12. 2000. Exception 2000

12.2000.1 The lands shall only be used for the following purposes:

- .1 A place of worship;
- .2 A caretaker's residence; and
- .3 A community club

12.2000.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum lot area shall be 1.8 hectares;
- .2 Maximum gross floor area for a place of worship shall be 929 square metres;
- .3 Maximum gross floor area for a community club shall be 232 square metres;
- .4 Maximum gross floor area for a caretaker's residence to be located on the second floor of the community club building shall be 232 square metres;
- .5 A minimum 4.5 metre landscape open space strip shall be provided along the Mayfield Road frontage except at an approved access location;
- A minimum 10 metre wide landscape open space strip shall be provided along all property boundaries except along the Mayfield Road frontage; and
- The Holding (H) symbol shall remain in place to prevent the use of the lands for the uses noted in 12.2000.1 until such time as agreements have been entered into with the Region of Peel and the City with respect to water, sanitary servicing and access following which time the (H) symbol shall be removed and the provisions of 12.2000.2.7.g) of this by-law shall not apply.

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12.2003 Exception 2003

12.2003.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in a M2 GE Zone; and
- .2 a bowling alley facility

12.2003.2 The lands shall be subject to the following requirements and restrictions:

.1 Outdoor storage shall be permitted in the front yard provided the storage material does not exceed 4 metres in height, is no closer than 9 metres from the front property line and is located behind a minimum 3 metre high solid fence.

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12.2007 Exception -2007

12.2007.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1FR1 - 14.5 zone.

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12.2007.2 The lands shall be subject to the following requirements and restrictions:

.2 Minimum setback from a Floodplain (F) Natural System (NS) zone: 10 metres.

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.1 Any building or part thereof, including a swimming pool, deck, and any other structure shall not be permitted within 7.5 metres of the rear lot line.

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12.2009 Exception 2009

12.2009.1 The lands shall only be used for the following purposes:

- .1 a conservation purpose
- .2 a private driveway access serving a use on R3HR4B 2001 lands

12.2011 Exception 2011

12.2011.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in a M1-PE Zone, excluding a warehouse and distribution centre and a motor vehicle repair shop; and,
- .2 a self-storage facility

12.2011.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions of an MI-PEZOne and the applicable general provisions, except for a self-storage facility which shall be subject to the following specific requirements and restrictions:
 - .a Minimum Front Yard Depth: 5 metres;
 - .b Minimum Rear Yard Depth: 5 metres;
 - .c Minimum number of parking spaces: 5;
 - .d A loading space is not required;

12.2011.3 for the purposes of section exception 2011:

.1 For the purposes of this by-law a self-storage facility shall mean a building or buildings divided into compartments of varying sizes offered for rent for the purpose of storing household or business goods and materials or other personal items." Formatted: Highlight

12.2012 Exception 2012

12.2012.1 The lands shall only be used for the following purposes:

- .1 a Public School;
- .2 a Day Nursery;
- .3 a Park, Playground or Recreation Facility operated by a Public Authority;
- .4 a Library; and,
- .5 purposes accessory to the other permitted purposes.

12.2012.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 0 metres;
- .2 Minimum exterior side yard: 0 metres;
- .3 Minimum rear yard depth: 0 metres; and,
- .4 Maximum Lot Coverage: 55.0%
- .5 Parking: a minimum of 45 parking spaces shall be provided on site.

12.2012.3 for the purposes of section-Exception 2012:

- .1 all land zoned I1-2012 is considered to be one lot.
- .2 the south lot line is considered to be the front lot line.

12.2013 Exception 2013

12.2013.1 The lands shall only be used for the following purposes:

- .1 Shall be used for the following purposes in addition to the uses permitted in an OS zone:
 - .a transit related structure and facilities operated by, or leased by or leased from or managed under an agreement with a Public Authority including or with Canadian National Railway Company.

12.2013.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 0.0 metres;
- .2 Minimum Exterior Side Yard: 0.0 metres;
- .3 Minimum Rear Yard: 0.0 metres;
- .4 Minimum Interior Side Yard: 0.0 metres; and,
- .5 No parking spaces shall be required or provided.

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12.2014 Exception 2014

12.2014.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R1D R1 zone.

12.2014.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot 225 square metres;
 - .b Corner Lot 255 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot 9.0 metres;
 - .b Corner Lot 10.8 metres;
- .3 Minimum Lot Depth: 25.0 metres;
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.75 metres to the front of a garage;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0m into the front yard;
 - e a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;
 - .f a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard;
 - g a bay window, bow window or box window with or without foundation may encroach into the front yard to within 1.0m of a daylight rounding; and,
 - .h 5.75 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;
 - .c 5.75 metres to a garage;

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- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
- a porch or balcony with or foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
- .f a porch and/or balcony with or without foundation -or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,
- .g a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard.
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres for an interior lot;
 - 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
 - .c 3.5 metres to a rear yard walkout balcony or uncovered terrace on the second storey; and,
 - .d 0.6 metres to the side wall of a garage where access to the garage is form the exterior side yard for lots 11.0 metres and greater.
- .7 Minimum Interior Side Yard Width:
 - a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and,
 - .c 0.3 metres to a porch and/or balcony with or without foundation or cold cellar with or without foundation.
- .8 Maximum Building Height: 11.0 metres
- .9 Minimum Landscape Open Space:
 - a those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway shall consist of Landscaped Open Space;
- .10 No garage door may project more than 1.5metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages for lots having a lot width of less than 11.0 metres:
 - a the maximum garage door width for an interior lot with a lot width less than 10.4 metres shall be: 3.7 metres;
 - .b the maximum garage door width for an interior lot with a lot width greater than or equal to 10.4m, but less than 11.0m shall be: 4.6 metres
 - .c the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and

- .d the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.
- .12 The following provisions shall apply to garages for lots having a lot width of 11 metres or greater:
 - a the maximum garage door width for an interior lot with a lot width less than 12.5 metres shall be 4.9 metres;
 - .b the maximum garage door width for an interior lot with a lot width greater than or equal to
 11.0 metres but less than 14.0 metres shall be 5.5 metres;
 - .c a two bay garage shall be permitted on an exterior corner lot when accessed from the front yard;
 - .d a three bay garage shall be permitted on an exterior corner lot when accessed from the exterior side yard;
 - the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - .f the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .g the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.
- .13 Notwithstanding Section 10.9.1B1 the following shall apply:
 - .a the minimum driveway width shall be 2.75 metres;

12.2014.3 for the purposes of section-exception 2014:

.1 Shall be subject to the requirements and restrictions relating to the R1D Zone and the general provisions of this by-law not in conflict with those set out in section exception 12.2014.2.

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12.2015 Exception 2015

12.2015.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an R3B-R2 zone and the following permitted purposes:

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- .a Back to Back Townhouse Dwellings;
- .b Townhouse Dwellings;
- .c Live-Work Townhouse Dwellings;
- .d Rear lane Townhouse Dwellings; and
- .e purposes accessory to the other permitted purposes

12.2015.2 The lands shall be subject to the following requirements and restrictions:

.1 Back to Back Townhouse dwellings within R3BR2-2015 shall be subject to the following requirements and restrictions:

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- .a Minimum Lot Area:
 - <u>.i</u> Interior Lot 78 square metres;
 - .ii Corner Lot 105 square metres; and,
 - <u>.iii</u> End Lot 90 square metres;
- .b Minimum Lot Width:
 - <u>.i</u> Interior Lot 6.0 metres;
 - .ii Corner Lot 9.0 metres; and,
 - <u>.iii</u> End Lot 7.2 metres.
- .c Minimum Lot Depth: 13.0 metres;
- .d Minimum Front Yard Depth:
 - .i 3.0 metres;

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- .ii 5.75 metres to the front of the garage;
- .iii the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;
- a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;

- .v a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;
- .vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .vii a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding;
- .e Minimum Exterior Side Yard Width:
 - .i 3.0 metres;
 - .ii 1.2 metres to a public or private lane
 - .iii 5.75 metres to front of a garage;
 - .iv the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
 - .v a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
 - .vi a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,
 - .vii a bay window, bow window or box window with or without foundation may encroach1.0 metres into the exterior side yard.
- .f Notwithstanding Section 10.13.3, the following shall apply:
 - .i Minimum Rear Yard Depth: 0.0 metres;
- .g Minimum Interior Side Yard Width:
 - .i 1.2 metres; and
 - .ii 0.0 metre abutting a side lot line that coincides with the shared common wall between two dwellings.
- .h Maximum Building Height: 14.0 metres;
- .i Minimum Landscape Open Space:
 - ii those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk shall consist of landscaped open space;
- .j Maximum Lot Coverage: no requirement;
- Back to Back Townhouses: a maximum of 16 dwelling units may be attached in a contiguous structure, provided that the structure is only 8 units wide and 2 units deep;
- .I Minimum Balcony Area:

Exception Zones

- i. 7.0 square metres shall be provided on a balcony or uncovered terrace on the second floor or third floor;
- .m Air Conditioning Units are permitted to be located on the balcony or uncovered terrace in the front yard;
- .n The following provisions shall apply to garages;
 - +i.____the maximum garage door width shall be 3.7 metres for interior and end units;
 - the maximum garage door width shall be 4.9 metres for corner units;
 - .iii_ii 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 that ground floor main entrance of the dwelling unit;
 - <code>iv_iii_the garage door width restriction does not apply to the garage door facing a flankage lot line; and</code>
 - -v_iv_the interior garage width, as calculated 3.0 metres from the garage door opening shall not exceed 0.9 metres greater than the maximum garage door width permitted on the lot.
- .o A walkout balcony/uncovered terrace is permitted on the second and third storeys; and
- p. Notwithstanding Section 10.9.1 B1.7 and 10.9.1.B7, the following shall apply:
 - i. The minimum driveway width shall be 2.75 metres.
- .2 Townhouse dwellings within R3BR2-2015 shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area:
 - .i Interior Lot 129 square metres;
 - .ii Corner Lot 185 square metres;
 - .iii End Lot 155 square metres;
 - .b Minimum Lot Width:
 - .i Interior Lot -5.5 metres;
 - .ii Corner Lot -8.5 metres;
 - .iii End Lot 6.7 metres;
 - .c Minimum Lot Depth: 23.5 metres;
 - .d Minimum Front Yard Depth:
 - .i 3.0 metres;
 - .ii 5.75 metres to the front of a garage;

