

12.2100 Exception —2100

12.2100.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1ER1-18.3 zone**.

Formatted: Highlight

12.2100.2 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.

12.2101 Exception —2101

12.2101.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1FR1-12.4 zone**.

Formatted: Highlight

12.2101.2 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.

12.2102 Exception ~~—~~2102

12.2102.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1FRI1A, RI-11.6 zone**.

Formatted: Highlight

12.2102.2 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.

12.2103 Exception 2103

12.2103.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted in the **R3ER2-7.6 zone** and a 'Live-Work Townhouse Dwelling' which shall permit the following uses restricted only to the ground floor/first floor of the live-work townhouse dwelling: a townhouse dwelling; and,
 - .a an office;
 - .b a retail establishment having no outdoor storage;
 - .c a convenience store;
 - .d a bank, trust company or financial institution;
 - .e an art gallery;
 - .f a service shop;
 - .g a personal service shop;
 - .h a dry-cleaning and laundry distribution station;
 - .i a laundromat
 - .j a printing or copying establishment;
 - .k a commercial, technical or recreation school;
 - .l a place or commercial recreation;
 - .m a take-out restaurant;
 - .n a health or fitness centre;
 - .o a custom workshop;
 - .p a visual and performing arts studio;
 - .q purposes accessory to the other permitted uses.

Formatted: Highlight

12.2103.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth: 30 metres
- .2 Minimum Exterior Side Yard Width: 1.8m
- .3 Minimum Rear Yard Depth: 1.5m
- .4 Maximum Building Height: 12.0m

Exception Zones

- .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.
- .6 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.
- .7 Minimum Parking Spaces: A minimum of 2 parking spaces per residential unit. There are no minimum parking spaces required for non-residential uses.
- .8 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.
- .9 Each live-work townhouse dwelling unit is not required to have direct pedestrian access from the front yard to the rear yard.
- .10 No drive-through facilities are permitted.

12.2103.3 for the purposes of ~~section~~ exception 2103:

- .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.

12.2104 Exception —2104

12.2104.1 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**

Formatted: Highlight

12.2104.2 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.

12.2105 Exception 2105

12.2105.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **RIF-1 – 11.6 zone**.

Formatted: Highlight

12.2105.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Open Space: 3.0 metres along all lot lines, except at approved access locations.

12.2106 Exception —2106

12.2106.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1F R1 – 11.6 zone**.

Formatted: Highlight

12.2106.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed out window 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 lot depth: 22.5
- .3 Minimum interior side yard abutting the easterly property boundary – 7.5 metres
- .4 Minimum rear yard setback – 0.6m.

12.2107 Exception —2107

12.2107.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R2ER1-7.3 zone**.

Formatted: Highlight

12.2107.2 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.

12.2108 Exception —2108

12.2108.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R2ER1A, R1-8.1 zone**.

Formatted: Highlight

12.2108.2 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.

12.2109 Exception 2109

12.2109.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the following purposes:
 - .a those purposes permitted in an MI-PE zone
 - .b a place of worship.

Formatted: Highlight

12.2109.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall.
- .2 parking for place of worship uses shall be provided as follows:
 - .a a minimum of 14 parking spaces for any amount of the total gross floor area devoted to place of worship use equal to or less than 660 square metres; and,
 - .b parking in accordance with Sections 6 and 20 of this By-law for any amount of the total gross floor area devoted to place of worship use in excess of 660 square metres.”

Formatted: Highlight

12.2110 Exception 2110

12.2110.1 The lands shall only be used for the following purposes:

- .a those purposes permitted in **M4-PE – Section-Exception 1668**
- .b a place of worship

Formatted: Highlight

Formatted: Highlight

12.2110.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall, and shall not exceed 330 square metres in gross floor area.
- .2 a maximum of 60 seats shall be used for a place of worship containing seats in the main worship area.
- .3 a minimum of 8 parking spaces shall be provided for a place of worship."

12.2111 Exception 2111

12.2111.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in **M4 PE – Section Exception 1548;**
- .2 a place of worship

Formatted: Highlight

Formatted: Highlight

12.2111.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall, and shall not exceed 605 square metres in gross floor area.
- .2 a maximum of 176 seats shall be used for a place of worship containing seats in the main worship area.
- .3 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof.

12.2112 Exception 2112

12.2112.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in **M2 GE – Section Exception 3363**;
- .2 a place of worship

Formatted: Highlight

Formatted: Highlight

12.2112.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall not exceed 4,230 square metres in gross floor area.
- .2 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof.”

12.2114 Exception 2114

12.2114.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in **M4 PE – Section Exception 2676**;
- .2 a place of worship.

12.2114.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall not exceed 1,440 square metres in gross floor area.
- .2 a minimum of 45 parking spaces shall be provided for a place of worship.”

Formatted: Highlight

Formatted: Highlight

12.2115 Exception 2115

12.2115.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in **M4A PE – Section Exception 157**;
- .2 a place of worship.

Formatted: Highlight

Formatted: Highlight

12.2115.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall and shall not exceed 550 square metres in gross floor area.
- .2 a minimum of 13 parking spaces shall be provided for a place of worship.”

12.2116 Exception 2116

12.2116.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in **M4A PE – Section Exception 186**; and,
- .2 a place of worship.

Formatted: Highlight

Formatted: Highlight

12.2116.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall and shall not exceed 265 square metres in gross floor area;
- .2 a maximum of 52 seats shall be used for a place of worship containing seats in the main worship area.
- .3 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof.”

12.2117 Exception 2117

12.2117.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in an M3A-GE zone;
- .2 a place of worship.

Formatted: Highlight

12.2117.2 The lands shall be subject to the following requirements and restrictions:

- .3 a place of worship shall only be permitted within an industrial mall and shall not exceed 850 square metres in gross floor area;
a minimum of 19 parking spaces shall be provided for a place of worship."

12.2118 Exception 2118

12.2118.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in M4A PE - 225;
- .2 a place of worship.

Formatted: Highlight

12.2118.2 The lands shall be subject to the following requirements and restrictions:

- .1 a place of worship shall only be permitted within an industrial mall and shall not exceed 400 square metres in gross floor area.
- .2 a maximum of 120 seats shall be used for a place of worship containing seats in the main worship area.
- .3 parking for a place of worship shall be calculated at 1 space for every 4 seats, or where no seat is provided, 8.4 square metres of worship area or portion thereof."

