

12.200 Exception 200

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

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

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

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

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

12.202 Exception 202

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

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

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

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

12.203 Exception 203

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

- .1 shall only be used for the purposes permitted in the **GEM3 Zone**.

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

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

12.204 Exception 204

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

- .1 shall only be used for the purposes permitted in the **PEM4 Zone**.

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

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

12.205 Exception 205

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

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

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

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

12.206 Exception 206

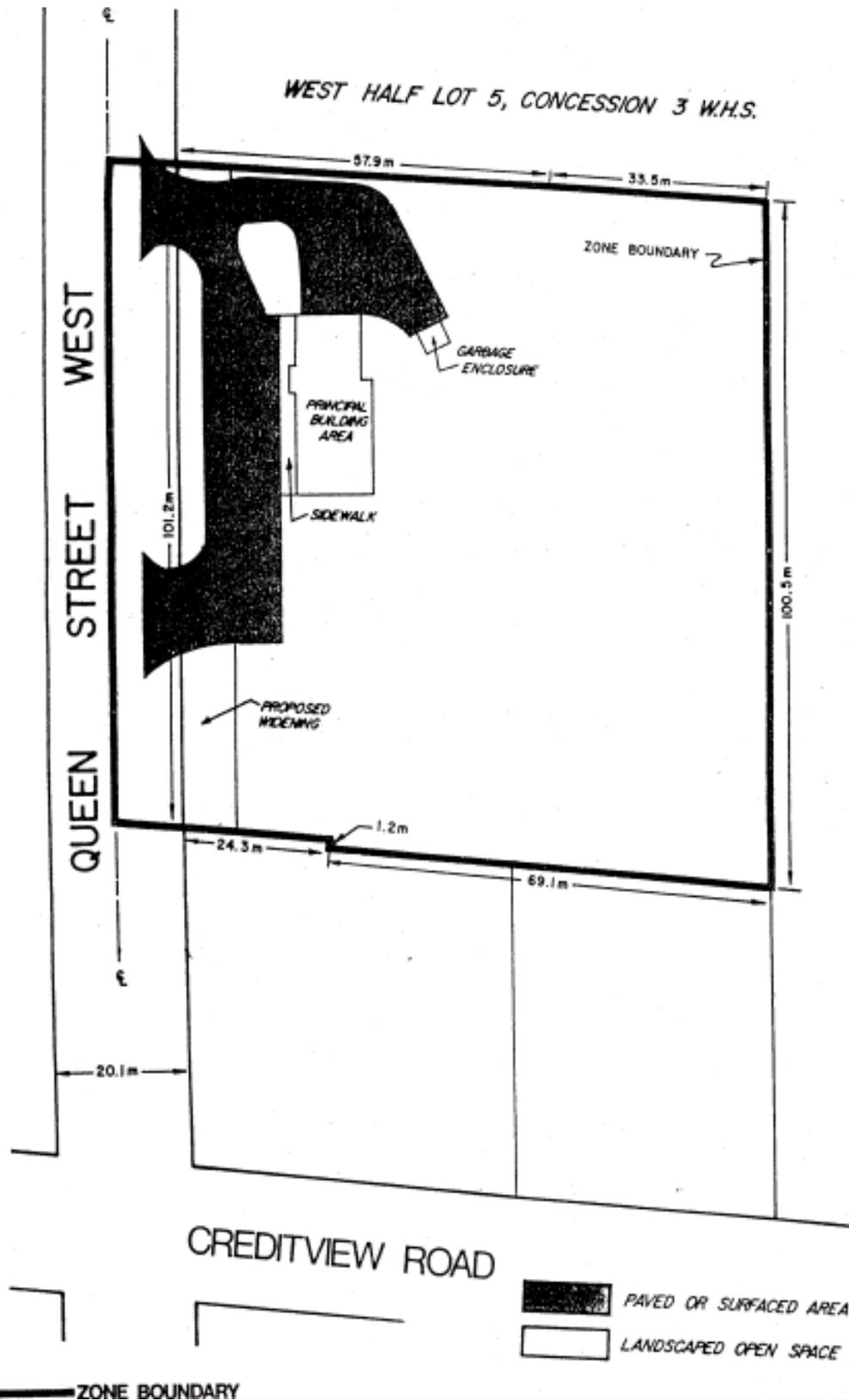
12.206.1 The lands shall only be used for the following purposes:

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

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

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

Figure 1



12.207 Exception 207

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

- .1 commercial purposes permitted in the **GCC3 Zone**, including automobile parts or accessory sales establishment and related automobile repair shop, but not including automobile body shop or automobile sales establishment.
- .2 business offices;
- .3 any operation of a public authority;
- .4 an automobile service station and car wash facility; and,
- .5 purposes accessory to the other permitted purposes.
- .6 movie theatres

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

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

.d a minimum of 3 parking spaces shall be provided for the automobile service station and car wash facility, and two additional parking spaces shall be provided for each service bay.

.7 for each building used for commercial purposes, loading spaces shall be provided and maintained in accordance with the following:

Gross Leasable Floor Area of Building	Number of Loading Spaces
418 square metres or less	None
418 square metres to 2323 square metres	1
2323 square metres to 4646 square metres	2
4646 square metres to 4646.1 square metres and over	3

.8 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

12.211 Exception 211

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

.1 shall only be used for the purposes permitted in the ~~R1A, R1 R1C(1)~~ Zone.

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

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

12.213 Exception 213

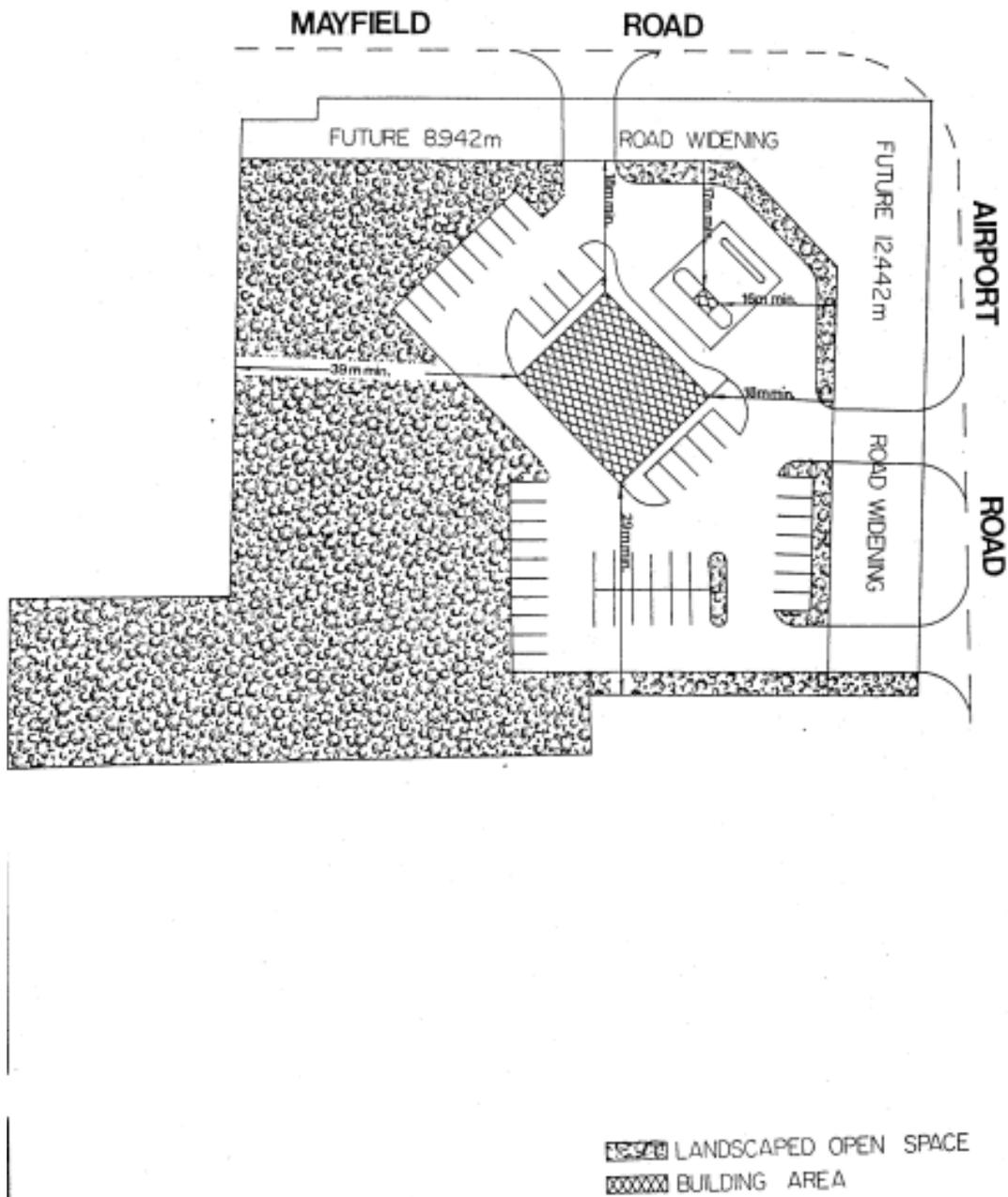
12.213.1 The lands shall only be used for the following purposes:

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

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

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

Figure 1



12.214 Exception 214

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

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

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

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

- .3 214.4 shall be subject to the following additional requirements and restrictions with respect to single detached and semi-detached dwellings:
- .a Landscaped Buffer Area:
 - .i a landscaped buffer area of not less than 3.0 metres in width shall be provided and maintained abutting Dixie Road and Teresa Road; and,
 - .ii a landscaped buffer area shall not be used for a vegetable garden or any buildings or structures other than a noise attenuation barrier.
 - .b Fencing: along those portions of lot lines which abut a landscaped buffer area, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.
 - .c Minimum Lot Depth: 30.0 metres.
 - .d Minimum Front Yard Depth: 3.6 metres provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.
 - .e Minimum Rear Yard Depth: 7.6 metres.
 - .f Minimum Side Yard Width:
 - .i Flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
 - .ii Exterior side yard: 3.0 metres.
 - .g Maximum Building Height: 10.6 metres.
 - .h Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street lines as projected.
 - .i Minimum Front Yard Landscaped Open Space: 50 percent of the front yard area.

