yard, than the required setback for a building. Provided, however, that where the rear yard abuts a street, the storage shall not be located closer to any rear lot line than the required setback for a building;

- .b the storage area is enclosed by a fence or wall not less than 2.4 metres in height constructed of metal, wood or masonry and if constructed of wood or metal it is painted and maintained provided no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or spur line. Where the storage areas face a street or abut a zone other than any industrial zone, a landscaped strip 20.0 metres in width containing plant material with suitable screening characteristics shall be provided and maintained along the affected property line(s).
- .8 the provisions of **Exceptionsection 12.157.2(7)** shall not prevent the display in the open of new products produced or distributed by any of the permitted industrial purposes provided that:
 - .a the total area used does not exceed 5 percent of the lot area; and,
 - .b such area shall not be closer to any street line than the minimum distance required for buildings and structures.
- .9 at least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for the vehicles required in connection with the main use of the lot;
- .10 every building to be constructed on the lands designated **PEM4A - ExceptionSECTION 157** for the purposes permitted by **Exceptionsection 12.157.1** shall be set back a minimum of 55.0 metres from the boundary of any lot used for residential purposes at the time construction is to commence;
- .11 a Landscaped Buffer Area having a minimum width of 30.0 metres shall be provided and maintained between any building on the lands designated **PEM4A - ExceptionSECTION 157** on Schedule A to this by-law and lands being used for residential purposes. Such buffer areas shall be landscaped and bermed so as to screen the buildings from the lands used for residential purposes.

12.160 Exception 160

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

- .1 the retailing and indoor and outdoor storage of building equipment and supplies.

12.161 Exception 161

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

- .1 the retailing and indoor and outdoor storage of nursery stock and garden equipment and supplies.

12.162 Exception 162

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

- .1 shall only be used for the purposes permitted in the **PEM1A Zone**.

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

- .1 Minimum Side Yard Width: 7.6 metres, except:
 - .a for any lot having a frontage in excess of 50.3 metres, the minimum side yard width shall be 15 percent of the lot width, up to a maximum of 30.5 metres; and,
 - .b where a side lot line abuts a railway right-of-way in which case no side yard shall be required.

12.165 Exception 165

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

- .1 shall only be used for the purposes permitted in the **PEM1A Zone**.

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

- .1 Minimum Rear Yard Depth: 6.0 metres.
- .2 Maximum Gross Floor Area: 92.9 square metres.
- .3 Outdoor Storage: no storage shall be permitted outside a building

12.166 Exception 166

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

- .1 egg and poultry processions;
- .2 agricultural uses;
- .3 waste treatment facilities, including sewage ponds and lagoons, serving the egg and poultry processing operation;
- .4 a single residential dwelling for a caretaker; and,
- .5 purposes accessory to the other permitted purposes

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

- .1 only one single residential dwelling shall be permitted;
- .2 all buildings or structures shall be set back at least 32.0 metres from the centre line of Winston Churchill Boulevard.

12.167 Exception 167

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

- .1 shall only be used for the purposes permitted in the **GEM2 Zone**.

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

- .1 no storage shall be permitted outside a building within 15.2 metres of the northerly limit of Orenda Road; and,
- .2 no storage shall be permitted outside a building except where such storage is totally enclosed with a solid fence screening having a minimum height of 3.0 metres. In cases where solid fence screening is required because of outside storage, the height of the outside storage shall not exceed the height of the solid fence screening.

12.168 Exception 168

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

- .1 shall only be used for the purposes permitted in the **GEM2 Zone**.

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

- .1 Minimum Side Yard Width: 7.6 metres, except where a side lot line abuts a railway right-of-way, in which case no side yard shall be required.

12.170 Exception 170

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

- .1 business office other than medical offices, dentist offices or a pharmacy.

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

- .1 Maximum Gross Commercial Floor Area: 2,790 square metres.

12.171 Exception 171

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

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

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

- .1 Minimum Lot Width:
 - .a for Corner Lots: 18.2 metres.
- .2 Minimum Lot Area:
 - .a for an Interior Lot: 464.0 square metres.
 - .b for a Corner Lot: 557.0 square metres.
- .3 Minimum Front Yard Depth: 7.0 metres.

12.172 Exception 172

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

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

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

- .1 Minimum Lot Width:
 - .a for Corner Lots: 21.3 metres.
- .2 for Lots abutting Bovaird Drive or Kennedy Road:
 - .a a minimum outdoor living area of 46.5 square metres for each unit of the semi-detached dwelling shall be provided;