12.2119 Exception 2119

12.2119.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in ~~Section-Exception~~ 12.2119.1(a) or the purposes permitted in Section 12.2119.1(a), but not both:
 - .a The uses permitted in the M4 PE Zone; or
 - .b A place of worship,

Formatted: Highlight

12.2119.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 6,500 square metres.
- .2 Minimum Interior Side Yard Width:
 - .a Northerly Property Line: 5.5 metres
 - .b Southerly Property Line: 9.0 metres
- .3 Minimum Rear Yard Depth: 20 metres
- .4 Maximum Coverage of Buildings and Structures: 50 percent of the lot area
- .5 Minimum Landscaped Open Space:
 - .a 4.5 metres abutting the front property line, except at approved access locations;
 - .b 1.0 metre along the southerly property line;
 - .c 0.0 metres along the northerly property line; and,
 - .d 12 metres abutting the rear property line.
- .6 Maximum Building Height: 2 Storeys.
- .7 Truck loading facilities shall not be permitted in the front yard.
- .8 Outside storage of goods, material, equipment or refuse shall not be permitted.

12.2119.3 for the purposes of ~~section-exception~~ 2119:

- .1 A Place of Worship shall be subject to the following requirements and restrictions:
 - .a Maximum Gross Floor Area: 3700 square metres;
 - .b Maximum Worship Area: 1150 square metres;
 - .c Parking shall be provided and maintained in accordance with Section 20 of this By-law and subject to the following:
 - .i Minimum on-site parking spaces: 80;

Exception Zones

- .ii The remainder of the required parking spaces associated with the place of worship may be accommodated off-site provided that these required spaces are located on lands within 150 metres of the place of worship;
- .iii Required parking for the place of worship shall not include the provision of parking spaces on municipal roads;
- .d The parking or storage of oversized motor vehicles or motor vehicles not associated with the place of worship is prohibited for on-site and off-site parking areas;
- .e One residential unit with up to 4 guest rooms shall be permitted;
- .f All other provisions of ~~Section-Exception~~ 12.2119.2 that do not conflict with the provisions of 12.2119.3 shall apply

12.2121 Exception 2121

12.2121.1 The lands shall only be used for the following purposes:

- .1 A parking lot.

12.2122 Exception —2122

12.2122.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1ER1-15 zone**.

Formatted: Highlight

12.2122.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 400 square metres; Corner Lot – 475 square metres;
- .2 Minimum Lot Width: Interior Lot – 15.0 metres; Corner Lot – 18.0 metres;
- .3 Minimum Lot Depth: 27.0 metres;
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 5.5 metres to the front of a garage where the garage door faces the street;
 - .c the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
 - .d a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
 - .f a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
 - .g a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door;
 - .c the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;
 - .d a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
 - .e a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,
 - .f 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 7.5 metres;
 - .b 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres;
- .8 Maximum Building Height: 9.5 metres;
- .9 Minimum Floor Space Area: 148.0 square metres;
- .10 Garage Control:
 - .a where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;
 - .b the maximum garage door width for a lot width greater than 15.0 metres, shall be 55% of the dwelling unit width;
 - .c the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; 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.

.d.11 Shall also be subject to the requirements and restrictions relating to the R1E-15 zone and the general provisions of this by-law not in conflict with those set out in section 2122.2

Formatted: List Level 1

12.2122.3 for the purposes of ~~section exception~~ 2122.:

- .1 for the purposes of **2122, 2123, 2124, 2125 and 2126**:
 - .a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;
 - .b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;
 - .c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;
 - .d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two (2) storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one (1) storey dwelling; and,

Formatted: Highlight

Exception Zones

- .e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.
- .f For the purposes of calculating number of storeys, lofts shall not be included."

12.2123 Exception –2123

12.2123.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1ER1-15 zone**.

Formatted: Highlight

12.2123.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area: Interior Lot – 400 square metres; Corner Lot – 475 square metres;

- .3 Minimum Lot Width: Interior Lot – 15.0 metres; Corner Lot – 18.0 metres;

- .4 Minimum Lot Depth: 27.0 metres;

- ~~.4~~ Minimum Front Yard Depth:

- ~~.b.5~~ 4.5 metres;

Formatted: List Level 1

- ~~.e.a~~ 5.5 metres to the front of a garage where the garage door faces the street;

- ~~.d.b~~ the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;

- ~~.e.c~~ a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;

- ~~.f.d~~ a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;

- ~~.g.e~~ a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,

- ~~.h.f~~ a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

- ~~.4~~ Minimum Exterior Side Yard:

- ~~.j.6~~ 3.0 metres;

Formatted: List Level 1

- ~~.k.a~~ 5.5 metres to a garage door;

- ~~.l.b~~ the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

- ~~.m.c~~ a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;

- ~~.n.d~~ a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,

- ~~.o.e~~ a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

Exception Zones

~~.4~~ Minimum Rear Yard Depth:

~~.q.7~~ -7.5 metres;

~~.r.a~~ -4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

~~.4~~ Minimum Interior Side Yard Width:

~~.t.8~~ -1.2 metres;

~~.5.9~~ Maximum Building Height:

.a -11.5 metres for a two storey building;

.b -9.5 metres for a one storey building;

~~.6.10~~ Minimum Floor Space Area:

.a -241 square metres for a two storey building;

.b -148 square metres of a one storey building;

~~.7.11~~ A garage is permitted to be accessed from the exterior side yard;

~~.8.12~~ Garage Control:

.a -the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and

.b -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.

12.2123.3 for the purposes of section 2123.:

.1 for the purposes of **2122, 2123, 2124, 2125 and 2126:**

.a -Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;

.b -Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;

.c -Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;

~~.d~~ -Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two

~~.e.d~~ -storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one storey dwelling; and,

Formatted: List Level 1

Formatted: List Level 1

Formatted: Highlight

Exception Zones

f.e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.

g.f For the purposes of calculating number of storeys, lofts shall not be included."

12.2124 Exception –2124

12.2124.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1ER1-15 zone**.

Formatted: Highlight

12.2124.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area: Interior Lot – 400 square metres; Corner Lot – 475 square metres;

- .3 Minimum Lot Width: Interior Lot – 15.0 metres; Corner Lot – 18.0 metres;

- .4 Minimum Lot Depth: 27.0 metres;

- ~~.4~~ Minimum Front Yard Depth:

- ~~.b.5~~ 4.5 metres;

Formatted: List Level 1

- ~~.e.a~~ 5.5 metres to the front of a garage where the garage door faces the street;

- ~~.d.b~~ the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;

- ~~.e.c~~ a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;

- ~~.f.d~~ a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;

- ~~.g.e~~ a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,

- ~~.h.f~~ a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

- ~~.4~~ Minimum Exterior Side Yard:

- ~~.j.6~~ 3.0 metres;

Formatted: List Level 1

- ~~.k.a~~ 5.5 metres to a garage door;

- ~~.l.b~~ the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

- ~~.m.c~~ a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;

- ~~.n.d~~ a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,

- ~~.o.e~~ a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

Exception Zones

~~4~~ Minimum Rear Yard Depth:

~~4.7~~ 7.5 metres;

~~4.a~~ 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

~~4~~ Minimum Interior Side Yard Width:

~~4.8~~ 1.2 metres;

~~5.9~~ Maximum Building Height:

.a 11.5 metres for a two storey building;

.b 9.5 metres for a one storey building;

~~6.10~~ Minimum Floor Space Area:

.a 241 square metres for a two storey building;

.b 148 square metres of a one storey building;

~~7.11~~ A garage is permitted to be accessed from the exterior side yard;

~~8.12~~ Garage Control:

.a the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and

.b 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.