12.215 Exception 215

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

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

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

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

12.216 Exception 216

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

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

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

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

- .10 Minimum Parking required:
 - .a Residential Spaces:
 - .i Bachelor – 1.10 parking spaces per unit;
 - .ii 1 Bedroom – 1.18 parking spaces per unit;
 - .iii 2 Bedroom – 1.32 parking spaces per unit;
 - .iv 3 Bedroom – 1.40 parking spaces per unit;
 - .b Visitor Spaces:
 - .i 0.25 parking spaces per unit;
- .11 A maximum of 41 parking spaces shall be located at grade;
- .12 Outdoor storage of residential waste shall be located in a screened area;
- .13 Loading spaces shall be permitted to be located external to building and be located at grade;
- .14 For the purposes of this by-law, Back-to-Back Stacked Townhouse Dwelling shall mean a building containing four (4) or more dwelling units where each dwelling unit is separated horizontally and vertically from another dwelling unit by a common wall and may not have side or rear yards;
- .15 All lands zoned ~~R3M Residential Apartment (R4B) – Exception~~ Section 216 shall be treated as one lot for zoning purposes.

12.217 Exception 217

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

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

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

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

12.218 Exception 218

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

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

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

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

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

12.219A Exception 219A

12.219A.1 The lands shall only be used for the following purposes:

- .1 an automobile service station; and,
- .2 Purposes accessory to the other permitted purposes

12.219B Exception 219B

12.219B.1 The lands shall only be used for the following purposes:

- .1 a motor vehicle washing establishment excluding a self-service operation; and,
- .2 only in conjunction with a motor vehicle washing establishment, a motor vehicle sales and leasing establishment.

12.219B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width along Steeles Avenue East: 55 metres
- .2 Minimum setback from Steeles Avenue East lot line: 10 metres
- .3 Minimum setback from Torbram Road Road right-of-way: 15 metres
- .4 Minimum setback in other yards: 3 metres
- .5 Maximum gross floor area:
 - .a motor vehicle washing establishment: 175 square metres
 - .b motor vehicle sales and leasing establishment: 50 square metres
- .6 Maximum building height: 1 storey
- .7 Minimum Landscaped Open Space:
 - .a a 3.0 metre wide landscaped strip abutting a street, except at approved access locations;
 - .b a 1.5 metres wide landscaped strip abutting all other property lines;
- .8 A motor vehicle repair shop is not permitted;
- .9 A motor vehicle display area shall be limited to a maximum of 10 parking spaces and shall not take up any required parking area;
- .10 No outside storage other than the display of vehicles shall be permitted;
- .11 All garbage and refuse storage, including any containers for storage of recycling materials, shall be enclosed.

12.220 Exception 220

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

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

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

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

12.220.3 for the purposes of Exception 220:

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

12.225 Exception 225

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

- .1 the uses permitted in the **PEM4A Zone**;
- .2 building supplies sales establishments;
- .3 service shops;
- .4 personal service shops;
- .5 banks, trust companies, financial institutions;
- .6 offices, excluding the offices of medical, dental and similar practitioners;
- .7 dining room and convenience restaurants, and taverns;
- .8 furniture and appliance store;
- .9 dry cleaning and laundry establishments and distribution stations;
- .10 custom workshops; and,
- .11 motor vehicle parts retail outlets or combination motor vehicle parts/accessories/sports goods/hardware stores.

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

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

12.228 Exception 228

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

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

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

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

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

12.229 Exception 229

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

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

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

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

12.230 Exception 230

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

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

12.231 Exception 231

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

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

12.234 Exception 234

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

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

12.235 Exception 235

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

- .1 shall only be used for the purposes permitted in the **R1MR2A(2) Zone**.

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

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

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

12.235.3 for the purposes of Exceptionsection 235:

- .3 shall, with respect to semi-detached dwellings, be subject to the requirements and restrictions relating to the R1M R2A(1)-Zone, and all the general provisions of this by-law, which are not in conflict with those set out in Exceptionsection 12.235.(2)

12.237 Exception 237

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

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

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

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

- .b Minimum Lot Area:
 - .i for an interior lot: 270.0 square metres.
 - .ii for a corner lot: 360.0 square metres.
 - .c Minimum Side Yard Width: 1.5 metres.
- .3 shall be subject to the following requirements and restrictions with respect to single detached and semi-detached dwellings:
- .a Minimum Lot Depth: 28.9 metres.
 - .b Minimum Front Yard Depth: 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of the garage and the front lot line.
 - .c Minimum Rear Yard Depth: 7.6 metres.
 - .d Minimum Exterior Side Yard Width: 3.0 metres.
 - .e Minimum Side Yard Width flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
 - .f Maximum Building Height: 10.6 metres.
 - .g Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
 - .h Minimum Landscaped Open Space: 40 percent of the front yard area.

12.238 Exception 238

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

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

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

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

12.238.3 for the purposes of Exceptionsection 238:

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

12.239 Exception 239

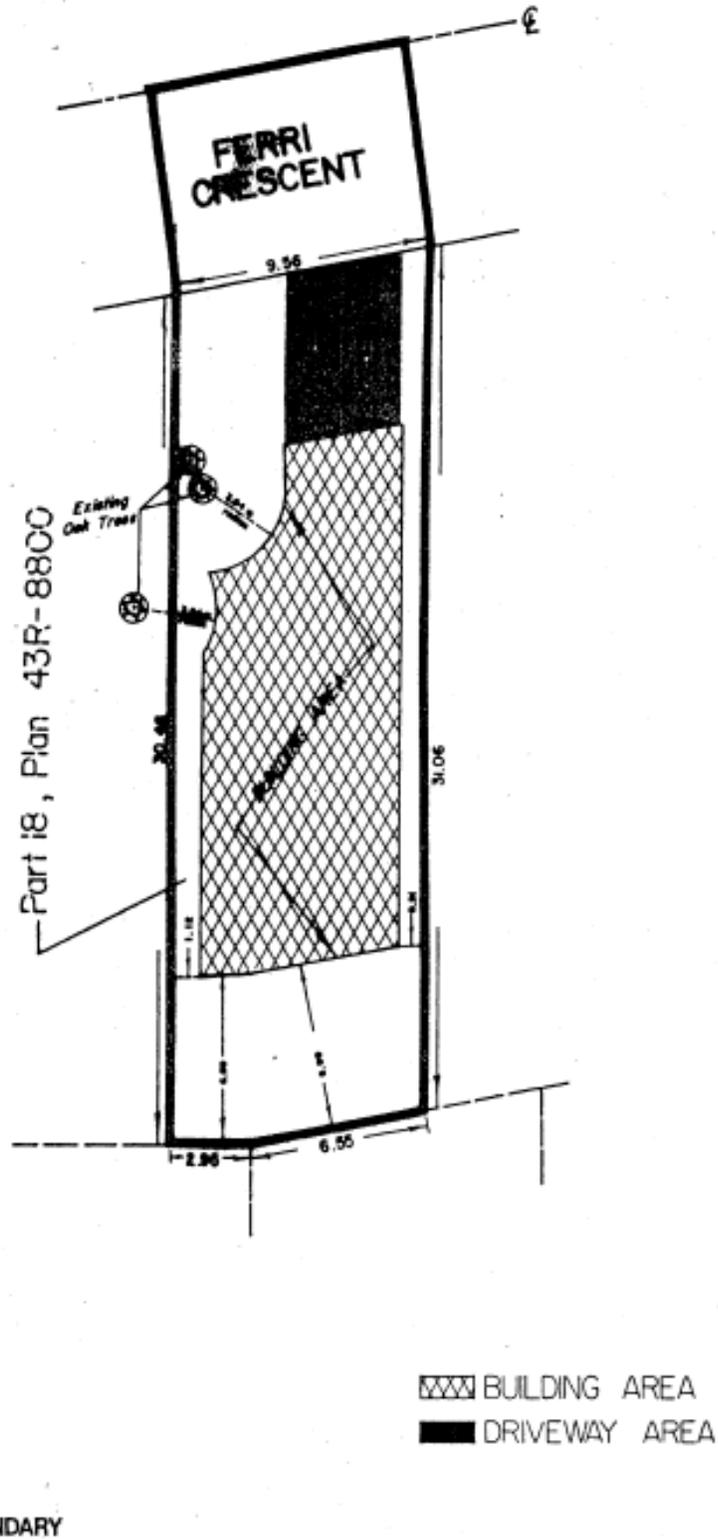
12.239.1 The lands shall only be used for the following purposes:

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

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

- .1 all buildings and structures shall be located within the area outlined as "BUILDING AREA" on ~~SCHEDULE C – SECTION 239~~ Figure 1.
- .2 a driveway shall only be located within the area shown as DRIVEWAY AREA on Figure 1 ~~SCHEDULE C – SECTION 239~~;
- .3 all structures and other works required for servicing the lot and any buildings and structures thereon, shall be located within the area shown as "BUILDING AREA" and "DRIVEWAY AREA" on Figure 1 ~~SCHEDULE C – SECTION 239~~.
- .4 inground or above ground swimming pools shall only be permitted in the rear yard; and,
- .5 Minimum Distance between dwellings: 1.8 metres.

