

## 12.2500 Exception 2500

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### 12.2500.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling;
- .2 a live-work townhouse dwelling;
- .3 an office;
- .4 a retail establishment having no outdoor storage;
- .5 a bank, trust company, or financial institution;
- .6 a personal service shop;
- .7 a dry-cleaning and laundry distribution station;
- .8 a printing or copying establishment;
- .9 a take-out restaurant;
- .10 a personal health or fitness centre;
- .11 a custom workshop;
- .12 a medical or dental practice or office;
- .13 a service shop;
- .14 a home occupation;
- .15 an artist and photography studio including framing;
- .16 a convenience store;
- .17 purposes accessory to the other permitted uses;

### 12.2500.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 6.0 metres;
- .2 Minimum Front Yard Depth: 0.6 metres;
- .3 Minimum Rear Yard Depth: 6.0 metres;
- .4 Maximum Building Height: 4 storeys;
- .5 Minimum building setback to a daylight triangle/rounding: 1.5 metres;
- .6 Notwithstanding **ExceptionSection 10.9.1B (7)**, the maximum width of a driveway shall be 6.0 metres;

- .7 The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .8 Maximum cumulative garage door width of an attached garage: 5.5 metres;
- .9 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and or on roof terraces;
- .10 No minimum landscaped open space requirement shall apply;
- .11 Direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room is not required;
- .12 Outdoor patios in the front yard of a live-work townhouse dwelling are permitted;
- .13 A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;
- .14 No parking spaces are required for non-residential uses;
- .15 A balcony or porch, with or without a cold cellar and associated stairs, may project into the minimum required front yard depth by a maximum of 0.3 metres, or into the minimum required exterior side yard width by a maximum of 1.0 metre or into the minimum required rear yard depth by a maximum of 1.8 metres. Eaves and cornices may project an additional 0.2 metres into the minimum required front yard depth and 0.6 metres into the minimum required exterior side yard;
- .16 A porch and/or balcony, with or without a foundation or cold cellar may encroach into the minimum required front yard depth or minimum required exterior side yard width to within 1.5 metres of a daylighting triangle/rounding; and,
- .17 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum required rear yard depth, may encroach a maximum of 1.0 metres into the minimum required exterior side yard width, and may encroach a maximum of 0.3 metres into the minimum required front yard depth.

**12.2500.3 for the purposes of Exceptionsection 2500:**

- .1 the lot line abutting Nexus Avenue shall be deemed to be the front lot line.

## 12.2501 Exception 2501

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### 12.2501.1 The lands shall only be used for the following purposes:

- .1 a townhouse dwelling;
- .2 a live-work townhouse dwelling;
- .3 an office;
- .4 a retail establishment having no outdoor storage;
- .5 a bank, trust company, or financial institution;
- .6 a personal service shop;
- .7 a dry-cleaning and laundry distribution station;
- .8 a printing or copying establishment;
- .9 a take-out restaurant;
- .10 a personal health or fitness centre;
- .11 a custom workshop;
- .12 a medical or dental practice or office;
- .13 a service shop;
- .14 a home occupation;
- .15 an artist and photography studio including framing;
- .16 a convenience store;
- .17 purposes accessory to the other permitted uses;

### 12.2501.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 6.0 metres;
- .2 Minimum Interior Side Yard Width to Lands Zoned **R2R3E-6.0-2498**: 0.0 metres;
- .3 Minimum Exterior Side Yard Width: 0.6 metres;
- .4 Minimum Rear Yard Depth: 6.0 metres;
- .5 Maximum Building Height: 4 storeys;
- .6 Minimum building setback to a daylight triangle/rounding: 1.5 metres;
- .7 Notwithstanding **ExceptionSection 10.9.1B (7)**, the maximum width of a driveway shall be 6.0 metres;

- .8 The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .9 Maximum cumulative garage door width of an attached garage: 5.5 metres;
- .10 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and or on roof terraces;
- .11 No minimum landscaped open space requirement shall apply;
- .12 Direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room is not required;
- .13 Outdoor patios in the exterior side yard of a live-work townhouse dwelling are permitted;
- .14 A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;
- .15 No parking spaces are required for non-residential uses;
- .16 A balcony or porch, with or without a cold cellar and associated stairs, may project into the minimum required exterior side yard width by a maximum of 0.3 metres, or into the minimum required front yard depth by a maximum of 1.0 metre or into the minimum required rear yard depth by a maximum of 1.8 metres. Eaves and cornices may project an additional 0.2 metres into the minimum required exterior side yard and 0.6 metres into the minimum required front yard depth;
- .17 A porch and/or balcony, with or without a foundation or cold cellar may encroach into the minimum required front yard depth or minimum required exterior side yard width to within 1.5 metres of a daylighting triangle/rounding; and,
- .18 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum required rear yard depth, may encroach a maximum of 1.0 metres into the minimum required front yard depth, and may encroach a maximum of 0.3 metres into the minimum required exterior side yard width.

## 12.2502 Exception 2502

### 12.2502.1 The lands shall only be used for the following purposes:

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

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### 12.2502.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage facing the street;
- .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 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .3 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;
- .4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- .5 Maximum Building Height: 11.6 metres; and,
- .6 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
- .a in the case of a flat roof, the highest point of the roof surface;
  - .b in the case of a mansard roof, the deck line; or,
  - .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

## 12.2503 Exception 2503

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### 12.2503.1 The lands shall only be used for the following purposes:

- .1 uses permitted in a **R1E-NS, R1A, R1 zone**, or
- .2 a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020;

### 12.2503.2 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 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;
- .3 The minimum lot width of a lot abutting a daylighting triangle shall be 13.0 metres;
- .4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- .5 Maximum Building Height: 11.6 metres;
- .6 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
  - .a in the case of a flat roof, the highest point of the roof surface;
  - .b in the case of a mansard roof, the deck line; or,
  - .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge; and,
- .7 Lot Width, for lots where the side lot lines converge towards the front lot line, shall mean: the straight line distance between two points, one on each side lot line, each 6.0 metres back from the front lot line.

## 12.2504 Exception 2504

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### 12.2504.1 The lands shall only be used for the following purposes:

- .1 uses permitted in a **R1F-R1A, R1 zone**, or
- .2 a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020;

### 12.2504.2 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 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;
- .3 Notwithstanding section 13.5.2.(j)(4) and (5) of the By-law, the maximum interior garage width shall be 6.1 metres;
- .4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- .5 The minimum lot width of a lot abutting a daylighting triangle shall be 13.0 metres;
- .6 Maximum Building Height: 11.6 metres; and,
- .7 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
  - .a in the case of a flat roof, the highest point of the roof surface;
  - .b in the case of a mansard roof, the deck line; or,
  - .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

## 12.2505 Exception 2505

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### 12.2505.1 The lands shall only be used for the following purposes:

- .1 uses permitted in a ~~R1E~~R1A, R1 zone, or
- .2 a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020;

### 12.2505.2 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 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and box-out windows;
- .3 Notwithstanding section 13.4.2.(j)(3) and (4) of the By-law:
  - .a the maximum cumulative garage door width for an attached garage shall be 5.05 metres and the maximum interior garage width shall be 5.65 metres, on lots equal to or greater than 11.6 metres but less than 12.5 metres in width; i
  - .b the maximum cumulative garage door width for an attached garage shall be 5.5 metres and the maximum interior garage width shall be 6.1 metres, on lots equal to or greater than 12.5 metres but less than 14 metres in width; and, ii
  - .c the maximum interior garage width shall be 6.1 metres or 50 % of the dwelling unit width, whichever is greater, on lots equal to or greater than 14 metres in width;
- .4 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- .5 The minimum lot width of a lot abutting a daylighting triangle shall be 11.0 metres;
- .6 Maximum Building Height: 11.6 metres;
- .7 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
  - .a in the case of a flat roof, the highest point of the roof surface; i
  - .b in the case of a mansard roof, the deck line; or, ii
  - .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge; and,



- .8 Lot Width, for lots where the side lot lines converge towards the front lot line, shall mean: the straight line distance between two points, one on each side lot line, each 6.0 metres back from the front lot line.

## 12.2506 Exception 2506

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### 12.2506.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1F-R1 zone**;

### 12.2506.2 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 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;
- .3 The minimum building setback to a daylighting triangle/rounding shall be 1.2 metres;
- .4 Notwithstanding section 13.5.2.(j)(3) and (4) of the By-law:
  - .a the maximum cumulative garage door width for an attached garage shall be 5.05 metres and the maximum interior garage width shall be 5.65 metres, on lots equal to or greater than 11.6 metres but less than 12.5 metres in width;
  - .b the maximum cumulative garage door width for an attached garage shall be 5.5 metres and the maximum interior garage width shall be 6.1 metres, on lots equal to or greater than 12.5 metres but less than 14 metres in width; and,
  - .c the maximum interior garage width shall be 6.1 metres or 50 % of the dwelling unit width, whichever is greater, on lots equal to or greater than 14 metres in width;
- .5 The minimum lot width of a lot abutting a daylighting triangle shall be 11.0 metres;
- .6 Maximum Building Height: 11.6 metres; and,
- .7 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
  - .a in the case of a flat roof, the highest point of the roof surface;
  - .b in the case of a mansard roof, the deck line; or,
  - .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

## 12.2509 Exception 2509

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### 12.2509.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1E-R1 zone**;

### 12.2509.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage facing the street;
- .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 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- .3 Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;
- .4 Notwithstanding section 13.4.2.(j)(3) of the Bylaw, dwellings containing a 3 car garage shall:
  - .a have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres, where a garage door faces a front lot line; or shall,
  - .b have a maximum individual garage door width of 5.5 metres, up to a maximum cumulative garage door width of 8.0 metres, where a garage door faces an interior side lot line;
- .5 Notwithstanding section 13.4.2.(j)(4) and (5) of the By-law, the maximum interior garage width shall be 9.4 metres;
- .6 Notwithstanding Section 10.9.1.B (7) of the Bylaw, if garage doors face the interior side lot line, the minimum driveway depth between the garage door(s) and the interior side lot line shall be 6.6 metres for the entire width of the garage doors;
- .7 The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- .8 Maximum Building Height: 11.6 metres; and,
- .9 For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the front elevation to:
  - .a in the case of a flat roof, the highest point of the roof surface;
  - .b in the case of a mansard roof, the deck line; or,
  - .c in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

## 12.2510 Exception 2510

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### 12.2510.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1F-R1 zone**;

### 12.2510.2 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 required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;
- .3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .a In the case of a flat roof, the highest point of the roof surface,
  - .b In the case of a mansard roof, the deck line, or
  - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;
- .4 Maximum Building Height: 11.6 metres
- .5 Minimum Front Yard Depth: 4.5 metres, but 5.5 metres to the front of a garage or carport.

## 12.2511 Exception 2511

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### 12.2511.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1F-R1** zone;

### 12.2511.2 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 required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;
- .3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .a In the case of a flat roof, the highest point of the roof surface,
  - .b In the case of a mansard roof, the deck line, or
  - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;
- .4 Maximum Building Height: 11.6 metres
- .5 Minimum Rear Yard Depth: 6.0 metres
- .6 Minimum Front Yard Depth: 4.5 metres, but 5.5 metres to the front of a garage or carport.

## 12.2514 Exception 2514

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### 12.2514.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1F-R1 zone**;

### 12.2514.2 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 required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;
- .3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .a In the case of a flat roof, the highest point of the roof surface,
  - .b In the case of a mansard roof, the deck line, or
  - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;
- .4 Maximum Building Height: 11.6 metres
- .5 Minimum Rear Yard Depth: 6.0 metres

## 12.2515 Exception 2515

### 12.2515.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **P1ER1** zone;

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### 12.2515.2 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 required front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres beyond the wall of a balcony or porch;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front and rear yard depth, and exterior side yard width, and eaves and cornices may project an additional 0.6 metres beyond the bay window and box-out windows;
- .3 For the purposes of this section, the Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
  - .a In the case of a flat roof, the highest point of the roof surface,
  - .b In the case of a mansard roof, the deck line, or
  - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;
- .4 Maximum Building Height: 11.6 metres

## 12.2516 Exception 2516

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### 12.2516.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R1E~~R1M zone.

### 12.2516.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Dwelling Unit Width: 5.6 metres
- .2 Minimum Front Yard Depth: 8.0 metres
- .3 Minimum Interior Side Yard Depth: 2.2 metres



## 12.2517 Exception 2517

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### **12.2517.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted by the Agricultural (A) zone;
- .2 an office for a construction company only; and,
- .3 purposes accessory to permitted purposes.

### **12.2517.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the purposed identified in Exception 12.2517.1 (2) and (3) shall be subject to the following requirements and restrictions:
  - .a shall only be permitted for a period of three years from December 9, 2015.
- .2 shall also be subject to the requirements and restrictions of the Agricultural (A) zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 12.2517.2.(1).

## 12.2518 Exception 2518

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### **12.2518.1 The lands shall only be used for the following purposes:**

- .1 private landscaping amenity space in conjunction with the uses permitted with the Service Commercial – 2524 zone.

### **12.2518.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no buildings or structures shall be permitted.

## 12.2519 Exception 2519

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### 12.2519.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1E-R1A, R1 zone**.

### 12.2519.1 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 or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay 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 required front, rear and exterior side yard;
- .3 On lots equal to or greater than 11.4 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .4 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres; and,
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres.

## 12.2520 Exception 2520

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### 12.2520.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1E** zone.

### 12.2520.2 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 or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay 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 required front, rear and exterior side yard;
- .3 On lots less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .4 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres; and
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres.

## 12.2522 Exception 2522

### 12.2522.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R3C-R2~~ zone and an **Open Space Zone**;

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### 12.2522.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those uses permitted in an **OS zone**, the requirements and restrictions as set out in an **OS** zone; and,
- .2 For those uses permitted in a ~~R3C-R2~~ zone, shall be subject to the following requirements and restrictions:
- .a Minimum Yard Setback for a Principal Building:
- .i The rear wall of a dwelling unit shall be 6.0 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, 4.5 metres to Rivermont Road, and 6.0 metres in all other instances;
- .ii A balcony or porch with or without cold cellar, may project into the yard abutting Rivermont Road by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,
- .iii Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the yard abutting Rivermont Road, eaves and cornices may project an additional 0.6 metres into the yard abutting Rivermont Road; i
- .b Minimum Landscaped Open Space, except at approved access locations:
- .i 1. 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
- .ii Notwithstanding **SectionException 12.2435.2.2.b.i** to the contrary, encroachments permitted within Section 6.13 and **SectionException 12.2435.2** of this zone are allowed to encroach into the minimum landscaped open space area;
- .c Notwithstanding Section 6.10(a) a transformer may be located no less than 3.0 metres from a public road right-of-way, and 1.5 metres to any other zone category, and may be further reduced to 0 metres where a transformer abuts a private road or a residential lot line internal to the zone category; and
- .d For the purposes of this **sectionException**, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
- .i In the case of a flat roof, the highest point of the roof surface,

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#### Exception Zones

- .ii In the case of a mansard roof, the deck line, or
- .iii In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

## 12.2526 Exception 2526

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### **12.2526.1 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purposes of this section, the shortest segment of the lot line abutting the public street shall be deemed the “LOT LINE, FRONT”;
- .2 For the purposes of this section, the “LOT WIDTH” shall be the straight line distance between the two points, one on each side lot line, each fifteen (15) metres back from the front lot line;
- .3 Minimum Lot Area: 805 square metres;
- .4 Minimum Lot Width: 23 metres;
- .5 Minimum Lot Depth: 35 metres;
- .6 Minimum Front Yard Depth:
  - .7 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

## 12.2527 Exception 2527

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### **12.2527.1 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 450 square metres;
- .2 Minimum Lot Width: 15.0 metres;
- .3 Minimum Lot Depth: 30.0 metres;
- .4 Minimum Front Yard Depth: 3.0 metres;
- .5 Minimum Rear Yard Depth: 1.5 metres;
- .6 Minimum Interior Side Yard Width: 7.5 metres, except where a side yard abuts a buffer block, the minimum interior side yard width shall be 1.5 metres;
- .7 Minimum Exterior Side Yard Width: 1.5 metres; 2527.8 Maximum Open-Roofed Porch Encroachment: 2.0 metres into an interior side yard, except where a side yard abuts a buffer bloc



## 12.2529 Exception 2529

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### 12.2529.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R2R3A zone**.