12.2124.3 for the purposes of ~~section exception 2124~~:

.1 for the purposes of **2122, 2123, 2124, 2125 and 2126**:

.a Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;

.b Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;

.c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;

.d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two

.e storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one storey dwelling; and,

Formatted: List Level 1

Formatted: List Level 1

Formatted: Highlight

Exception Zones

- .f ~~For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.~~
- .g ~~For the purposes of calculating number of storeys, lofts shall not be included."~~

12.2125 Exception –2125

12.2125.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1ER1-15 zone.**

Formatted: Highlight

12.2125.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 475 square metres; Corner Lot – 550 square metres;

- .2 Minimum Lot Width: Interior Lot – 18.0 metres; Corner Lot – 21.0 metres;

- .3 Minimum Lot Depth: 27.0 metres;

- ~~.3~~ Minimum Front Yard Depth:

- ~~.b.4~~ 4.5 metres;

Formatted: List Level 1

- ~~.e.a~~ 5.5 metres to the front of a garage where the garage door faces the street;

- ~~.d.b~~ 3 metres to a garage where the garage door faces an interior lot line;

- ~~.e.c~~ the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;

- ~~.f.d~~ a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;

- ~~.g.e~~ a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;

- ~~.h.f~~ a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,

- ~~.i.g~~ a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

- ~~.3~~ Minimum Exterior Side Yard:

- ~~.k.5~~ 3.0 metres;

Formatted: List Level 1

- ~~.l.a~~ 5.5 metres to a garage door;

- ~~.m.b~~ the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

- ~~.n.c~~ a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;

- ~~.o.d~~ a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,

Exception Zones

~~P.6~~ -a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

~~3~~ Minimum Rear Yard Depth:

~~R.6~~ -7.5 metres;

~~S.4~~ -4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

~~3~~ Minimum Interior Side Yard Width:

~~U.7~~ -1.2 metres;

~~4.8~~ Maximum Building Height:

.a -11.5 metres for a two storey building;

.b -9.5 metres for a one storey building;

~~5.9~~ Minimum Floor Space Area:

.a -278 square metres for a two storey building;

.b -167 square metres of a one storey building;

~~6.10~~ A garage is permitted to be accessed from the exterior side yard;

~~7.11~~ Garage Control:

.a -Where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;

.b -The maximum garage door width for a lot width greater than 18.0 metres, shall be 55% of the dwelling unit width;

.c -The garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; 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.

12.2125.3 for the purposes of ~~section exception~~ 2125.:

.1 for the purposes of 2122, 2123, 2124, 2125 and 2126:

.a -Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;

.b -Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;

Formatted: List Level 1

Formatted: List Level 1

Formatted: Highlight

Exception Zones

- .c Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;
- .d Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two (2) storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one storey dwelling; and,
- .e ~~For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.~~
- .f ~~For the purposes of calculating number of storeys, lofts shall not be included.”~~

12.2126 Exception 2126

12.2126.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1ER1-19 zone**

Formatted: Highlight

12.2126.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 500 square metres; Corner Lot – 600 square metres;
- .2 Minimum Lot Width: Interior Lot – 19.0 metres; Corner Lot – 23.0 metres;
- .3 Minimum Lot Depth: 27.0 metres;
- .4** Minimum Front Yard Depth:
- .4.a** 4.5 metres;
- .4.b** 5.5 metres to the front of a garage where the garage door faces the street;
- .4.c** 3.0 metres to a garage where the garage door faces an interior lot line;
- .4.d** the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- .4.e** a porch and/or balcony, with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- .4.f** a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- .4.g** a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- .4.h** a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;
- .4.5** Minimum Exterior Side Yard: 3.0 metres;
- .4.5.a** 5.5 metres to a garage door;
- .4.5.b** the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;
- .4.5.c** a porch or balcony, with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
- .4.5.d** a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,
- .4.5.e** a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

Formatted: Font: Bold

Formatted: List Level 2

Formatted: List Level 1

Exception Zones

- n.6** Minimum Rear Yard Depth: 7.5 metres;
 - o.a** 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;
- p.7** Minimum Interior Side Yard Width: 1.2 metres;
- 5.8** Maximum Building Height:
 - a 11.5 metres for a two storey building;
 - b 9.5 metres for a one storey building;
- 6.9** Minimum Floor Space Area:
 - a 278 square metres for a two storey building;
 - b 167 square metres of a one storey building;
 - c A garage is permitted to be accessed from the exterior side yard;
- 7.10** Garage Control:
 - a where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;
 - b the maximum garage door width for a lot width greater than 19.0 metres, shall be 55% of the dwelling unit width;
 - c the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; 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.

12.2126.3 for the purposes of ~~section exception~~ 2126:

- .1 for the purposes of 2122, 2123, 2124, 2125 and 2126:
 - 2.a** Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;
 - 3.b** Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;
 - 4.c** Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;
 - 5.d** Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two storey dwelling; and not more

Formatted: List Level 1

Formatted: List Level 1

Formatted: Highlight

Formatted: List Level 2, No bullets or numbering

Exception Zones

than 50% of the building area (including garage immediately below it; in the case of a one storey dwelling; and, .

6.e For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.

7.f For the purposes of calculating number of storeys, lofts shall not be included.”

12. ~~2132-2127~~ Exception — ~~21322127~~

12. ~~21322127~~.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted by the **R1F-R1** zone;

Formatted: Highlight

12. ~~212732~~.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Cumulative Garage Door Width of an Attached Garage - 5.05 metres.
- .2 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard or exterior side yard.
- .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 **Section 6.13**.
- .4 Minimum Interior Garage Parking Space - 5.4 metres by 2.7 metres.

Formatted: Highlight

12.2132 Exception —2132

12.2132.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a R2ER1A, R1-7.2 zone.

Formatted: Highlight

12.2132.2 The lands shall be subject to the following requirements and restrictions:

- .1 -No building or structure including accessory structures and swimming pools (above or below grade) shall be located within 10.5 metres of the rear lot line: and
- .2 -Minimum rear yard depth – 15 metres

12.2133 Exception —2133

12.2133.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1E RI₁ – 14 zone**.