Figure 1



12.240 Exception 240

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

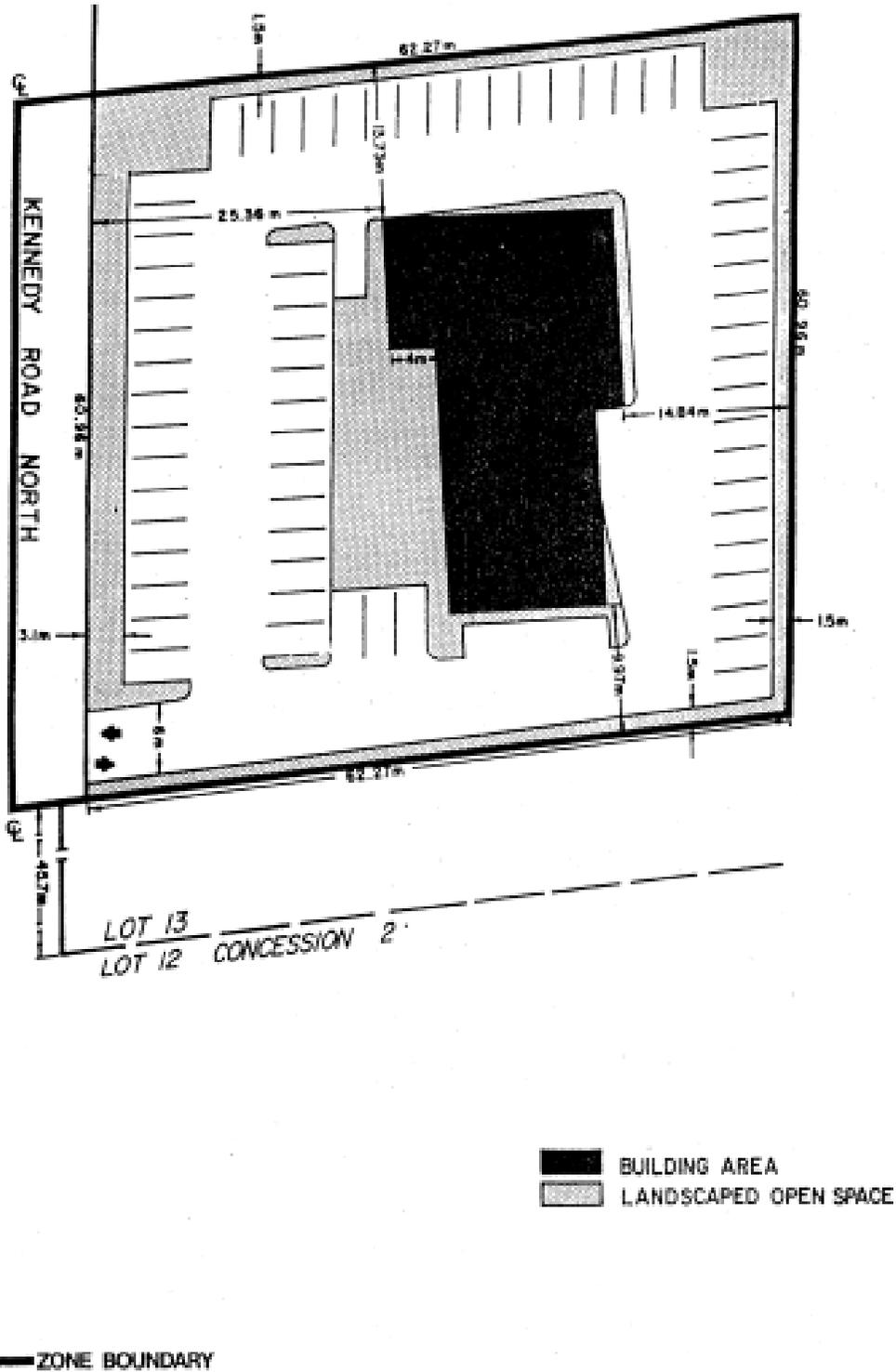
- .1 Commercial:
 - .a offices for medical or dental practitioners;
 - .b offices for practitioners in other health care fields;
 - .c laboratories providing services in health care fields;
 - .d one pharmacy, providing medicines only;
 - .e offices for lawyers and accountants; and,
 - .f offices for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

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

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

- .iii pharmacy 1 parking space for each 19 square metres gross commercial floor area or portion thereof.

Figure 1



12.241 Exception 241

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

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

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

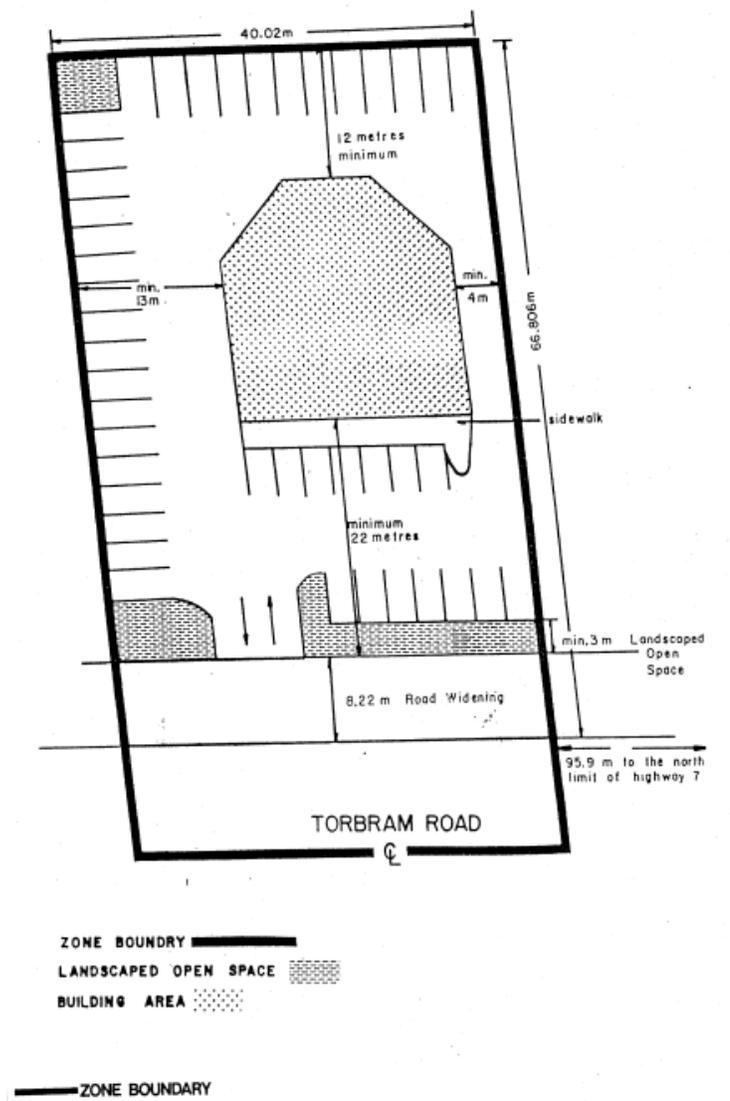
- .3 ~~the~~ Gross Leasable Floor Area shall not exceed 465 square metres;
- .1 Maximum Building Height: 1 storey;
- .2 ~~the m~~ Minimum depth of the front, side and rear yards shall be as identified on **SCHEDULE C – SECTION 241 Figure 1**;
- .3 Minimum Lot Area: 1,858 square metres.
- ~~.4~~ ~~Minimum Number of Parking Spaces: a minimum of one parking space shall be provided for every 19 square metres of gross leasable floor area.~~
- ~~.5.4~~ the building shall be located within the area outlined as "BUILDING AREA" on **Figure 1 SCHEDULE C – SECTION 241**;

Exception Zones

- ~~6.5~~ a minimum of 3.0 metres of landscaped open space shall be provided and maintained in the locations identified on ~~Figure 1~~ **SCHEDULE C – SECTION 241**; and,
- ~~7.6~~ waste storage facilities shall be located indoors.

Exception Zones

Figure 1



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12.242 Exception 242

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

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

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

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

12.243 Exception 243

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

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

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

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

.6 the building shall be located on the site within the area outlined as "BUILDING AREA" on ~~SCHEDULE C – SECTION 243~~ Figure 1.

.7 a minimum of 81 parking spaces shall be provided.

12.244 Exception 244

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

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

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

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

12.245 Exception 245

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

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

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

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

no windows below grade or no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.

12.246 Exception Section No.246

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

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

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

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

12.246.3 for the purposes of section ~~Exception Section No.246~~:

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

12.246.4 The Holding (H)

- .1 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;
- .2 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the "interim uses");
- .3 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;
- .4 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of ~~ExceptionSection~~ 1873.4 are satisfied.

12.247 Exception 247

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

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

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

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

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

12.248 Exception 248

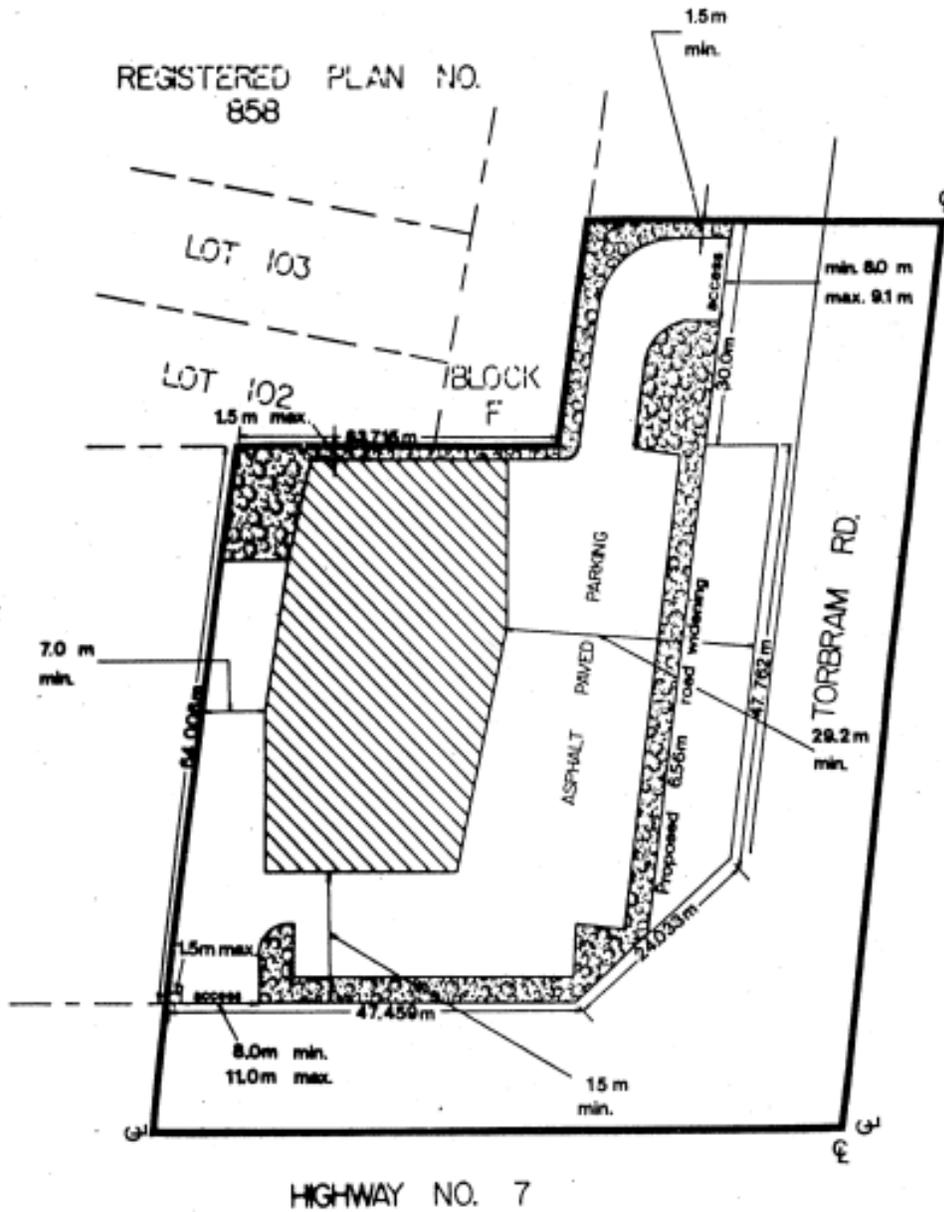
12.248.1 The lands shall only be used for the following purposes:

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

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

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

Figure 1



LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

minimum = min.
maximum = max.