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- .iii the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;
- a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;
- .v a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;
- .vi a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding;
- .e Minimum Exterior Side Yard Depth:
 - .i 3.0 metres;
 - .ii 5.75 metres to front of a garage;
 - .iii 1.2 metres to a public or private laneway;
 - .iv the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
 - a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
 - .vi a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,
 - vii a bay window, bow widow or box window with or without foundation may encroach 1.0 metres into the exterior side yard,
- .f Notwithstanding Section 10.13.3 the following shall apply:
 - .i Minimum rear yard depth of 6.0 metres for interior lots:
 - ii Minimum rear yard depth of 3.0 metres for a corner lot, provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line
 - .iii Minimum rear yard of 3.5 metres to a balcony;
- .g Minimum Interior Side Yard Width:
 - .i 1.2 metres; and
 - .ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .h Maximum Building Height: 14.0 metres;
- .i Minimum Landscape Open Space:

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- Those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk shall consist of landscaped open space;
- .ii.j___The following provisions shall apply to garages:
 - the maximum garage door width per interior dwelling unit shall be 3.7 metres for a (single car) lot width less than 6.0 metres; and, 5.5 metres for a (double car) for a lot width equal to or greater than 6.0 metres;
 - .iv_ii a two car garage shall be permitted on an exterior corner lot;
 - .v.iii 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 that ground floor main entrance of the dwelling unit;
 - -vi_iv_the garage door width restriction does not apply to the garage door facing the flankage lot line; and
 - .vii.v the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot;
- -j.k No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for an interior unit;
- .k.l Front yard to the rear yard access shall be permitted via habitable rooms; and
- #.m Notwithstanding Section 10.9.1 B1. and 10.9.1B7, the following shall apply:
 - i The minimum driveway width shall be 2.75 metres;
- .3 Live-Work Townhouse dwellings within R3BR2-2015 shall be subject to the following requirements and restrictions:
 - .a The following uses are permitted within a Live-Work Townhouse Dwelling on the ground/first floor:
 - .i a residential unit;
 - .ii bank, trust company and finance company;
 - .iii service shop;
 - .iv retail establishment with no outdoor storage or display;
 - .v home occupation;
 - .vi commercial, technical or recreational school;
 - .vii art gallery;
 - .viii artist and photography studio including framing;
 - .ix personal service shop;

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- .x health or fitness centre;
- .xi a dining room restaurant, and take-out restaurant;
- .xii a laundromat;
- .xiii a dry cleaning and laundry distribution station;
- .xiv a printing or copying establishment;
- .xv a custom workshop;
- .xvi an animal hospital;
- .xvii a convenience store;
- .xviii an office, including the office of a health care practitioner;
- .xix a day nursery;
- .xx a police station;
- .xxi a radio or television broadcast establishment; and;
- .xxii purposes accessory to the other permitted purposes.
- .b The following uses shall not be permitted:
 - .i tattoo parlour;
 - .ii amusement arcade;
 - .iii massage or body rub parlour;
 - .iv the repair and servicing of motor vehicles or internal combustion engines;
 - .v billiard parlour or pool hall; and,
 - .vi adult video store or adult book store.
- .c Minimum Lot Area:
 - .i —Interior Lot 122 square metres;
 - .ii Corner Lot 140 square metres; and,
 - .iii End Lot 140 square metres;
- .d Minimum Lot Width:
 - .i Interior Lot: 7.0 metres;
 - .ii Corner Lot: -8.8 metres; and,
 - .iii End Lot: 8.2 metres;
- .e Minimum Lot Depth: 17.5 metres;

- .f Minimum Front Yard Depth:
 - .i 0.0 metres;
 - ii a canopy, roof overhang, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance by a maximum 0.5 metres; and,
 - .iii an awning may encroach into a public road allowance by a maximum 0.5 metres.
- .g Minimum Exterior Side Yard Width:
 - .i 0.0 metres;
 - ii a canopy, roof overhang, architectural brackets, lamps and architectural cornices may encroach into a public road allowance by a maximum 0.35 metres; and,
 - .iii an awning may encroach into a public road allowance by a maximum of 0.5 metres.
- .h Notwithstanding Section 10.13.3, the following shall apply:
 - .i Minimum Rear Yard Depth: 0.0 metres;
- .i Minimum Setback to a Garage Door:
 - .i 0.0 metres when accessed by a rear lane;
- .j Minimum Interior Side Yard Width:
 - .i 1.2 metres; and,
 - .ii 0.0 metres abutting a side lot line that coincides -with a shared common wall between two dwellings;
- .k Maximum Building Height: 14.0 metres;
- .I Minimum Landscape Open Space:
 - those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk, shall consist of landscaped open space;
- .m Maximum Lot Coverage: No Requirement;
- .n Minimum Amenity Area:
 - i. 7.0 square metres shall be provided on a balcony or uncovered terrace on the second or third floor;
- .o Air Conditioning units are permitted to be located on the balcony or uncovered terrace;
- .p Notwithstanding Section 10.9.1 A and B10.9.1 B (7) the following shall apply:
- i a minimum of 1 parking space per residential unit shall be provided; and,
- .ii one (1) additional parking space is required for any commercial use on the ground floor.

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-q.p Notwithstanding Section 10.9.1 B1. and 10.9.1B7, the following shall apply:

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i the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit or dwelling wall;

+.q Notwithstanding Section 6.12.1 (b):

a home occupation may occupy not more than 40% of the gross floor area of the residential unit located on the second and third floors;

-s.r Notwithstanding Section 6.12.2 (b) the following shall apply:

 an office including a health care practitioner operating on the ground floor shall be permitted to occupy not more than 40% of the residential unit located on the second and third floors.

- .4 Rear-Lane Townhouse dwellings within R3BR2-2015 shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area:
 - .i Interior Lot: 70 square metres;
 - .ii Corner Lot: __ 110 square metres;
 - .iii End Lot: 90 square metres;
 - .b Minimum Lot Width:
 - .i Interior Lot: 4.4 metres;
 - .ii Corner Lot:— 7.4 metres;
 - .iii End Lot: 5.6 metres;
 - .c Minimum Lot Depth:_16.9 metres;
 - .d Minimum Front Yard Depth:
 - .i 3.0 metres;
 - the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding;
 - iii a porch and/or balcony with or without foundation or cold cellar a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;
 - .iv a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;
 - .v a bay window, bow window or box window with or without foundation may encroach
 1.0 metres into the front yard;

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- .vi a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding;
- .e Minimum Exterior Side Yard Width:
 - .i 3.0 metres:
 - .ii 1.2 metres to a public or private lane;
 - .iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
 - .iv a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
 - .v a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;
 - .vi a bay window, bow widow or box window with or without foundation may encroach 1.0 metres into the exterior side yard;
- .f Notwithstanding Section 10.13.3, the following shall apply:
 - .i Minimum rear yard depth: 0.0 metres;
- .g Minimum setback to a garage door:
 - i 0.0 metres when accessed by a rear lane;
- .h Minimum Interior Side Yard Width:
 - .i 1.2 metres; and
 - .ii 0.0 metres abutting a side lot line that coincides with a
 - .iii_ii _-shared common wall between two dwellings;
- .i Maximum Building Height: 14.0 metres;
- .j Minimum Landscape Open Space:
 - i those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway shall consist of landscaped open space;
- .k Maximum Lot Coverage: no requirement;
- .I Minimum Balcony Area:
 - i 7.0 square metres shall be provided on a balcony/uncovered terrace on the second or third floor;
- .m The following provisions shall apply to garages:

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- .i a garage door width shall not exceed the width of any -unit or the main wall of a dwelling;
- .n Notwithstanding Sections 10.9.1 B.1 and 10.9.1B7, the following shall apply:
 - .i the minimum driveway width shall be 2.75 metres and -the maximum width of the driveway shall not exceed the width of- any unit;
- .o Notwithstanding Sections 10.9.1 A and 10.9.1.B7, the following shall apply:
 - .i a minimum of 1 parking space for each residential unit shall be provided on each lot;
- -p.o_air conditioning units are permitted to be located on the balcony or uncovered terrace.
- -q.p a public/private lane is deemed to be a street for zoning purposes.

12.2015.3 for the purposes of Exception 2015:

Shall also be subject to the requirements and restrictions relating to the R3B zone and the general provisions of this by-law not in conflict with those set out in sections exceptions.

12.2015.2(1), R3BR2-12.2015.2(2), and R3BR2-12.2015.2(3), and R3BR2-2015.2(4).

12.2017 Exception 2017

12.2017.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a CRC-ML_zone and the following permitted purposes:
 - .a Apartment Dwellings;
 - .b Back to Back Townhouse Dwellings;
 - .c Stacked Townhouse Dwellings;
 - .d Live-Work Dwellings;
 - .e Single Detached Dwellings;
 - .f Townhouse Dwellings;
 - .g Rear Lane Townhouse Dwellings;
 - .h bank, trust company and finance company;
 - .i service shop;
 - .j retail establishment, having no outside storage or display;
 - .k home occupation;
 - .I commercial, technical or recreational school;
 - .m art gallery;
 - .n artist and photography studio including framing;
 - .o personal service shop;
 - .p health or fitness centre;
 - .q a dining room restaurant and take-out restaurant;
 - .r a laundromat;
 - .s a dry cleaning and laundry distribution station;
 - .t a printing or copying establishment;
 - .u a custom workshop;
 - .v an animal hospital;
 - .w convenience store;
 - .x an office, including the office of a health care practitioner;

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- .y a day nursery;
- .z a police station;
- .aa a radio or television broadcast establishment; and,
- .bb purposes accessory to the other permitted purposes.
- .2 The following uses shall not be permitted:
 - .a tattoo parlour;
 - .b amusement arcade;
 - .c massage or body rub parlour;
 - .d the repair and servicing of motor vehicles or internal combustion engines;
 - .e billiard parlour or pool hall; and
 - .f adult video store or bookstore.