### 12.2529.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 200 square metres per dwelling unit;
- .2 Minimum Lot Width: 29 metres;
- .3 Minimum Front Yard Depth: 1.8 metres;
- .4 Minimum Side Yard Width: 1.2 metres;
- .5 Minimum Rear Yard Depth: 3.0 metres;
- .6 Maximum Building Height: 11.0 metres;
- .7 Minimum Landscaped Open Space: 25% of the lot area;
- .8 Maximum Number of Dwelling Units: 13;
- .9 Minimum Number of Required Parking Spaces: 21;
- .10 All lands zoned R3A-2529 shall be treated as one lot for the purposes of this by-law.

## 12.2530 Exception 2530

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### 12.2530.1 The lands shall only be used for the following purposes:

- .1 The uses permitted by the **PEM4 zone**
- .2 A hotel
- .3 Only in conjunction with a hotel, a banquet facility, a conference centre facility, convenience retail, a dining room restaurant or take-out restaurant, a personal service shop, excluding body rub/massage parlour and/or tattoo parlour
- .4 Purposes accessory to the other permitted purposes

### 12.2530.2 The lands shall be subject to the following requirements and restrictions:

- .1 Uses permitted under **12.2530.1 ExceptionSections (2) and (3)** shall be subject to the following requirements and restrictions:
  - .a Maximum Building Height: 7 storeys
  - .b Minimum Landscape Open Space:
    - .i Where the required landscaped area is reduced by way of land acquisition, expropriation, widening, or other undertaking by the Regional Municipality of Peel or the Crown in Right of Ontario, the reduced area shall be the minimum required landscape open space area.
    - .ii Except at approved driveway locations along the front lot line: 30% of the minimum required front yard area.
    - .iii Interior Side Yard: 1.5 metres.
  - .c Minimum setback to a hydro transformer:
    - .i Interior Side Yard: 1.5 metres;
    - .ii Front Yard: 6 metres.
  - .d Decorative fencing is permitted within the Front Yard to a maximum height of 1.2 metres.
  - .e Minimum Number of Loading Spaces: 1 Space
  - .f Refuse storage for restaurant uses including any containers for recyclable materials shall be contained within a climate controlled area within a building.
  - .g Requirements and restrictions of the **PEM4-2676 Zone** are not in conflict with the above.
- .2 Uses permitted under **ExceptionSection 12.2530.1 (1)** shall be subject to the requirements and restrictions of the **PEM4-2676 zone**.

## 12.2531 Exception 2531

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### 12.2531.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2R3E** zone.

### 12.2531.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot 122 square metres
  - .b Corner Lot 185 square metres
  - .c End Lot 150 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot 4.45 metres
  - .b Corner Lot 7.5 metres
  - .c End Lot 5.7 metres
- .3 The following provisions shall apply to garages:
  - .a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 2.44 metres
  - .b for end units, the interior garage width as calculated 3.0 metres from the garage opening, may be a maximum 1.9 metres greater than the garage door width

## 12.2533 Exception 2533

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### 12.2533.1 The lands shall only be used for the following purposes:

- .1 a stacked townhouse dwelling,
- .2 a back-to-back stacked townhouse dwelling, and
- .3 a back-to-back townhouse.

### 12.2533.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum number of residential units shall not exceed 192.
- .2 The maximum building height shall be 4 storeys.
- .3 Minimum Lot Area: 50 square metres per dwelling units.
- .4 Minimum Front Yard Depth: 2.5 metres.
- .5 Minimum Side Yard Depth (east and west property limits): 4.5 metres.
- .6 Minimum Rear Yard Depth (south): 2.0 metres.
- .7 Permitted Encroachments: Sunken patios, porches (covered and uncovered), stairs, and both hard and soft landscaping including retaining walls may encroach into the front yard within 0m of the front lot line.
- .8 Maximum Lot Coverage: 50%.
- .9 Minimum Landscape Open Space: 35%.
- .10 Minimum Parking Requirements:
  - .a Stacked or Back-to-Back Townhouse Dwelling: 1.2 spaces per dwelling unit;
  - .b Visitor – 0.2 spaces per dwelling unit;
- .11 Minimum Distance Between Buildings: No requirement

### 12.2533.3 for the purposes of **Exceptionsection 2533:**

- .1 For the purposes of this **Exceptionsection** a “Back-to-back stacked townhouse dwelling” shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building.

## 12.2534 Exception 2534

### 12.2534.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by the Residential Single Detached BR1A zone category.

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### 12.2534.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 456 square metres;
- .2 Minimum Lot Width: 15.5 metres;
- .3 Minimum Lot Depth: 47 .0 metres;
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door;
- .5 Minimum Interior Side Yard Width: 1.2 metres;
- .6 Maximum Building Height: 10.6 metres;
- .7 Maximum Lot Coverage: No requirement
- .8 Residential Driveway: Notwithstanding Section 10.9.1.B(7) and Section 10.9.1.B (4) the following requirements shall apply:
  - .a Minimum of 6.5 metres of permeable landscaping shall be maintained along one lot line zoned R1B-R1A – 2534. Driveways for two adjacent lots may be paired along the opposite side lot line;
  - .b Maximum driveway width at the municipal right-of-way shall be 6.0 metres;
  - .c Maximum residential driveway width shall be 9.0 metre

## 12.2535 Exception 2535

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### 12.2535.1 The lands shall only be used for the following purposes:

#### .1 Industrial:

- .a The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;
- .b a warehouse; and
- .c a dry cleaning and laundry establishment.

#### .2 Non-Industrial:

- .a an office;
- .b a research and development facility;
- .c a hotel or motel;
- .d a conference centre or banquet hall subject to Exceptionsection 12.2535.2(1);
- .e a health or fitness centre subject to Exceptionsection 12.2535.2(2);
- .f a community club;
- .g a place of worship subject to Exceptionsection 12.2535.2(3);
- .h a service shop
- .i a commercial, technical, or recreational school subject to Exceptionsection 12.2535.2(4);
- .j a printing or copying establishment;
- .k dry cleaning and laundry distribution station;
- .l a recreational facility or structure; and,
- .m an animal hospital.

#### .3 Accessory:

- .a A retail outlet operated in conjunction with a particular use permitted in Exceptionsection 12.2535.1(1) provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;
- .b Purposes accessory to permitted uses.

**12.2535.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For all lands zoned **PEM1-2535** a maximum of one (1) conference centre or banquet hall shall be permitted, having a maximum gross floor area of 5,575 square metres.
- .2 For all lands zoned **PEM1-2535** a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.
- .3 For all lands zoned **PEM1-2535** a maximum of one (1) place of worship shall be permitted, having a maximum gross floor area of 3,000 square metres.
- .4 For all lands zoned **PEM1-2535** a maximum of three (3) stand-alone commercial, technical, or recreational schools shall be permitted, having a combined maximum gross floor area of 1,000 square metres.
- .5 Setbacks:
  - .a a. Front Yard: 3.0 metres
  - .b b. Interior Side Yard: 2.0 metres
  - .c c. Exterior Side Yard: 3.0 metres
  - .d d. Rear Yard: 3.0 metres
- .6 Minimum Landscaped Open Space Width:
  - .a 3.0 metres along any lot line abutting a street, except at approved access and building locations.
- .7 Outside storage shall only be permitted in the rear yard or interior side yard and shall be screened from view from a street and lands zoned Open Space or Floodplain.
- .8 The provisions for accessory building outlined in **ExceptionSection 30.3(a)(2), (3), (4), and (5)** shall not apply.

## 12.2536 Exception 2536

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### 12.2536.1 The lands shall only be used for the following purposes:

#### .1 Industrial:

- .a The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;
- .b a warehouse; and,
- .c a dry cleaning and laundry establishment.

#### .2 Non-Industrial:

- .a an office;
- .b a research and development facility;
- .c a hotel or motel;
- .d a conference centre or banquet hall subject to ~~Exceptionsection~~ 12.2536.2(1);
- .e a health or fitness centre subject to ~~Exceptionsection~~ 12.2536.2(2);
- .f a community club;
- .g a place of worship subject to ~~Exceptionsection~~ 12.2536.2(3);
- .h a service shop
- .i a commercial, technical, or recreational school subject to ~~Exceptionsection~~ 12.2537.2(4),
- .j a recreational facility or structure;
- .k an animal hospital;
- .l a dining room restaurant, a convenience restaurant, take-out restaurant (subject to ~~ExceptionSection~~ 12.2536.2(5));
- .m a dry cleaning and laundry distribution station;
- .n a personal service shop, but excluding a massage or body rub parlour;
- .o a bank, trust company or financial institution;
- .p a retail establishment for the sales of office and business supplies and equipment;
- .q a convenience store;
- .r a printing or copying establishment; and
- .s day nursery.



.3 Accessory:

- .a A retail outlet operated in conjunction with a particular use permitted in **Exceptionsection 2536.1(1)** provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;
- .b Purposes accessory to permitted uses.

**12.2536.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For all lands zoned **PEM1-2536** a maximum of one (1) conference centre or banquet hall shall be permitted, having a maximum gross floor area of 5,575 square metres.
- .2 For all lands zoned **PEM1-2536** a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.
- .3 For all lands zoned **PEM1-2536** a maximum of one (1) place of worship shall be permitted, having a maximum gross floor area of 3,000 square metres.
- .4 For all lands zoned **PEM1-2536** a maximum of three (3) stand-alone commercial, technical, or recreational schools shall be permitted, having a combined maximum gross floor area of 1,000 square metres.
- .5 For all lands zoned **PEM1-2536** a maximum of 2 dining room and convenience restaurants (combined) shall be permitted.
- .6 Minimum Setbacks:
  - .a Front Yard: 3.0 metres
  - .b Interior Side Yard: 2.0 metres
  - .c Rear Yard: 3.0 metres
  - .d Exterior Side Yard: 3.0 metres
- .7 Maximum Setbacks:
  - .a For a corner lot that abuts Heart Lake Road and Eco Park Close, at least one building located on the lot shall comply with the following:
    - .i Maximum setback from Heart Lake Road or a daylight triangle: 6.0 metres
    - .ii Maximum setback from Eco Park Close: 6.0 metres
- .8 Minimum Landscaped Open Space Width:
  - .a 3.0 metres along any lot line abutting a street, except at approved access and building locations.
- .9 Outside storage shall only be permitted in the rear yard or side yard and shall be screened from view from a street, and lands zoned Open Space or Floodplain.

- .10 The provisions for accessory buildings outlined in ~~Exception~~Section 30.3(a)(2), (3), (4), and (5) shall not apply.

## 12.2537 Exception 2537

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### 12.2537.1 The lands shall only be used for the following purposes:

#### .1 Industrial:

- .a The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;
- .b a warehouse; and,
- .c dry cleaning and laundry establishment.

#### .2 Non-Industrial:

- .a an office;
- .b a research and development facility;
- .c a hotel or motel;
- .d a conference centre or banquet hall subject to Exceptionsection 12.2537.2(1);
- .e a health or fitness centre subject to Exceptionsection 12.2537.2(2);
- .f a community club;
- .g a place of worship subject to Exceptionsection 12.2537.2(3);
- .h a service shop;
- .i a commercial, technical, or recreational school subject to Exceptionsection 12.2537.2(4);
- .j a recreational facility or structure;
- .k a printing or copying establishment;
- .l an animal hospital;
- .m a dining room restaurant, a convenience restaurant, take-out restaurant (subject to ExceptionSection 12.2537.2(5);
- .n a dry cleaning and laundry distribution station;
- .o a personal service shop, but excluding a massage or body rub parlour;
- .p a bank, trust company or financial institution;
- .q a retail establishment for the sales of office and business supplies and equipment;
- .r a convenience store; and,
- .s day nursery.

.3 Accessory:

- .a A retail outlet operated in conjunction with a particular use permitted in Exception section 12.2537.1(1) provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;
- .b Purposes accessory to permitted uses..

**12.2537.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Shall For all lands zoned PEM1-2537 a maximum of one (1) conference centre or banquet hall shall be permitted, having a combined maximum gross floor area of 5,575 square metres.
- .2 For all lands zoned PEM1-2537 a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.
- .3 For all lands zoned PEM1-2537 a maximum of one (1) place of worship shall be permitted having a maximum gross floor area of 3,000 square metres.
- .4 For all lands zoned PEM1-2537 a maximum of three (3) stand-alone commercial, technical or recreational schools shall be permitted having a combined maximum gross floor area of 1,000 square metres.
- .5 For all lands zoned PEM1-2537 a maximum of 2 dining room and convenience restaurants (combined) shall be permitted.
- .6 Minimum Setbacks:
  - .a Front Yard: 3.0 metres
  - .b Interior Side Yard: 2.0 metres
  - .c Exterior Side Yard: 3.0 metres
  - .d Rear Yard: 3.0 metres
- .7 Maximum Setbacks:
  - .a For a lot that abuts Heart Lake Road, at least one building located on the lot shall comply with the following:
    - .i Maximum setback from Countryside Drive: 20 metres
- .8 Minimum Landscaped Open Space Width:
  - .a 3.0 metres along any lot line abutting a street, except at approved access and building locations.
- .9 Outside storage shall only be permitted in the rear yard or side yard and shall be screened from view from a street, and lands zoned Open Space or Floodplain.
- .10 The provisions for accessory buildings outlined in ExceptionSection 30.3(a)(2), (3), (4), and (5) shall not apply.

## 12.2538 Exception 2538

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### 12.2538.1 The lands shall only be used for the following purposes:

#### .1 Permitted Uses:

- .a an office;
- .b only in conjunction with an office and subject to ~~Exceptionsection~~ 12.2538.2.1;
- .c a retail establishment having no outside storage;
- .d a convenience store;
- .e a dining room or take-out restaurant;
- .f a personal service shop excluding a body rub or massage parlour.
- .g a research and development facility;
- .h a hotel or motel;
- .i only in conjunction with a hotel, a banquet hall or conference centre;
- .j a printing or copying establishment;
- .k dry cleaning and laundry distribution station;
- .l a commercial, technical or recreational school;
- .m a bank, trust company or financial institution; and
- .n day nursery.

#### .2 Accessory Uses:

- .a purposes accessory to permitted uses;
- .b warehouse subject to ~~Exceptionsection~~ 12.2538.2.2;
- .c manufacturing, processing, packaging or assembly of goods subject to ~~Exceptionsection~~ 12.2538.2.2.
- .d health or fitness centre subject to ~~ExceptionSection~~ 2538(3).