 ZONE BOUNDARY

12.250 Exception 250

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

- .1 Industrial:
 - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but not including a motor vehicle body shop as a principal or accessory use;
 - .b a printing establishment;
 - .c a warehouse; and,
 - .d a parking lot.
- .2 Non-Industrial:
 - .a a bank, trust company or financial institution;
 - .b any of the following types of restaurants;
 - .i a dining room restaurant, with or without a banquet hall;
 - .ii a take-out restaurant; and,
 - .iii a convenience restaurant.
 - .c a motor vehicle repair shop and motor vehicle body shop;
 - .d an office, other than an office for a doctor, dentist or drugless practitioner;
 - .e a radio or television broadcasting and transmission establishment;
 - .f a recreational facility or structure;
 - .g a furniture and appliance store;
 - .h a community club;
 - .i an office associated with a permitted industrial use;
 - .j a retail outlet accessory to and operated in connection with a particular use permitted by Exception sections 12.250.1(1)(a) and 12.250.1(2)(f).
- .3 Accessory:
 - .a purposes accessory to the other permitted uses.

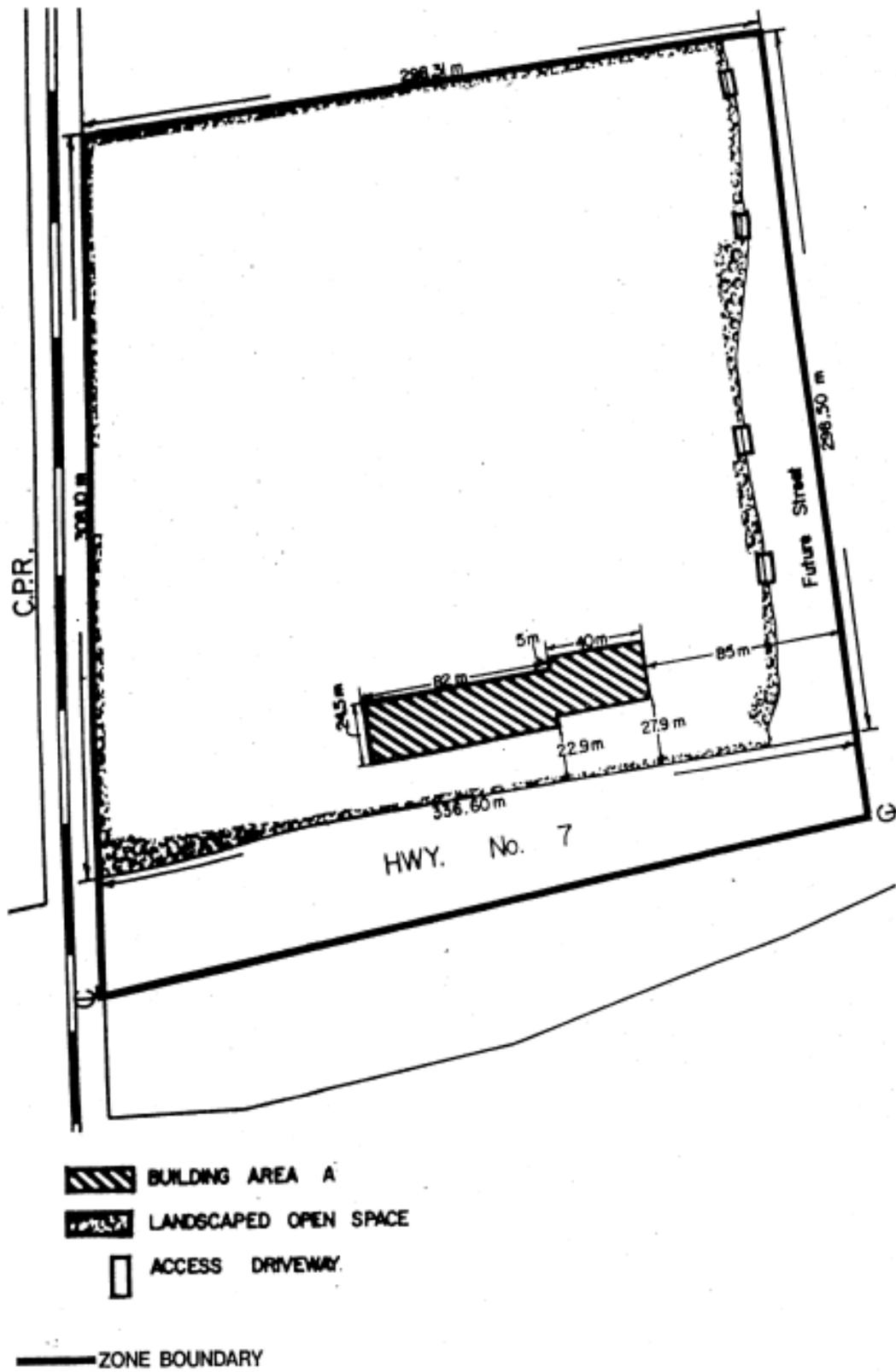
12.250.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 8.9 hectares.

- .2 Minimum Lot Width: 298.0 metres.
- .3 Minimum Lot Depth: 298.0 metres.
- .4 Minimum Front Yard Depth: 22.0 metres.
- .5 Minimum Exterior Side Yard Width: 13.7 metres.
- .6 Minimum Interior Side Yard Width: 6.1 metres, except where it abuts a railway line, in which case there is no minimum requirement
- .7 Minimum Rear Yard Depth: 13.7 metres, except where it abuts a railway line, in which case, there is no minimum requirement.
- .8 Minimum Distance between main buildings:
 - .a 8.0 metres, where no parking is provided between two buildings;
 - .b 14.5 metres, where parking is provided abutting one building; and,
 - .c 20.0 metres, where parking is provided abutting two buildings.
- .9 Maximum Building Height: 2 storeys.
- .10 there may be no more than three restaurants of the type permitted by [Exceptionsection 12.250.1\(2\)\(c\)](#), but in no case shall there be more than two mixed service restaurants.
- .11 the Total Gross Commercial Floor Area of all offices permitted by [Exceptionsection 12.250.1\(2\)\(e\)](#) shall not exceed 1775.0 square metres.
- .12 the Total Gross Commercial Floor Area of all warehouses permitted by [Exceptionsection 12.250.1\(2\)\(h\)](#) shall not exceed 6970.0 square metres.
- .13 the Total Gross Commercial Floor Area of an accessory retail outlet, excluding an accessory retail food outlet, permitted by [Exceptionsection 12.250.1\(2\)\(j\)](#) shall not be more than 25 percent of the total gross floor area of the particular main use.
- .14 the Gross Commercial Floor Area of an accessory retail food outlet shall be limited to:
 - .a 25 percent, to a maximum of 929.0 square metres, of the gross commercial floor area of the associated main use if such a main use is located in a building within BUILDING AREA A, as shown on [SCHEDULE C – SECTION 250Figure 1](#); and,
 - .b 15 percent, to a maximum of 1393.5 square metres, of the gross commercial floor area of the associated main use, if such a main use is located in any other building.
- .15 the width of a driveway leading to any parking space shall be a minimum width of 3.0 metres for one-way traffic, and a minimum width of 6.0 metres for two-way traffic.
- .16 Landscaped Open Space: landscaped open space of not less than 5 percent of the lot area shall be provided and maintained, and a landscaped open space strip abutting the lot lines shall be provided and maintained as outlined on [Figure 1SCHEDULE C – SECTION 250](#).
- .17 Outside Storage: no storage shall be permitted outside a building.

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

Figure 1



12.251 Exception 251

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

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

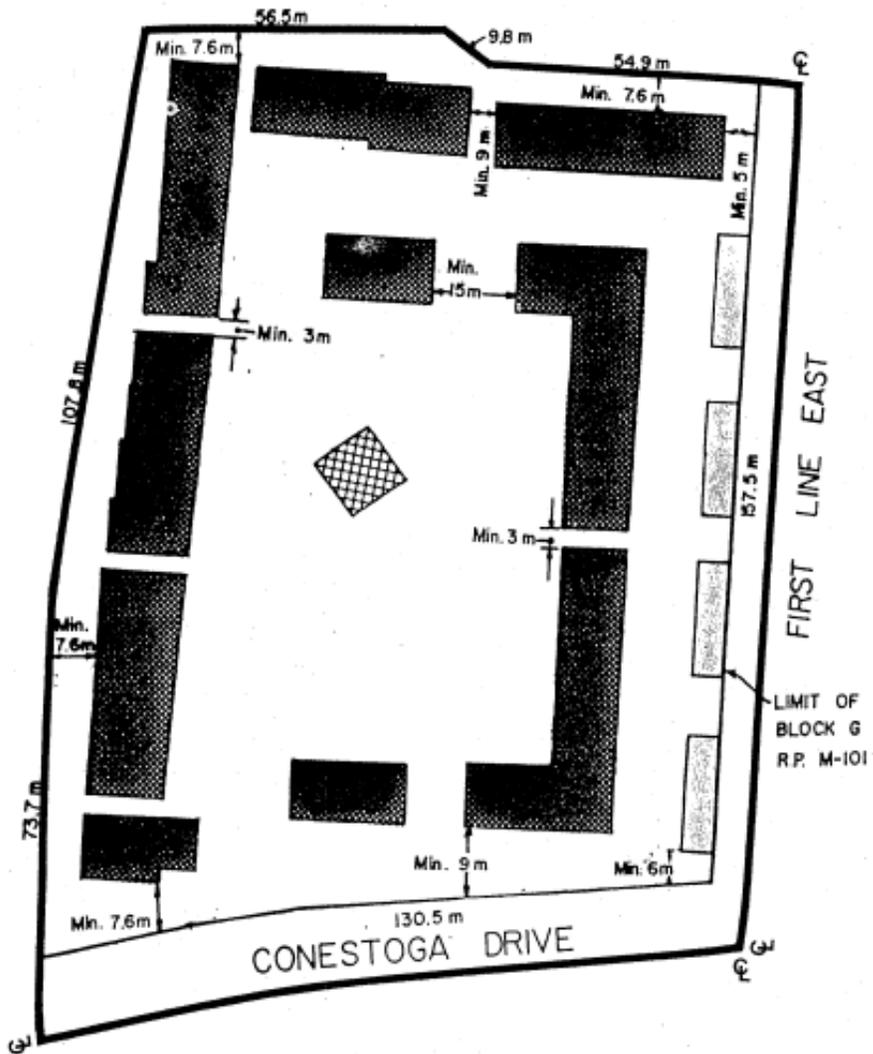
12.251.2 The lands shall be subject to the following requirements and restrictions:

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

.b 3.0 metres between 2 exterior walls, where neither, or only one wall has a window to a habitable room.