Formatted: Highlight

12.2133.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot area – 620 square metres;
- .2 Minimum lot depth – 44.5 metres;
- .3 Minimum front yard depth – 4.5 metres;
- .4 Minimum interior side yard width – 1.2 metres on one side of the dwelling and 3.5 metres on the other side of the dwelling;
- .5 Minimum rear yard depth – 15 metres
- .6 An attached garage shall not be permitted;
- .7 Maximum driveway width – 3.0 metres in the front yard and 6.0 metres in the rear yard; and
- .8 Maximum gross floor area of detached garage – 54 square metres.

12.2134 Exception 2134

12.2134.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage
- .2 a dining room restaurant, a convenience restaurant, a take-out restaurant
- .3 a convenience store or grocery store
- .4 a community club
- .5 an animal hospital
- .6 a service shop
- .7 a personal service shop
- .8 a bank, trust company and finance company
- .9 an office, excluding a medical office
- .10 a dry cleaning and laundry distribution station
- .11 a dry cleaning and laundry establishment
- .12 a printing and/or copying establishment
- .13 a health or fitness centre
- .14 a religious institution, including an associated place of public assembly
- .15 a day nursery
- .16 a commercial school
- .17 a library
- .18 an art gallery
- .19 an art studio

12.2134.2 The following purposes shall not be permitted:

- .1 an adult entertainment parlour
- .2 an adult video store
- .3 an adult book store
- .4 a massage or body rub parlour.

12.2134.3 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this by-law, Ashby Field Road shall be deemed to be the front lot line.
- .2 Minimum Front Yard Depth: 4.5 metres Page 2 of 2
- .3 Minimum Building Setback Abutting Bovaird Drive West: 4.5 metres
- .4 Minimum Building Setback Abutting Kilrea Way: 6.0 metres
- .5 Maximum Building Height: 2 storeys
- .6 Minimum Landscaped Open Space:
 - .a a 4.5 metre wide landscaped open space area shall be provided along Bovaird Drive West except at approved access locations.
 - .b a 4.5 metre wide landscaped open space area shall be provided along Ashby Field Road except at approved access locations.
 - .c a 3.0 metre wide landscaped open space area shall be provided along Kilrea Way except at approved access locations.
- .7 A stacking lane for a drive-through facility shall not be located between any building and street.
- .8 All garbage and refuse storage shall be enclosed and screened from the street.
- .9 All restaurant refuse storage shall be enclosed in a climate controlled area within the building.
- .10 No outside storage of goods, materials or machinery shall be permitted.
- .11 Parking shall be provided and maintained in accordance with **Sections 6 and 20** of the Zoning By-law.

Formatted: Highlight

12.2134.4 for the purposes of ~~section~~ exception 2134.:

- .1 Shall also be subject to the requirements and restrictions of the **HC1 HC zone** and all of the general provisions of this by-law, which are not in conflict with the ones set out in **section exception 2134.2.**"

Formatted: Highlight

Formatted: Highlight

12.2135 Exception —2135

12.2135.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1F R2A, R1A, R1, — 11.6 zone**

Formatted: Highlight

12.2135.2 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 metre into any front yard, exterior side yard or rear yard.

12.2136 Exception — 2136

12.2136.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1F R1A, R1 — 12.2 zone**

Formatted: Highlight

12.2136.2 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 metre into any front yard, exterior side yard or rear yard.

12.2137 Exception ~~2137~~

12.2137.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1F R1A, R1 – 13.7 zone**

Formatted: Highlight

12.2137.2 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 metre into any front yard, exterior side yard or rear yard.

12.2138 Exception —2138

12.2138.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1FRI – 21.2 zone**

Formatted: Highlight

12.2138.2 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 metre into any front yard, exterior side yard or rear yard.

12.2139 Exception —2139

12.2139.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a R2E R1A, R1 – 16.8 zone

Formatted: Highlight

12.2139.2 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 metre into any front yard, exterior side yard or rear yard.

12.2140 Exception —2140

12.2140.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~R3E R2~~ — 6.1 zone.

12.2140.2 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 metre into any front yard, exterior side yard or rear yard.

12.2142 Exception —2142

12.2142.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~R1F~~ R1M, R1A zone

12.2142.2 The lands shall be subject to the following requirements and restrictions:

- .1 No building or structure shall be located closer than 30 metres to the Canadian National Railway property line.

12.2143 Exception —2143

12.2143.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1E11R1M, 11.6 zone**

Formatted: Highlight

12.2143.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Exterior Side Yard Width: 3.0 metres
- .2 Maximum Interior Garage Width: 58% of the dwelling unit width”

12.2146 Exception 2146

12.2146.1 The lands shall only be used for the following purposes:

- .1 A detached dwelling unit;
- .2 A place of worship, only within and in conjunction with a detached dwelling unit; and
- .3 No uses, structures or facilities accessory to a place of worship shall be permitted.

12.2146.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.20 hectares;
- .2 Minimum Front Yard Depth: 11.8 metres
- .3 Minimum Interior Side Yard Width: 2.0 metres
- .4 Minimum Exterior Side Yard Width: 14.0 metres
- .5 Minimum Parking Aisle Width: 6.0 metres
- .6 Minimum Landscaped Open Space:
 - .a 2.9 metres abutting Steeles Avenue West;
 - .b 4.0 metres abutting Upper Churchville Road, except at an approved access location;
- .7 Maximum Gross Floor Area for a place of worship: 150 square metres, of which the net worship area shall not exceed 75 square metres;
- .8 Minimum Parking Spaces:
 - .a 15 Spaces for a place of worship; and
 - .b 2 spaces for a detached dwelling unit.

12.2147 Exception —2147

12.2147.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1F R1A, R1 zone**

Formatted: Highlight

12.2147.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum building height: 11.0 metres;
- .2 On lots greater than 14.0 metres wide, the maximum interior garage door width shall not exceed 57% of the dwelling unit width;
- .3 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;
- .4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.

12.2148 Exception —2148

12.2148.1 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum interior garage width shall not exceed 9.0 metres;
- .2 The minimum rear yard depth of 7.5 metres may be reduced to 4.0 metres to a garage provided a minimum landscaped open space area of 90 square metres is provided and shall be not located within the front yard or exterior side yard;
- .3 The minimum setback between a main building and the street line rounding at the corner shall be 4.0 metres;
- .4 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .5 A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .8 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .9 A detached garage shall not exceed 45 square metres

12.2149 Exception —2149

12.2149.1 The lands shall be subject to the following requirements and restrictions:

- .1 -The maximum interior garage width shall not exceed 9.0 metres;
- .2 -The minimum rear yard depth of 7.5 metres may be reduced to 4.0 metres to a garage provided a minimum landscaped open space area of 90 square metres is provided and shall be not located within the front yard or exterior side yard;
- .3 -The minimum setback between a main building and the street line rounding at the corner shall be 4.0 metres;
- .4 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .5 -A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .8 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres;
- .9 -A detached garage shall not exceed 45 square metres.