### 12.2538.2 The lands shall be subject to the following requirements and restrictions:

- .1 A retail establishment, convenience store, restaurant or personal service shop shall only be located on the ground floor of an office building and shall not be located in a freestanding building.
- .2 A warehouse, manufacturing, processing, packaging or assembly of goods as an accessory use to an office or research and development facility shall comply with the following provisions:

- .a Shall only be permitted if there is not less than 50,700 square metres of office space within the **LCMBU-2538 zone**.
- .b Shall be located in the same building as an office use and shall not be located in a freestanding building.
- .c The amount of space for a warehouse or the manufacturing, processing, packaging or assembly of goods shall be limited to a maximum of 40% of the total gross floor area of the building.
- .d The manufacturing, processing and packaging of foods or food by-products shall not be permitted;
- .e A retail outlet operated in connection with a warehouse or the manufacturing, processing, packaging or assembly of goods is permitted provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross floor area of the warehouse or the manufacturing use.
- .3 A health or fitness centre shall only be permitted as an accessory use to an office or research and development facility, shall have a maximum gross floor area of 15 percent of the office use or research and development facility and shall not be located in a freestanding building.
- .4 Lot Width: No requirement
- .5 Minimum Setbacks:
  - .a From any lot line abutting a municipal street: 3 metres
  - .b Interior Side Yard: 2 metres
  - .c Rear Yard: 3 metres
  - .d From the lot line abutting Hwy 410: 14 metres
- .6 Maximum FSI for office uses: No requirement
- .7 Maximum Building Height: No requirement
- .8 Minimum Building Height: 8.0 metres.
- .9 Maximum Building Setback:
  - .a At least one building located on the lot shall have a maximum set back of 20 metres from Hwy 410.
- .10 Minimum Landscape Open Space:
  - .a 3.0 metres along all lot lines, except at approved access locations.
- .11 Maximum Lot Coverage: 40%
- .12 Parking:

- .a Parking shall not be located between the façade of a building facing Hwy 410 and the lot line abutting Highway 410.
- .b Parking shall be no closer to Hwy 410 than the setback of the building closest to Hwy. 410.

**12.2538.3 for the purposes of Exceptionsection 2538:**

- .1 For the purposes of this by-law, lands zoned LCMBU-2538 shall be treated as one lot

## 12.2540 Exception 2540

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### 12.2540.1 The lands shall only be used for the following purposes:

- .1 A place of worship; and
- .2 Purposes accessory to other permitted purposes.

### 12.2540.2 The lands shall be subject to the following requirements and restrictions:

- .1 For Minimum Setbacks:
  - .a a. Front Yard: 24.0 metres;
  - .b b. Rear Yard: 80.0 metres;
  - .c c. Northerly Interior Side Yard: 18.0 metres;
- .2 Maximum Gross Floor Area: 380 square metres;
- .3 Maximum Building Height: 1 Storey;
- .4 Maximum Lot Coverage; 5%.
- .5 Minimum Landscaped Open Space: Except at approved access and driveway locations, the front yard shall be maintained as landscaped open space

### 12.2540.3 for the purposes of **Exceptionsection 2540:**

- .1 For the purpose of this By-law the rear lot line shall be considered to be the lot line measuring 17.31 metres in length, located generally parallel and opposite to the front lot line and which intersects with the southerly interior side lot line.



## 12.2543 Exception 2543

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### 12.2543.1 The lands shall only be used for the following purposes:

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

### 12.2543.2 The lands shall be subject to the following requirements and restrictions:

- .1 Permitted Yard Encroachments:
  - .a Notwithstanding Section 6.13 and Table 6.13.A, for the purposes of this By-law, a fireplace (with or without a chimney) is permitted to encroach a maximum of 0.5 metres into the required rear yard and interior side yard provided the interior side yard is greater than or equal to 1.2 metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.7 metres;

### 12.2543.3 for the purposes of ~~section-Exception 2543~~:

- .3 Shall also be subject to the requirements and restrictions relating to the R1D-R1—996 zone and the general provisions of this by-law not in conflict with those set out in ~~sections-Exception 12.2543.2(1)(a) and (2)(a)~~.

## 12.2544 Exception 2544

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### 12.2544.1 The lands shall only be used for the following purposes:

shall only be used for the purposes permitted by Exception 12.2544.1 (1) or purposes permitted by Exception 12.2544.1(2) but not both sections and not any combination of both sections:

- .1 Either:
  - .a A private school
  - .b Purposes accessory to other permitted purposes
- .2 Or:
  - .a Purposes permitted by the GEM3A – 156 zone
  - .b Purposes accessory to other permitted purposes

### 12.2544.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum total gross floor area of 1,400 square metres for classrooms Associated with uses permitted in 12.2544.1(1).
- .2 Maximum building occupancy of 480 persons in association with private school.
- .3 The requirements and restrictions of the GEM3A -156 zone.

### 12.2544.3 for the purposes of Exception 2544:

- .1 Notwithstanding Exception 6.34 of this by-law, a private school and accessory day nursery shall be permitted within the area identified as the “Lester B. Pearson International Airport Operating Area” on Schedule E

## 12.2545 Exception 2545

### 12.2545.1 The lands shall only be used for the following purposes:

- .1 An office;
- .2 Only in conjunction with a Minimum Gross Floor Area of 950 square metres of office space:
  - .a A gas bar;
  - .b A motor vehicle washing establishment;
  - .c A convenience store;
  - .d A take-out restaurant;
  - .e A bank, trust company or finance company;
  - .f A retail establishment

### 12.2545.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum setback to the lot line abutting Regional Road No. 7 (Queen Street East): 2.1 metres;
- .2 Minimum setback to the lot line abutting The Gore Road: 4.5 metres;
- .3 The minimum setback to an interior side lot line shall be 2.0 metres except where the lot line abuts a Natural System Floodplain (NSF) zone, the minimum setback shall be 1.2 metres;
- .4 Minimum Building Height: 2 storeys
- .5 Maximum Building Height: 3 storeys
- .6 The total Maximum Gross Floor Area for uses permitted in Section 2545.1(2) c-f shall not exceed 570 square metres;
- .7 Except at approved driveway locations landscaped open space shall be provided as follows:
  - .a A minimum 2.1 metre wide strip abutting Regional Road No. 7 (Queen Street East);
  - .b A minimum 2.6 metre wide strip abutting The Gore Road; and
  - .c A minimum of 25% of the lot area shall be landscaped open space.

#### ~~.8 Minimum Parking requirements:~~

- ~~.a Motor vehicle washing establishment: 5 spaces;~~
- ~~.b All other uses: 1 space per 33 square metres of gross floor area.~~

#### ~~.9.8~~ No outside storage shall be permitted;

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#### Exception Zones

~~10.9~~ Drive-through facilities shall be only be permitted in association with the function of a motor vehicle washing establishment; and

~~11.10~~ That all lands zoned OC-2545 shall be considered one lot for zoning purposes.

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## 12.2548 Exception 2548

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### 12.2548.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **MMDG Zone** with the exception of the following, which shall be prohibited:
  - .a convenience restaurant;
  - .b garden centre sales establishment,
  - .c tavern;
  - .d taxi or bus station;
  - .e motor vehicle or boat sales or leasing establishment;
  - .f motor vehicle repair or body shop;
  - .g laundromat;
  - .h place of worship;
  - .i commercial uses above the ground floor of a building within 25 metres of the rear yard.

### 12.2548.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this Section:
  - .a The lot line abutting Queen Street East shall be the front lot line;
  - .b The lot line abutting Lynch Street shall be the exterior side lot line.
- .2 Minimum Setbacks:
  - .a Minimum Front Yard Setback: 3.0 metres
  - .b Minimum Exterior Side Yard Setback: 2.0 metres
  - .c Minimum Rear Yard Setback: 2.0 metres
  - .d Minimum Interior Side Yard Width: 0.0 metres
  - .e Minimum Setback from the Daylight Triangle or Rounding: 1.0 metres
  - .f Minimum Setback for an Underground Parking Garage: 0.0 metres
  - .g Notwithstanding Section 6.13, the Minimum Canopy Setback from all lot lines abutting a public street: 0.0 metres
- .3 Maximum Setbacks:
  - .a For buildings located within 31 metres of the front lot line:

- .i Maximum Front Yard Setback: 5.0 metres
  - .ii Maximum Exterior Yard Setback: 5.0 metres
- .b For buildings located within 26 metres of the rear lot line:
  - .i Maximum Rear Yard Setback: 5.0 metres
  - .ii Maximum Exterior Yard Setback 5.0 metres
- .4 Building Height:
  - .a Minimum Building Height within 31 metres of the Front Yard Lot Line: 4 Storeys
  - .b Maximum Building Height within 31 metres of the Front Yard Lot Line: 5 Storeys
  - .c Minimum Building Height within 25 metres of the Rear Yard Lot Line: 20 Storeys
  - .d Maximum Building Height within 25 metres of the Rear Yard Lot Line: 25 Storeys
- .5 Maximum floor area for any floor above 5 storeys: 750 square metres
- .6 Minimum Landscaped Open Space: 15% of the lot area
- .7 Gross Floor Area:
  - .a Minimum Gross Floor Area devoted to Commercial Uses excluding any office uses: 400 m<sup>2</sup>
  - .b Minimum Gross Floor Area devoted to Office Uses: 2,000 m<sup>2</sup>
  - .c Maximum Overall Floor Space Index (FSI) (Exclusive of below grade parking garage): 5.3
  - .d Minimum Overall FSI (~~Exklusive~~Exclusive of below grade parking garage): 3.5
  - .e Maximum Number of Dwelling Units: 175
- .8 Motor Vehicle Parking:
  - .a For commercial and retail uses not specifically referenced in ~~Exception~~Section 12.2548.2.8.b, 12.2548.2.8.c and 12.2548.2.8.d, the first 150.0 m<sup>2</sup> of gross commercial floor area shall be exempt from the requirements of 20.3.1. Parking for the remaining gross commercial floor area shall be provided at a ratio of 1 parking space for each 20 m<sup>2</sup> of gross floor area or portion thereof.
  - .b For office uses, parking requirements shall be provided in accordance with the following:
    - .i Physician, dentist or drugless practitioner's office: 1 parking space for each 12 m<sup>2</sup> of gross commercial floor area or portion thereof.
    - .ii Real Estate Office: 1 parking space for each 20 m<sup>2</sup> of gross commercial floor area or portion thereof.
    - .iii Other Offices: 1 parking space for each 44 m<sup>2</sup> of gross commercial floor area or portion thereof.

- .c For restaurant uses, the first 200 m<sup>2</sup> of gross floor area shall be exempt from the parking requirements of **ExceptionSection 20.3.1**. Parking for the remaining gross floor area shall be provided at a ratio of 1 parking space for each 9 m<sup>2</sup> of gross floor area or portion thereof.
- .d Residential: 1 space per residential unit
- .e For mixed use developments, parking requirements shall be calculated using the following schedule:

PERCENT OF PEAK PERIOD

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	100	N/A	95	15
Retail/Commercial	80	N/A	100	50
Restaurant	20	N/A	60	100
Residential	80	N/A	80	100

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if each use was contained in a freestanding building. The parking requirements for each use is then multiplied by the percent contained in the above schedule. Each column is totalled to determine the number of parking spaces required in each time period. Of the four time periods, the number of parking spaces that is the largest shall be the parking requirements for the mixed use development.

- .f Below grade residential parking areas shall be separated from below grade commercial parking areas with a garage door.

.9 A minimum of one (1) Loading space shall be provided.

.10 Bicycle parking:

- .a Bicycle parking must be located on the same lot as the use or building for which it is required.
- .b A maximum of 50% of the required bicycle parking may be vertical spaces.
- .c Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of the total required must be located within:
  - .i A building or structure;
  - .ii A secure area such as a supervised parking lot or enclosure; or
  - .iii Within bicycle lockers.
- .d Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a bicycle rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- .e Dimensions:

- .i If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
  - .ii If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- .f Rates:
  - .i For Residential uses: 0.50 spaces per dwelling unit;
  - .ii For Commercial uses: 1 parking space for each 500 m<sup>2</sup> of gross commercial floor area or portion thereof.
- .11 Outside storage of waste or recyclable materials is prohibited;

**12.2548.3 for the purposes of ~~Exception~~section 2548:**

- .1 For the purposes of the Zoning By-law, the entire land zoned **MMDC-2548** shall be considered as one lot for zoning purposes.



## 12.2549 Exception 2549

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### 12.2549.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **RIER1M-X zone**

### 12.2549.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth:
  - .a 27 metres;
- .2 Minimum Interior Side Yard Width:
  - .a Where the minimum interior lot width is less than 12.5 metres:
    - .i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;
  - .b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
    - .i 1.2 metres and 1.2 metres for an interior lot;
    - .ii 0.6 metres for a corner lot abutting an interior lot; and,
  - .c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;
- .3 Minimum Rear Yard:
  - .a 7.0 metres; and,
  - .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- .4 Maximum Building Height: 10.6 metres;
- .5 Garage Control:
  - .a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
  - .b No garage shall face the flankage lot line:
  - .c The maximum cumulative garage door width for an attached garage shall be:
    - .i 3.7 metres if the lot width is less than 10.4 metres;
    - .ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;

#### Exception Zones

- .iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;
  - .iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;
  - .v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;
  - .d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and
  - .e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling width;
- .6 Encroachment:
- .a A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices; and,
  - .b Setback from an open roof porch to a Daylight Rounding or Triangle: 2.5 metres;
- .7 Maximum Lot Coverage: 55%, excluding permitted accessory structures;
- .8 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:
- .a A temporary sales office;
  - .b A model home used for display purposes in accordance with Section 6.28 of this by-law, which may or may not include a sales office;
  - .c Notwithstanding Section 6.28, a total of ten (10) model homes shall be permitted, across the lands zoned **R1ER1M-9.0-2549, R1E-10.1-2550, R1E-11.6-2551 and R1E-12.1-2552;**
  - .d A temporary parking lot associated with a new home sales office; and,
  - .e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

#### 12.2549.3 for the purposes of ~~section-Exception~~ 2549:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1ER1M-X** zone and the general provisions of this by-law not in conflict with those set out **in sections-Exception 12.2549.2 and 12.2549.3;**

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## 12.2550 Exception 2550

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### 12.2550.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1M, R1AR1E-X zone**;

### 12.2550.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width:
  - .a Where the minimum interior lot width is less than 12.5 metres:
    - .i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;
  - .b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
    - .i 1.2 metres and 1.2 metres for an interior lot;
    - .ii 0.6 metres for a corner lot abutting an interior lot; and,
  - .c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;
- .2 Minimum Rear Yard Depth:
  - .a 7.0 metres;
    - .i A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- .3 Maximum Building Height:
  - .a 10.6 metres;
- .4 Garage Control:
  - .a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
  - .b No garage shall face the flankage lot line;
  - .c The maximum cumulative garage door width for an attached garage shall be:
    - .i 3.7 metres if the lot width is less than 10.4 metres;
    - .ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;

- .iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;
- .iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;
- .v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;
- .d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and,
- .e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;
- .5 Maximum Lot Coverage: 45%, excluding permitted accessory structures;
- .6 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:
  - .a A temporary sales office;
  - .b A model home used for display purposes in accordance with ~~ExceptionSection~~ 6.28 of this by-law, which may or may not include a sales office;
  - .c Notwithstanding ~~ExceptionSection~~ 6.28, a total of ten (10) model homes shall be permitted, across the lands zoned ~~R1M~~~~R1E~~-9.0-2549, ~~R1M~~~~R1A~~~~R1E~~-10.1-2550, ~~R1M~~~~R1E~~-11.6-2551, and ~~R1E~~-12.1-2552;
  - .d A temporary parking lot associated with a new home sales office; and,
  - .e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

**12.2550.3 for the purposes of ~~Exceptionsection~~ 2550:**

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1M~~~~R1A~~~~R1E~~-X zone and the general provisions of this by-law not in conflict with those set out in ~~Exceptionsections~~ 12.2550.2 and 12.2550.3;

## 12.2551 Exception 2551

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### 12.2551.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1MR1E-X zone**;

### 12.2551.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width:
  - .a Where the minimum interior lot width is less than 12.5 metres:
    - .i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;
  - .b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
    - .i 1.2 metres and 1.2 metres for an interior lot;
    - .ii 0.6 metres for a corner lot abutting an interior lot; and,
  - .c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;
- .2 Minimum Rear Yard Depth:
  - .a 7.0 metres; and,
  - .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- .3 Maximum Building Height: 10.6 metres;
- .4 Garage Control:
  - .a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
  - .b No garage shall face the flankage lot line;
  - .c The maximum cumulative garage door width for an attached garage shall be:
    - .i 3.7 metres if the lot width is less than 10.4 metres;
    - .ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
    - .iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;

- .iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;
- .v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;
- .d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and
- .e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;
- .5 Maximum Lot Coverage:
  - .a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
  - .b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;
- .6 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:
  - .a A temporary sales office;
  - .b A model home used for display purposes in accordance with **ExceptionSection 6.28** of this by-law, which may or may not include a sales office;
  - .c Notwithstanding **ExceptionSection 6.28**, a total of ten (10) model homes shall be permitted, across the lands zoned **R1MR1E-9.0-2549, R1M, R1AR1E-10.1-2550, R1MR1E-11.6-2551, and R1E-12.1-2552;**
  - .d A temporary parking lot associated with a new home sales office; and,
  - .e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

#### **12.2551.3 for the purposes of **Exceptionsection 2551:****

- .1 Shall also be subject to the requirements and restrictions relating to the **R1MR1E-X zone** and the general provisions of this by-law not in conflict with those set out in **Exceptionsections 12.2551.2 and 12.2551.3;**

## 12.2552A Exception 2552A

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### 12.2552A.1 The lands shall only be used for the following purposes:

- .1 an administrative office or facility of a public authority; and
- .2 purposes accessory to the other permitted purposes.