.12 Minimum Landscaped Open Space: 40 percent of the lot area.

Figure 1



-  BUILDING AREA A
-  BUILDING AREA B
-  BUILDING AREA C

 ZONE BOUNDARY

12.252 Exception 252

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

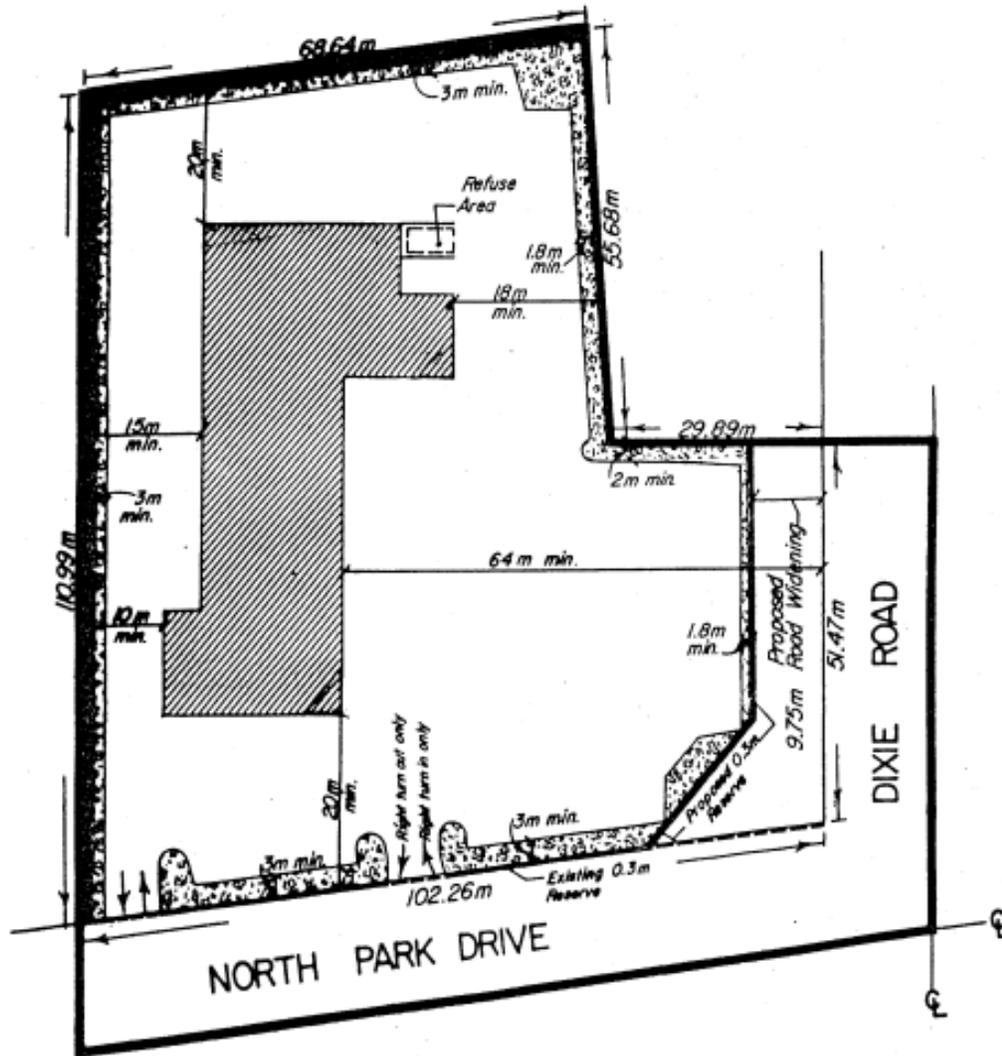
- .1 Commercial:
 - .a a bank, trust or financial institution;
 - .b business or profession offices, including offices for health care practitioners;
 - .c one dry cleaning and laundry distribution station;
 - .d service shop;
 - .e personal service shop;
 - .f convenience store;
 - .g a dining room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

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

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

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

Figure 1



-  Building Area
-  Landscaped Open Space
-  Masonry Wall

 ZONE BOUNDARY

12.253 Exception 253

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

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

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

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

- .13 Maximum Gross Floor for an Individual Storey:
800 square metres above 9th Storey
- .14 Maximum Lot Coverage: No requirement
- .15 Minimum Landscaped Open Space: 55% of the lot area
- .16 Minimum Landscaped Open Space Strip:
5.0 metres along the lot Line abutting Queen Street East
- .17 Minimum Tower Separation Distance: 25.0 metres

~~.18~~ ~~Parking Space Requirements:~~

~~. Resident Parking: 1 space / unit~~

~~. Visitor Parking: 0.14 spaces / unit~~

~~. A maximum of 190 parking spaces shall be permitted on a surface parking lot.~~

~~. A maximum of 10 percent of required Resident Parking spaces may be tandem spaces.~~

~~.23.18~~ An above grade parking structure shall be prohibited.

~~.24.19~~ Bicycle parking:

- .a Bicycle parking must be located on the same lot as the use of the building for which it is required.
- .b A minimum 0.40 spaces per dwelling unit shall be provided.
- .c A maximum of 50% of the required bicycle parking may be vertical spaces.
- .d Where the number of bicycle spaces exceeds fifty spaces, a Minimum of 25% of the total required must be located within:
 - .i A building or structure;
 - .ii A secure area such as a supervised parking lot or enclosure; or
 - .iii Within bicycle lockers.

~~.25.20~~ Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a bicycle rack that is securely anchored to the ground/wall and attached to a heavy base such as concrete.

~~.26.21~~ Dimensions:

- .a if located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres.

12.253.3 for the purposes of ~~Exceptionsection~~ 253:

.1 For the purposes of this ~~exceptionsection~~ a Podium shall be defined as follows:

Any of various building elements that form the base or bottom storeys of a building distinguished from and upon which upper storeys of the building, also referred to as the tower, rest.

.2 For the purpose of this ~~exceptionSection~~, all lands zoned **MH, R3HR4A(3)** – 253 shall be deemed to be one lot for zoning purposes.

12.254 Exception 254

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

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

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

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

Figure 1

Concession 5 W.H.S., Lot 11



-  Main Building Area
-  Accessory Building Area
-  Landscaped Open Space

— ZONE BOUNDARY

12.256 Exception 256

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

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

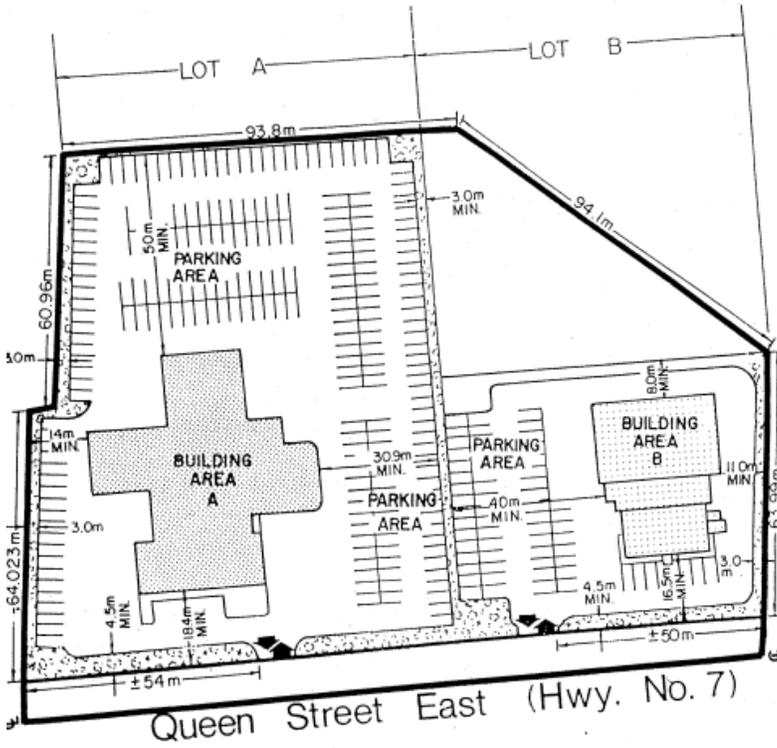
12.256.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a for Lot A, as shown on ~~SCHEDULE C – SECTION 256~~Figure 1: 100.0 metres.
 - .b for Lot B, as shown on ~~Figure 1~~~~SCHEDULE C – SECTION 256~~: 70.0 metres.
- .2 Minimum Lot Depth:
 - .a for Lot A, as shown on ~~Figure 1~~~~SCHEDULE C – SECTION 256~~: 100.0 metres.
 - .b for Lot B, as shown on ~~Figure 1~~~~SCHEDULE C – SECTION 256~~: 70.0 metres.
- .3 Minimum Lot Area:
 - .a for Lot A, as shown on ~~Figure 1~~~~SCHEDULE C – SECTION 256~~: 10,000 square metres.
 - .b for Lot B, as shown on ~~Figure 1~~~~SCHEDULE C – SECTION 256~~: 6,000 square metres.
- .4 all buildings shall be located within the areas identified as BUILDING AREA A and BUILDING AREA B on ~~Figure 1~~~~SCHEDULE C – SECTION 256~~.

Exception Zones

- .5 the Gross Commercial Floor Area of the building identified as BUILDING AREA A on [Figure 1 SCHEDULE C – SECTION 256](#) shall not exceed 1,900 square metres;
- .6 the Gross Commercial Floor Area of the building identified as BUILDING AREA B on [Figure 1 SCHEDULE C – SECTION 256](#), shall not exceed 1,400 square metres;
- .7 the height of the buildings located within BUILDING AREA A and B shall not exceed 2 storeys;
- .8 a 4.5 metres wide landscaped open space area shall be provided and maintained along Highway Number 7, as shown on [Figure 1 SCHEDULE C – SECTION 256](#), except for the driveway access points;
- .9 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on [Figure 1 SCHEDULE C – SECTION 256](#);
- .10 driveway access shall be provided and maintained in the areas shown on [Figure 1 SCHEDULE C – SECTION 256](#);
- .11 all garbage, refuse and waste containers shall be located within a building;
- .12 On-site Parking Spaces and spaces for the storage of motor vehicles shall be provided and maintained in the areas shown as PARKING AREA on [Figure 1 SCHEDULE C – SECTION 256](#).