12.2150 Exception —2150

12.2150.1 The lands shall be subject to the following requirements and restrictions:

- .1 -The maximum interior garage width shall not exceed 9.0 metres;
- .2 -The minimum rear yard depth of 7.5 metres may be reduced to 4.0 metres to a garage provided a minimum landscaped open space area of at least 90 square metres is provided and shall be not located within the front yard or exterior side yard;
- .3 -The minimum setback between a main building and the street line rounding at the corner shall be 4.0 metres;
- .4 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .5 -A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .8 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres;
- .9 -A detached garage shall not exceed 45 square metres.

12.2151 Exception —2151

12.2151.1 The lands shall be subject to the following requirements and restrictions:

- .1 -The maximum interior garage width shall not exceed 6.1 metres on a corner lot;
- .2 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .3 -A garage may face the flankage lot line;
- .4 -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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres;
- .7 -The maximum cumulative garage door width of an attached garage shall be 5.05 metres for lots greater than or equal to 11.6 metres but less than 12.5 metres; and,
- .8 -A detached garage shall not exceed 45 square metres.

12.2152 Exception —2152

12.2152.1 The lands shall be subject to the following requirements and restrictions:

- .1 The longer lot line that abuts Poppy Hills Road shall be the front lot line;
- .2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .3 A garage may face the flankage lot line;
- .4 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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 A detached garage shall not exceed 45 square metres.

12.2153 Exception —2153

12.2153.1 The lands shall be subject to the following requirements and restrictions:

- .1 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 -A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 -A detached garage shall not exceed 45 square metres.

12.2155 Exception —2155

12.2155.1 The lands shall be subject to the following requirements and restrictions:

- .1 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 -A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 -A detached garage shall not exceed 45 square metres.

12.2156 Exception —2156

12.2156.1 The lands shall be subject to the following requirements and restrictions:

- .1 -Where a garage door faces an interior side yard the setback to the garage shall be 4.5 metres;
- .2 -A garage may face the flankage lot line;
- .3 -The maximum interior garage width shall be 6.1 metres;
- .4 -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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 -A detached garage shall not exceed 45 square metres.

12.2157 Exception —2157

12.2157.1 The lands shall be subject to the following requirements and restrictions:

- .1 -The shortest lot line opposite the street shall be deemed to be the rear lot line
- .2 -The minimum rear yard depth shall be 6.0 metres;
- .3 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .4 -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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 -A detached garage shall not exceed 45 square metres.

12.2158 Exception ~~2158~~

12.2158.1 The lands shall be subject to the following requirements and restrictions:

- .1 ~~-Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;~~
- .2 ~~-A garage may face the flankage lot line;~~
- .3 ~~-Interior lots with a lot width greater than 14.0 metres shall have a maximum interior garage width of 6.1 metres;~~
- .4 ~~-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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;~~
- .6 ~~-The maximum building height of a single detached dwelling shall not exceed 10.9 metres;~~
- .7 ~~-On lots greater than or equal to 11.6 metres in width but less than 12.5 metres in width shall have a cumulative garage width not to exceed 5.05 metres; and,~~
- .8 ~~-A detached garage shall not exceed 45 square metres.~~

12.2160 Exception —2160

12.2160.1 The lands shall be subject to the following requirements and restrictions:

- .1 ~~-~~where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 ~~-~~a garage may face the flankage lot line;
- .3 ~~-~~interior lots with a lot width greater than 14.0 metres shall have a minimum interior garage width of 6.1 metres
- .4 ~~-~~the maximum interior garage width shall not exceed 6.1 metres on a corner lot;
- .5 ~~-~~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;
- .6 ~~-~~bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .7 ~~-~~the maximum building height of a single detached dwelling shall not exceed 10.9 metres
- .8 ~~-~~on lots greater than or equal to 11.6 metres in width but less than 12.5 metres in width shall have a cumulative garage width not to exceed 5.05 metres; and,
- .9 ~~-~~a detached garage shall not exceed 45 square metres.

12.2161 Exception —2161

12.2161.1 The lands shall be subject to the following requirements and restrictions:

- .1 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 -A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 a detached garage shall not exceed 45 square metres.

12.2163 Exception —2163

12.2163.1 The lands shall be subject to the following requirements and restrictions:

- .1 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 -A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,

12.2164 Exception —2164

12.2164.1 The lands shall be subject to the following requirements and restrictions:

- .1 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .2 -A garage may face the flankage lot line;
- .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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 -A detached garage

12.2165 Exception —2165

12.2165.1 The lands shall be subject to the following requirements and restrictions:

- .1 -The minimum setback between a main building and lands zoned ~~RE2~~ ~~RE1~~ shall be 10.0 metres;
- .2 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .3 -A garage, with a door that faces the interior side yard, shall not be included within the maximum permitted interior garage width;
- .4 -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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 -A detached garage shall not exceed 45 square metres.

12.2166 Exception —2166

12.2166.1 The lands shall be subject to the following requirements and restrictions:

- .1 -The minimum setback between a main building and lands zoned ~~RE2~~ **RE1** shall be 10.0 metres;
- .2 -The lot line abutting Compassion Crescent shall be the front lot line;
- .3 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .4 -A garage, with a door that faces the interior side yard, shall not be included within the maximum permitted interior garage width;
- .5 -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;
- .6 -Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .7 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .8 -A detached garage shall not exceed 45 square metres.

Formatted: Highlight

12.2167 Exception —2167

12.2167.1 The lands shall be subject to the following requirements and restrictions:

- .1 -The maximum interior garage width shall be 6.1 metres;
- .2 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 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, rear, or exterior side yard;
- .4 -Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 -A detached garage shall not exceed 45 square metres.

12.2168 Exception —2168

12.2168.1 The lands shall be subject to the following requirements and restrictions:

- .1 -The minimum setback between a main building and lands zoned ~~RE2~~ ~~RE1~~ shall be 10.0 metres;
- .2 -Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 metres;
- .3 -A garage, with a door that faces the interior side yard, shall not be included within the maximum permitted interior garage width;
- .4 -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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .6 -The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .7 -A detached garage shall not exceed 45 square metres.

12.2169 Exception 2169

12.2169.1 The lands shall only be used for the following purposes:

- .1 A cemetery shall be permitted in addition to the uses of the **OS NS zone**.

Formatted: Highlight

12.2170 Exception —2170

12.2170.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by the R1F-R1 zone;

Formatted: Highlight

12.2170.2 The lands shall be subject to the following requirements and restrictions:

- .1 -Maximum Cumulative Garage Door Width of an attached garage - 5.05 metres.
- .2 -A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard or exterior side yard.
- .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 Section 6.13.
- .4 -Minimum Interior Garage Parking Space - 5.4 metres by 2.7 metres.
- .5 -Minimum Rear Yard Depth – 7.5 metres, and 0.6 metres only to a maximum one-storey high, attached garage and only in conjunction with a minimum of 42 square metres of landscaped open space provided on the lot in an area exclusive of the front yard and exterior side yard.