12.173 Exception 173

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

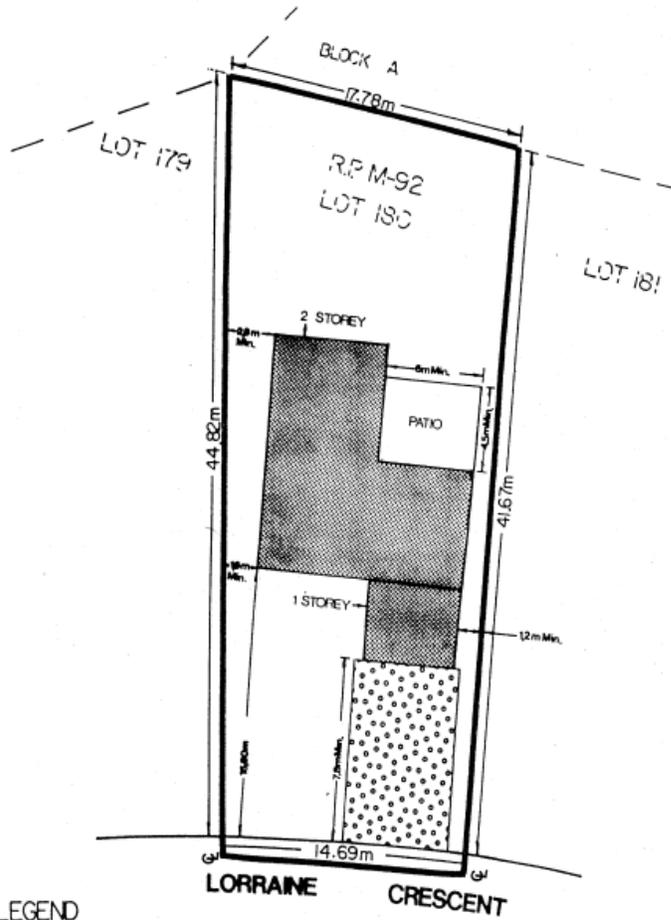
- .1 the purposes permitted in the **R1MR1B(1) Zone**; and,
- .2 a day nursery as a temporary use, but only as an accessory use to a single dwelling.

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

- .1 a day nursery shall be located only within the BUILDING AREA as shown on **SCHEDULE C – SECTION 173 Figure 1**;
- .2 the minimum depth of the front and rear yards, and the minimum width of the side yards, shall be shown on **Figure 1 SCHEDULE C – SECTION 173**;
- .3 the Maximum Building Height shall be as shown on **Figure 1 SCHEDULE C – SECTION 173**;
- .4 at least 1 parking space shall be provided for every 20.0 square metres of floor area used for day nursery purposes, and shall be located only on the paved driveway shown on **Figure 1 SCHEDULE C – SECTION 173**; and,
- .5 the day nursery use shall no longer be permitted after June 21, 1990.

Exception Zones

Figure 1



LEGEND

- BUILDING AREA
- PAVED DRIVEWAY
- MINIMUM

ZONE BOUNDARY

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12.174 Exception 174

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

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

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

- .1 Minimum Front Yard Setback to main wall of building: 3.0 metres
- .2 Maximum Front Yard Setback to main wall of building: 6.1 metres
- .3 Minimum Front Yard Setback to front of garage: 6.1 metres
- .4 Minimum Rear Yard Depth: 7.5 metres

12.175 Exception 175

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

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

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

- .1 Minimum Rear Yard Depth: 7.5 metres

12.176 Exception 176

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

- .1 Industrial:
 - .a the purposes permitted in the **PE Industrial One-A (M1A) Zone.**
- .2 Non-Industrial:
 - .a business and professional offices;
 - .b florist shop;
 - .c bank or financial institution;
 - .d restaurant; and,
 - .e purposes accessory to the other permitted purposes.

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

- .1 no building permit shall be applied for or issued until this By-law is amended to remove the HOLDING (H) designation from the lands **PEM1A - SECTION 176 on Schedule A;**
- .2 the Gross Floor Area of all buildings and structures shall not exceed 929.0 square metres; and,
- .3 no more than one restaurant, with a floor area not exceeding 186.0 square metres shall be permitted.

12.177 Exception 177

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

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

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

- .1 Minimum Lot Area: 0.4 hectares.
- .2 Minimum Lot Width: 30.5 metres.
- .3 Minimum Front Yard Depth: 12.2 metres.
- .4 Minimum Interior Side Yard Width: 3.1 metres.
- .5 Minimum Exterior Side Yard Width: 4.6 metres.
- .6 Minimum Rear Yard Depth: 12.2 metres.

12.178 Exception 178

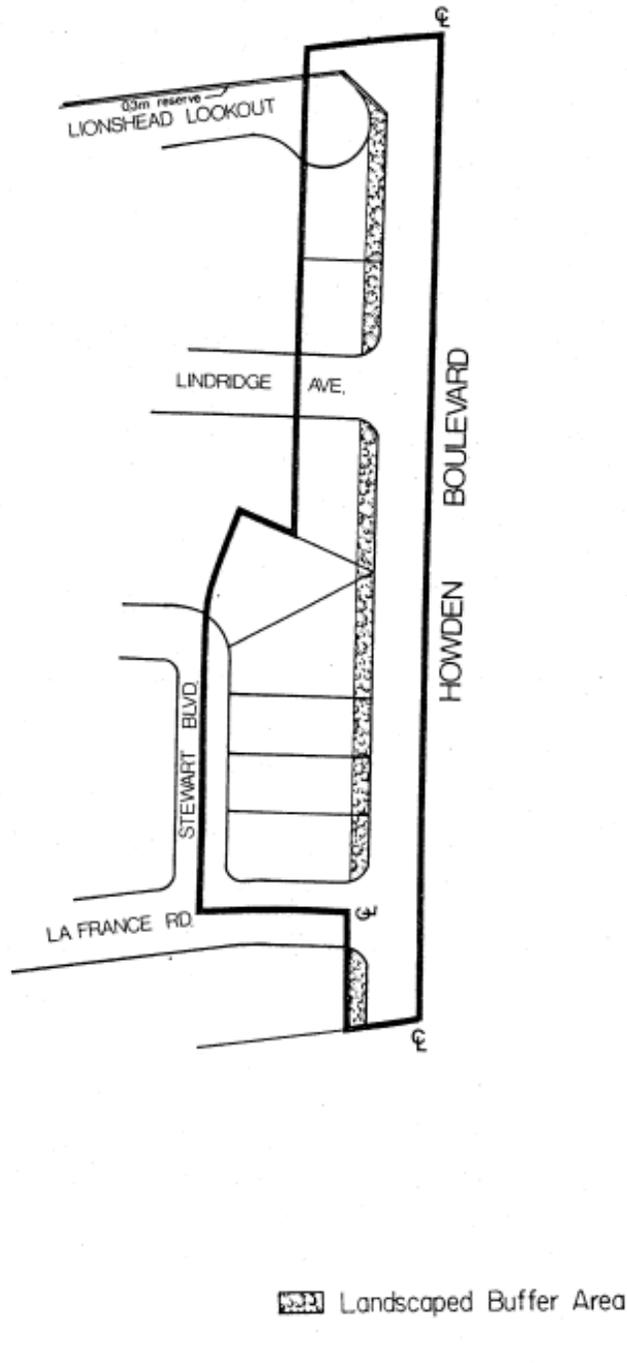
12.178.1 The lands shall only be used for the following purposes:

- .1 Residential:
 - .a semi-detached dwellings;
 - .b purposes permitted in the **R1M R2A(2) Zone**.

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

- .1 Landscaped Buffer Area:
 - .a a landscaped buffer area of not less than 3.0 metres in width abutting the 0.3 metre reserve and as shown on **SCHEDULE C – SECTION 178 Figure 1** shall be provided on each lot.
 - .b a landscaped buffer area shall not be used for a vegetable garden or any buildings or structures.
- .2 Fencing: along these portions of lot lines which abut a landscaped buffer space, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.

Figure 1



12.179 Exception 179

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

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

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

- .1 shall, in respect of single detached dwelling units, be subject to the requirements and restrictions relating to the **R1B(1) Zone**.
- .2 shall, in respect of semi-detached dwelling units, be subject to the requirements and restrictions relating to **R12A(2) Zone**;
- .3 shall, in respect of street townhouse dwelling units, be subject to the following requirements and restrictions:
 - .a Direct Access through dwellings: each street townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.

12.180 Exception 180

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

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

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

- .1 Minimum Front Yard Depth: 6.0 metres
- .2 Minimum Interior Side Yard Width:
 - .a in the case where there is an attached garage or carport, 1.2 metres for the first storey or part thereof plus 0.6 metres for each additional storey or part thereof; and,
 - .b in the case where there is no attached garage or carport, the minimum width of one side yard shall not be less than 3.0 metres, and the other side yard shall be in accordance with Exceptionsection 12.180.2(2)(a).

12.182 Exception 182

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

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

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

- .1 Minimum Front Yard Depth: 6.0 metres
- .2 Minimum Side Yard Width:
 - .a in the case where there is an attached garage or carport, 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof; and,
 - .b in the case where there is no attached garage or carport, the minimum width of one side yard shall not be less than 3.0 metres and the other side yard shall be in accordance with Exceptionsection 12.182.2(2)(a).
- .3 Minimum Rear Yard Depth: 7.5 metres.
- .4 Driveways: driveways on corner lots shall not be located closer than 3.0 metres to the intersection of the street lines as projected.

12.183 Exception 183

12.183.1 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 a radio or television broadcasting and transmission establishment;
- .5 a furniture and appliance store;
- .6 an associated educational use;
- .7 an associated office;
- .8 a retail outlet operated in connection with a particular purpose permitted by [Exception sections 12.183.1\(1\), 12.183.1\(2\) and 12.183.1\(3\)](#), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
- .9 a retail outlet for new gardening equipment operated in connection with a gardening equipment repair and service operation provided that the total gross commercial floor area of the retail outlet when combined with the retail outlet permitted by [Exception section 12.183.1\(8\)](#) is not more than 15 percent of the total gross industrial floor area of the repair and service operation or 28 square metres whichever is the greater, and
- .10 purposes accessory to the other permitted purposes.

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

- .1 all buildings shall be located within the areas shown as BUILDING AREA on [Figure 1 SCHEDULE C – SECTION 183](#);
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on [Figure 1 SCHEDULE C – SECTION 183](#);
- .3 the Gross Industrial Floor Area of all structures shall not exceed 12,740 square metres;
- .4 the Maximum Height of all structures shall not exceed 1 storey;
- .5 a minimum of 3 loading spaces shall be provided;
- .6 all garbage and refuse storage containers shall be located within the structures on the site;
- .7 obnoxious industrial uses shall not be permitted; and,

.8 no storage or display of goods shall be permitted outside the buildings.

.9 the sale of farm equipment shall not be permitted.