Figure 1



LEGEND

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

 ZONE BOUNDARY

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12.257 Exception 257

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

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

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

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

12.258 Exception 258

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

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

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

- .1 Minimum Lot Area: 1250.0 square metres.
- .2 Minimum Lot Depth: 50.0 metres.
- .3 Minimum Lot Width:
 - .a for Block L shown on Schedule A, shall be the combined frontage measurements of Block L and Block J (which is shown on Schedule A within the **R1R1A(2) - Exception SECTION 267 Zone**) shown on the registered plan of subdivision;
 - .b for all other lots, shall be as shown for each lot on the registered plan of subdivision
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

12.259 Exception 259

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

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

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

- .1 Minimum Lot Area
 - .a Interior Lot – 342 square metres
 - .b Corner Lot – 387 square metres
- .2 Minimum Lot Width
 - .a Interior Lot – 13.7 metres
 - .b Corner Lot – 15.5 metres
- .3 Minimum Lot Depth – 25.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Exterior Side Yard Width: 3.0 metres and no garage shall face the exterior side yard lot line;
- .6 Minimum Rear Yard Depth: 7.0 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 0.6 metres on one side provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

- .9 No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
- .10 The following provisions shall apply to garages
 - .a the maximum garage door width shall be 5.5 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .c the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- .11 The driveway width shall not exceed the width of the garage
- .12 Maximum Porch and Bay Window Projections (with or without foundations): 1.8 metres into rear yard depth, exterior side yard width and front yard depth
- .13 Minimum setback from the Canadian National Railway right-of-way: 30.0 metres

12.259.3 for the purposes of Exceptionsection 259:

- .1 shall also be subject to the requirements and restrictions relating to the R1C-R1 zone and all the general provisions of this by-law which are not in conflict with those set out in ExceptionSection 12.1290.2.

12.260 Exception 260

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

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

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

- .1 Minimum Lot Area: 1800 square metres.
- .2 Minimum Lot Depth: 40.0 metres.
- .3 Minimum Lot Width: 15.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

12.261 Exception 261

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

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

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

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

12.262 Exception 262

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

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

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

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

12.263 Exception 263

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

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

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

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

12.264 Exception 264

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

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

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

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

12.265 Exception 265

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

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

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

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

12.266 Exception 266

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

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

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

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

12.267 Exception 267

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

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

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

- .1 Minimum Lot Width:
 - .a for Block J shown on Schedule A to this by-law, shall be the combined width of Block J and Block L (which is shown on **Schedule A** within the **R1 R1A(2)- SECTION 258 Zone**) shown on the registered plans of subdivisions; and,
 - .b for all other lots, shall be as shown on the registered plan of subdivision.
- .2 Minimum Lot Depth: 50.0 metres.
- .3 Minimum Lot Area: 1250.0 square metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres.
- .6 Minimum Interior Side Yard Width: 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

12.268 Exception 268

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

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

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

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

12.269 Exception 269

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

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

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

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

12.271 Exception 271

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

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

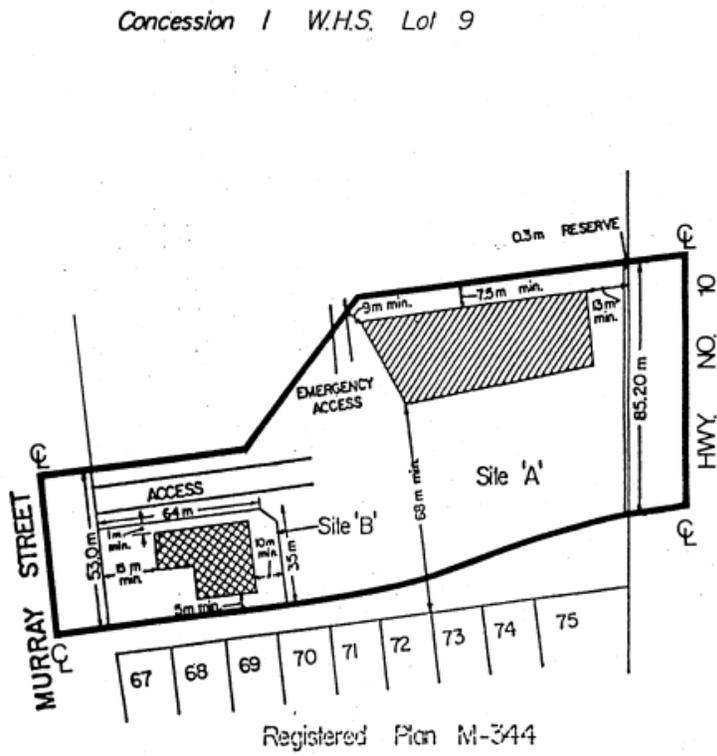
12.271.2 The lands shall be subject to the following requirements and restrictions:

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

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Exception Zones

Figure 1



- ▨ Building Area A
- ▩ Building Area B

— ZONE BOUNDARY

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12.272 Exception 272

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

- .1 shall only be used for the purposes permitted in the **R1MR2A(2) Zone**.

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

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

12.273 Exception 273

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

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

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

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

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

12.274 Exception 274

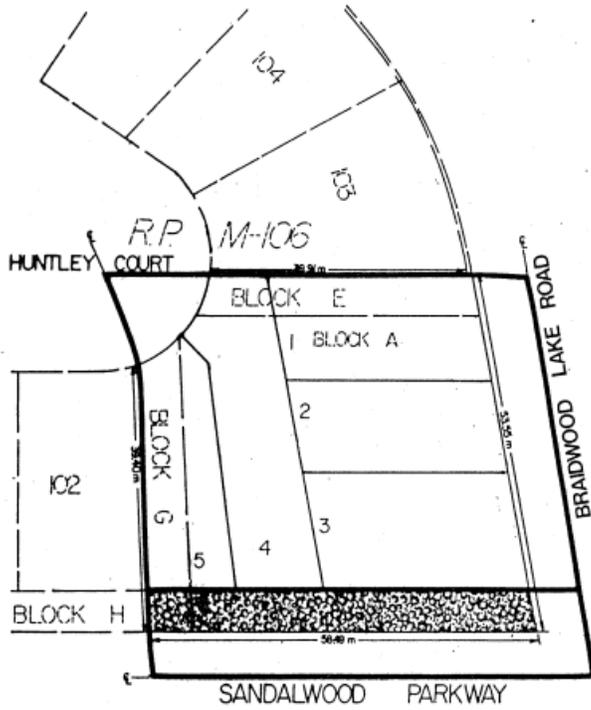
12.274.1 The lands shall only be used for the following purposes:

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

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

- .1 Minimum Lot Area: 235.0 square metres.
- .2 Minimum Lot Width: 10.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 4.0 metres, provided that the front of any garage or carport is not closer than 6.0 metres to the front lot line
- .5 Minimum Side Yard Width: a side yard may be reduced to zero metres provided that:
 - .a the width of the adjoining side yard of the adjoining such reduced side yard shall be a minimum of 2.4 metres; and,
 - .b the part of the wall of the building which is closer than 0.3 metres to the side lot line should contain no openings except for windows to bathrooms on the first or second storey.
- .6 Minimum Distance between dwellings: 2.4 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.7 metres.
- .9 Maximum Lot Coverage: 40 percent
- .10 a Landscaped Buffer Area of not less than 6.0 metres in width shall be provided and maintained in the location shown on ~~SCHEDULE C—SECTION 274~~ **Figure 1**.

Figure 1



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12.275 Exception 275

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

- .1 shall only be used for the purposes permitted in the **R1 R1B(1) Zone**.

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

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

12.277 Exception 277

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

- .1 shall only be used for the purposes permitted in the **R1 R1A(3) Zone**.

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

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

12.278 Exception 278

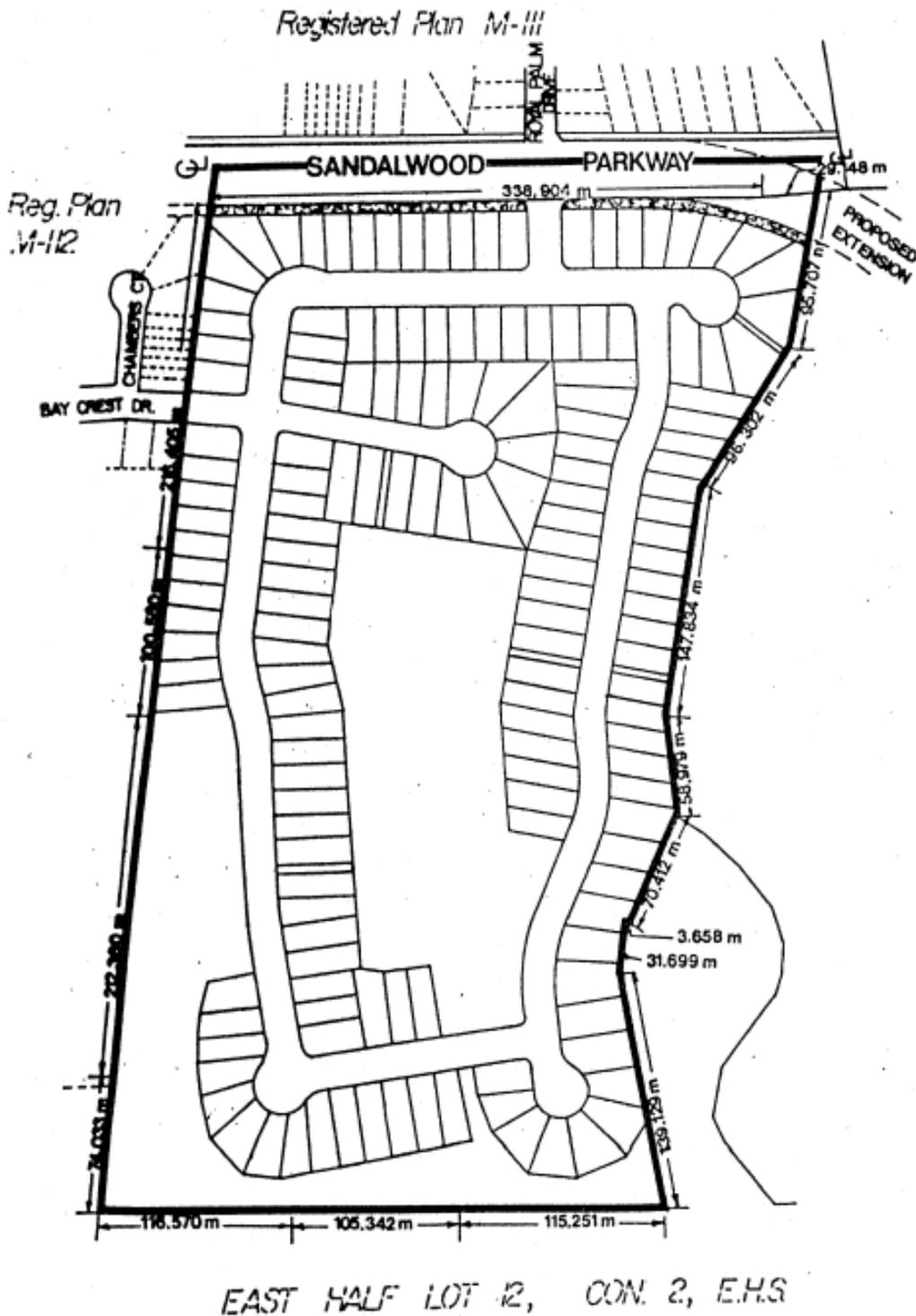
12.278.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1A, R1 R1B(2) Zone**.