12.2171 Exception ~~—2171~~

12.2171.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by the **R2E-R1** zone;

Formatted: Highlight

12.2171.2 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 yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard or exterior side yard.
- .2 -Minimum Front Yard Depth - 4.0 metres but 6.0 metres to the front of a garage.
- .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 **Section 6.13**.
- .4 -Maximum Building Height - 11.3 metres.
- .5 -Minimum Interior Garage Parking Space – 5.4 metres by 2.7 metres.

Formatted: Highlight

12.2172 Exception 2172

12.2172.1 The lands shall only be used for the following purposes:

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

Formatted: Highlight

12.2172.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth - 4.0 metres but 6.0 metres to the front of a garage.
- .2 A garage facing the flankage lot line is permitted provided that the garage door is setback a minimum of 6.0 metres from the flankage lot line and that the garage door does not exceed a cumulative garage door width of 5.5 metres.
- .3 Minimum Rear Yard Depth on a Corner Lot – 7.5 metres, and 0.6 metres only to a maximum one-storey high, attached garage and only in conjunction with a minimum of 42 square metres of landscaped open space provided on the dwelling unit lot in an area exclusive of the front yard and exterior side yard.
- .4 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard 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 Section 6.13.
- .6 Maximum Building Height - 11.3 metres.
- .7 A parking space a minimum of 5.4 metres by 2.7 metres shall be provided in the garage and the maximum interior garage width shall not apply.

Formatted: Highlight

12.2173 Exception 2173

12.2173.1 The lands shall only be used for the following purposes:

- .1 shall on be used for the purposes permitted by the **R3E-R2 zone**;

12.2173.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth - 4.0 metres but 6.0 metres to the front of a garage.
- .2 A garage facing the flankage lot line is permitted provided that the garage door is setback a minimum of 6.0 metres from the flankage lot line and that the garage door does not exceed a cumulative garage door width of 5.5 metres.
- .3 Minimum Rear Yard Depth on a Corner Lot – 7.5 metres, and 0.6 metres only to a maximum one-storey high, attached garage and only in conjunction with a minimum of 42 square metres of landscaped open space provided on the dwelling unit lot in an area exclusive of the front yard and exterior side yard.
- .4 A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 2.4 metres, and eaves and cornices of the projected balcony or porch may project an additional 0.6 metres into the minimum front yard 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 **Section 6.13**.
- .6 Maximum Building Height - 11.3 metres.
- .7 A parking space a minimum of 5.4 metres by 2.7 metres shall be provided in the garage and the maximum interior garage width shall not apply.
- .8 Minimum Exterior Side Yard Width – 1.5 metres

Formatted: Highlight

12.2174 Exception 2174

12.2174.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by the **I1 zone**; or
- .2 the purposes permitted by **R1FRI – 11.6 zone**.

Formatted: Highlight

Formatted: Highlight

12.2174.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes permitted by **2174.1 a)**, the requirements and restrictions of the **I1 zone**, and
- .2 Minimum setback from Countryside Drive - 14.0m for all buildings and structures; or
- .3 For the purposes permitted by **2174.1 b)**, the requirements and restrictions of the **R1FRI – 11.6 – 2127 zone**, and
- .4 Minimum setback from Countryside Drive - 14.0m for all buildings and structures.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12. 2177. Exception 2177

12.2177.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1F R1A zone**.

Formatted: Highlight

12.2177.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area shall be 530 square metres;
- .3 Minimum Lot Depth shall be 12.5 metres;
- .4 Minimum Rear Yard Depth shall be 2.0 metres;
- .5 Maximum Building Coverage: 30%;
- .6 Maximum Building Height: 11.0 metres;
- .7 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;
- .8 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
- .9 The holding (H) symbol shall not be removed until a permanent road connection (Monkton Circle and Beechmont Drive) to James Potter Road is constructed to the satisfaction of the Commissioner of Planning, Design and Development; and,
- .10 Until the holding (H) symbol is removed, no buildings or structures shall be permitted.

12.2178 Exception 2178

12.2178.1 The lands shall only be used for the following purposes:

- .1 The lands designated **R3A(1)R2 -2178** shall be used for townhouse dwelling units.

Formatted: Highlight

12.2178.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum number of bedrooms in any dwelling unit: 2;
- .2 Maximum floor area per dwelling unit above established grade shall be 165 square metres;
- .3 Maximum building height not to exceed two storeys or 10.6 metres, whichever is lesser;
- .4 The front face of a dwelling unit shall have a minimum setback of 4.5 metres from the limits of a private road;
- .5 A porch shall have a minimum setback of 3.0 metres from the limits of a private road;
- .6 A garage shall have a minimum setback of 6.0 metres from the front face of a garage to the limits of the private road;
- .7 Minimum Outdoor Living Area: 30 square metres per dwelling unit;
- .8 A minimum of 2.0 parking spaces per dwelling unit;
- .9 No visitor parking spaces are required;
- .10 The minimum rear yard setback for a dwelling located on the north side of Lacorra Way shall be 9 metres.

12.2178.3 for the purposes of ~~section exception~~ 2178:

- .1 For the purpose of this by-law a Private Road shall mean a road which is not owned and maintained by The Corporation of the City of Brampton, The Regional Municipality of Peel, or by the Crown in Right of Ontario.
- .2 For the purpose of this by-law the Limits of a Private Road shall mean the paved surface of a roadway, including any associated curb or sidewalk.

12.2179 Exception 2179

12.2179.1 The lands shall be subject to the following requirements and restrictions:

- .1 The lands designated **R3A(4)NS-R2(H)-2179** shall be subject to the following requirements and restrictions while the (H) is in effect for the subject lands:
 - .a Shall be used for a single detached dwelling
 - .b The east face of a dwelling unit shall have a minimum setback of 2 metres;
 - .c The north face of a dwelling unit shall have a minimum setback of 8 metres;
 - .d The west face of the dwelling unit shall have a minimum rear yard setback of 14 metres;
 - .e The south face of a dwelling unit shall have a minimum setback of 20 metres.

Formatted: Highlight

12.2179.2 The Holding (H):

- .1 The Holding (H) symbol shall not be removed until the Toronto and Region Conservation Authority has indicated to the City that they are satisfied that potential flooding can be properly mitigated and have no objection with further residential development occurring on the subject lands.
- .2 Once the Holding (H) symbol has been lifted, the lands designated **R3A(4)NS-R2-2179** shall be subject to the following requirements and restrictions:
 - 3.a Shall be used for a townhouse dwelling, semi-detached dwelling and single detached dwelling to an overall maximum of 3 dwelling units;
 - 4.b The minimum interior side-yard setback shall be 2 metres;
 - 5.c Notwithstanding **12.2179.2.2(b)** the north face of a dwelling unit shall have a minimum side yard setback of 8 metres;
 - 6.d The minimum rear yard setback shall be 2 metres;
 - 7.e The minimum front yard setback shall be 10 metres.