12.2017.2 The lands shall be subject to the following requirements and restrictions:

- .1 Townhouse Dwellings, Back to Back Townhouses, Live-Work Townhouse, and Rear Lane Townhouses shall be subject to the requirements and restrictions as set out in R3BR2-2015;
- Single Detached Dwellings shall be subject to the requirements and restrictions set out in R1D 2014;
- .3 Stacked Townhouses shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area: No requirement;
 - .b Minimum Lot Width: No Requirement
 - .c Minimum Lot Depth: No requirement;
 - .d Minimum Front Yard Depth:0.0 metres;
 - .e Minimum Exterior Side Yard Depth:0.0 metres;
 - .f ___Minimum Rear Yard Depth:_0.0 metres;
 - .g Minimum Interior Side Yard Width: 0.0 metres;
 - .d.h Maximum building height: 4 storeys;
 - .e.i Minimum Landscape Coverage: no requirement;
 - Notwithstanding Section 10.9.2(a), Section 10.9.2 (b), and Section 10.9.3 the following shall apply:
 - for stacked townhouses a minimum 2 parking spaces for each dwelling unit shall be provided;

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Exception Zones

- -6.4 Residential Apartments shall be subject to the following requirement and restrictions:
 - .a Minimum Lot Area: no requirement;
 - .b Minimum Lot Width: no requirement;
 - .c Minimum Lot Depth: no requirement;
 - .d Minimum Front Yard Depth: 0.0 metres;
 - .e Minimum Exterior Side Yard Depth: 0.0 metres;
 - .f Minimum Rear Yard Depth: 0.0 metres;
 - .g Minimum Interior Side Yard Width: 0.0 metres;
 - .h Minimum Setback to an underground parking structure: 0.0 metres;
 - -d.i Underground support columns may encroach into minimum parking space of 2.7 metres and 5.4 metres;
 - -e_j__Where drive isle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive isle width is 6.6 metres;
 - .f.k Maximum building height-: 6 storeys
 - .g.| Minimum Landscape Coverage: no requirement;
 - .h.m commercial uses shall be permitted on the ground floor of an apartment building only; and
 - .i Notwithstanding Section 10.9.2(a), Section 10.9.2 (b), and Section 10.9.3 the following shall apply:
 - .i for apartments a minimum of 1.25 parking spaces per unit shall be provided;
- 7.5 The lands designated lands designated GRC-ML 2017 (H) on Schedule A to this By-law shall be reserved for an apartment dwelling with ground floor commercial uses, back to back townhouses, live-work townhouses and stacked townhouses only, until February 24, 2012 after which time the other permitted uses would apply;
- shall also be subject to the requirements and restrictions relating to the CRC zone and the general provisions of this by-law not in conflict with those set out in CRCML-2017.2, CRCML-2017.3, CRCML-2017.6, CRCML-2017.7, and CRCML-2017.8.

12.2017.3 The Holding (H):

-9.7 The holding (H) zone provision shall be lifted when the Commissioner of Planning Design and Development, in consultation with Credit Valley Conservation, has determined that satisfactory stormwater management measures have been implemented.

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12.2018 Exception 2018

12.2018.1 The lands shall only be used for the following purposes:

- .1 Apartment Dwellings;
- .2 Back to Back Townhouse Dwellings;
- .3 Stacked Townhouse Dwellings;
- .4 Live Work Townhouse Dwellings;
- .5 Single Detached Dwellings;
- .6 Townhouse Dwellings;
- .7 Rear Lane Townhouse Dwellings;
- .8 bank, trust company and finance company;
- .9 service shop;
- .10 retail establishment, having no outside storage or display;
- .11 home occupation;
- .12 commercial, technical or recreational school;
- .13 art gallery;
- .14 artist and photography studio including framing;
- .15 personal service shop;
- .16 health or fitness centre;
- .17 a dining room restaurant and take-out restaurant;
- .18 a laundromat;
- .19 a dry cleaning and laundry distribution station;
- .20 a printing or copying establishment;
- .21 a custom workshop;
- .22 an animal hospital;
- .23 convenience store;
- .24 an office, including the office of a health care practitioner;
- .25 a day nursery.
- .26 a police station;

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- .27 a radio or television broadcast establishment; and,
- .28 purposes accessory to the other permitted purposes.
- .29 The following uses shall not be permitted:
 - .a tattoo parlour;
 - .b amusement arcade;
 - .c massage or body rub parlour;
 - .d the repair and servicing of motor vehicles or internal combustion engines;
 - .e billiard parlour or pool hall; and
 - .f adult video store or bookstore;

12.2018.2 The lands shall be subject to the following requirements and restrictions:

- .1 Townhouse Dwellings, Back to Back Townhouses, Live-Work Townhouse, and Rear Lane Townhouses shall be subject to the requirements set out in R3BR2-2015;
- .2 Single Detached Dwellings shall be subject to the requirements and restrictions set out in R1D 2014;
- .3 Stacked Townhouses shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area: No requirement;
 - .b Minimum Lot Width: No Requirement
 - .c Minimum Lot Depth: No requirement;
 - .d Minimum Front Yard Depth: 0.0 metres;
 - .e Minimum Exterior Side Yard Depth: 0.0 metres;
 - .d.f Minimum Rear Yard Depth 0.0 metres;
 - -e.g Minimum Interior Side Yard Width: 0.0 metres;
 - .f.h Maximum building height: 4 storeys;
 - .g.i Minimum Landscape Coverage: No Requirement;
 - Notwithstanding Section 10.9.2(a), Section 10.9.2 (b), and Section 10.9.3 the following shall apply:
 - for stacked townhouses a minimum 2 parking spaces for each dwelling unit shall be provided;
- -6.4 Apartments shall be subject to the following requirement and restrictions:
 - .a Minimum Lot Area: no requirement;

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Exception Zones

- .b Minimum Lot Width no requirement;
- .c Minimum Lot Depth: no requirement;
- .d Minimum Front Yard Depth: 0.0 metres;
- .e Minimum Exterior Side Yard Depth: 0.0 metres;
- .f Minimum Rear Yard Depth: 0.0 metres;
- .g Minimum Interior Side Yard Width: 0.0 metres;
- .h Minimum Setback to an underground parking structure: 0.0 metres;
- -d_i _Underground support columns may encroach into minimum parking space of 2.7 metres and 5.4 metres;
- -e_j__Where drive isle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive isle width is 6.6 metres;
- .f.k Maximum building height: 6 storeys;
- -g.| Minimum Landscape Coverage: no requirement;
- .h.m_Commercial uses shall be permitted on the ground floor of an apartment building only; and
- Notwithstanding Section 10.9.2(a), Section 10.9.2 (b) and Section 10.9.3, the following shall apply:
 - .i for apartments a minimum of 1.25 parking spaces per unit shall be provided;
- The lands designated CRC-ML_-2018 on Schedule A to this By-law shall be reserved for an apartment dwelling with ground floor commercial uses, back to back townhouses, live-work townhouses and stacked townhouses only, until February 24, 2015 after which time the other permitted uses would apply; and,
- .8.6 Shall also be subject to the requirements and restrictions relating to the CRC_ML_zone and the general provisions of this by-law not in conflict with those set out in section CRC_ML_2018.3, CRC_ML_2018.5, CRC_ML_2018.6, CRC_ML_201

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12.2019 Exception 2019

12.2019.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a CRC-ML_zone and the following permitted purposes:
 - .a Apartment Dwellings;
 - .b Back to Back Townhouse Dwellings;
 - .c Stacked Townhouse Dwellings;
 - .d Live Work Townhouse Dwellings;
 - .e Single Detached Dwellings;
 - .f Townhouse Dwellings;
 - .g Rear Lane Townhouse Dwellings;
 - .h bank, trust company and finance company;
 - .i service shop;
 - .j retail establishment, having no outside storage or display;
 - .k home occupation;
 - .l commercial, technical or recreational school;
 - .m art gallery;
 - .n artist and photography studio including framing;
 - .o personal service shop;
 - .p health or fitness centre;
 - .q a dining room restaurant and take-out restaurant;
 - .r a laundromat;
 - .s a dry cleaning and laundry distribution station;
 - .t a printing or copying establishment;
 - .u a custom workshop;
 - .v an animal hospital;
 - .w convenience store;
 - .x an office, including the office of a health care practitioner;

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- .y a day nursery.
- .z a police station;
- .aa a radio or television broadcast establishment; and,
- .bb purposes accessory to the other permitted purposes;
- .2 The following uses shall not be permitted:
 - .a tattoo parlour;
 - .b amusement arcade;
 - .c massage or body rub parlour;
 - .d the repair and servicing of motor vehicles or internal combustion engines;
 - .e billiard parlour or pool hall; and
 - .f adult video store or bookstore;

12.2019.2 The lands shall be subject to the following requirements and restrictions:

- .1 Townhouse Dwellings, Back to Back Townhouses, Live-Work Townhouse, and Rear Lane Townhouses shall be subject to the requirements set out in R3BR2-2015;
- Single Detached Dwellings shall be subject to the requirements and restrictions set out in R1D-R1 2014
- .3 Stacked Townhouses shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area: No requirement;
 - .b Minimum Lot Width: No Requirement;
 - .c Minimum Lot Depth: No requirement;
 - .d Minimum Front Yard Depth: 0.0 metres;
 - .e Minimum Exterior Side Yard Depth: 0.0 metres;
 - .d.f Minimum Rear Yard Depth: 0.0 metres;
 - .e.g Minimum Interior Side Yard Width: 0.0 metres;
 - .f.h Maximum building height: 4 storeys;
 - -g_i Minimum Landscape Coverage: No Requirement;
 - Notwithstanding Section 10.9.2(a), Section 10.9.2 (b), and Section 10.9.3 the following shall apply:
 - for stacked townhouses a minimum 2 parking spaces for each dwelling unit shall be provided;