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

- .1 Minimum Lot Area:
 - .a for an Interior Lot: 525.0 square metres.
 - .b for a Corner Lot: 595.0 square metres.
- .2 Minimum Lot Width:
 - .a for an Interior Lot: 15.0 metres.
 - .b for a Corner Lot: 17.0 metres.
- .3 Minimum Lot Depth: 35.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 8.0 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street lines as projected.
- .10 Minimum Landscaped Open Space: 50 percent of the front yard.
- .11 Landscaped Buffer Area: a landscaped buffer area of not less than 6.0 metres in width shall be provided in the location shown on **SCHEDULE C – SECTION 278 Figure 1**.

Figure 1



 LANDSCAPED BUFFER AREA

 ZONE BOUNDARY

12.279 Exception 279

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

- .1 shall only be used for the purposes permitted in the **R1 R1C(1) Zone**.

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

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

12.280 Exception 280

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

- .1 shall only be used for the purposes permitted in the **R1 R1B(2) Zone**.

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

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

12.282 Exception 282

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

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

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

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

12.283 Exception 283

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

- .1 shall only be used for the purposes permitted in the **R1M, R1AR2A(2) Zone**

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

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

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

12.285 Exception 285

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

- .1 shall only be used for the purposes permitted in the **R1AR1M(3) Zone**.

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

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

12.287 Exception 287

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

- .1 shall only be used for the purposes permitted in the **LCC1 Zone**

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

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

12.288 Exception 288

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

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

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

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

12.289 Exception 289

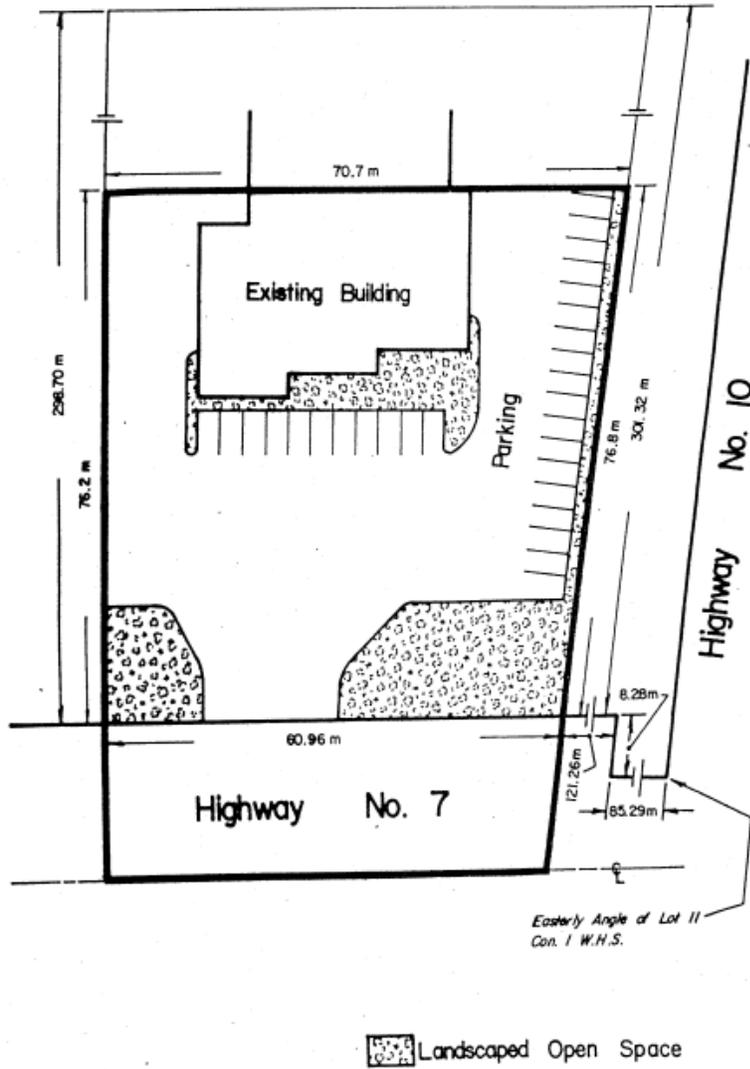
12.289.1 The lands shall only be used for the following purposes:

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

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

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

Figure 1



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12.291 Exception 291

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

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

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

.1 Minimum Lot Area:

- .a for Lot 51, as shown on **SCHEDULE A - SECTION 291** to this by-law: 399.0 square metres.
- .b for Lots 3 and 49, as shown on **SCHEDULE A - SECTION 291** to this by-law: 443.0 square metres.
- .c for all other lots shown on **SCHEDULE A - SECTION 291**:
 - .i for an Interior Lot: 380.0 square metres.
 - .ii for a Corner Lot: 475.0 square metres.

.2 Minimum Lot Width:

- .a for Lot 51, as shown on **SCHEDULE A - SECTION 291** to this by-law: 11.5 metres.
- .b for Lots 3 and 49, as shown on **SCHEDULE A - SECTION 291** to this by-law: 13.4 metres.
- .c for Lots 28 to 34, both inclusive, as shown on **SCHEDULE A - SECTION 291** to this by-law: 10.4 metres.
- .d for all other lots shown on **SCHEDULE A - SECTION 291** to this by-law:
 - .i Interior Lot: 11.0 metres.
 - .ii Corner Lot: 13.5 metres.

.3 Minimum Lot Depth: 33.0 metres.

.4 Minimum Front Yard Depth:

- .a for Lots 1, 2, 3, 49, 50 and 51 as shown on **SCHEDULE A - SECTION 291** to this by-law: 7.5 metres.
- .b for all other lots shown on **SCHEDULE A - SECTION 291** to this by-law: 6.0 metres.

.5 Minimum Side Yard Width:

- .a for Lot 51, as shown on **SCHEDULE A - SECTION 291** to this by-law: 1.2 metres on the side abutting Lot 163, Registered Plan 858, and 0.3 metres on the other side, with the distance between the walls of two dwellings not to be less than 2.4 metres; and,
- .b for Lots 49 and 50, as shown on **SCHEDULE A - SECTION 291** to this by-law: 0.3 metres, with the distance between the walls of the dwellings on Lots 50 and 51 not to be less than

2.4 metres, and the distance between the walls of the dwellings on Lots 49 and 50 not to be less than 1.8 metres, and provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

- .c for Lot 1, as shown on **SCHEDULE A - SECTION 291** to this by-law: 1.2 metres on the side abutting Block D, Registered Plan 865, and 0.3 metres on the other side, with the distance between the walls of two dwellings not to be less than 1.8 metres, and provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall
 - .d for all other lots shown on **SCHEDULE A - SECTION 291** to this by-law: 0.3 metres, with the distance, between the walls of two dwellings not to be less than 1.8 metres, and provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall
- .6 Minimum Exterior Side Yard Width : 3.0 metres.
 - .7 Minimum Rear Yard Depth: 7.6 metres.
 - .8 Maximum Building Height: 7.6 metres.
 - .9 Minimum Landscaped Open Space: 50 percent of the front yard area.

12.293 Exception 293

12.293.1 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**.

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

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

12.294 Exception 294

12.294.1 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**.

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

- .1 Minimum Lot Depth: 28.0 metres.

12.295 Exception 295

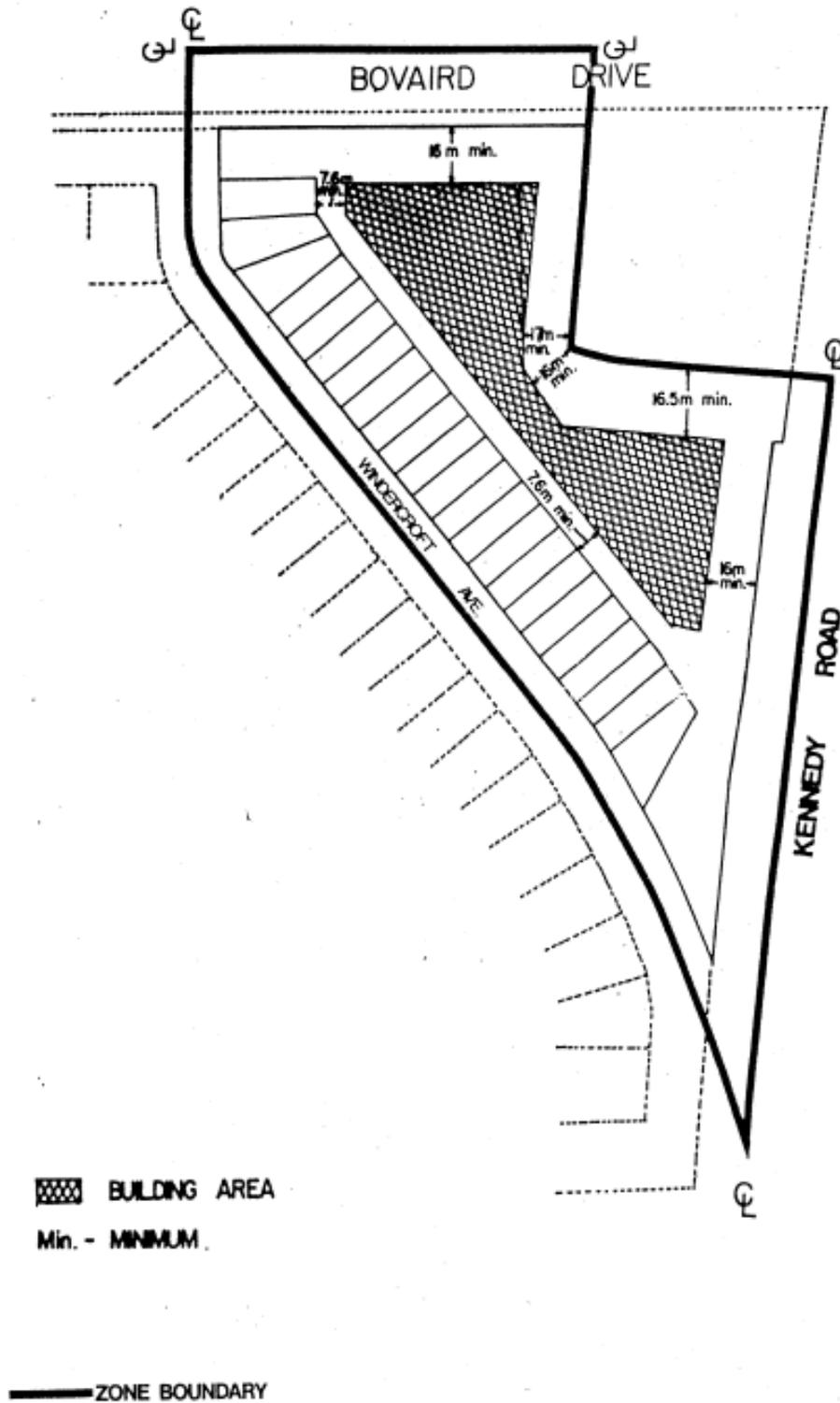
12.295.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R2R3A(3) Zone**.