Formatted: Highlight

Formatted: List Level 2

12.2180 Exception 2180

12.2180.1 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum setback between a Main Building and lands zoned RE2 R1E shall be 10 metres;
- .2 Where a garage door faces an interior side yard, the setback to the garage shall be 4.5 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, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear, or exterior side yard;
- .5 The maximum building height of a single detached dwelling shall not exceed 10.9 metres; and,
- .6 A detached garage shall not exceed 45 square metres.

Formatted: Highlight

12. 2181. Exception 2181

12.2181.1 The lands shall only be used for the following purposes:

- .1 Place of worship and uses permitted in the J2 zone while the Holding (H) symbol is in effect;
- .2 Uses permitted in the J2 zone
- or
- .3 Uses permitted in the R1A,R1R1F-11.0-2303 zone; but not both or any combination of both.

Formatted: Highlight

Formatted: Highlight

12.2181.2 The lands shall be subject to the following requirements and restrictions:

- .1 The holding symbol shall only be removed once the following has occurred:
 - .a
 - .i After five years has passed from the date of assumption of the plan of subdivision which created the subject parcel (File 21T-09002B);
 - .ii or,
 - .iii After confirmation has been received that the Commissioner of Planning Design and Development is satisfied that the Brampton Faith Coalition has advised in writing, that the site is not required;
 - .iv or,
 - .v Confirmation has been received that the Commissioner of Planning Design and Development is satisfied that in recognition of the community benefits, an alternative process has been formalized to facilitate the valuation of the property in a similar manner as the underlying methodology/formula used to calculate the Educational Development Changes and based on which schools site are presently purchased, and after 5 years has passed from the date of registration of the plan of subdivision which created the subject parcel (File 21T-09002B)

and

- .2 The holding symbol shall only be removed after confirmation is received that the commissioner of Planning Design and Development is satisfied that:
 - .a The landowner has provided evidence that the site will not be a viable place of worship;

and,

- .b ii. Sufficient justification has been provided that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.

12.Section No.3.2181 for the purposes of section ~~Section-Exception~~ No.2181:

1 Once the Holding (H) symbol has been lifted, the lands designated **1-2181** can be used for those purposes, requirements and restrictions permitted in a **R1FR1A, R1-11.0 – 2160 zone**:

~~Chapter 2:~~

1

Formatted: Highlight

Formatted: Highlight

Formatted: List Level 1, Outline numbered + Level: 4 +
Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment:
Left + Aligned at: 0 cm + Indent at: 1.5 cm

12.2183 Exception 2183

12.2183.1 The lands shall only be used for the following purposes:

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

12.2183.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 110 square metres
 - .b Corner Lot – 150 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
 - .b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres
 - .b 0.0 metres between common shared wall

- .8 Maximum Building Height: 14.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 The following shall apply to garages:
 - .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width i
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
 - .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .11 Maximum Lot Coverage: No requirement

12.2184 Exception 2184

12.2184.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling having frontage on a private lane
- .2 purposes accessory to the permitted use

12.2184.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 110 square metres
 - .b Corner Lot – 150 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
 - .c 0.5 metres to a parking space
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
 - .b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres

Exception Zones

- .b 0.0 metres between common shared wall
- .8 Maximum Building Height: 14.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 The following shall apply to garages:
 - .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
 - .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .11 Maximum Lot Coverage: No requirement
- .12 Minimum outdoor private open space area exclusive of open space areas on dwelling unit lots: 700 square metres
- .13 Minimum number of visitor parking spaces: 40 spaces within the lands zoned **R3BR2-2184**, exclusive of the lands of the dwelling unit lots
- .14 For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

Formatted: Highlight

12.2185 Exception 2185

12.2185.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling having frontage on a private lane
- .2 purposes accessory to the permitted use

12.2185.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 110 square metres
 - .b Corner Lot – 150 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
 - .c 0.5 metres to a parking space
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
 - .b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres

Exception Zones

- .b 0.0 metres between common shared wall
- .8 Maximum Building Height: 14.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 The following shall apply to garages:
 - .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
 - .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .11 Maximum Lot Coverage: No requirement
- .12 Minimum number of visitor parking spaces: 19 spaces within the lands zoned **R3BR2-2185**, exclusive of the lands of the dwelling unit lots
- .13 For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

Formatted: Highlight

12.2186 Exception 2186

12.2186.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling having frontage on a private lane
- .2 purposes accessory to the permitted use

12.2186.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 110 square metres
 - .b Corner Lot – 150 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
 - .c 0.5 metres to a parking space
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
 - .b A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.
- .7 Minimum Interior Side Yard Width:

- .a 1.2 metres, which may be reduced to 0.8 metres to a porch with or without a foundation or cold cellar
 - .b 0.0 metres between common shared wall
- .8 Maximum Building Height: 14.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 The following shall apply to garages:
 - .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
 - .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .11 Visitor Parking: No requirement
- .12 Maximum Lot Coverage: No requirement
- .13 For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

12.2187 Exception 2187

12.2187.1 The lands shall only be used for the following purposes:

- .1 a street townhouse dwelling
- .2 a street townhouse dwelling used for display purposes or a model home, including a sales office, for a period not exceeding 5 years from the date of enactment (or Ontario Municipal Board approval) of this by-law
- .3 purposes accessory to the permitted use

12.2187.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 110 square metres
 - .b Corner Lot – 150 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
 - .c Minimum Rear Yard Depth:
 - .d 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
 - .e 3.75 metres only for the westerly most dwelling unit within this zone
 - .f A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.

- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres
 - .b 0.0 metres between common shared wall
- .7 Maximum Building Height: 14.0 metres
- .8 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .9 The following shall apply to garages:
 - .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
 - .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .10 Maximum Lot Coverage: No requirement

12.2188 Exception 2188

12.2188.1 The lands shall only be used for the following purposes:

- .1 a rear lane townhouse dwelling
- .2 purposes accessory to the permitted use

12.2188.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 105 square metres
 - .b Corner Lot – 145 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 4.8 metres
 - .b Corner Lot – 6.8 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.65 metres
 - .b 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .c 3.0 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
 - .c 0.5 metres to a parking space
- .6 Minimum Rear Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 3.0 metres to the porch with or without foundation or cold cellar
 - .d 3.0 metres to a balcony or terrace
 - .e 3.0 metres to the bay/box/bow window with or without foundation
- .7 Minimum Interior Side Yard Width:

- .a 1.2 metres
- .b 0.0 metres between common shared wall
- .8 Maximum Building Height: 15.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 Maximum Garage Door Width: 3.7 metres
- .11 Maximum Lot Coverage: No requirement
- .12 Visitor Parking: No requirement
- .13 Minimum Rear Yard Balcony or Terrace Space: 7.5 square metres
- .14 Direct access from the front yard to the rear yard is not required.
- .15 For the purposes of this section the front lot line shall be the lot line abutting Heart Lake Road
- .16 For the purpose of this section, the rear and flankage lot lines shall be the curb line of the private lane.