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- -6.4 Apartments shall be subject to the following requirement and restrictions:
 - .a Minimum Lot Area: no requirement;
 - .b Minimum Lot Width no requirement;
 - .c Minimum Lot Depth: no requirement;
 - .d Minimum Front Yard Depth: 0.0 metres;
 - .e Minimum Exterior Side Yard Depth: 0.0 metres;
 - .f Minimum Rear Yard Depth: 0.0 metres;
 - .g Minimum Interior Side Yard Width: 0.0 metres;
 - .h Minimum Setback to an underground parking structure: 0.0 metres;
 - .i Underground support columns may encroach into minimum parking space of 2.7 metres and 5.4 metres;
 - .j Where drive isle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive isle width is 6.6 metres;
 - .k Maximum building height: 6 storeys;
 - .I Minimum Landscape Coverage: no requirement;
 - .m Commercial uses shall be permitted on the ground floor of an apartment building only; and
 - .n Notwithstanding Section 10.9.2(a), Section 10.9.2 (b) and Section 10.9.3, the following shall apply:
 - .i for apartments a minimum of 1.25 parking spaces per unit shall be provided;
 - .ii for back to back townhouses and attacked stacked townhouses a minimum 2 parking spaces for each dwelling unit shall be provided; and,
 - .iii for live-work townhouses 1 parking space per residential unit shall be provided, and 1 additional parking space is required for any commercial use on the ground floor;
- The lands designated CRC.ML_-2019 on Schedule A to this By-law shall be reserved for an apartment dwelling with ground floor commercial uses, back to back townhouses, live-work townhouses and stacked townhouses only, until February 24, 2017 after which time the other permitted uses would apply; and,
- .8.6 Shall also be subject to the requirements and restrictions relating to the CRC-ML_zone and the general provisions of this by-law not in conflict with those set out in section CRCML-2019.3, CRCML-2019.4, and CRCML-2019.6 and CRCML-2019.6, CRCML-2019.6, and <a h

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12.2020 Exception 2020

12.2020.1 The lands shall only be used for the following purposes:

- .1 a religious institution;
- .2 a day nursery;
- .3 purposes accessory to the other permitted purposes. or:
- .4 Those purposes permitted in R1DR1-2014;

12.2020.2 The lands shall be subject to the following requirements and restrictions:

- .1 Institutional Uses within 11 Section-Exception 2020 shall be subject to the following requirements and restrictions:
 - .a Minimum Front Yard Depth: 0.5 metres to the front wall of a building;
 - .b Minimum interior side yard: 0.5 metres to the sidewall of a building;
 - .c Minimum exterior side yard: 0.5 metres to the sidewall of a building;
 - .d Minimum rear yard depth: 0.5 metres to the rear wall of a building;
 - .e Maximum building height: 3 storeys
 - .f Maximum Lot Coverage: 55.0 %
- .2 The purposes permitted in an RID zone shall be subject to the requirements and restrictions in RIDRI_r 2014;
- Shall also be subject to the requirements and restrictions of the 11 zone, and all the general provisions of this By-law which are part in conflict with those in Sections-Exception 11-2020.2, and 11-2020.3;

12.2020.3 for the purposes of section-exception 2020.:

- 4.1 Dwelling, Back to Back Townhouse shall mean a building containing four or more dwelling units separated vertically by a Page 2 of 2 common wall, including a rear common wall, that do not have rear yards;
- Dwelling, Live-Work Townhouse shall mean a townhouse dwelling composed of three (3) or more dwelling units, where each dwelling unit is located on its own lot, or has frontage on a public street, with the garage in the rear yard and has access to the garage from a public street, public lane or private lane, where units have a least one common interior side wall; and where commercial and or residential uses are permitted on the ground floor/first floor, portions of the second or third floor; and where a home occupation is permitted on all floors; and where each dwelling unit has may have a balcony or uncovered terrace on the second or third storey;

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CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAW

- -6.3 Dwelling, Rear Lane Townhouse shall mean a townhome dwelling composed of three (3) or more dwelling units, where each dwelling unit is located on its own lot with the garage in the rear yard and has access to the garage from a public street, public lane or private lane, has at least one common interior side wall, and where each dwelling may have a balcony or uncovered terrace on the second or third storey; and,
- Dwelling, Stacked Townhouse shall mean a building containing four or more dwelling units where each dwelling unit is separated horizontally and vertically from another dwelling by a common

12.2021 Exception —2021

12.2021.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1E-R1_zone;

12.2021.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 Permitted Yard Encroachments;

12.2022 Exception_—2022

12.2022.1 The lands shall only be used for the following purposes:

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

12.2022.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permited to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 Permitted Yard Encroachments;
- .3 Maximum interior garage width shall be 6.1 metres.

12.2023 Exception —2023

12.2023.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R1E-R1_zone;

12.2023.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permited to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 Permitted Yard Encroachments;

12.2024 Exception_—2024

12.2024.1 The lands shall only be used for the following purposes:

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

12.2024.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permited to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 Permitted Yard Encroachments;
- .3 The maximum interior garage width shall be 9.14 metres.

12.2025 Exception -2025

12.2025.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R3E R2 zone;

12.2025.2 The lands shall be subject to the following requirements and restrictions:

- A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.9 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Notwithstanding Section 2025.2.(1) balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 2.4 metres, with attached eaves and cornices permitted to project an additional 0.6m into the minimum front or exterior side yard on a lot with a garage facing the flankage lot line.
- .3 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 – Permitted Yard Encroachments;
- .4 The minimum front yard depth shall be 4.0 metres on a lot with a garage facing the flankage lot line:
- .5 Notwithstanding Section 10.5(b), the garage door opening shall not be located any closer than 5.8 metres from the flankage lot line on a lot with a garage facing the flankage lot line; Page 2 of 2
- .6 —A detached garage shall have a maximum gross floor area of 42 square metres;
- .7 -A detached garage shall not contain a habitable room(s).
- .8 -The minimum interior side yard width shall be 0.0 metres on a lot with an attached garage facing the flankage lot line;
- .9 -The minimum rear yard depth to a garage shall be 0.6 metres on a lot with a garage facing the flankage lot line; 1
- .10 -A minimum landscaped open space area of 42 square metres shall be provided in the exterior side yard and no accessory structure shall be permitted in this minimum landscaped open space area where a garage faces the flankage lot line; 1
- .11 -The maximum cumulative garage door width shall be 5.5 metres on a lot with a garage facing the flankage lot line.

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12.2026.1 The lands shall only be used for the following purposes:

- .1 Live-Work Townhouse Dwelling which shall permit the following uses restricted only to the gound floor/first floor of the live-work townhouse dwelling:
 - .a an office, including the office of a health care practitioner;
 - .b a retail establishment having no outdoor storage;
 - .c a bank, trust company, or financial institution;
 - .d an art gallery;
 - .e a service shop;
 - .f a personal service shop;
 - .g a dry-cleaning and laundry distribution station;
 - .h a laundromat;
 - i a printing or copying establishment;
 - .j a commercial, technical or recreation school;
 - .k a place of commercial recreation;
 - .I a take-out restaurant;
 - .m a health or fitness centre
 - .n a custom workshop;
 - .o a visual and performing arts studio;
 - .p purposes accessory to the other permitted uses;

12.2026.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot area per dwelling unit: 138 square metres
- .2 Minimum Lot Depth: 23.0 metres;
- .3 Minimum Rear Yard Depth: 0.5 metres
- .4 Maximum Building Height: 3 storeys:
- .5 Minimum Landscaped Open Space: The entire front yard area shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law

- A balcony or porch with or without a cold ellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .7 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 Permitted Yard Encroachments;
- .8 Parking:
 - .a A minimum of 2 parking spaces per residential unit shall be provided plus 1 parking space for any commercial use on the ground floor/first floor of the live-work townhouse dwelling unit;
- .9 The required commercial parking space for the live-work townhouse dwelling unit is not required to be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
- .10 A minimum amenity area of 10.0 square metres shall be provided for each residential dwelling unit. The minimum amenity area may include patios, porches, decks, balconies and roof terraces;
- .11 Each live-work townhouse dwelling unit is not required to have direct pedestrian access from the front yard to the rear yard;
- .12 No drive-through facilities are permitted.

12.2026.3 for the purposes of section exception 2026:

.1 Live-Work Townhouse Dwelling shall mean a townhouse dwelling unit, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor with access from the rear yard and residential uses are only permitted on the ground floor/first floor with access from the front yard and where only residential uses are permitted on the second and third floors.

12.2027 Exception 2027

12.2027.1 The lands shall only be used for the following purposes:

- .1 an office, including the office of a health care practitioner;
- .2 a hotel;
- .3 a conference centre;
- .4 a park, playground, recreational facility;
- .5 public transit facility;
- except as permitted in 12.2027.2 (12), the following uses are permitted only in conjunction with uses permitted in Section Exception 12.2027.1 (1), (2), (3) and (4):
 - .a a bank, trust company or financial institution;
 - .b a retail establishment;
 - .c a convenience store;
 - .d a banquet hall;
 - .e a dry cleaning and laundry distribution station;
 - .f a dining room restaurant, a take-out restaurant;
 - .g a tavern;
 - .h a service shop;
 - i a personal service shop, but excluding a massage or body rub parlour;
 - .j a printing or copying establishment;
 - .k a commercial, technical or recreational school;
 - .I a community club;
 - .m a fitness centre;
 - .n a day nursery;
- .7 the following purposes shall not be permitted:
 - .a an adult entertainment parlour;
 - .b an adult video store;
 - .c an amusement arcade;

12.2027.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 1.0 hectare;
- .2 Minimum Front Yard Depth: 4.5 metres;
- .3 Minimum Exterior Side Yard Width: 4.5 metres;
- .4 Maximum canopy encroachment into the minimum required front yard and exterior side yard shall be 2.5 metres;
- .5 Minimum Landscaped Open Space, except at approved access locations:
 - .a 6.0 metres wide along Mississauga Road, Financial Drive and Steeles Avenue West,
 - .b 3.0 metres wide along a lot line abutting any other public street;
- Notwithstanding Section Exception 12.2027.2.5(a), a building may encroach into the minimum landscaped open space requirement to a maximum of 1.5 metres;
- .7 Minimum Landscaping for Parking Lots
 - .a 5% of the area of any parking lot must be provided as interior landscaping, which may be provided in the form of landscaped islands, landscaped medians, and pedestrian pathways. This requirement is in addition to the minimum landscape open space requirement in 12.2027.2.54:
- .8 Maximum Building Height: none
- .9 Minimum Building Height: 9.5 metres, except for lands within 250 metres of the intersection of Mississauga Road and Steeles Avenue West, the minimum building height is 14.0 metres;
- .10 Notwithstanding 12.2027.2 (9), a conference centre shall be permitted within 250 metres of the intersection of Mississauga Road and Steeles Avenue West only in conjunction with the permitted uses in 12.2027.1.(1) to (5), inclusive, provided that the uses in 12.2027.1.(1) to (5) have a minimum building height of 14 metres;
- .11 The uses permitted in 12.2027.1(6) are limited to a maximum of 25 percent of the gross commercial floor area of the building.
- .12 Commercial uses listed in 12.2027.1(6) are permitted as a principle use subject to the following:
 - a shall only be permitted when the following has been provided within lands zoned R3L, OCOC- 2027:
 - a minimum gross floor area of 32,000 square metres of office uses has received building permits.

or

.ii a conference centre has received a building permit.