### 12.2552A.2 The lands shall be subject to the following requirements and restrictions:

- .1 shall be subject to the requirements and restrictions relating to the **12** zone

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## 12.2552B Exception 2552B

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### 12.2552B.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1MP1E-X zone**.

### 12.2552B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width:
  - .a Where the minimum interior lot width is less than 12.5 metres:
    - .i 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres; and,
  - .b Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
    - .i 1.2 metres and 1.2 metres for an interior lot;
    - .ii 0.6 metres for a corner lot abutting an interior lot; and,
  - .c Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;
- .2 Minimum Rear Yard Depth:
  - .a 7.0 metres; and,
  - .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- .3 Maximum Building Height: 10.6 metres;
- .4 Garage Control:
  - .a Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
  - .b No garage shall face the flankage lot line;
  - .c The maximum cumulative garage door width for an attached garage shall be:
    - .i 3.7 metres if the lot width is less than 10.4 metres;
    - .ii 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
    - .iii 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 metres;



- .iv 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;
- .v 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres.
- .d The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and,
- .e On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;
- .5 Encroachment:
  - .a A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices; and,
  - .b Setback from an open roof porch to a Daylight Rounding or Triangle: 2.5 metres;
- .6 Maximum Lot Coverage:
  - .a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
  - .b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;
- .7 The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:
  - .a A temporary sales office;
  - .b A model home used for display purposes in accordance with ~~ExceptionSection~~ 6.28 of this by-law, which may or may not include a sales office;
  - .c Notwithstanding ~~ExceptionSection~~ 6.28, a total of ten (10) model homes shall be permitted, across the lands zoned ~~R1MR1E~~-9.0-2549, ~~R1MR1E~~-10.1-2550, ~~R1MR1E~~-11.6-2551, and ~~R1MR1E~~-12.1-2552;
  - .d A temporary parking lot associated with a new home sales office; and,
  - .e A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

**12.2552B.3 for the purposes of ~~Exceptionsection~~ 2552B:**

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1MR1E~~-X zone and the general provisions of this by-law not in conflict with those set out in ~~Exceptionsections~~ 12.2552.2 and 12.2552.3

## 12.2554A Exception 2554A

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### 12.2554A.1 The lands shall only be used for the following purposes:

- .1 a resource recovery facility, and
- .2 purposes accessory to the other permitted purpose.

### 12.2554A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 5.0 hectares;
- .2 Minimum Front Yard Depth: 15.0 metres;
- .3 Minimum Side Yard Width: 15.0 metres;
- .4 Minimum Rear Yard Depth: 10.0 metres;
- .5 all buildings and structures shall be set back a minimum distance of 7.5 metres from the top of bank;
- .6 all buildings and structures shall be set back 13.72 metres from the Highway 407 right-of-way;
- .7 no outside storage shall be permitted;
- .8 Maximum Gross Floor Area shall not exceed 7450 square metres, and
- .9 a minimum of 26 parking spaces shall be provided.

### 12.2554A.3 for the purposes of **Exceptionsection 2554A:**

- .1 Resource Recovery Facility shall mean a building where energy will be generated and supplied in the form of steam or electrical energy through the incineration of solid, domestic, commercial and non-hazardous industrial waste.

## 12.2554B Exception 2554B

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### 12.2554B.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by the **R1A, R1R1D zone**

### 12.2554B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 286 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 10.7 metres
- .3 Minimum Lot Depth: 26 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 The following provisions shall apply to garages:
  - .a The maximum garage door width shall be 5.5 metres.
  - .b The garage door width may be widened by an additional 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c The garage door width restriction does not apply to the garage door facing a flankage Lot line.
  - .d The interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the garage door width.
- .9 No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

- .10 Minimum Setback from a Floodplain (F) zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Floodplain Zone.
- .11 The minimum setback to a daylighting triangle or rounding shall be 1.5 metres. Eaves and cornices are permitted to encroach into the setback for the daylighting triangle or rounding to a maximum of 0.6 metres.

## 12.2555A Exception 2555A

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### **12.2555A.1 The lands shall only be used for the following purposes:**

- .1 a retail establishment;
- .2 a bank, trust company or finance company;
- .3 a dining room restaurant, a convenience restaurant or a take-out restaurant, not including an adult entertainment parlour;
- .4 an office;
- .5 an undertaking establishment;
- .6 a club, whether fraternal or operated for profit;
- .7 a shop for repair or manufacturing of small goods and wares;
- .8 a dry cleaning, laundry and dyeing establishment;
- .9 a barber shop;
- .10 a beauty parlour;
- .11 a variety shop;
- .12 a printing establishment;
- .13 an operation of the municipal, regional, provincial and federal government;
- .14 purposes accessory to the other permitted purposes.

### **12.2555A.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the Gross Floor Area for all buildings or structures shall not exceed 6,665 square metres;
- .2 Maximum Height for any building: one storey
- .3 Minimum Front Yard Depth: 23 metres
- .4 Minimum Side Yard Depth: 16 metres
- .5 Minimum Rear Yard Depth: 21 metres
- .6 Minimum Lot Width: 120 metres
- .7 Minimum Lot Area: 27,100 square metres
- .8 Minimum Number of Parking Spaces: 400
- .9 Minimum Area for each Parking Space: 16.5 square metres
- .10 Minimum Number of Loading Spaces: 2

- .11 Landscaped Open Space at least 3 metres in width shall be provided and maintained along and abutting all lot boundaries except where the driveways are located.

## 12.2555B Exception 2555B

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### 12.2555B.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by the **UT Agricultural zone**, subject to the requirements and restrictions of **Exception Section 46.1**.

### 12.2555B.2 The Holding (H):

- .1 Until such time as the Hold (H) provision is lifted, lands **zoned UT A(H) – 2555** shall be only be used For the purpose of a temporary parking lot subject to the following requirements and restrictions:
- .a Outside storage and/or parking of oversized motor vehicles shall be prohibited.
  - .b No permanent buildings or structures shall be permitted.
- .2 The Holding (H) provision shall not be lifted until such time as the City of Brampton has been Notified by the Province of Ontario that the lands are required for the purpose of a hydro Corridor, future expansion of Highway 401 and /or highway 407 and/or other public use, utility Infrastructure.

## 12.2556A Exception 2556A

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### **12.2556A.1 The lands shall only be used for the following purposes:**

- .1 an office, excluding the offices of medical, dental or drugless practitioners;
- .2 a gas bar;
- .3 a retail establishment having no outside storage, but excluding a supermarket, a garden centre sales establishment, and a department store;
- .4 a take out restaurant;
- .5 a personal service shop;
- .6 a dry cleaning establishment
- .7 a community club;
- .8 a dinning room restaurant;
- .9 a convenience restaurant;
- .10 a banquet hall;
- .11 a motel;
- .12 an outdoor patio, only in conjunction with, or accessory to a dinning room restaurant;
- .13 a bank, trust company or other financial institution;
- .14 a convenience store;
- .15 a motor vehicle washing establishment;
- .16 a motor vehicle service station, or combination motor vehicle service station/parts retail outlet, not having outside storage and not including a motor vehicle body shop;
- .17 a motor vehicle sales establishment; and
- .18 purposes accessory to other permitted purposes.

### **12.2556A.2 The lands shall be subject to the following requirements and restrictions:**

- .1 the Gross Floor Area for office uses shall not exceed 3,695 square metres;
- .2 the total Gross Commercial Floor Area for all dinning room restaurants and banquet halls shall not exceed 650 square metres;
- .3 the Maximum Gross Commercial Floor Area for retail uses shall not exceed 4,000 square metres;
- .4 the Gross Commercial Floor Area for a motel shall not exceed 4,000 square metres;



- .5 a minimum 3 metre wide landscaped open space strip shall be provided along the property limits abutting any road right-of-way, except at approved driveway locations;
- .6 no adult entertainment parlour or adult video store shall be permitted;
- .7 all restaurant refuse shall be stored in a climate controlled room within the building;
- .8 for each motor vehicle washing establishment, 10 waiting spaces shall be provided and shall be arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment, and the minimum size of a waiting space shall be 2.75 metres by 6 metres;
- .9 no outside storage of goods and materials shall be permitted.

## 12.2556B Exception 2556B

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### 12.2556B.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1A, R1R1F-9.0 zone.**

### 12.2556B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot - 225.0 square metres.
  - .b Corner Lot - 270.0 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot - 9.0 metres.
  - .b Corner Lot - 10.8 metres.
- .3 Minimum Lot Depth: 25.0 metres.
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 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; and,
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum 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 for corner lots 10.8 metres or greater;
- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
- .i for corner lots with a 1.2 metre 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 deck off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 10.8 metres;
- .e 4.5 metres for open roofed porches and or uncovered terraces; 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 on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and,
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

- .8 Maximum Building Height - 12.0 metres.
- .9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
- .10 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - .e for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - .f the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,
  - .g 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.
- .11 The following shall apply to a bay, bow or box window:
  - .a Notwithstanding **ExceptionSection 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 **ExceptionSection 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.
- .12 Notwithstanding **ExceptionSection 10.9.1B (1)** the following shall apply:
  - .a the minimum driveway width shall be 2.75 metres.

**12.2556B.3 for the purposes of **Exceptionsection 2556B:****

- .1 Shall also be subject to the requirements and restrictions relating to the **R1A, R1R1F zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Exception Section 12.2556B.2**

## 12.2557A Exception 2557A

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### **12.2557A.1 The lands shall only be used for the following purposes:**

- .1 a community college;
- .2 only in conjunction with a community college, a day care centre; and
- .3 purposes accessory to the other permitted purposes.

## 12.2557B Exception 2557B

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### 12.2557B.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1A, R1R2E-7.5 zone.**

### 12.2557B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot -185.0 square metres.
  - .b Corner Lot - 230.0 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot- 7.5 metres.
  - .b Corner Lot - 9.3 metres.
- .3 Minimum Lot Depth: 25.0 metres.
- .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; and,
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum 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 for corner lots 11.0 metres or greater;
- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .i 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,
- .j 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:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner unit 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 deck off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,
- .e 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 rear yard.

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.

.8 Maximum Building Height - 12.0 metres.

.9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

.10 The following provisions apply to garages:

- .a the maximum cumulative garage door width for lots with a lot width less than 9.0 metres shall be 3.7 metres;
- .b the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
- .c the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
- .d the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- .e 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
- .f the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,
- .g 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.

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

- .a Notwithstanding **ExceptionSection 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 **ExceptionSection 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.

.12 Notwithstanding **ExceptionSection 10.9.1 B (1)** the following shall apply:

- .a the minimum driveway width shall be 2.75 metres.

**12.2557B.3 for the purposes of **Exceptionsection 2557B:****

- .1 Shall also be subject to the requirements and restrictions relating to the **R1A, R1R2E zone** and all the general provisions of this by-law, which are not in conflict with those set out in **ExceptionSection 12.2557B.2.**



## 12.2558A Exception 2558A

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### 12.2558A.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a manufacturing or processing of goods and products;
  - .b assembly of goods and products;
  - .c storage and warehousing of goods and products;
  - .d shops for the manufacturing, processing, servicing or repair of small goods and wares;
  - .e industrial dry cleaning, laundry or dyeing establishment;
  - .f printing establishments;
  - .g film processing; and
  - .h bakery, grocery or food processing.
- .2 Other:
  - .a a bank or financial institution;
  - .b a dining room restaurant with banquet facilities;
  - .c offices; and
  - .d any operation of a public authority.
- .3 Accessory:
  - .a where the goods and products are furniture, house furnishings or appliances, sales of the goods and products manufactured on the premises only;
  - .b where goods and products other than those mentioned in clause (a) are involved, sales of such goods and products; and
  - .c administration offices.

### 12.2558A.2 The lands shall be subject to the following requirements and restrictions:

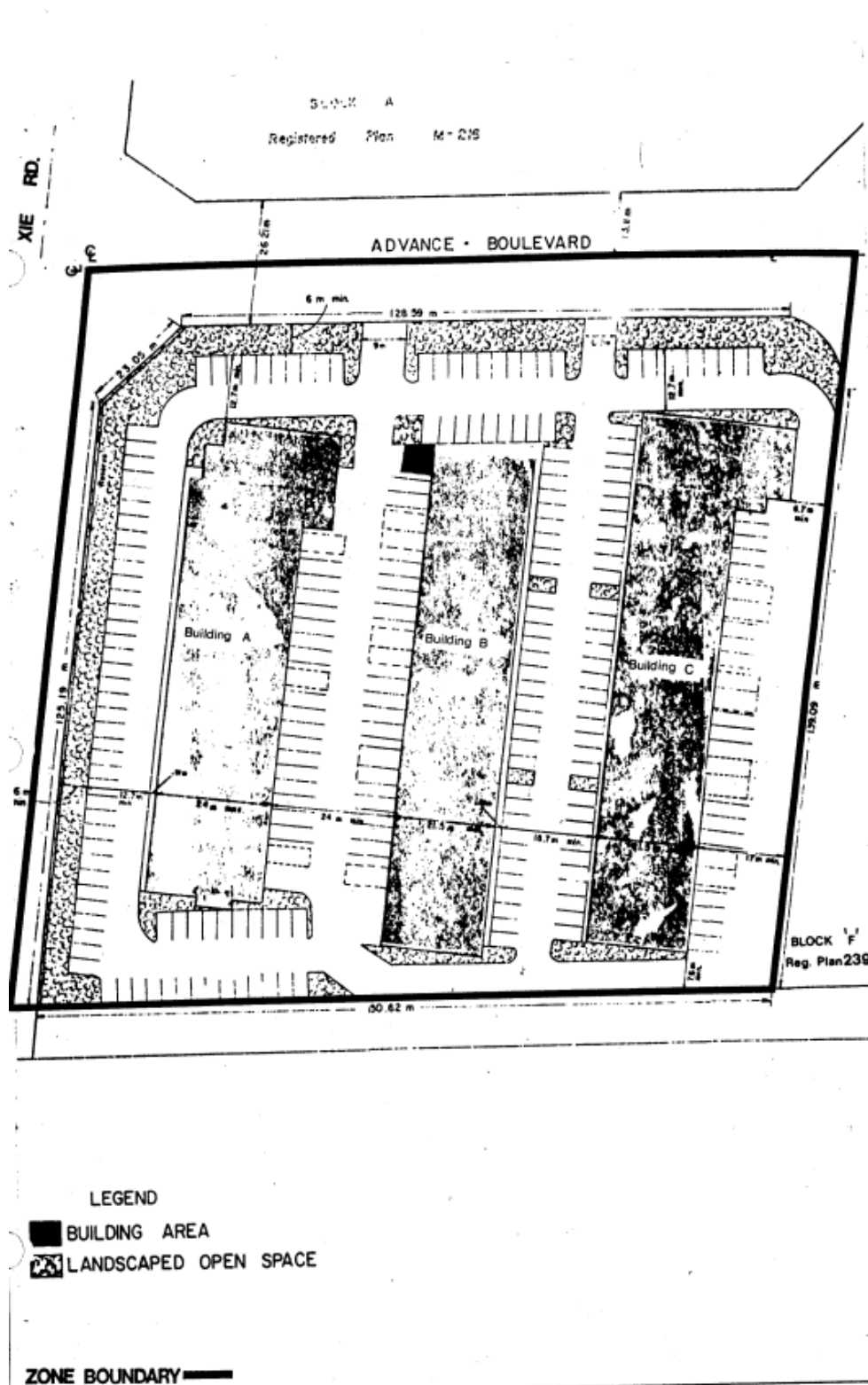
- .1 for each use, of which any part is used for industrial purposes, at least 65% of the gross floor area must be used for industrial purposes and only up to 35% of the gross floor area may be used for accessory purposes.
- .2 a bank or financial institution shall be located within the building area of Building A, as shown on **SCHEDULE C – SECTION 2558 Figure 1**; and
  - .a the gross floor area of a bank or financial institution shall not exceed 418 square metres.