12.184 Exception 184

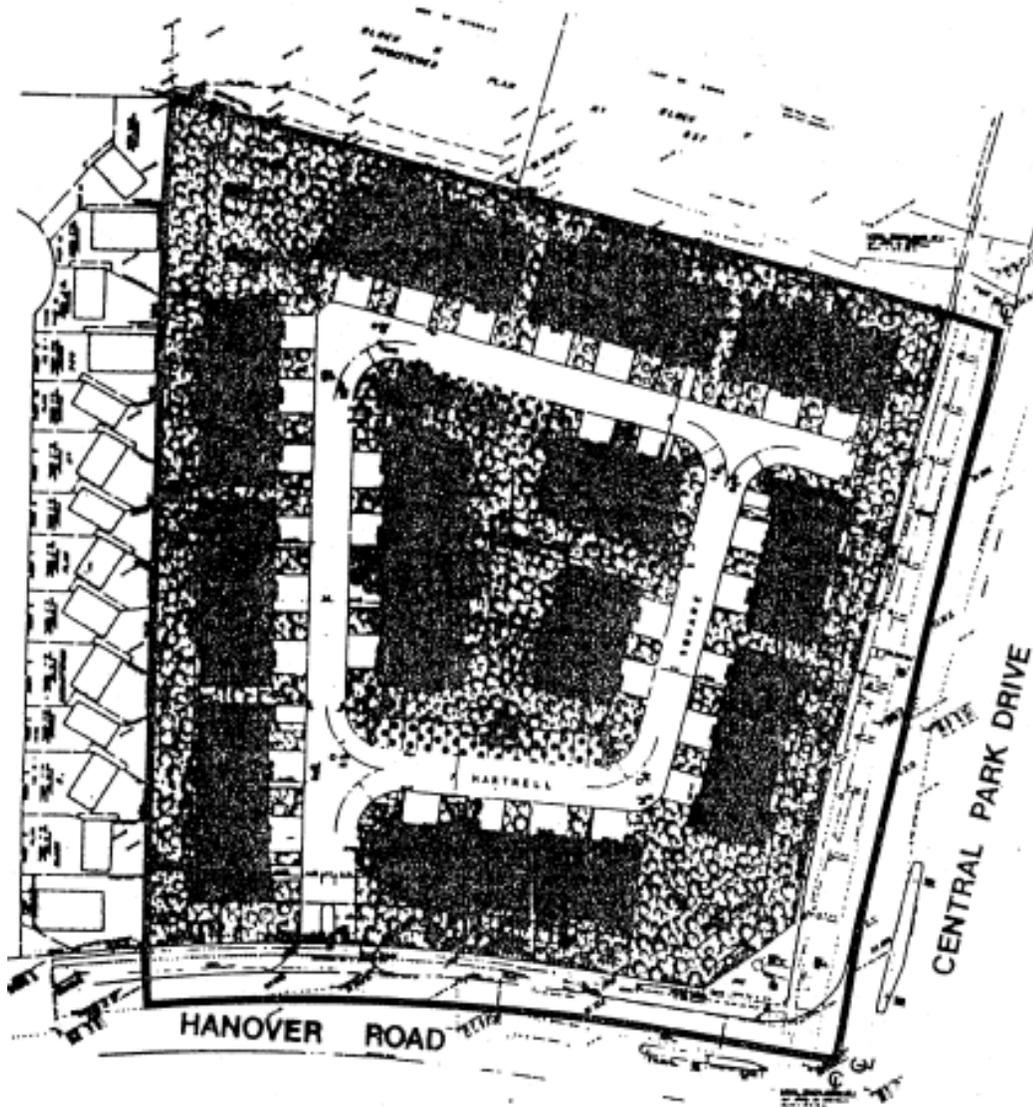
12.184.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R2R3A(4) Zone**.

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

- .1 all townhouse dwellings shall be located within the BUILDING AREA shown on **SCHEDULE C-SECTION 184 Figure 1**;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on **Figure 1 SCHEDULE C-SECTION 184**;
- .3 Visitor Parking Spaces and recreational vehicle parking spaces shall be located within the areas shown as VISITOR AND RECREATIONAL VEHICLE PARKING AREA on **Figure 1 SCHEDULE C-SECTION 184**;
- .4 the number of townhouse dwelling units shall not exceed 70;
- .5 the Maximum Height of any structure shall not exceed 8.0 metres;
- ~~.6 a minimum of 27 visitor parking spaces shall be provided and signed for the exclusive use of visitors;~~
- ~~.7 a minimum of 4 recreational vehicle parking spaces shall be provided;~~
- ~~8.6~~ the minimum distance between any structure and the property line on Central Park Drive and Hanover Road shall be 7.6 metres; and,
- ~~9.7~~ the maximum number of dwelling units in a townhouse dwelling shall not exceed 8.

Figure 1



12.186 Exception 186

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

- .1 the warehousing and storage of goods and products and materials within an enclosed building;
- .2 the manufacture and assembly of the following products:
 - .a clothing and finished textile or fabric products;
 - .b printing and bookbinding and lithographing;
 - .c die castings involving the use of plastics and light metals including aluminium and zinc; and
 - .d light manufacturing activities including the manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.
- .3 shops for the repair or manufacturing of small goods and wares;
- .4 business, professional and administrative offices connected with another permitted use of the land;
- .5 exhibition and conference halls;
- .6 radio, television broadcasting and transmission facilities;
- .7 one dwelling unit as part of an industrial building for the use only of a caretaker or night watchman employed in connection therewith;
- .8 any public use of the same general character as the other permitted use: and,
- .9 any use accessory to any of the foregoing uses.