- .b total maximum gross floor area for dining room restaurants and take-out restaurants shall be 1,000 square metres.
- .c a stand-alone fitness centre with a minimum gross commercial floor area of 2,500 square metres shall be permitted.
- .d total maximum gross floor area for individual uses, excluding dining room restaurants, takeout restaurants and a stand-alone fitness centre shall be 2,000 square metres.
- .e shall have a minimum building setback of 150 metres from Mississauga Road and Steeles Avenue West Road frontages and shall not be located within 250 metres of the intersection of Mississauga Road and Steeles Avenue West.
- .f shall have no minimum building height.
- .13 Minimum Building Frontage
 - .a 75% along Mississauga Road
 - .b 60% along Steeles Avenue West
- .14 Motor Vehicle Parking Provision
 - a above ground parking structures shall have a minimum building setback of 75 metres from Mississauga Road and Steeles Avenue West.
 - .b no setback from any lot line is required for any portion of the parking garage that is below grade.
- .15 Bicycle Parking Space Rate
 - .a 1 per 250 square metres of gross floor area for uses in 12.2027.1.6.
 - .b 1 per 1,000 square metres of gross floor area for uses in 12.2027.1.1 to 5, inclusive.
- .16 Parking
 - .a Offices: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof.
 - b A building which within may contain the uses in 12.2027.1 (6) that occupy up to 25% of gross commercial floor area: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof.
 - .c Conference Centre: 1 parking space for each 11 square metres of gross commercial floor area or portion thereof when a minimum gross floor area of 49,500 square metres of office use is provided within lands zoned subject to exception, 2027, otherwise 1 parking space for each 8 square metres of gross commercial floor area.
 - .d If underground parking is provided for a specific use within lands zoned R3L, OC OC-2027, the number of required parking spaces for that specific use shall be reduced by 10%.
- .17 Window and Doors at Grade

- .a On any wall adjacent to a streetline, no less than 50% of the gross area of the portion of the wall that is less than 4.6 metres above grade shall have windows and/or doors.
- .b Notwithstanding 12.2027.2.14 (a), for a Conference Centre use, any wall adjacent to a streetline, no less than 35% of the gross area of the portion of the wall that is less than 4.6 metres above grade shall have windows and/or doors.
- .18 All garbage and refuse storage including any containers for the storage of recyclable materials, shall be contained within a building.
- .19 All restaurant refuse storage shall be enclosed in a climate controlled area within the building.
- .20 No outside storage or outdoor display or sales of goods and materials shall be permitted.
- .21 The openings for waste disposal and loading facilities of any buildings shall face away from a public street or shall be screened.
- .22 No drive-through facilities are permitted.
- .23 No stand-alone telecommunication facilities are permitted.
- For the purposes of this by-law, a telecommunication antenna, a wind turbine, solar panels or solar collectors are permitted only on the roofs of the uses permitted in 12.2027.1.
- .25 A minimum 25% of the total site area of lands zoned R3L, OCOC-2027 shall contain buildings with Green Roofs, landscaping and permeable pavement.
- .26 A minimum 50% of the total site area of lands zoned R3L, OCOG-2027 shall contain buildings with White Roofs.
- .27 If a Green Roof and/or permeable parking area is provided for a specific use within lands Zoned OCR3L, OC-2027, the number of required parking spaces for that specific use shall be reduced by 10%.
- .28 For the purposes of this by-law, the lands zoned R3L, OCOG- 2027 shall be treated as one property.

12.2027.3 for the purposes of section exception 2027:

- .1 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.
- .2 Green Roof shall mean a roof of a building that has a minimum 50% coverage with vegetation and soil, or a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. It may also include roofs that utilize some form of "green" technology, such as solar panels and collectors.

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.3 White Roof shall mean a roof of a building that uses roofing material, having a high solar reflectance index, equal to or greater than 78 for a low-sloped roof or 29 for steep sloped for a minimum of 75% of the roof area

12.2029 Exception 2029

12.2029.1 The lands shall only be used for the following purposes:

- .1 an office, including the office of a health practitioner;
- .2 a retail establishment having no outdoor storage;
- .3 a bank, trust company, or financial institution;
- .4 a tavern;
- .5 a service shop;
- .6 a personal service shop;
- .7 a dry-cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a printing or copying establishment;
- .10 a commercial, technical or recreational school;
- .11 a place of commercial recreation
- .12 a community club;
- .13 a health or fitness center;
- .14 a custom workshop;
- .15 a shopping centre;
- .16 an animal hospital;
- .17 a visual and performing arts studio;
- .18 a dining room restaurant, a take-out restaurant;
- .19 an art gallery;
- .20 purposes accessory to the other permitted uses;

12.2029.2 The lands shall be subject to the following requirements and restrictions:

- For the purposes of this by-law, the lands zoned OC- 2029 and which are not owned by a Public Authority shall be deemed to be one lot;
- .2 The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line;
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Exterior Side Yard: 4.5 metres;

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- .5 The minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;
- .6 Maximum Canopy Encroachment:
 - .a 2.5 metres into the required front yard or exterior side yard;
 - .b 1.0 metre into the visibility triangle.
- .7 Minimum Landscaped Open Space, except at approved access locations:
 - .a 6.0 metres wide along Mississauga Road;
 - .b 3.0 metres wide along a lot line abutting any other public street or a daylight or visibility triangle.
- .8 Notwithstanding 12.2029.2.(7).(a) and 12.2029.2.(7).(b), a building may encroach into the minimum landscaped open space required to a maximum of 1.5 metres;
- .9 Minimum Building Height
 - .a 2 storeys within 30 metres of the intersection of a public street and Mississauga Road;
 - .b 5.5 metres for buildings that are located beyond 30 metres of the intersection of a public street and Mississauga Road;
- .10 Maximum Building Height none;
- .11 Minimum Parking Spaces:
 - .a Office 1 parking space for each 25 square metres of gross commercial floor area or portion thereof:
- .12 All other uses 1 parking space for each 23 square metres of gross commercial floor area or portion thereof;
- .13 Bicycle parking space rate:
 - .a 1 per 250 square metres of gross floor area for office uses
 - .b 1 per 1,000 square metres of gross floor area for uses in 12.2029.1.(2) to (20), inclusive;
- .14 The minimum combined Gross Floor Area for commercial and office uses shall be 2800 square metres;
- .15 The minimum building setback to lands zoned R3ER2-6 -2026, R3ER2(H) 6.0-2058 and R3ER2(H) -6.0-2059 shall be 6.0 metres;
- .16 No above ground parking structures shall be permitted;
- .17 All garbage and refuse storage, including any containers for the storage or recyclable materials, shall be contained within a building;
- .18 All restaurant refuse or storage shall be enclosed in a climate controlled area within a building;
- .19 Minimum Building Frontage:

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- .a 50% along Mississauga Road;
- .20 No stand alone-telecommunication facilities are permitted;
- .21 For the purposes of this by-law, a telecommunication antenna, a wind turbine, solar panels or solar collectors are permitted only on the roofs of the uses specified in 12.2029.1;
- .22 No drive-through facilities are permitted.

12.2030 Exception 2030

12.2030.1 The lands shall only be used for the following purposes:

- .1 a multiple residential dwelling;
- .2 an office, including the office of a health practitioner;
- .3 a retail establishment having no outdoor storage
- .4 a bank, trust company, or financial institution;
- .5 a tavern;
- .6 a service shop;
- .7 a personal service shop;
- .8 a dry-cleaning and laundry distribution station;
- .9 a laundromat;
- .10 a printing or copying establishment;
- .11 a commercial, technical or recreational school;
- .12 a place of commercial recreation;
- .13 a community club;
- .14 a health or fitness centre;
- .15 a custom workshop;
- .16 a shopping centre;
- .17 an animal hospital
- .18 a visual and performing arts studio;
- .19 a dining room restaurant, a take-out restaurant;
- .20 an art gallery;
- .21 purposes accessory to the other permitted uses.