- .3 a dining room restaurant with banquet facilities shall be located within the building area of Building C as shown on **Figure 1** ~~SCHEDULE C – SECTION 2558~~; and
  - .a the gross floor area of a dining room restaurant with banquet facilities shall not exceed 943 square metres.
- .4 offices permitted by ~~Exceptionsection~~ 2558.1(2)(c) may only be located on the upper floor of the buildings; and
  - .a the gross floor area of all offices in all buildings as permitted by ~~Exceptionsection~~ 2558.1(2), shall not exceed 1350 square metres.
- .5 the minimum setbacks, minimum distances between buildings, and minimum amount of landscaped open space shall be as shown on **Figure 1** ~~SCHEDULE C – SECTION 2558~~; and
  - .a the maximum building area shall not exceed that shown on **Figure 1** ~~SCHEDULE C – SECTION 2558~~.
- .6 minimum parking facilities shall be provided as follows:
  - .a for a dining room restaurant with banquet facilities: one parking space for each 9 square metres of the floor area devoted to patron use;
  - .b for offices, a bank or any use by a public authority, or for accessory purposes: one parking space for each 30 square metres of the gross floor area; and
  - .c for any industrial use: one parking space for each 93 square metres of gross floor area.
- .7 for an industrial use, a minimum of one loading space for every 560 square metres of gross floor area used for industrial and accessory purposes or one loading space for each industrial use, whichever is the greater, shall be provided.

**12.2558A.3 for the purposes of ~~Exceptionsection~~ 2558A:**

- .1 Gross Floor Area shall mean the aggregate of the area of all floors at or above established grade, measured between the exterior walls of a building, and excluding any floor area at or above grade used only for building maintenance.

### Figure 1



## 12.2558B Exception 2558B

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### 12.2558B.1 The lands shall only be used for the following purposes:

.1 shall only be used for the purposes permitted in an ~~R1R1C~~ zone;

### 12.2558B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
  - .a 11.6 metres.
- .2 Minimum Rear Yard Depth: 4.0 metres.
- .3 Minimum Rear Yard Depth to a deck or a porch with or without a roof: 4.0 metres.
- .4 Maximum Building Height: 14.0 metres.

### 12.2558B.3 for the purposes of ~~Exceptionsection~~ 2558B:

- .1 shall also be subject to the requirements and restrictions relating to the ~~R1R1C~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~ExceptionSection~~ 12.2558B.2.

## 12.2559A Exception 2559A

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### 12.2559A.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
  - .b a parking lot;
  - .c a printing establishment; and
  - .d a warehouse.
- .2 Non-Industrial:
  - .a a furniture and appliance store;
  - .b an industrial clothing retail warehouse;
  - .c a dining room restaurant, convenience restaurant or take-out restaurant;
  - .d a bank;
  - .e an office;
  - .f a radio or television broadcasting and transmission establishment;
  - .g a retail outlet operated in connection with a purpose permitted by **Exception sections 12.2559A.1(a)(1) and (3)**, provided that the total gross floor area used for such retail purpose is not more than 15 percent of the total gross floor area used for the industrial purpose; and
  - .h a private club.
- .3 Accessory:
  - .a an accessory building, provided that it is not used for human habitation;
  - .b an educational use accessory to a permitted industrial use; and
  - .c purposes accessory to the other permitted purposes.

### 12.2559A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 14 metres
- .2 Minimum Rear Yard Depth: 12 metres
- .3 Minimum Exterior Side Yard Width: 15 metres

- .4 Minimum Interior Side Yard Width: 4 metres
- .5 Minimum Lot Width: 24 metres
- .6 Minimum Parking Requirements:
  - .a Industrial uses (excluding motor vehicle repair shop): 1 parking space for each 45 square metres of gross industrial floor area or portion thereof.
  - .b Industrial clothing retail warehouse: 1 parking space for each 28 square metres of gross commercial floor area or portion thereof.
  - .c Office of a physician, or drugless practitioner: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof.
  - .d Parking for all other permitted purposes shall be provided in accordance with the requirements and restrictions of **Exceptionsections 20 and 30.**

**12.2559A.3 for the purposes of **Exceptionsection 2559A:****

- .1 Private Club shall mean a building or place operated by an athletic, cultural, social or recreational organization operating on a non-profit basis and includes the premises of a fraternal organization.
- .2 Industrial Clothing Retail Warehouse shall mean a building or part thereof where uniforms or clothing worn at work by manufacturing, construction and service industrial workers is stored or kept for sale and where no leisure or sports clothing or clothing traditionally worn at work by white collar workers is stored or kept for sale.

## 12.2559B Exception 2559B

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### **12.2559B.1 The lands shall only be used for the following purposes:**

- .1 Dwelling, Rear Lane Townhouse.

### **12.2559B.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area:
  - .a Interior Lot – 120 square metres.
  - .b Corner Lot – 185 square metres.
  - .c End Lot – 145 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot – 5.5 metres.
  - .b Corner Lot – 8.5 metres.
  - .c End Lot – 6.7 metres.
- .3 Minimum Lot Depth: 22.0 metres.
- .4 Minimum Front Yard Depth:
  - .a 6.0 metres;
  - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
  - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard Width:
  - .a 3.0 metres;
  - .b 1.2 metres where the exterior side yard abuts a public or private lane;

- .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .d 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;
- .e 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;
- .f 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;
- .g 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,
- .h For corner lots with a 1.2 metre 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 Depth:

- .a 3.0 metres;
- .b 5.5 metres to garage door facing the rear lot line;
- .c the main wall of a dwelling may encroach into the rear yard to within 1.0 metres of a daylight rounding/triangle;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;
- .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;
- .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard; and,
- .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle.

.7 Minimum Interior Side Yard Width:

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



- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.
- .8 Maximum Building Height –12.0 metres.
- .9 Notwithstanding **ExceptionSection 16.10.2 d)**, the minimum dwelling unit width shall be 5.5 metres.
- .10 Minimum Amenity Space:
  - .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level.
- .11 The following provisions apply to garages:
  - .a the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
  - .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
  - .f a two bay garage shall be permitted on a corner lot;
  - .g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot; and,
  - .h A garage door width shall not exceed the width of any unit or main wall of a dwelling.
- .12 The following shall apply to a bay, bow or box window:
  - .a Notwithstanding **ExceptionSection 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 **ExceptionSection 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.
- .13 Notwithstanding **ExceptionSection 10.13.2**, front to rear pedestrian access through the dwelling unit does not need to be provided.

- .14 Notwithstanding ~~ExceptionSection~~ 10.9.1B.1, the following shall apply:
  - .a The minimum driveway width shall be 2.75 metres.
- .15 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.
- .16 A public/private lane is deemed to be a street for zoning purposes.
- .17 For zoning purposes, the front property line shall be deemed to be on Mayfield Road or Chinguacousy Road.
- .18 Maximum fence height required within the front yard and in the rear yard – 1.2 metres.
- .19 No accessory structures shall be erected in the rear yard.

**12.2559B.3 for the purposes of ~~Exceptionsection~~ 2559B:**

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R2R3E~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Exceptionsection~~ 12.2559B.2

## 12.2560A Exception 2560A

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12.2560A.1 The lands shall only be used for the following purposes:

- .1 the purposes permitted by M1 zone;
- .2 a bank, trust company or finance company;
- .3 a motor vehicle sales, parts and accessories establishment;
- .4 a convenience restaurant;
- .5 a dining room restaurant; and
- .6 an office supplies retail establishment.

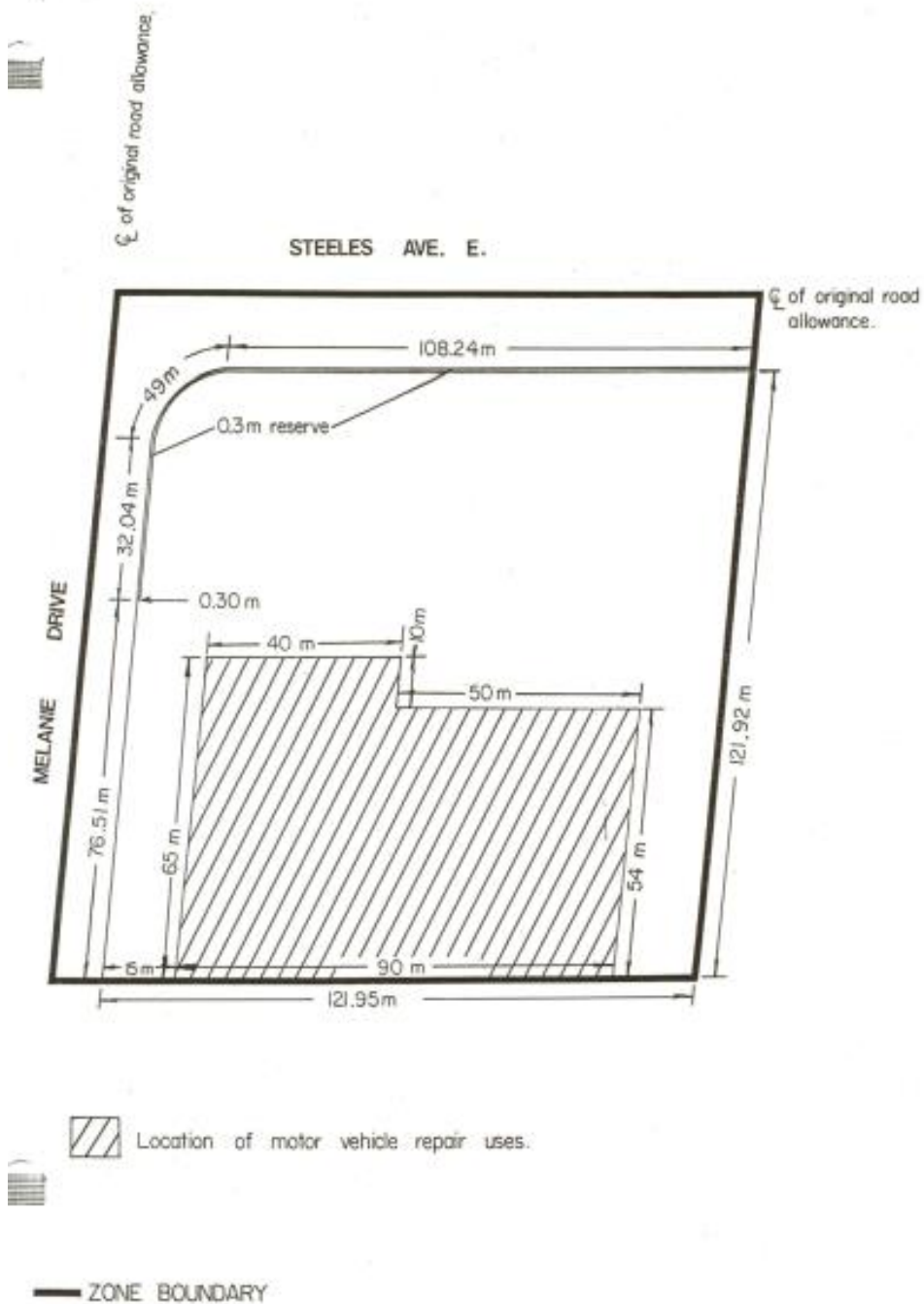
12.2560A.2 The lands shall be subject to the following requirements and restrictions:

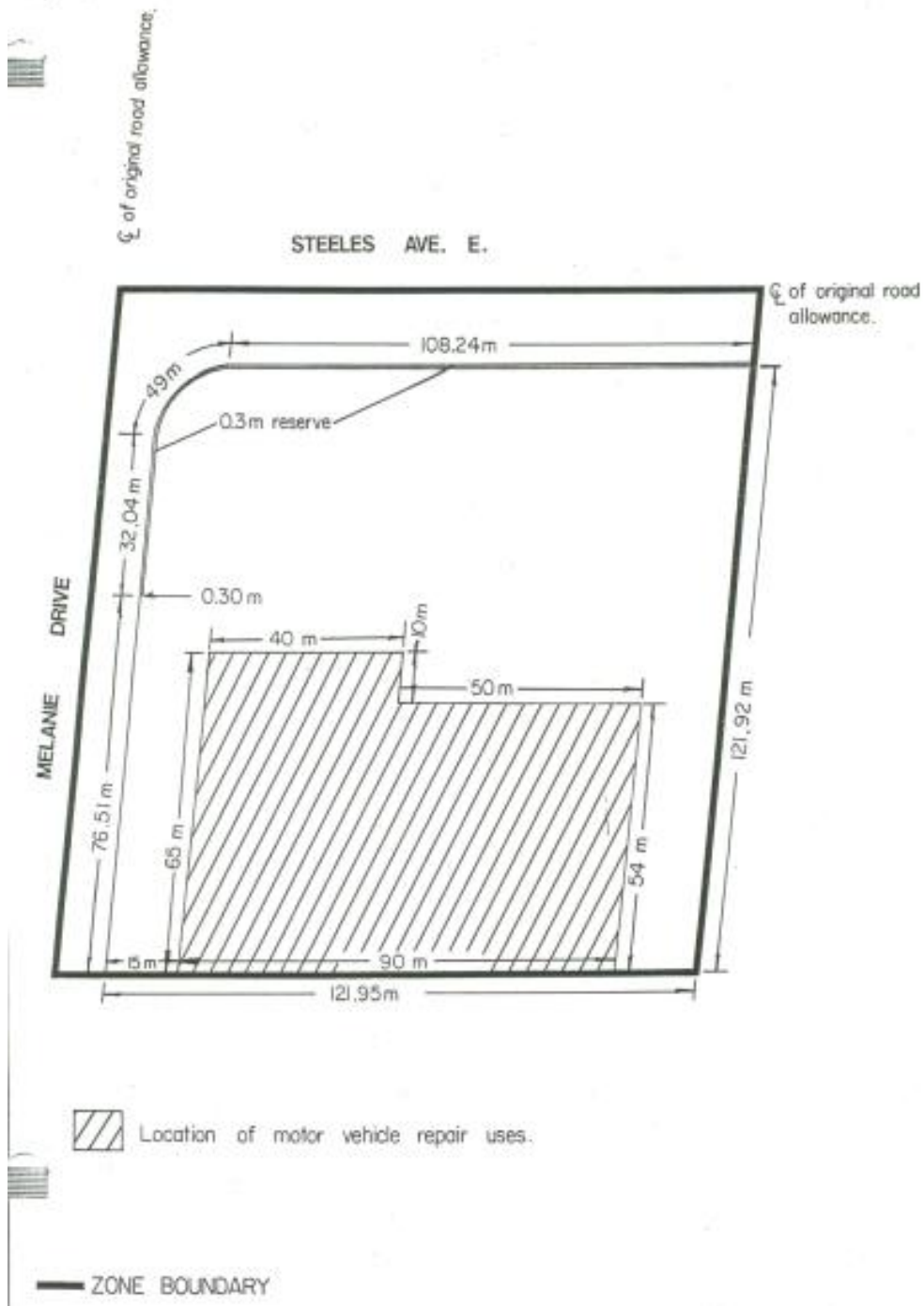
- .1 the Gross Floor Area of all buildings and structures shall not exceed 3710 square metres;
- .2 the Minimum Front Yard Depth shall be 15.0 metres;
- .3 the location of the motor vehicle repair uses shall only be permitted within the area as shown on Figure 1;
- .4 the Minimum Interior Side Yard Width shall be 6.0 metres;
- .5 the Minimum Exterior Side Yard Width shall be 15.0 metres;
- .6 the Minimum Rear Yard Depth shall be 7.0 metres;
- .7 the Minimum Landscaped Open Space shall be:
  - .a a continuous 7.6 metre wide landscaped strip abutting the front lot line;
  - .b 50 percent of the minimum required interior side yard width; and
  - .c 25 percent of the minimum required exterior side yard width.
- .8 the Minimum Lot Width shall be 100.0 metres;
- .9 all garbage and refuse containers shall be enclosed;
- .10 garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;
- .11 obnoxious industrial uses shall not be permitted; and
- .12 no outside storage shall be permitted.
- .13 shall be subject to the requirements and restrictions relating to the M1 zone and the HC zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exception 12.2560.1.2.