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

- .1 Minimum Front Yard Depth: 20.0 metres.
- .2 Minimum Lot Area: 2,000 square metres.
- .3 Minimum Side Yard Width: 8.0 metres, except for a lot having a width greater than 50.0 metres, the minimum side yard shall be 8.0 metres plus 12 percent of the lot width in excess of 50.0 metres to a maximum of 14.0 metres.
- .4 Maximum Lot Coverage: 50 percent of the lot area.
- .5 Minimum Rear Yard Depth: 20.0 metres.
- .6 Minimum Landscaped Open Space: all required front yard, and all required side yards from the front lot line, to the depth of the rear building line from the front lot line, shall be landscaped, such

landscaping being paving of driveways and parking areas, lawns and planting strips, provided however that paved areas shall not exceed 50 percent of the front yard area.

.7 Truck Loading Facilities:

- .a no outdoor truck loading facilities are permitted in the front yard;
- .b if the building depth is less than 60.0 metres, no outdoor truck loading facilities are permitted within the front half of the building depth;
- .c if the building depth is greater than 60.0 metres, no outdoor truck loading facilities are permitted within the first 30.0 metres of the building depth;

.8 Minimum Number of Parking Spaces: one parking space for each 55.0 square metres of gross floor area.

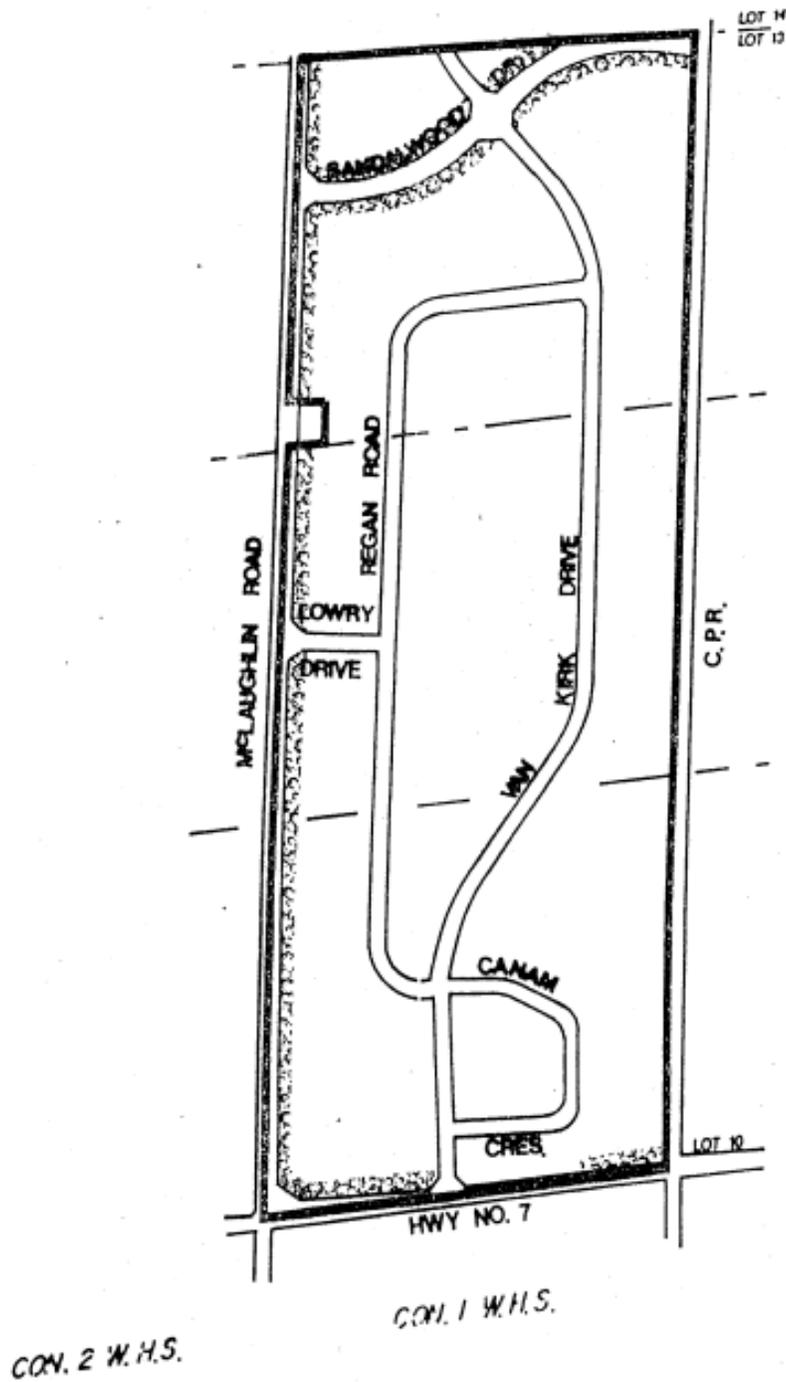
.9 Outside Storage: outside storage shall not be permitted.

.10 Maximum Building Height:

- .a two storeys in height for manufacturing uses; and,
- .b five storeys in height for office space.

.11 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Figure 1 ~~SCHEDULE C – SECTION 186~~.

Figure 1



— ZONE BOUNDARY

LANDSCAPED OPEN SPACE 

12.187 Exception 187

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

- .1 shall only be used for the purposes permitted in the **R1M, R1A, R2A(2) Zone**.