12.2030.2 The lands shall be subject to the following requirements and restrictions:

- 1 For the purposes of this by-law, the lands zoned OC-2030 and which not owned by a Public Authority shall be deemed to be one lot;
- .2 The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line;
- .3 Minimum Front Yard Depth: 4.5 metres;

- .4 Minimum Exterior Side Yard: 4.5 metres;
- .5 The minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;
- .6 Maximum Canopy Encroachment:
 - .a 2.5 metres into the required front yard or exterior side yard;
 - .b 1.0 metre into the visibility triangle.
- .7 Notwithstanding 12.2030.2.(8), the minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;
- .8 Minimum Building Height
 - .a 2 storeys within 30 metres of the intersection of a public street and Mississauga Road
 - .b 5.5 metres for buildings that are located beyond 30 metres of the intersection of public street and Mississauga Road;
- .9 Maximum building height none;
- .10 Minimum parking spaces:
 - .a Office 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
 - .b All other 1 parking space for each 23 commercial square metres of gross uses commercial floor area or portion thereof;
- .11 Notwithstanding 10.9.1 and 20.3.1, for buildings with both commercial and residential uses, one parking space per commercial premise plus one parking space for each dwelling unit shall be provided;
- .12 Bicycle Space Parking Rate:
 - .a 1 per 250 square metres of gross floor area for office uses
 - .b 1 per 1,000 square metres of gross floor area for uses in 12.2030.1. (3) to (21), inclusive;
- .13 Minimum Landscaped Open Space, except at approved access locations:
 - .a 6.0 metres wide along Mississauga Road;
 - .b 3.0 metres wide along a lot line abutting any other public street or a daylight or visibility triangle.
- .14 Notwithstanding 12.2030.2.(13).(a) and 12.2030.2.(13).(b), a building may encroach into the minimum landscaped open space requirement to a maximum of 1.5 metres;
- .15 The minimum combined Gross Floor Area for commercial and office uses shall be 3400 square metres;
- .16 The minimum building setback to lands zoned R3ER2(H)-6-2058 or R3ER2(H)-6-2059 shall be 6.0 metres;

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- .17 No above ground parking structures shall be permitted;
- .18 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be contained within a building;
- .19 All restaurant refuse or storage shall be enclosed in a climate controlled area within a building;
- .20 Minimum Building Frontage; 50% along Mississauga Road;
- .21 No stand alone-telecommunication facilities are permitted;
- .22 For the purposes of this by-law, a telecommunication antenna, a wind turbine, solar panels or solar collectors are permitted only on the roofs of the uses specified in Section-Exception
 12.2030.1;
- .23 No drive-through facilities are permitted.

12.2031 Exception 2031

12.2031.1 The lands shall only be used for the following purposes:

- .1 a an office;
- .2 a research and development facility;
- .3 a hotel;
- .4 a conference centre;
- .5 only in conjunction with and ancillary to the uses permitted in sections exceptions 12.2031.1 (1) and (2), light manufacturing and repairing and assembly of finished goods but shall not include the following purposes:
 - .a a warehouse;
 - .b a distribution facility or operation;
 - .c the processing of raw foods or by-products;
 - $. d \qquad a \ motor \ vehicle \ repair \ shop \ or \ a \ motor \ vehicle \ body \ shop;$
 - .e a transport terminal;
 - .f a taxi or bus station;
 - .g a motor vehicle parts or boat parts sales establishment;
 - .h a salvage, junk, scrap or bulk storage yard;
 - .i outdoor storage including intermodal containers on chassis;
 - .j a parking lot;
 - .k the cleaning of goods or products;
- only in conjunction with the uses permitted in <u>sections-exceptions</u> 12.2031.1 (1), (2), (3) and (4), the following purposes:
 - .a a bank, trust company or financial institution;
 - .b a retail establishment;
 - .c a convenience store;
 - .d a banquet hall;
 - .e a dry cleaning and laundry establishment;
 - .f a dining room restaurant, a take-out restaurant
 - .g a service shop;

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- .h a personal service shop, but excluding a massage or body rub parlour;
- .i a printing or copying establishment;
- .j a commercial school;
- .k a community club;
- .l a fitness club;
- .m a health centre;
- .n a day nursery;
- .7 a park, playground, recreational facility;
- .8 the purposes permitted by the FNS zone; and,
- .9 purposes accessory to the other permitted purposes.

12.2031.2 The lands shall be subject to the following requirements and restrictions:

- .1 Drive-throughs shall not be permitted;
- .2 Minimum Lot Area: 0.8 hectares;
- .3 Minimum Lot Width: 60 metres;
- .4 Minimum Front Yard Depth: 6.0 metres;
- .5 Minimum Interior Side Yard Width: 3.0 metres;
- .6 Minimum Exterior Side Yard Width: 6.0 metres;
- .7 Minimum Rear Yard Depth: 6.0 metres;
- .8 Minimum Lot Depth: 45 metres;
- .9 Minimum Building Setback to a Floodplain zone shall be 5 metres;
- .10 Maximum Building Height: None;
- .11 Minimum Building Height: 9.5 metres;
- .12 Minimum Landscaped Open Space, except at approved driveway locations:
 - .a A width of 6.0 metres along Mississauga Road
 - .b a width of 3.0 metres along a lot line abutting a public street; and,
 - .c no landscaped open space is required along a lot line that abuts an OC zone or OS-Section 2032 zone boundary;
- .13 Uses permitted in Section Exception 12.2031.1(5) shall be limited to a maximum of 30 per cent of the gross floor area and shall not be located within a freestanding building;

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- .14 Uses permitted in Section Exception 12.2031.1 (6) shall be limited to a maximum of 20 per cent of the office building's gross floor area;
- .15 The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened;
- .16 No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;
- .17 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;
- .18 An adult entertainment parlour or an adult videotape store shall not be permitted.

12.2031.3 for the purposes of section exception 2031:

- .1 shall also be subject to the requirements and restrictions of the OC zone and all the general provisions of this by-law which are not in conflict with those set out in Section-Exception 12.2031.2.
- .2 CONFERENCE CENTRE shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

12.2032 Exception 2032

12.2032.1 The lands shall only be used for the following purposes:

- .1 public recreational purposes comprising a public area of land which is used for a public walkway and trail system, and for the growth, maintenance, conservation of grass, flowers, trees, shrubs or similar visual amenities;
- .2 flood and erosion control;
- .3 conservation area or purpose;
- .4 purposes accessory to other permitted purposes.

12.2032.2 The lands shall be subject to the following requirements and restrictions:

- .1 no buildings or structures shall be permitted, except that which is required for flood and erosion control, and for excavations and grading required to accommodate a paved or similar type of walkway path.
- .2 the OS-2032 zone shall have a minimum width of 5 metres.

12.2033 Exception 2033

12.2033.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage;
- .2 a personal service shop;
- .3 a banquet hall;
- .4 a bank, trust company and finance company;
- .5 an office (including medical, dental and drugless practitioner);
- .6 a dining room restaurant, a take-out restaurant;
- .7 a printing or copying establishment;
- .8 a grocery store;
- .9 a retail warehousing establishment having no outside storage;
- .10 a community club;
- .11 a health or fitness centre;
- .12 an animal hospital;
- .13 a service shop;
- .14 a dry cleaning and laundry distribution station; and,
- .15 a day nursery.

12.2033.2 The lands shall be subject to the following requirements and restrictions:

- .1 For setback purposes, Humberwest Parkway shall be deemed the front of the property and Goreway Drive shall be deemed the rear;
- .2 The maximum front yard depth shall be 30 metres;
- .3 The maximum rear yard depth shall be 30 metres;
- .4 For the purposes of this By-law, the lands zoned SCLC-2033 shall be treated as one property;
- .5 No more than five (5) retail units shall be less than 139.35m2 in size;
- .6 The maximum floor space index for an office shall be 0.5;
- .7 Drive-throughs shall not be permitted;
- .8 A 3 metre in width landscaped buffer zone with a wood privacy fence shall be provided abutting the existing residential zoned lands with the exception the lands parallel to and at the ends of the

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- service road. The privacy fence shall remain until the existing adjacent residential lots are rezoned for non-residential purposes;
- .9 A minimum of 2900m2 (31,215ft2) of office use shall be developed on the site; and,
- .10 Minimum Landscaped Open Space, except at approved driveway locations and on lands parallel to and at the ends of the service road, adjacent to residential zoned lands: 3 metres in width.

12.2034 Exception 2034

12.2034.1 The lands shall only be used for the following purposes:

- .1 Residential:
 - .a A single detached dwelling;
 - .b A semi-detached dwelling;
 - .c A group home type 1 or group home type 2;
 - .d An auxiliary group home;
 - .e A lodging home;
 - .f A supportive lodging home;
 - .g A multi-residential dwelling containing not more than 9 dwelling units.
- .2 Non-residential
 - .a An office;
 - .b A personal service shop;
 - .c An art gallery;
 - .d An art studio
 - .e A retail establishment having no outside storage;
 - .f A service shop;
 - .g A bank, trust company, or finance company
 - .h A day nursery.

12.2034.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lands zoned CRC_ML_ 2034 shall be deemed one lot for zoning purposes
- .2 Section 3.1210.2 shall not apply
- .3 Minimum Lot Area, Lot Depth, Lot Width and Lading Space Requirements shall not apply
- .4 Minimum Yard Depths and Widths 4.5 metres to all lot lines, except to the southerly lot line where a minimum of 3 metres is required.
- .5 Any garage door shall be setback 6 metres from the the lot line it faces
- .6 Maximum Building Height 3 storeys
- .7 Minimum Landscaped Open Space 40% of the lands zoned CRC_ML 2034

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- .8 Parking spaces shall be provided as follows:
 - .a Residential: In accordance with section 10.9.1 & 10.9.2 except that 10.9.1 D and 10.9.1 H shall not apply;
 - .b Non-residential: as per Section 20.3.1

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12.2035 Exception_—2035

12.2035.1 The lands shall be subject to the following requirements and restrictions:

.1 For an attached garage that is part of a townhouse dwelling unit and which dweling unit is on a lot not less than 12.5 metres in width and is attached to only one other dwelling unit, the maximum cumulative garage door width is 5.5 metres

12.2036 Exception —2036

12.2036.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum lot depth shall be 22.0 metres.
- .2 The front lot line shall mean the longer line that divides the lot from the street.

12.2037 Exception —2037

12.2037.1 The lands shall be subject to the following requirements and restrictions:

.1 A balcony or unenclosed porch is permitted to encroach 0.8 metres into the required side yard.

12.2038 Exception —2038

12.2038.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.0 metres
 - .b Corner Lot: 18.0 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres.
- .7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2039 Exception -2039

12.2039.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 540 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 18.0 metres
 - .b Corner Lot: 21.0 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 10.5 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 A maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3 car wide garage facing the street provided that these lots are not paired together, all in accordance with the approved Architectural Guidelines for the community.
- .11 Minimum setback from a Floodplain (F) Natural System (NS) zone: 10 metres.

12.2040 Exception -2040

12.2040.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 540 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 18.0 metres
 - .b Corner Lot: 21.0 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 10.5 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 A maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3 car wide garage facing the street provided that these lots are not paired together, all in accordance with the approved Architectural Guidelines for the community.
- .11 Minimum setback from a Floodplain (F) Natural System (NS) zone: 10 metres.