12.2560A.3 for the purposes of **Exception 2560A:**

- .1 Office Supplies Retail Establishment shall mean a building or place where only office supplies, are sold or kept for sale to the general public.

Figure 1





## 12.2560B Exception 2560B

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12.2560B.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Rear Lane Townhouse.

12.2560B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:

- .a Interior Lot -132 square metres.
- .b Corner Lot - 198 square metres.
- .c End Lot - 172 square metres.

- .2 Minimum Lot Width:

- .a Interior Lot - 6.0 metres.
- .b Corner Lot - 9.0 metres.
- .c End Lot – 7.2 metres.

- .3 Minimum Lot Depth: 22 metres.

- .4 Minimum Front Yard Depth:

- .a 3.0 metres;
- .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .c 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;
- .d a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- .e a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

- .5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

- .d 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;
  - .e 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;
  - .f 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;
  - .g 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,
  - .h 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:
- .a No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0 metres.
- .7 Minimum Interior Side Yard:
- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
  - .b 0.5 metres to a detached garage;
  - .c 1.2 metres to a rear lane attached garage
  - .d 0.0 metres when abutting a side lot line coincides with a common wall between two garages;
  - .e 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar; and,
  - .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.
- .8 Maximum Building Height - 12.0 metres.
- .9 Notwithstanding **Exception 16.10.2.d)** no minimum dwelling unit width required.
- .10 Minimum Amenity Area:
- .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.
- .11 The following provisions apply to garages:
- .a the garage door width shall not exceed the width of any unit or main wall of a dwelling.
- .12 The following shall apply to a bay, bow or box window:



- .a Notwithstanding **Exception 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 **Exception 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.
- .13 Notwithstanding **Exception 10.13.2**, front to rear yard pedestrian access through the dwelling unit does not need to be provided.
- .14 Notwithstanding **Exception 10.9.1 B.1)** the following shall apply:
- .a the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit.
- .15 Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- .16 A public/private lane is deemed to be a street for zoning purposes.
- .17 For zoning purposes, the front property lot line is deemed to be the lot line abutting the public road and the rear property line is deemed to be the lot line abutting a public/private lane.

12.2560B.3 for the purposes of **Exception 2560B:**

- .1 Shall also be subject to the requirements and restrictions relating to the **R2 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Exception 12.2560B.2.**

## 12.2561A Exception 2561A

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12.2561A.1 The lands shall only be used for the following purposes:

- .1 garden centre sales establishment; and
- .2 the purposes permitted in an **A** zone.

12.2561A.2 The lands shall be subject to the following requirements and restrictions:

- .1 a garden centre sales establishment
  - .a shall be located on the part of the property abutting Steeles Avenue;
  - .b shall not occupy more than 1.4 hectares of the property; and
  - .c shall not occupy a part of the property having a lot width greater than 300 metres.

## 12.2561B Exception 2561B

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12.2561B.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R2, R1A, R1-5.5 zone, and;
- .2 Dwelling, Street Townhouse

12.2561B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot – 135.0 square metres.
  - .b Corner Lot – 210.0 square metres.
  - .c End Lot – 165.0 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot – 5.5 metres.
  - .b Corner Lot – 8.5 metres.
  - .c End Lot – 6.7 metres.
- .3 Minimum Lot Depth: 25.0 metres.
- .4 Minimum Front Yard Depth:
  - .a 3.0 metres;
  - .b 5.5 metres to 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; and,
  - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum 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 for corner lots 8.5 metres or greater;
- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; 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:

- .a 5.0 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 5.0 metres from the rear lot line;
- .c 3.5 metres to a deck off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,
- .e 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 rear yard.

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.

.8 Maximum Building Height- 12.0 metres.

.9 Notwithstanding Section 16.10.2.d), the minimum dwelling unit width shall be 5.0 metres.

.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 interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
  - .b the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
  - .c the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
  - .d the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
  - .e the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
  - .f a two bay garage shall be permitted on a corner lot; and,
  - .g the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot.
- .12 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.
- .13 Notwithstanding Section 10.13.2 the following shall apply:
- .a front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference.
- .14 Notwithstanding Section 10.9.1.B.1) the following shall apply:
- .a the minimum driveway width shall be 2.75 metres

12.2561B.3 for the purposes of Exception 2556B:

- .1 Shall also be subject to the requirements and restrictions relating to the R2, R1A, R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exception 12.2561B.2

## 12.2562A Exception 2562A.

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12. 2562A.1 The lands shall only be used for the following purposes:

- .1 shall only be used for a cemetery.

12. 2562A.2 for the purposes of Exception 2562A:

- .1 Cemetery shall mean a cemetery, crematorium, mausoleum, or columbarium within the meaning of the Cemeteries Act, and shall include accessory uses such as maintenance and storage buildings, greenhouses, a caretaker's residence, administrative offices and chapels.

## 12.2562B Exception 2562B

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12. 2562B.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R2-6.0 zone, and:
- .2 Dwelling, Back-to-Back Townhouse

12. 2562B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a Interior Lot – 72 square metres.
  - .b Corner Lot – 108 square metres.
  - .c End Lot – 86 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot – 6.0 metres.
  - .b Corner Lot – 9.0 metres.
  - .c End Lot – 7.2 metres.
- .3 Minimum Lot Depth: 12.0 metres.
- .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 may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - .f 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;
  - .g A bay window, bow window or box window with or without foundation may encroach to within 0.0 metres of a daylight rounding/triangle; and,
  - .h 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.

- .5 Minimum Exterior Side Yard Width:
  - .a 3.0 metres;
  - .b 1.2 metres to a public 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;
  - .e A porch and/or balcony with or without foundation or cold cellar 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;
  - .g A bay window, bow window or box window with or without foundation or cold cellar and a chimney may encroach 1.0 metres into the minimum exterior side yard;
  - .h A bay window, bow window or box window 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; and,
  - .i For corner lots with an exterior side of 1.2 metres adjacent to a lane, the maximum encroachment of any type into the exterior side yard shall be 0.5 metres.
- .6 Minimum Rear Yard Depth:
  - .a 0.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres; and,
  - .b 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings.
- .8 Maximum Building Height: 12.0 metres.
- .9 For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, and the structure is to only be 8 units wide and 2 units deep.
- .10 Minimum Amenity Area:
  - .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level.
- .11 Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- .12 The following provisions apply to garages:



- .a The maximum cumulative garage door width shall be 3.7 metres for interior and end units equal to 6.0 metres;
  - .b The maximum cumulative garage door width for interior lots greater than 6.0 metres but less than 9.8 metres shall be 4.6 metres;
  - .c The maximum cumulative garage door width for interior lots, equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
  - .d The maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.0 metres;
  - .e The maximum cumulative garage door width for corner lot shall be 4.9 metres;
  - .f A two bay garage accessed from the exterior side yard shall be permitted on an corner lot;
  - .g The maximum interior garage width shall be 6.0 metres wider than the permitted maximum cumulative garage door width; and,
  - .h The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot.
- .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 10.13.4, no more than 16 dwelling units shall be attached.
- .15 Notwithstanding Section 10.9.1.B.1) the following shall apply:
- .a The minimum driveway width shall be 2.75 metres.
- .16 Notwithstanding Section 16.10.2.D) the minimum dwelling unit width shall be 5.5 metres.

12. 2562B.3 for the purposes of Exception 2562B:

- .1 Shall also be subject to the requirements and restrictions relating to the **R2 zone** and all the general provisions of this by-law, which are not in conflict with those set out in **Exception 12.2562B.2**

## 12.2563A Exception 2563A

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12.2563A.1 The lands shall only be used for the following purposes:

- .1 two senior citizen residences;
- .2 administrative offices, library, dining room, snack bar and other servicing facilities for a senior citizen residence;
- .3 purposes accessory to a senior citizen residence;
- .4 a bank; and
- .5 a gift shop.

12.2563A.2 The lands shall be subject to the following requirements and restrictions:

- .1 no more than a total of 206 senior citizen dwelling units shall be permitted;
- .2 no more than 63 units of the permitted 206 units shall be 2 bedroom units;
- .3 one senior citizen residence shall be no more than six storeys, and the other no more than seven storeys, in height;
- .4 Minimum Front and Rear Yard Depth: 18 metres
- .5 Minimum Side Yard Width: half of the building height
- .6 Minimum Distance between buildings: 25 metres
- .7 minimum of 50% of the lot area shall be landscaped open space;
- .8 waste disposal facilities shall not be located in the front yard, and shall be completely screened from McLaughlin Road by buildings or masonry walls;
- .9 the total Gross Commercial Floor Area in all buildings may not exceed 100 square metres;
- .10 the total Gross Floor Area in all buildings used for the purposes permitted by Exceptions 12.2563A.1.(2), (4), and (5) may not exceed 400 square metres.

## 12.2563B Exception 2563B

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12.2563B.1 The lands shall only be used for the following purposes:

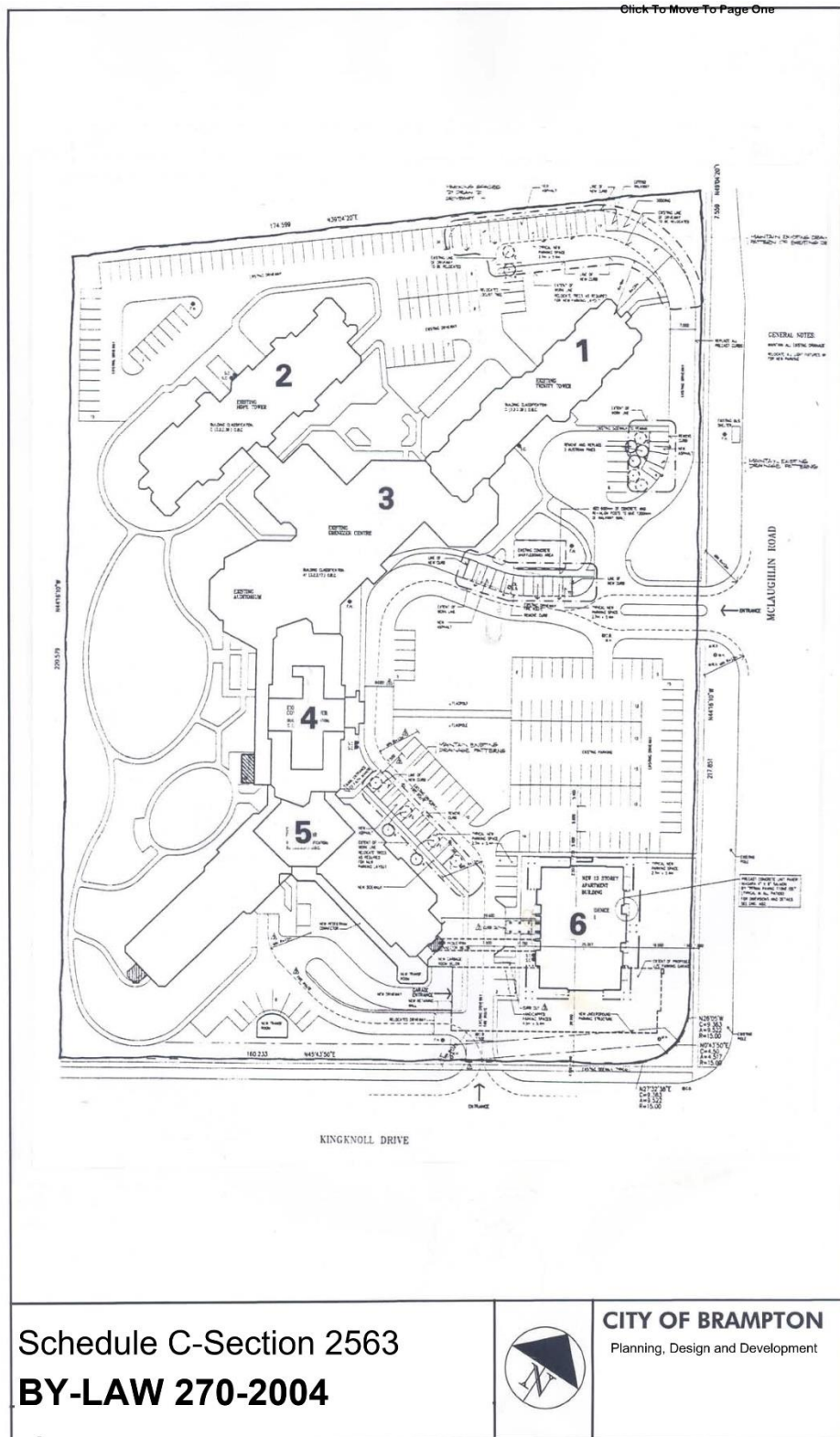
- .1 senior citizen residence;
- .2 nursing home
- .3 in connection with and for a senior citizen residence or a nursing home only, an administrative office, library, auditorium, dining room, snack bar and other such service facilities;
- .4 other purposes accessory to a senior citizen residence or nursing home;
- .5 a bank, or
- .6 a gift shop.