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

- .1 shall be subject to the following requirements and restrictions with respect to single detached dwellings:
 - .a Minimum Lot Width:
 - .i for an Interior Lot: 9.0 metres.
 - .ii for a Corner Lot: 12.0 metres.
 - .b Minimum Lot Area:
 - .i for an Interior Lot: 261.0 square metres.
 - .ii for a Corner Lot: 348.0 square metres.
 - .c Minimum Side Yard Width: a side yard other than an exterior side yard, may be reduced to zero, provided that:
 - .i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
 - .ii the total width of side yards on any lot shall not be less than 1.8 metres.
- .2 shall be subject to the following requirements and restrictions with respect to single detached dwellings:
 - .a Minimum Lot Width:
 - .i for an Interior Lot: 9.0 metres.
 - .ii for a Corner Lot: 12.0 metres.
 - .b Minimum Lot Area:
 - .i for an Interior Lot: 261.0 square metres.
 - .ii for a Corner Lot: 348.0 square metres.
 - .c Minimum Side Yard Width: 1.5 metres.
- .3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:
 - .a Minimum Lot Depth: 29.0 metres.

- .b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.
- .c Minimum Rear Yard Depth: 7.5 metres.
- .d Minimum Landscaped Open Space: 50 percent of the front yard area.
- .e no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

12.189 Exception 189

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

- .1 the purposes permitted in the **GEM2 zone**; and,
- .2 business and professional offices not exceeding 929.0 square metres in gross floor area.

12.190 Exception 190

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

- .1 shall only be used for the purposes permitted in the **R3MR4A(2) Zone**.

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

- .1 Maximum Density: 86.5 units per net hectare.

12.191 Exception 191

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

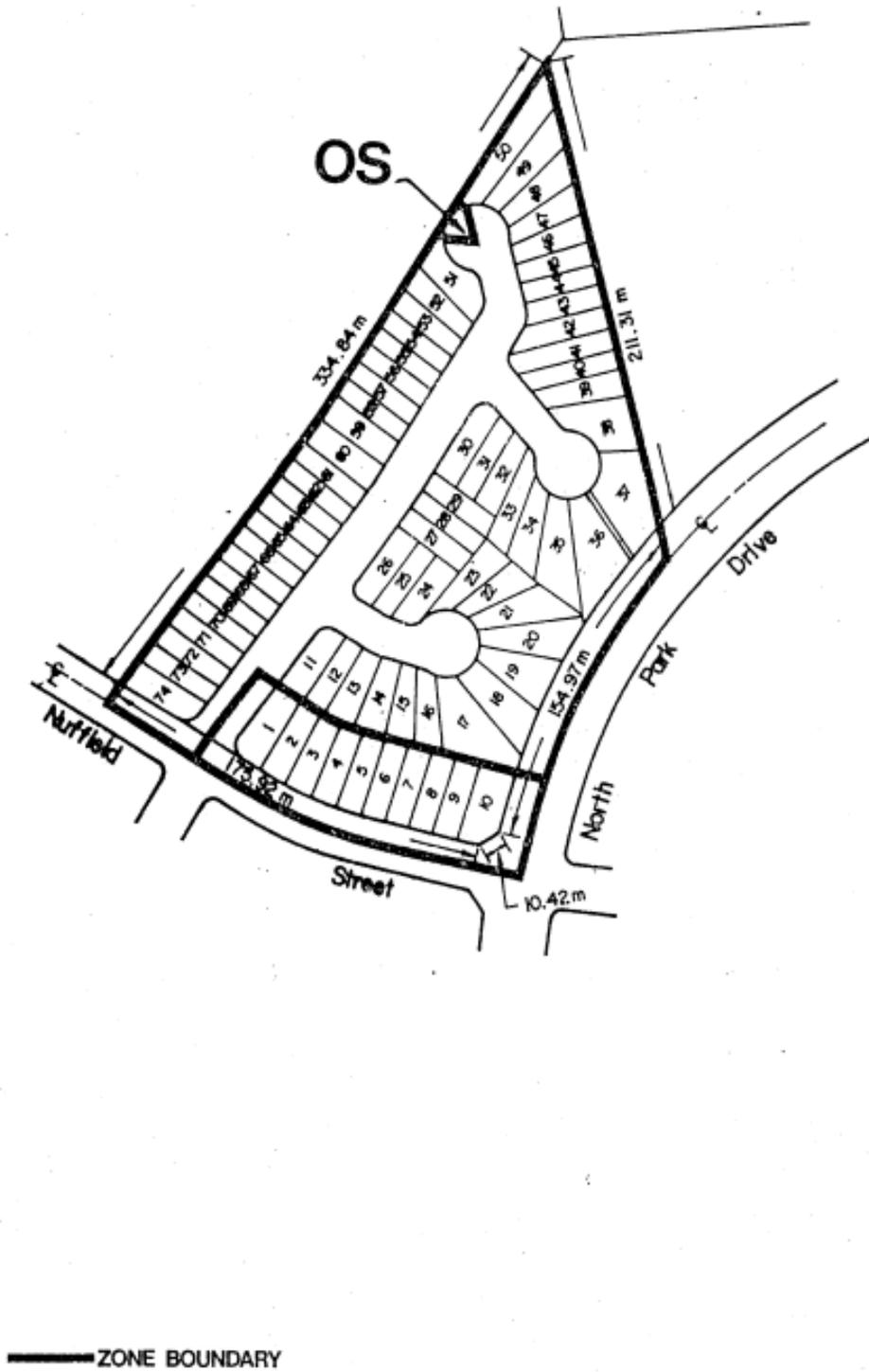
- .1 shall only be used for the purposes permitted in the **R1M R1B(1) Zone**.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 288.0 square metres.
 - .b Corner Lot: 384.0 square metres.
- .2 Minimum Lot Frontage:
 - .a Interior Lot: 9.0 metres.
 - .b Corner Lot: 12.0 metres.
- .3 Minimum Lot Depth:
 - .a for Lots 37 and 38, as shown on **SCHEDULE C – SECTION 191 Figure 1** to this by-law: 26.0 metres.
 - .b for all other lots: 32.0 metres.
- .4 Minimum Front Yard Depth:
 - .a to the main wall of the building: 4.5 metres.
 - .b to the front of a garage or carport: 6.0 metres.
- .5 Minimum Side Yard Width:
 - .a for an exterior side yard:
 - .i 3.0 metres where a dwelling unit and garage both face the front lot line; and,
 - .ii 3.0 metres for the dwelling unit, and 6.0 metres of the garage, where the garage faces a side lot line.
 - .b for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres, plus 0.6 metres for each additional storey above the first.
 - .c zero metres for all other side yards, provided that:
 - .i the distance between the walls of two dwellings is not less than 1.8 metres;
 - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
 - .iii the total width of the side yards on any lot is not less than 1.8 metres.

- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 2 storeys.
- .8 Minimum Landscaped Open Space:
 - .a 40 percent of the front yard area of an interior lot;
 - .b 50 percent of the front yard area of a corner lot; and,
 - .c 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

Figure 1



12.192 Exception 192

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

- .1 shall only be used for the purposes permitted by the **R1MR1B(1) Zone**.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 352.0 square metres.
 - .b Corner Lot: 448.0 square metres.
- .2 Minimum Lot Frontage:
 - .a Interior Lot: 11.0 metres.
 - .b Corner Lot: 14.0 metres.
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres to the main wall of the building; and,
 - .b 6.0 metres to the front of a garage or carport.
 - .i for a side yard flanking a road allowance:
 - .1 3.0 metres where the dwelling unit and garage both face the front lot line; and,
 - .2 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
 - .ii 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.
 - .iii zero metres for all other side yards provided that:
 - .1 the distance between the walls of two dwellings is not less than 1.8 metres;
 - .2 where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
 - .3 the total width of the side yards or any lot is not less than 1.8 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Maximum Building Height: 2 storeys.
- .7 Minimum Landscaped Open Spaces:

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

12.193 Exception 193

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

- .1 the purposes permitted in the **HCHG1 Zone**;
- .2 an office;
- .3 a personal service shop;
- .4 a bowling alley, billiard or pool room; and,
- .5 purposes accessory to the other permitted purposes.

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

- .1 Minimum Number of Parking Spaces: 1 parking spaces for every 23.0 square metres of gross floor area.

12.194 Exception 194

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

- .1 shall only be used for the purposes permitted in the **R1M R2A(2) Zone**.

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

- .1 Minimum Lot Area: 555.0 square metres.
- .2 Minimum Lot Width: 18.2 metres.

12.195 Exception 195

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

- .1 semi-detached dwellings; and,
- .2 purposes permitted in the **R1MR2A(2) Zone**.

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

- .1 Minimum Front Yard: 6.0 metres.

12.196 Exception 196

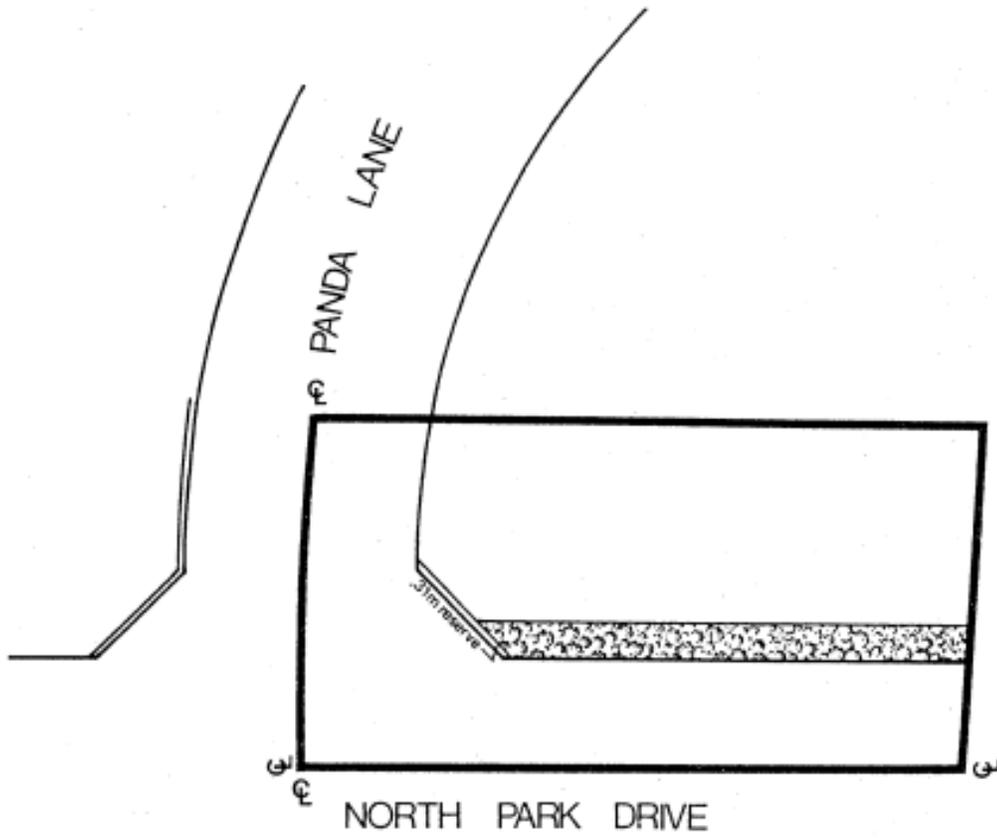
12.196.1 The lands shall only be used for the following purposes:

- .1 semi-detached dwellings; and,
- .2 purposes permitted in a **R1MR2A(2) Zone**.

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

- .1 Minimum Landscaped Buffer Area:
 - .a a landscaped buffer area of not less than 3.0 metres in width abutting the 0.3 metre reserve and as shown on **SCHEDULE C – SECTION 196 Figure 1**, shall be provided and maintained on each lot.
 - .b a landscaped buffer area shall not be used for a vegetable garden or any buildings or structures.
- .2 Fencing: along those portions of lot lines which abut a landscaped buffer space, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.
- .3 Minimum Front Yard: 6.0 metres.

Figure 1



— ZONE BOUNDARY

 3m Landscaped Buffer Area

12.197 Exception 197

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

- .1 Commercial:
 - .a a retail establishment having no outside storage;
 - .b a convenience store;
 - .c a personal service shop;
 - .d a bank, trust company, finance company;
 - .e an office;
 - .f a dry cleaning and laundry distribution station;
 - .g an animal hospital;
 - .h purposes accessory to the other permitted purposes.
- .2 Non-Commercial:
 - .a two apartment dwelling units.

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

- .1 Minimum Lot Width: 31.0 metres;
- .2 Minimum Lot Area: 1200 square metres;
- .3 Minimum Front Yard Depth: 5.5 metres;
- .4 Minimum Interior Side Yard Width: 7.0 metres;
- .5 Minimum Exterior Side Yard Width: 1.0 metres;
- .6 Minimum Rear Yard Depth: 14.0 metres.

12.198 Exception 198

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

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

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

- .1 Minimum Lot Area: 223.2 square metres.
- .2 Minimum Lot Width: 7.6 metres.
- .3 Minimum Lot Depth: 29.0 metres.
- .4 Minimum Front Yard: 6.0 metres.
- .5 Minimum Rear Yard: 7.6 metres.
- .6 Minimum Side Yard:
 - .a an interior side yard may be reduced to zero metres provided that:
 - .i the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
 - .ii the total width of side yards on any lot shall not be less than 1.5 metres.
 - .b Minimum Exterior Side Yard Width: 3.0 metres.
 - .c Minimum Side Yard Width flanking a public walkway: 1.0 metres.
- .7 Maximum Building Height: 8.0 metres.
- .8 Minimum Floor Area of each dwelling unit: 95.0 square metres.
- .9 where the space between the walls of two buildings is less than 3.6 metres in width, no window below grade shall be permitted in any wall facing that space.
- .10 no driveway shall be located within 3.0 metres of the intersection of two streets.

12.199 Exception 199

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

- .1 a cinema;
- .2 a retail establishment having no outside storage;
- .3 a retail warehouse;
- .4 a garden centre only in conjunction with a retail warehouse;
- .5 a building supplies outlet;
- .6 a dining room restaurant, a take-out restaurant, a convenience restaurant;
- .7 a convenience store;
- .8 a personal service shop;
- .9 an office;
- .10 a bank, trust company and finance company;
- .11 a hotel;
- .12 a motel;
- .13 a dry cleaning and laundry distribution station;
- .14 a place of commercial recreation but not including a billiard hall;
- .15 a service shop;
- .16 a printing or copying establishment;
- .17 purposes accessory to the other permitted purposes.

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

- .18 Minimum setback to Regional Road 107: 9 metres;
- .19 Minimum setback to Gateway Boulevard and Summerlea Road: 3 metres;
- .20 Maximum building height: no restrictions;
- .21 Minimum landscaped open space, except at approved access locations, shall be provided as follows:
 - .a 9 metres abutting Regional Road 107; and,
 - .b 3 metres abutting Gateway Boulevard and Summerlea Road.

- .22 An outside garden centre associated with a retail warehouse shall not be located within 50 metres of Regional Road 107;
- .23 An outside garden centre associated with a retail warehouse shall not exceed an area of 20 percent of the gross leasable commercial floor area of the retail warehouse;
- .24 Outside storage of goods, materials or machinery is prohibited except those associated with the permitted garden centre;
- .25 An adult video store or adult bookstore shall not be permitted;
- .26 All garbage and refuse storage areas, including any containers for recycling materials, shall be screened from public roads;
- .27 All restaurant refuse storage shall be enclosed in a climate controlled area within the building;

12.199.3 for the purposes of section 199:

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user, where the principal use is the sale of products displayed and stored in a warehouse format.