12.2041 Exception —2041

12.2041.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 630 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 21.0 metres
 - .b Corner Lot: 23.7 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 Minimum Interior Side Yard Width: 1.5 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- .10 Minimum setback from a Floodplain (F)Natural System (NS) zone: 10 metres.

12.2042 Exception —2042

12.2042.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 892 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 25.5 metres
 - .b Corner Lot: 28.2 metres
- .3 Minimum Lot Depth: 35 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 10.5 metres.
- .6 Minimum Interior Side Yard Width: 1.5 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2043 Exception_—2043

12.2043.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 4,000 square metres.
- .2 Minimum Lot Width: 30.0 metres
- .3 Minimum Lot Depth: 45 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 Minimum Interior Side Yard Width: 3.0 metres
- .7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2044 Exception -2044

12.2044.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.0 metres
 - .b Corner Lot: 18.0 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 3.0 metres
- .5 Minimum Rear Yard Depth: 1.5 metres.
- .6 Minimum Interior Side Yard Width: 7.0 metres, except where a sideyard abuts a buffer block the minimum interior side yard width shall be 1.5 metres.
- .7 Minimum Exterior Side Yard Width: 1.5 metres.
- .8 Minimum Landscaped Open Space: 40 percent of the minimum front yard area.

12.2045 Exception —2045

12.2045.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 630 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 21.0 metres
 - .b Corner Lot: 23.7 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 3.0 metres
- .5 Minimum Rear Yard Depth: 1.5 metres.
- .6 Minimum Interior Side Yard Width: 7.0 metres to the side wall of the dwelling and 1.5 metres to the side wall of the garage, except where a sideyard abuts a buffer block the minimum interior side yard shall be 1.5 metres.
- .7 Minimum Exterior Side Yard Width: 1.5 metres.
- .8 Minimum Landscaped Open Space: 40 percent of the minimum front yard area.
- .9 Minimum setback from a Floodplain (F) Natural System (NS) zone: 10 metres.

12.2046 Exception —2046

12.2046.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.0 metres
 - .b Corner Lot: 18.0 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall of the dwelling and 7.5 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres.
- .7 Minimum Exterior Side Yard Width: 4.5 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2047 Exception_-2047

12.2047.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1 E-11.6 zone

12.2047.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.0 metres
 - .b Corner Lot: 18.0 metres ii
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres
- .5 Minimum Rear Yard Depth: 1.5 metres provided that the minimum area of landscaped open space between the rear wall of the dwelling and rear property line is at a minimum 25% of the minimum lot area.
- .6 Minimum Interior Side Yard Width: 1.5 metres.
- .7 Minimum Exterior Side Yard Width: 4.5 metres
- .8 Minimum Landscaped Open Space: 40 percent of the minimum front yard area.

12.2048 Exception_—2048

12.2048.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIERIA, RI-11.6 zone

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12.2048.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum cumulative garage door width is 5.05 metres;
- .2 The maximum interior garage width is 5.65 metres;
- .3 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .4 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of Section.6.13 Permitted Yard Encroachments.
- .5 The lands abutting an I1 zone shall permit dwelling units for display purposes subject to the following:
 - A dwelling unit for display purposes, or portion thereof, shall permit a temporary sales office until May 12, 2015;
 - .b A temporary parking lot, with a maximum size of 440 square metres, for a temporary sales office shall be permitted until May 12, 2015.

12.2049 Exception -2049

12.2049.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIER1-11.6 zone

12.2049.2 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.5 metres;
- .2 The maximum cumulative garage door width is 5.05 metres;
- .3 The maximum interior garage width is 5.65 metres;
- A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .5 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 – Permitted Yard Encroachments.

12.2050 Exception -2050

12.2050.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIER1-11.6 zone

12.2050.2 The lands shall be subject to the following requirements and restrictions:

- .1 The rear lot line shall be deemed to be the lot line abutting the Hydro Corridor;
- .2 Notwithstanding any other provision to the contrary, the lot width shall be the straight line distance between two points, one on the side lot line and one on the rear lot line, each measured fifteen (15) metres back from the front lot line;
- .3 The minimum interior side yard shall be 7.5 metres;
- .4 The minimum rear yard depth shall be 1.2 metres;
- .5 The minimum lot depth shall be 18.5 metres;
- .6 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .7 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 – Permitted Yard Encroachments.

12.2051 Exception —2051

12.2051.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIER1-14.0 zone

12.2051.2 The lands shall be subject to the following requirements and restrictions:

- .1 The rear lot line shall be deemed to be the lot line abutting the Hydro Corridor;
- .2 Notwithstanding any other provision to the contrary, the lot width shall be the straight line distance between two points, one on the side lot line and one on the rear lot line, each measured fifteen (15) metres back from the front lot line;
- .3 The minimum interior side yard shall be 7.5 metres;
- .4 The minimum rear yard depth shall be 1.2 metres;
- .5 The minimum lot depth shall be 18.5 metres;
- A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .7 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 – Permitted Yard Encroachments.

12.2052 Exception ___ 2052

12.2052.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIERI-11.6 zone.

12.2052.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lot shall be deemed to be a corner lot;
- .2 The shortest lot line abutting a street shall be deemed to be the front lot line;
- .3 The longer lot line abutting a street and the lot line abutting the Hydro Corridor shall be deemed to be the flankage lot line;
- .4 The minimum exterior side yard between the main building and the portion of the flankage lot line abutting a street shall be 4.5 metres;
- .5 The minimum exterior side yard between the main building and the portion of the flankage lot line abutting the Hydro Corridor shall be 1.2 metres;
- .6 The minimum distance of 6.0 metres which is measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall not apply;
- .7 The maximum cumulative garage door width is 5.05 metres;
- .8 The maximum interior garage door width is 5.65 metres;
- .9 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .10 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 – Permitted Yard Encroachments.

12.2053 Exception —2053

12.2053.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIERIA, R1-14.0 zone.

12.2053.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum cumulative garage door width is 5.5 metres;
- .2 The maximum interior garage door width is 6.1 metres;
- .3 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .4 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of <u>Section 6.13</u> Permitted Yard Encroachments.
- .5 The lands abutting an I1 zone shall permit dwelling units for display purposes subject to the following:
 - A dwelling unit for display purposes, or portion thereof, shall permit a temporary sales office until May 12, 2015;
 - .b A temporary parking lot, with a maximum size of 440 square metres, for a temporary sales office shall be permitted until May 12, 2015.

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12.2054 Exception -2054

12.2054.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1ER1-9.0 zone.

12.2054.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 Permitted Yard Encroachments.

12.2056 Exception -2056

12.2056.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R3DR2-6.0 zone.

12.2056.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 Permitted Yard Encroachments.

12.2058 Exception -2058

12.2058.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R3E-R2 zone;

12.2058.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard; and
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 Permitted Yard Encroachments.

12. 2059. Exception 2059

12.2059.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a R3E-R2_zone;

12.2059.2 The lands shall be subject to the following requirements and restrictions:

- A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-by windows, with or without foundations are permitted and shall be deemed window bays for the purposes of <u>Section</u> 6.13 – Permitted Yard Encroachments;
- .3 The holding (H) symbol shall not be removed until a minimum gross commercial floor area of 1500 square metres of the uses permitted in 2030.1 exists on lands zoned OC-2029;
- .4 Until the holding (H) symbol is removed, the lands zoned R3ER2(H) 6— 2059 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

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12.2060A Exception 2060A

12.2060A.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in the GEM3A zone
- .2 A cemetery (restricted to a crematorium only); and
- .3 A funeral visitation centre.
- .4 A use permitted in 2(a) shall not be permitted in combination with a use in 2(b) or 2(c).

12.2060A.2 The lands shall be subject to the following requirements and restrictions:

- .1 A use permitted in 2(a) shall be subject to the provisions of the GEM3A-335 zone.
- .2 A cemetery (crematorium only) shall be restricted to a maximum floor area of 225 square metres;
- .3 A minimum 6 metre rear yard setback is required for a cemetery or funeral visitation centre use;
- .4 An accessory dwelling unit shall not be permitted;
- .5 Interment of human remains on the property shall not be permitted.

12.2060B Exception 2060B

12.2060B.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.0 metres
- .3 Minimum Lot Depth: 30 metres.
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- .5 Minimum Rear Yard Depth: 10.5 metres.
- .6 Minimum Interior Side Yard Width: 1.2 metres.
- .7 Minimum Landscaped Open Space:
 - .a 40 percent of the minimum front yard area;
 - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .8 Maximum Garage Projection: No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

12.2061 Exception —2061

12.2061.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1FR1_23.0 zone.

12.2061.2 The lands shall be subject to the following requirements and restrictions:

- A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .3 A detached garage shall have a maximum gross floor area of 65 square metres.
- .4 A detached garage shall not contain a habitable room.
- .5 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .6 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.
- .7 Minimum building setback to a daylight triangle: 1.2 metres.

12.2062 Exception —2062

12.2062.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1FR1-18.3 zone.

12.2062.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2063 Exception -2063

12.2063.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1FR1-18.3 zone.

12.2063.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Setback 5.5 metres but 7.0 metres to the front of the garage.
- .2 Minimum Rear Yard Depth 7.0 metres.
- .3 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .4 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2064 Exception —2064

12.2064.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIFR1-17.6 zone.

12.2064.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth -6.8 metres but 8.3 metres to the front of the garage.
- .2 Minimum Rear Yard Depth 7.0 metres.
- .3 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .4 A detached garage shall have a maximum gross floor area of 42 square metres.
- .5 A detached garage shall not contain a habitable room.
- .6 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .7 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.
- .8 Minimum building setback to a daylight triangle -1.2m.
- .9 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2065 Exception —2065

12.2065.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the a R1FR1-17.6 zone.

12.2065.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 7.8 metres but 9.3 metres to the front of the garage.
- .2 Minimum Rear Yard Depth 7.0 metres.
- .3 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .4 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2066 Exception —2066

12.2066.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the a RIFRI-15.2 zone

12.2066.2 The lands shall be subject to the following requirements and restrictions:

- A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 A detached garage shall have a maximum gross floor area of 42 square metres.
- .3 A detached garage shall not contain a habitable room.
- .4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.
- .6 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

12.2067 Exception -2067

12.2067.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the a R1FR1-15.2 zone

12.2067.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 A detached garage shall have a maximum gross floor area of 42 square metres.
- .3 A detached garage shall not contain a habitable room.
- .4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

12.2068 Exception -2068

12.2068.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the a RIFR1-13.7 zone.