12.2563B.2 The lands shall be subject to the following requirements and restrictions:

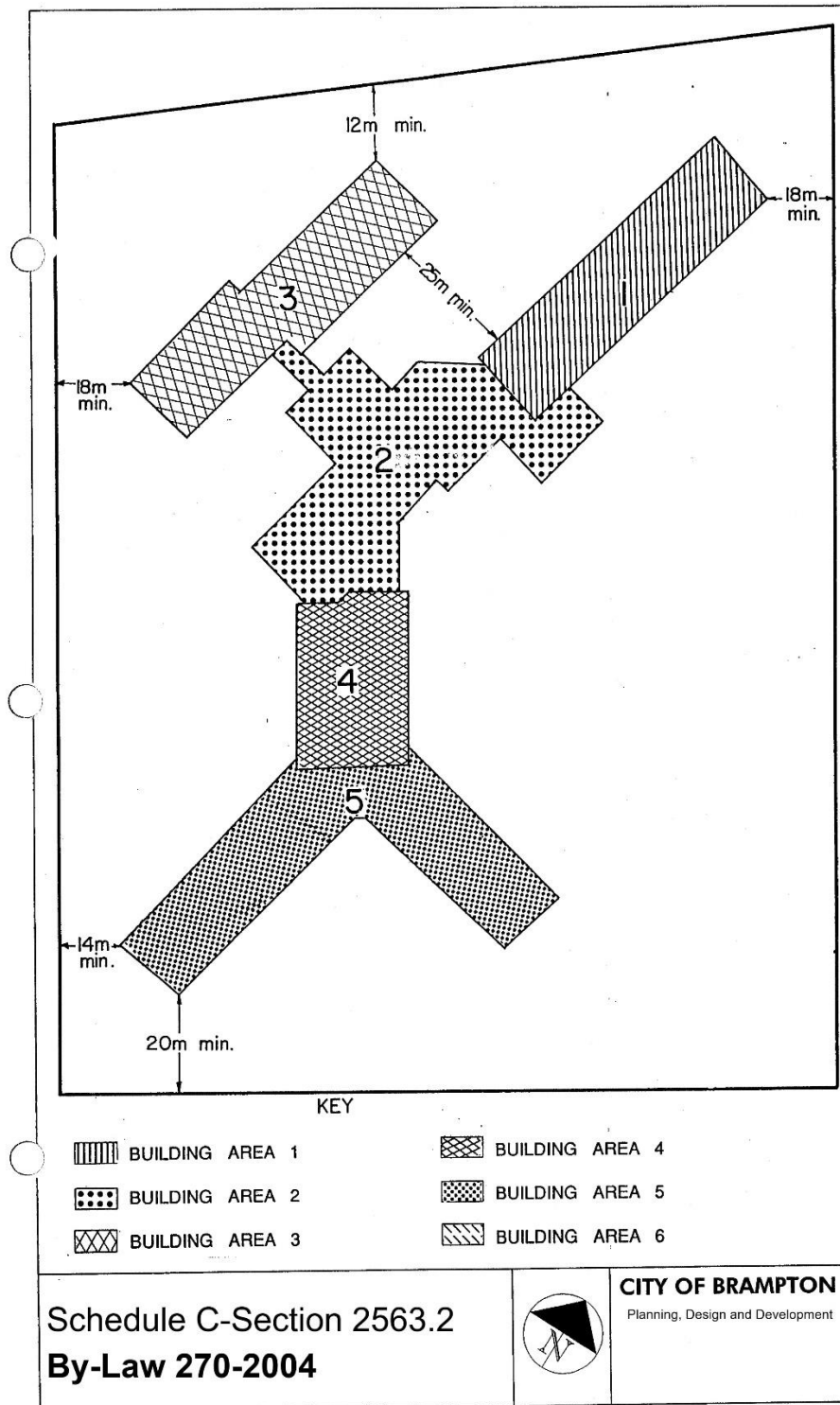
- .1 not more than a total of 232 senior citizens dwelling units shall be permitted;
- .2 not more than 110 units of the permitted 232 units shall be 2 bedroom units;
- .3 not more than 120 beds shall be permitted in the nursing home;
- .4 as shown on **Figure 1 - Exception 2563** to this by-law,
  - .a the senior citizen dwelling units shall be in a senior citizen residences located within Building Areas 1, 3 and 4;
  - .b the nursing home shall be located within Building 5, and
  - .c all buildings shall be located within Building Areas 1, 2, 3, 4, 5 and 6.
- .5 the Maximum Height for buildings within the building areas shown on **Figure 1 - Exception 2563** shall be:
  - .a 6 storeys for Building Area 1;
  - .b 2 storeys for Building Areas 2 and 5;
  - .c 7 storeys for Building Area 3,
  - .d 13 storeys for Building Area 4, and
  - .e 13 storeys for Building Area 6.
- .6 the minimum front, rear and side yard depths and widths shall be as shown on **Figure 1 - Exception 2563**;
- .7 a minimum of 50% of the lot area shall be landscaped open space;

- .8 waste disposal facilities shall not be located in the front yard or exterior side yard, and shall be completely screened from any public road by buildings or masonry walls;
- .9 at least 249 parking spaces shall be provided on the site.
- .10 the gross floor used for commercial purposes in all buildings shall not exceed 100 square metres,
- .11 not more than a total of 650 auditorium seats shall be permitted
- .12 Maximum Gross Floor Area of a one bedroom apartment: 64 square metres;
- .13 Maximum Gross Floor Area of a two bedroom apartment: 81.5 square metres.

Figure 1



Click To Move To Page One





## 12.2564A Exception 2564A

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12.2564A.1 The lands shall only be used for the following purposes:

- .1 a service station;
- .2 a motor vehicle washing establishment; and
- .3 purposes accessory to the other permitted purposes.

12.2564A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Street Setback:
  - .a 36.5 metres from the centre line of Dixie Road.
  - .b 32 metres from the centre line of Steeles Avenue.



## 12.2564B Exception 2564B

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12.2564B.1 The lands shall only be used for the following purposes:

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

12.2564B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 194 square metres per dwelling unit.
- .2 Minimum Lot Width:
  - .a Interior Lot: 14.4 metres per lot, and 7.2 metres per dwelling unit.
  - .b Corner Lot: 16.2 metres per lot, and 9 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 27.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Exterior Side Yard: 3.0 metres
- .6 Minimum Interior Side Yard: 1.2 metres.
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.

12.2564B.3 for the purposes of Exception 2564B:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1A, R1 zone** and all the general provisions of this by-law, which are not in conflict with those set in **Exception 12.2564B.2.**

## 12.2567 Exception 2567

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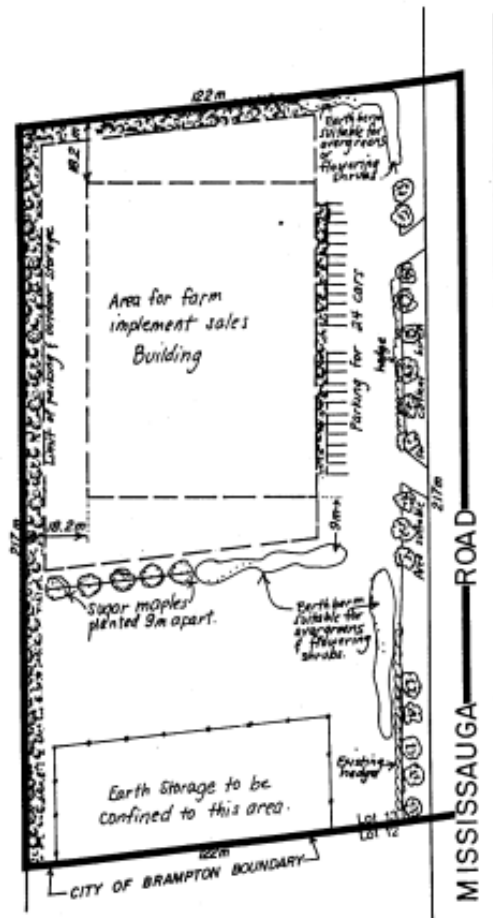
12.2567.1 The lands shall only be used for the following purposes:

- .1 garden centre sales establishment;
- .2 sale of farm implements, including the sale and service of tractors, lawn mowers, and other similar power equipment; and
- .3 the sale and storage of fertilizer and farm control chemicals.

12.2567.2 The lands shall be subject to the following requirements and restrictions:

- .1 all front, side and rear yards shall be as shown on **Figure 1**;
- .2 a farm implement sales building shall be permitted in the area shown as "Area for farm implement sales building" on **Figure 1**;
- .3 parking spaces shall be provided as and where shown on **Figure 1**;
- .4 earth storage shall be confined to the area outlined for this purpose on **Figure 1**; and
- .5 Landscaped Open Space shall be provided in areas shown as "Landscaped Areas" on **Figure 1**.

Figure 1



LANDSCAPED OPEN SPACE  
 ZONE BOUNDARY

## 12.2568A Exception 2568A

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12.2568A.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- .2 retail sales, offices and other purposes accessory to the purposes permitted by Exception **12.2568A.1.1**;
- .3 offices other than offices for a health care practitioner or a realtor.

12.2568A.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Floor Area used for all offices permitted by Exception **12.2568A.1.3** shall not exceed 590 square metres;
- .2 the Gross Floor Area used for accessory offices permitted by Exception **12.2568A.1.2** in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- .3 the Gross Floor Area used for all accessory purposes shall not exceed 25% of the gross floor area;
- .4 minimum parking facilities shall be provided as follows:
  - .a for purposes permitted by Exception **12.2568A.1.1**, one parking space for every 91 square metres of gross floor area;
  - .b for purposes permitted by Exception **12.2568A.1.2**, one parking space for every 19 square metres of gross floor area;
  - .c for purposes permitted by Exception **12.2568A.1.3**, one parking space for every 31 square metres of gross floor area.
- .5 except for the area of driveways, landscaped open space at least 3 metres in width in the front yard and 6 metres in width in the exterior side yard shall be provided and maintained

## 12.2568B Exception 2568B

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12.2568B.1 The lands shall only be used for the following purposes:

- .1 Industrial, which for the purpose of this Exception, shall only include the following uses:
  - .a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
  - .b A warehouse;
  - .c A utility installation; and,
  - .d A printing establishment.
- .2 Non-Industrial, which for the purpose of this Exception, shall only include the following uses:
  - .a A retail establishment;
  - .b A retail warehouse
  - .c A grocery store;
  - .d A personal service shop;
  - .e A dry cleaning and laundry distribution station;
  - .f A laundromat;
  - .g A bank, trust company, and finance company;
  - .h A health or fitness centre;
  - .i A custom workshop;
  - .j An animal hospital;
  - .k A place of commercial recreation;
  - .l A commercial, technical and recreational school;
  - .m A dining room restaurant, and a take-out restaurant;
  - .n A hotel or motel;
  - .o A service shop;
  - .p A banquet hall;
  - .q A community club;
  - .r An office;
  - .s A day care centre;

- .t A supermarket;
  - .u A private school;
  - .v A recreation facility or structure; and,
  - .w A place of worship.
- .3 Accessory Non-Industrial Uses, which for the purpose of this Exception, shall only include the following uses;
- .a A garden centre sales establishment associated with a grocery store or retail warehouse; and,
  - .b Purposes accessory to the other permitted purposes

12.2568B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Notwithstanding the above, the Maximum Gross Floor Area devoted to the sale of food in any single retail establishment or individual supermarket shall be 929 square metres;
- .2 Notwithstanding the above, the Maximum Gross Floor Area devoted to medical offices shall not exceed 15% of the total Gross Floor Area;
- .3 Building Setbacks:
  - .a A minimum of 6 metres from The Gore Road, Fogal Road, Ebenzer Road, and Nexus Avenue;
  - .b A minimum 3 metres for all interior side yards
- .4 Minimum Landscaped Open Space:  
6.0 metres along lot lines abutting The Gore Road, Fogal Road, Ebenzer Road, and Nexus Avenue (except at approved access locations);
- .5 Outside Storage:  
No outside storage shall be permitted except for:
  - .a Seasonal goods associated with a Supermarket or Retail Warehouse, but such storage shall not be located within a yard abutting The Gore Road;
  - .b Seasonal goods associated with a Supermarket or Retail Warehouse shall be permitted within the required parking area and shall be restricted to a maximum combined total area of 929 square metres.
- .6 Maximum Building Height: 2 storeys
- .7 Screening:
  - .a All waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenezer Road, The Gore Road, Open Space zones and abutting residential properties;

- .b All rooftop units located within 90 metres from either The Gore Road or Ebenezer Road shall be screened in their entirety; and
- .8 All restaurant refuse storage shall be enclosed in a climate controlled area within a building.
- .9 Notwithstanding the above, an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

12.2568B.3 for the purposes of Exception 2568B:

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.
- .2 Shall also be subject to the requirements and restrictions relating to the **PE** zone for those uses permitted by Exception **12.2568B.1.1**, the **LC** zone for those uses permitted by Exception **12.2568B.1.2**, and all the general provisions of this by-law that are not in conflict with those set out in Exception **12.2568B.2**

## 12.2569 Exception 2569

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12.2569.1 The lands shall only be used for the following purposes:

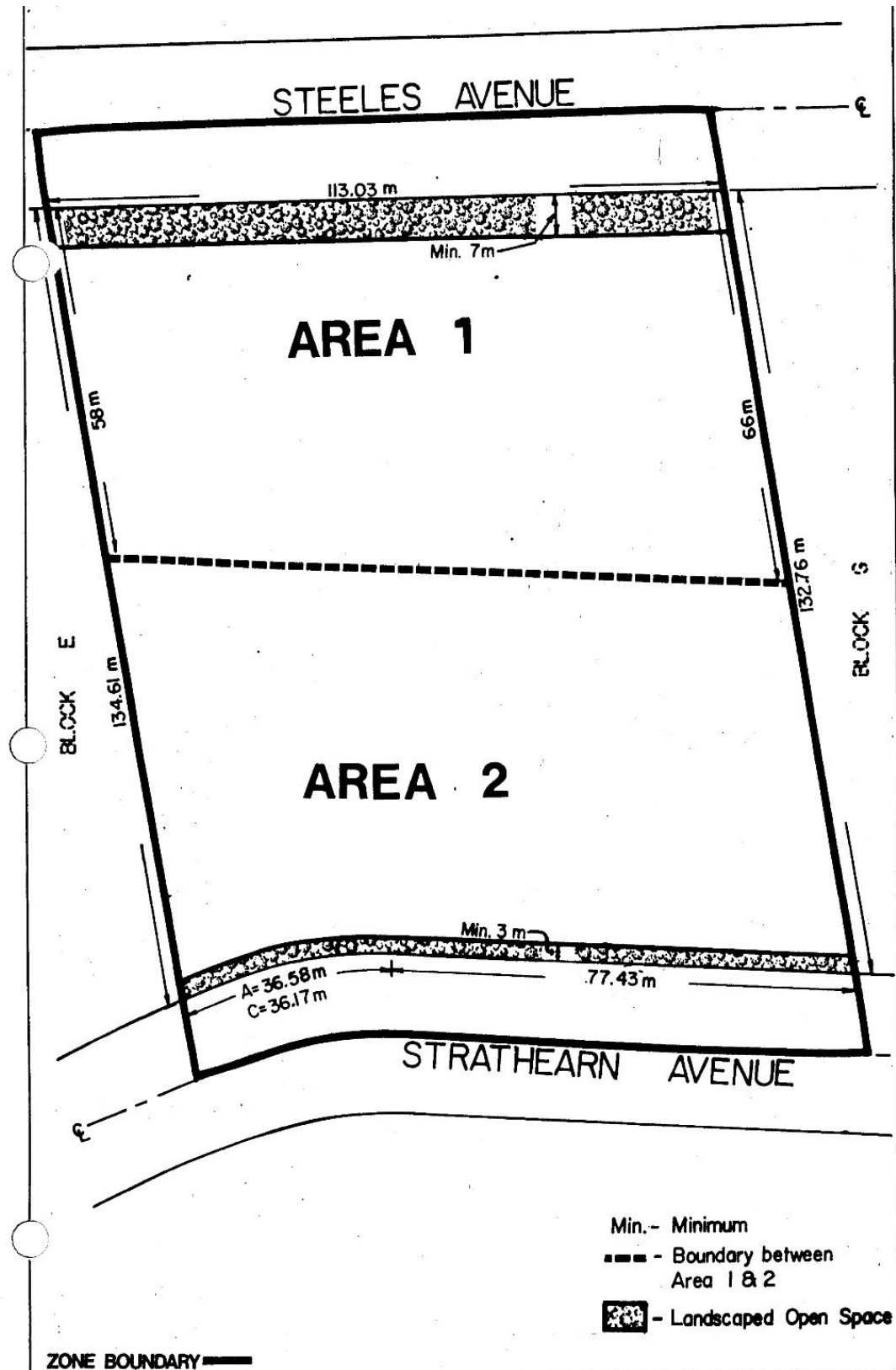
- .1 the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- .2 retail sales, offices, and other purposes accessory to the purposes permitted by Exception 12.2569.1.(1);
- .3 offices other than offices for health care practitioners or realtors.
- .4 motor vehicle repair; and,
- .5 motor vehicle accessories installation.