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

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

Figure 1



12.296 Exception 296

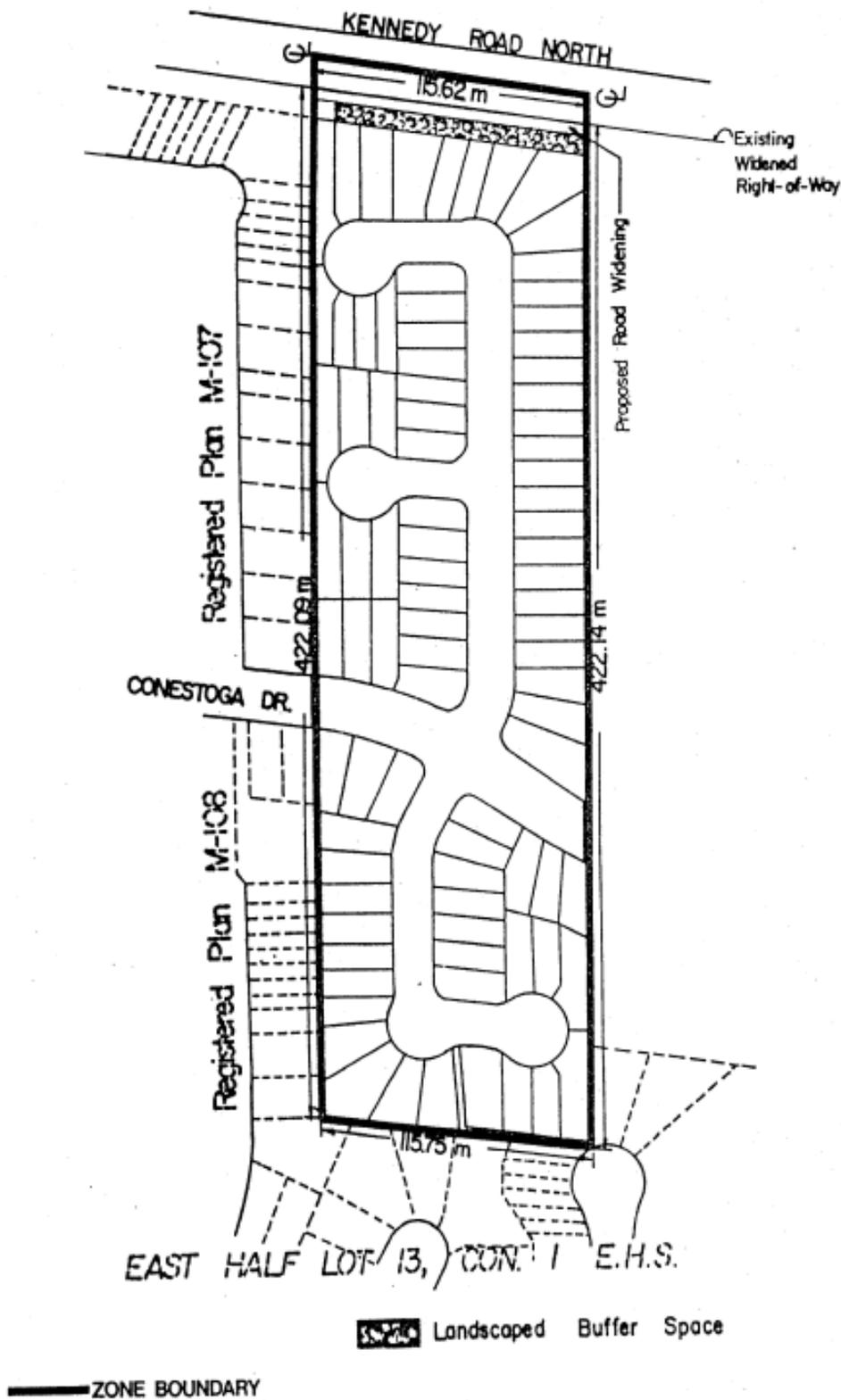
12.296.1 The lands shall only be used for the following purposes:

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

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

- .1 Minimum Lot Area:
 - .a for an Interior Lot: 265.0 square metres.
 - .b for a Corner Lot: 365.0 square metres.
- .2 Minimum Lot Width:
 - .a for an Interior Lot: 9.0 metres.
 - .b for a Corner Lot: 12.0 metres.
- .3 Minimum Lot Depth: 29.2 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width : 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Minimum Landscaped Open Space: 40 percent of the front yard of an interior lot, 50 percent of the front yard of a corner lot, and 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot line.
- .10 a Landscaped Buffer Area of not less than 6.0 metres in width shall be provided and maintained in the location shown on **SCHEDULE C – SECTION 296** Figure 1.

Figure 1



12.297 Exception 297

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

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

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

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

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

12.298 Exception 298

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

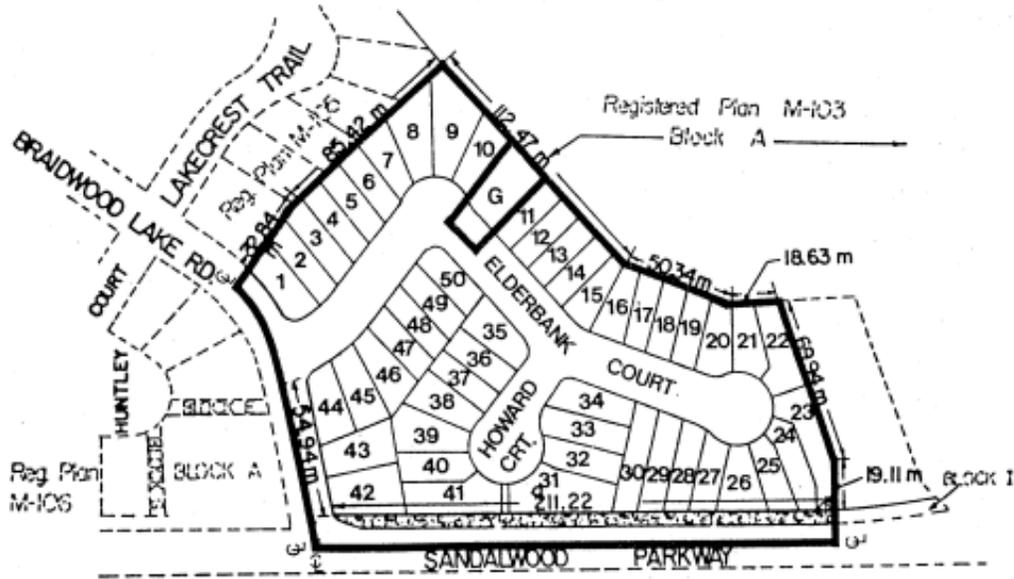
- .1 Residential:
 - .a single detached dwellings;
 - .b a group home; and,
 - .c an auxiliary group home.
- .2 Non-Residential:
 - .a a home occupation; and,
 - .b purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
 - .a for a Corner Lot: 400.0 square metres.
 - .b for an Interior Lot: 315.0 square metres.
- .2 Minimum Lot Width:
 - .a for a Corner Lot: 13.6 metres
 - .b for an Interior Lot: 10.0 metres.
- .3 Minimum Lot Depth:
 - .a for the Lots numbered 20, 21 and 26 on **SCHEDULE A - SECTION 298** to this by-law: 27.4 metres.
 - .b for all other lots: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth:
 - .a for lots shown as number 9 to 22, both inclusive, on **SCHEDULE A - SECTION 298** to this by-law: 10.0 metres
 - .b for all other lots: 7.6 metres

- .8 Maximum Building Height: 10.5 metres
- .9 Minimum Landscaped Open Space:
 - .a 40 percent of the front yard of an interior lot;
 - .b 50 percent of the front yard of a corner lot; and,
 - .c 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines.
- .10 Landscaped Buffer Area: a landscaped buffer area of not less than 9.0 metres in width shall be provided and maintained in the location shown on **SCHEDULE C – SECTION 298 Figure 1**.

Figure 1



 Landscaped Buffer Area

 ZONE BOUNDARY

12.299 Exception 299

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

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

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

- .1 Minimum Lot Area:
 - .a for lots shown as numbers 1 and 29 on ~~SCHEDULE C – SECTION 299~~ **Figure 1** to this by-law: 360.0 square metres
 - .b for the lot numbered 14 on ~~Figure 1 SCHEDULE C – SECTION 299~~ to this by-law: 550.0 square metres
 - .c for all other lots as shown on ~~Figure 1 SCHEDULE C – SECTION 299~~ except lot 14: 270.0 square metres
- .2 Minimum Lot Width:
 - .a for the lots numbered 1 and 29 other than lot 14 on ~~Figure 1 SCHEDULE C – SECTION 299~~ to this by-law: 12.1 metres
 - .b for all other lots as shown on ~~Figure 1 SCHEDULE C – SECTION 299~~ except for lot 14: 9.1 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.6 metres
- .8 Maximum Building Height: 10.5 metres
- .9 Minimum Landscaped Open Space:

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

.10 Landscaped Buffer Area: a landscaped buffer area of not less than 6.0 metres in width, shall be provided and maintained in the location shown on [Figure 1](#) ~~SCHEDULE C – SECTION 299~~

Figure 1