12.2068.2 The lands shall be subject to the following requirements and restrictions:

- A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 A detached garage shall have a maximum gross floor area of 42 square metres.
- .3 A detached garage shall not contain a habitable room.
- .4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

12.2069 Exception -2069

12.2069.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIFR1-11.6 zone.

12.2069.2 The lands shall be subject to the following requirements and restrictions:

- A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 A detached garage shall have a maximum gross floor area of 42 square metres.
- .3 A detached garage shall not contain a habitable room.
- .4 The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- .5 A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

12.2070 Exception —2070

12.2070.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1FR1-15.2 zone.

12.2070.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 6 metres.
- .2 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

12.2071 Exception —2071

12.2071.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1F-13.7 zone.

12.2071.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 3 metres.
- .2 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

12.2072 Exception 2072

12.2072.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in a C1-LC zone.

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12.2072.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 35 metres
- .2 Minimum Front Yard Depth: 4.5 metres
- .3 Minimum Rear Yard Depth: 6 metres
- .4 Minimum Landscaped Open Space:
 - .a 3.0 metres abutting a Floodplain (F) Natural System (NS), zone, Agricultural (A) zone or a Residential zone; and,
 - .b 3.0 metres along Queen Street West, except at approved access locations.
- .5 Minimum Interior Side Yard Width: 0 metres abutting a Commercial zone

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12.2073 Exception 2073

12.2073.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in the MBU-GE, LC, Section Exception, 3456 and M1-PE zones; and
- .2 Purposes accessory to the permitted uses.

12.2073.2 The lands shall be subject to the following requirements and restrictions:

- shall be subject to the applicable requirements and restrictions of the MBU-GE, LC,—Section Exception 3456 zone with the exception of the uses permitted in the M1-PE, zone, and that outside storage only be permitted in conjunction with a garden centre associated with a retail establishment. The M1-PE, zone uses shall be subject to the following requirements and restrictions.
 - Parking spaces are required to be provided and maintained in accordance with the following:
 - .i Manufacturing, cleaning, packaging, processing, repairing, assembling, or printing operation 1 parking space for each 93 square metres of gross area devoted to the industrial use, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or education uses.
 - b Parking spaces are required to be provided and maintained in accordance with the following:
 - .i Manufacturing, cleaning, packaging, processing, repairing, assembling, or printing operation 1 parking space for each 93 square metres of gross area devoted to the industrial use, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or education uses.
 - .c No loading spaces shall be required; and
 - .d No outside storage shall be permitted within 50 metres of a public street.

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12.2074 Exception -2074

12.2074.1 The lands shall be subject to the following requirements and restrictions:

- .1 -Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- .3 -The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place;
- .4 -Notwithstanding section 2074 (3), a dwelling unit for display purposes, with or without a sales office, shall be permitted until May 12, 2015.
- .5 A temporary parking lot, with a maximum size of 440 square metres, for a temporary sales office shall be permitted until May 12, 2015.

12. 2075. Exception 2075

12.2075.1 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .2 Bay windows with or without foundation, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- .3 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place;
- .4 Notwithstanding, section exception 2075(iii), a dwelling unit for display purposes, with or without a sales office, shall be permitted until May 12, 2015;

12. 2076. Exception 2076

12.2076.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot depth shall be 28 metres;
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- .3 Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- .4 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no building or structures shall be permitted while the (H) is in place;
- .5 Notwithstanding, section exception 2076 (iv), a dwelling unit for display purposes, with or without a sales office, shall be permitted for a maximum period of 5 years from the enactment of the bylaw;
- .6 A temporary parking lot for a temporary sale office, shall be permitted until May 12, 2015.

12. 2077. Exception 2077

12.2077.1 The lands shall be subject to the following requirements and restrictions:

- .1 The purposes permitted in an II zone; or,
- The purposes permitted in an R1E(H) 12.2 1490 zone, but not any combination of Section Exception 12 2077.1(1) and 2077.1 (2);
- .3 The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and Region of Peel. Until such time as the Holding (H) symbol is removed, the lands may only be used for Institutional (I1) purposes.

12.2087 Exception_-2087

12.2087.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1FR1-11.6 zone.

12.2087.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots greater than 14.0 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling unit width.

12.2089 Exception -2089

12.2089.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIFR1_-13.1 zone.

12.2089.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

12.2090 Exception -2090

12.2090.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1FR1 -15.2 zone.

12.2090.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 On corner lots greater than 14.0 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling unit width.

12.2091 Exception —2091

12.2091.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1FR1-21.3 zone.

12.2091.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 The garage is permitted to face the flankage lot line.
- .4 Minimum Corner Lot Width: 22.2 metres

12.2092 Exception —2092

12.2092.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the R1FR1-15.2 zone.

12.2092.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.
- .2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 0.5 metres into any exterior side yard.
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .4 The garage is permitted to face the flankage lot line.
- .5 Minimum Lot Width Interior and Corner Lots: 15.2m
- .6 Minimum Front Yard Depth 4.5 metres
- .7 Minimum Exterior Side Yard Width 3.0m

12.2093 Exception_—2093

12.2093.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIFRI-11.6 zone.

12.2093.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 1.8 metres into any front yard or rear yard.
- .2 Unenclosed porches and balconies, with or without cold cellars and foundations may project a maximum of 0.5 metres into any exterior side yard.
- .3 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side vard or rear yard.
- .4 The garage is permitted to face the flankage lot line.
- .5 Minimum Lot Width Interior and Corner Lots: 11.6m
- .6 Minimum Front Yard Depth 4.5 metres
- .7 Minimum Exterior Side Yard Width 3.0 metres.

12.2094 Exception 2094

12.2094.1 The lands shall only be used for the following purposes:

- .1 Commercial uses:
 - .a A gas bar;
 - .b A retail establishment;
 - .c A service shop;
 - .d A personal service shop;
 - .e A bank, trust company, and finance company;
 - .f An office;
 - .g A dry cleaning and laundry distribution station;
 - .h A convenience restaurant, dining room restaurant, and take out restaurant;
 - .i A printing or copying establishment;
 - .j A commercial school;
 - .k A garden centre sales establishment;
 - .I A community club;
 - .m A health or fitness centre;
 - .n A custom workshop;
 - .o A motor vehicle sales establishment;
 - .p A motor vehicle repair shop;
 - .q A motor vehicle washing establishment;
 - .r A retail warehouse;
 - .s A large retail warehouse;
 - .t A home furnishing and home improvement retail warehouse;
 - .u A hotel;
 - .v A supermarket;
 - .w A convenience store;
 - .x A banquet hall; and
 - .y Purposes accessory to other permitted uses.

.2 Industrial uses:

- a the manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle body shop as a principal or accessory use:
- .b a printing establishment;
- .c a warehouse;

12.2094.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Building Setback:
 - a 6.0 metres from Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50);
 - .b 10.0 metres from a Natural System Floodplain (FNS) Zone;
 - .c 10.0 metres from The Gore Road;
 - .d 17.0 metres from the rear (south) lot line;
- .2 Minimum Landscaped Open Space:
 - .a 3 metres abutting a "Natural SystemFloodplain (NSF)" Zone;
 - 6 metres abutting the Regional Road 107 (Queen Street), Regional Road 50 (Highway 50) and The Gore Road, except at approved access locations;
 - .c 3 metres abutting all other lot lines, except at approved access locations;
- .3 Outdoor storage associated with industrial uses, a motor vehicle sales establishment, a motor vehicle repair shop and a garden centre sales establishment shall not be located within 200 metres of Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50).
- .4 Stand alone retail establishments, personal service shops and service shops with a gross floor area less than 930 square metres shall not be located within 100 metres of Regional Road 107 (Queen Street);
- .5 Buildings within 80 metres of Regional Road 107 (Queen Street) and of Regional Road 50 (Highway 50) shall have a minimum building height of 3 storeys;
- .6 Gas pumps and gas pump islands of a gas bar shall not be located between the principal building of a gas bar and a street;
- .7 Drive-through facilities, including queuing lanes, shall not be located between a building and a street;
- .8 Floor Area Restriction:

The combined Gross Leasable Commercial Floor Area of uses listed in 12.2094.1.1, excluding an office, that are located within 80 metres of the Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50) shall only exceed 8,000 sq.m. (86,000 sq.ft.) in conjunction with a

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minimum gross floor area 5,500 sq.m. (60,000 sq.ft.) office uses located anywhere on the entire lands zoned $\frac{\text{SC-LC}}{\text{C}} = \frac{2094}{\text{C}}$.

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12.2094.3 for the purposes of section exception 2094:

.1 For the purposes of this by-law, the lands zoned SCLC-2094 shall be considered one lot for zoning purposes.

12.2095 Exception —2095

12.2095.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIER1-18.3 zone.

12.2095.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .3 Minimum Rear Yard Depth: 7.0 metres.
- .4 Minimum Front Yard Depth: 7.8 metres.

12.2096 Exception_—2096

12.2096.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIER1-18.3 zone.

12.2096.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .3 Minimum Rear Yard Depth: 7.0 metres.
- .4 Minimum Front Yard Depth: 7.8 metres.

12.2097 Exception_-2097

12.2097.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIER1-18.3 zone.

12.2097.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .3 Minimum Rear Yard Depth: 7.0 metres.
- .4 Minimum Front Yard Depth: 8.8 metres.

12.2098 Exception -2098

12.2098.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIER1-18.3 zone.

12.2098.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Minimum building setback to a daylight triangle: 1.2m
- .3 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .4 Minimum Rear Yard Depth: 7.0 metres.
- .5 Minimum Front Yard Depth: 9.3 metres.

12.2099 Exception -2099

12.2099.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in the RIER1-18.3 zone.

12.2099.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- .2 Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- .3 Minimum Rear Yard Depth: 7.0 metres.
- .4 Minimum Front Yard Depth: 11.8 metres.