12.2189 Exception 2189

12.2189.1 The lands shall only be used for the following purposes:

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

12.2189.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 120 square metres
- .2 Minimum Lot Width: Interior Lot - 5.3 metres Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 23 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width: 2.0 metres
- .6 Minimum Rear Yard Depth: 7.0 metres
 - .a Minimum Interior Side Yard Width:
 - .b 1.2 metres
 - .c 0.0 metres between common shared wall
- .7 Maximum Building Height: 12.5 metres
- .8 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space. (10) The following shall apply to garages:
- .9 The maximum permitted cumulative garage door width is:
 - .a 2.5 metres on a dwelling unit less than 6.0 metres in width i
 - .b 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
- .10 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.
- .11 Maximum Lot Coverage: No requirement

12.2190 Exception 2190

12.2190.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling having frontage on a private lane
- .2 purposes accessory to the permitted use

12.2190.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 120 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.3 metres
 - .b Corner Lot – 7.3 metres
- .3 Minimum Lot Depth: 23.0 metres
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .d 3.5 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
 - .c 0.5 metres to a parking space
- .6 Minimum Rear Yard Depth: 7.0 metres
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres
 - .b 0.0 metres between common shared wall
- .8 Maximum Building Height: 14.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 The following shall apply to garages:

Exception Zones

- .a The maximum permitted cumulative garage door width is:
 - .i 2.5 metres on a dwelling unit less than 6.0 metres in width
 - .ii 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width
- .b No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit
- .11 Maximum Lot Coverage: No requirement
- .12 Minimum outdoor private open space area exclusive of open space areas on dwelling unit lots: 670 square metres
- .13 Minimum number of visitor parking spaces: 19 spaces within the lands zoned **R3BR2-2190**, exclusive of the lands of the dwelling unit lots
- .14 For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane.

Formatted: Highlight

12.2191 Exception 2191

12.2191.1 The lands shall only be used for the following purposes:

- .1 a rear lane townhouse dwelling
- .2 purposes accessory to the permitted use

12.2191.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot – 105 square metres
 - .b Corner Lot – 145 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot – 4.8 metres
 - .b Corner Lot – 6.8 metres
- .3 Minimum Lot Depth: 22.0 metres
- .4 Minimum Front Yard Depth:
 - .a 3.65 metres
 - .b 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
 - .c 3.0 metres to a balcony
 - .d 3.0 metres to the bay/box/bow window with or without foundation
- .5 Minimum Exterior Side Yard Width:
 - .a 2.0 metres
 - .b 1.0 metre to a porch with or without foundation or cold cellar
- .6 Minimum Rear Yard Depth:
 - .a 4.5 metres
 - .b 6.0 metres to the front of a garage door
 - .c 3.0 metres to the porch with or without foundation or cold cellar
 - .d 3.0 metres to a balcony or terrace
 - .e 3.0 metres to the bay/box/bow window with or without foundation
- .7 Minimum Interior Side Yard Width:

- .a 1.2 metres
- .b 0.0 metres between common shared wall
- .8 Maximum Building Height: 13.0 metres
- .9 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- .10 Maximum Garage Door Width: 3.7 metres
- .11 Maximum Lot Coverage: No requirement
- .12 No more than 9 dwelling units shall be attached
- .13 Visitor Parking: No requirement
- .14 Minimum Rear Yard Balcony or Terrace Space: 7.5 square metres
- .15 For the purposes of this section the front lot line shall be the lot line abutting Heart Lake Road
- .16 For the purpose of this section, the rear and flankage lot lines shall be the curb line of the private lane.

12.2193 Exception 2193

12.2193.1 The lands shall only be used for the following purposes:

- .1 a service station;
- .2 a gas bar;
- .3 a motor vehicle washing establishment
- .4 a dining room restaurant, convenience restaurant, take-out restaurant;
- .5 banquet facilities;
- .6 a community club;
- .7 a tool and equipment rental establishment within an enclosed building;
- .8 a retail establishment having no outside storage;
- .9 a convenience store;
- .10 a personal service shop;
- .11 a dry cleaning and laundry distribution station;
- .12 a bank, trust company and finance company;
- .13 an office;
- .14 an animal hospital; and
- .15 purposes accessory to the other permitted purposes;
- .16 The following purposes shall not be permitted:
 - .a an adult entertainment parlour;
 - .b an adult video store;
 - .c an adult book store;
 - .d a massage or body rub parlour;
 - .e an amusement arcade; and,
 - .f a garden centre sales establishment.

12.2193.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Building Setback- 0 metres to a Floodplain Zone.
- .2 Minimum Building Setback to the easterly property boundary – 3 metres.

- .3 Minimum Building Setback to the northerly property boundary – 1.5 metres.
- .4 Minimum Landscaped Open Space – 3.0 metres along Airport Road, except at approved vehicular access locations.
- .5 all garbage and refuse storage including any containers for the storage of recyclable materials shall be enclosed within the building.
- .6 no outside storage shall be permitted.
- .7 Maximum building height – two storeys.

12.2194 Exception 2194

12.2194.1 The lands shall only be used for the following purposes:

- .1 Flood and erosion control.
- .2 Any conservation area or purposes.

12.2198 Exception 2198

12.2198.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1F-11.6** zone;

12.2198.2 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum rear yard setback shall be 6 metres.

Formatted: Highlight

12.2199 Exception 2199

12.2199.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1F-12.5, R1A zone**.

Formatted: Highlight

12.2199.2 The lands shall be subject to the following requirements and restrictions:

Formatted: Highlight

- .1 Minimum Lot Area: Interior Lot – 310.0 square metres; Corner Lot – 355.0 square metres;
- .2 Minimum Lot Width: Interior Lot: 12.5 metres Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: No minimum required;
- .4 Minimum Front Yard Depth:
- .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
 - .h 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;
- .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 5.5 metres to a garage door facing the exterior side yard;
 - .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

Exception Zones

- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.7 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.6 metres to a one storey garage;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;
- .e 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .f 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .g 0.6 metres to an accessory building; and

Exception Zones

- .h 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
 - .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
 - .a the maximum cumulative garage door width for lots, with a width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .b for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
 - .c a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;
 - .d 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;
 - .e the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
 - .a notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .15 The driveway width shall not exceed the exterior width of the garage;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2199.3 for the purposes of ~~Exception~~section 2199.:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1R1F-12.5~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~
~~Exception 12.2199.2.~~

Formatted: Highlight