12.2569.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Gross Floor Area used for all accessory purposes shall not exceed 25% of the total gross floor area;
- .2 the Gross Floor Area used for any accessory offices permitted by Exception 12.2569.1.(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- .3 the Gross Floor Area used for all offices permitted by Exception 12.2569.1.(3) shall not exceed 700 square metres;
- .4 minimum parking facilities shall be provided as follows:
  - .a for the purposes permitted by Exception 12.2569.1.(1), one parking space for every 45 square metres of gross floor area;
  - .b for the purposes permitted by Exception 12.2569.1.(2), one parking space for every 19 square metres of gross floor area;
  - .c for the purposes permitted by Exception 12.2569.1.(3), one parking space for every 31 square metres of gross floor area.
  - .d for the purposes permitted by Exceptions 12.2569.1.(4) and (5), one parking space for every 18 square metres of gross floor area (50 percent of the required parking spaces may be tandem parking spaces).
- .5 Landscaped Open Space, at least 7 metres in width, shall be provided and maintained in the rear yard, as shown on Figure 1 - Exception 2569.
- .6 retail sales associated with the purposes permitted by Exceptions 12.2569.1.1(4) and (5) shall not exceed 25% of the total gross floor area;
- .7 outdoor repair or outdoor installation of motor vehicle accessories shall not be permitted.



Figure 1



## 12.2570 Exception 2570

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12.2570.1 The lands shall only be used for the following purposes:

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

12.2570.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 8 metres

## 12.2571 Exception 2571

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12.2571.1 The lands shall only be used for the following purposes:

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

12.2571.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot: 525 square metres Corner Lot: 630 square metres
- .2 Minimum Lot Depth: 35 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres

## 12.2572 Exception 2572

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12.2572.1 The lands shall only be used for the following purposes:

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

12.2572.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot: 405 square metres Corner Lot: 495 square metres
- .2 Minimum Lot Width: Interior Lot: 13.5 metres Corner Lot: 16.5 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres

## 12.2573 Exception 2573

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12.2573.1 The lands shall only be used for the following purposes:

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

12.2573.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 1.2 metres

## 12.2574 Exception 2574

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12.2574.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the R3L.

12.2574.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 4 storeys
- .2 Maximum Lot Coverage: 25 percent
- .3 Minimum Landscaped Open Space: 50 percent of the lot area.

## 12.2576 Exception 2576

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12.2576.1 The lands shall only be used for the following purposes:

- .1 one apartment dwelling only;
- .2 townhouse dwellings; and
- .3 purposes accessory to the other permitted purposes.

12.2567.2 The lands shall be subject to the following requirements and restrictions:

- .1 For an apartment dwelling:
  - .a Maximum Density: 100 units per hectare
  - .b Maximum Lot Coverage: 25 percent
  - .c Maximum Building Height: 18 storeys
  - .d the Minimum Distance between a lot line and an apartment dwelling shall be 10 metres or 1/2 the height of the apartment dwelling, whichever is the greater
  - .e the Minimum Distance between an apartment dwelling and a townhouse dwelling shall be half of the sum of the height of the apartment dwelling and the height of the townhouse dwelling
  - .f Minimum Landscaped Open Space: 50 percent
- .2 For townhouse dwellings:
  - .a Maximum Number of Dwelling Units: 50 units per hectare
  - .b Maximum Coverage: 25 percent
  - .c Minimum Street Line Setback shall be 9 metres
  - .d the Minimum Distance of a townhouse dwelling from a privately owned roadway shall be 4.6 metres, provided that the front of any garage or carport shall be at least 6 metres from a privately owned roadway
  - .e Minimum Landscaped Open Space: 40 percent
  - .f Maximum Building Height: 3 storeys
  - .g the Minimum Distance between the townhouse dwellings shall be as follows:
    - .i between two exterior walls which contain no windows to habitable rooms: 3 metres
    - .ii between two exterior walls of which only one contains windows to habitable rooms: 7.6 metres

- .iii between two exterior walls, both of which contain windows to habitable rooms: 15 metres
  - .iv where there is a driveway or privately owned roadway between two exterior walls, the minimum distance between the two exterior walls shall be increased by the width of any driveway or privately owned roadway running between such walls.
- .3 the maximum number of dwelling units shall be 208 dwelling units.



## 12.2579 Exception 2579

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12.2579.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a bank, or a trust company or financial institution;
- .3 a dining room restaurant;
- .4 a variety store;
- .5 a tobacco shop;
- .6 a gift shop;
- .7 a day nursery;
- .8 a personal service shop;
- .9 a drug store;
- .10 a dry cleaning and laundry establishment, using only non-toxic, non-flammable materials;
- .11 a convenience restaurant;
- .12 an optical sales outlet;
- .13 purposes accessory to the other permitted purposes.

12.2579.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Buildings: 3
- .2 Minimum Lot Area: 2.1 hectare
- .3 Minimum Front Yard Depth: 10.0 metres
- .4 Minimum Interior or Exterior Side Yard Width: 10.0 metres, except that where the interior or exterior side yard abuts a residential or institutional zone, the minimum interior or exterior side yard width shall be 15 metres.
- .5 Minimum Rear Yard Depth: 10.0 metres, except that where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 15 metres.
- .6 Minimum Lot Width: 90 metres
- .7 Maximum Building Height: 12 storeys
- .8 Maximum Lot Coverage: 25 percent
- .9 Maximum Floor Space Index: 0.75

- .10 Minimum Landscaped Open Space: 25 percent of the lot area
- .11 any building or part thereof that is over 2 storeys in height shall be located at least 30 metres from a residential lot line
- .12 the uses permitted by sections 12.2579.1.2, 12.2579.1.3, 12.2579.1.4 and 12.2579.1.11 shall not exceed a maximum gross commercial floor area of 1,300.6 square metres.
- .13 the use permitted by section 12.2579.1.9 shall not exceed a maximum gross commercial floor area of 464.5 square metres.

## 12.2580 Exception 2580

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12.2580.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing, distributing, and servicing of goods and materials within an enclosed building, but excluding a motor vehicle repair shop and motor vehicle body shop as a principal or accessory use;
- .2 a warehouse;
- .3 a parking lot;
- .4 an associated educational purpose;
- .5 an associated office; and,
- .6 purposes accessory to the other permitted purposes.

12.2580.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Setback from Highway 407: 13.7 metres;
- .2 a minimum 3.0 metre wide landscaped open space area shall be provided along the Highway 407 right-of-way;
- .3 Minimum Lot Width: 0 metres; and
- .4 section 6.6 of this by-law shall not apply.

## 12.2581 Exception 2581

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12.2581.1 The lands shall only be used for the following purposes:

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

12.2581.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Lot Coverage: 10 percent.

## 12.2582 Exception 2582

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12.2582.1 The lands shall only be used for the following purposes:

.1 Industrial:

- .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
- .b a parking lot;
- .c a printing establishment; and
- .d a warehouse.

.2 Non-Industrial:

- .a a dining room restaurant, convenience restaurant or take-out restaurant;
- .b a dry cleaning and laundry distribution station;
- .c a printing or copying establishment;
- .d a retail establishment having no outside storage;
- .e a banquet facility; and
- .f offices other than an office for any health care practitioner or realtor.

.3 Accessory:

- .a an accessory building, provided that it is not used for human habitation;
- .b an educational purpose accessory to a permitted industrial purpose; and
- .c purposes accessory to the other permitted purposes.

## 12.2583 Exception 2583

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12.2583.1 The lands shall only be used for the following purposes:

- .1 gas bar;
- .2 only in conjunction with a gas bar, a retail establishment having no outside storage;
- .3 purposes accessory to the other permitted purposes.

12.2583.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 60.5 metres
- .2 Minimum Lot Depth: 60.5 metres
- .3 Maximum Height of building: 1 storey
- .4 Maximum Gross Floor Area for a building other than for a garbage and refuse enclosure: 93 square metres
- .5 Minimum Landscaped Open Space:
  - .a front yard: 20 percent of the required yard area and a minimum depth of 3 metres
  - .b exterior side yard: 50 percent of the required yard area and a minimum depth of 3 metres
  - .c other yards: no minimum requirement
- .6 garbage and refuse containers shall be located in a totally enclosed area or structure.

## 12.2587 Exception 2587

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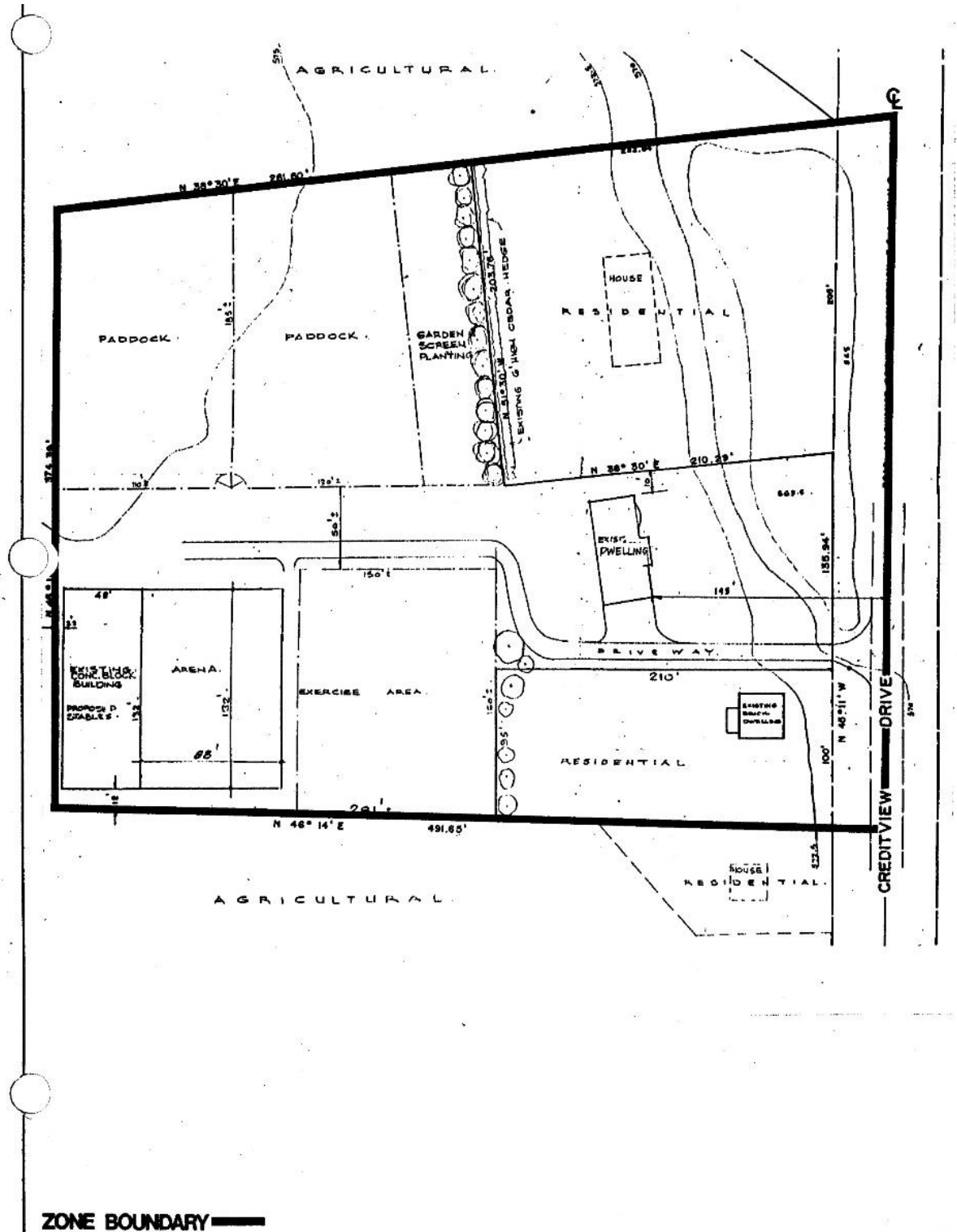
12.2587.1 The lands shall only be used for the following purposes:

- .1 a single detached dwelling;
- .2 a group home;
- .3 a home occupation;
- .4 the keeping and training of horses;
- .5 a horse riding school or riding camp, and
- .6 purposes accessory to the other permitted purposes.

12.2587.2 The lands shall be subject to the following requirements and restrictions:

- .1 the buildings shown as "Existing Concrete Block Building", "Arena" and "Existing Dwelling" may only be located within the areas so identified on **Figure 1 - Exception 2587**.

Figure 1





## 12.2588 Exception 2588

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12.2588.1 The lands shall only be used for the following purposes:

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

12.2588.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Centre Line Setback: 19 metres
- .2 Minimum Width for northerly side yard: 3 metres

## 12.2589 Exception 2589

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12.2589.1 The lands shall only be used for the following purposes:

- .1 a garden centre sales establishment;
- .2 a sporting goods sales establishment;
- .3 offices, and
- .4 purposes accessory to the other permitted purposes.

12.2589.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 7.5 metres
- .2 Maximum Gross Commercial Floor Area: 930 square metres
- .3 Minimum Lot Width: 90 metres
- .4 Minimum Front Yard Setback from the centre line of Dixie Road: 50 metres
- .5 Minimum Side Yard Width: 10 metres, but the combined total width of both side yards shall not be less than 60 metres
- .6 Minimum Landscaped Open Space: 50 percent of the lot area, including a strip at least 10 metres wide along the front lot line, except where the driveway is located
- .7 Minimum Building Setback from the top-of-bank as defined by the Toronto and Region Conservation Authority: 10 metres

## 12.2590 Exception 2590

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12.2590.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by R1A, R1 Zone.

12.2590.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 25 metres
- .2 Minimum Centre Line Setback: 32 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres

## 12.2591 Exception 2591

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12.2591.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by R1A, R1 Zone:

12.2591.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area Interior Lot: 420 square metres Corner Lot: 500 square metres
- .2 Minimum Lot Width Interior Lot: 14 metres Corner Lot: 17 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres

## 12.2592 Exception 2592

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12.2592.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by **R1A, R1 Zone**:

12.2592.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - .a the width of the side yard abutting a walkway or an OS zone shall always be at least 1.2 metres
  - .b the side yard with minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard (of an adjacent lot) which is 1.2 metres or greater in width.
  - .c the minimum distance between two detached dwellings shall not be less than 1.2 metres
  - .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall
  - .e where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) may project into the yard shall not exceed 35 centimetres

## 12.2593 Exception 2593

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12.2593.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage;
- .2 a supermarket;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company and finance company;
- .6 an office;
- .7 a dry cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a parking lot;
- .10 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .11 a printing or copying establishment;
- .12 a garden centre sales establishment;
- .13 a community club;
- .14 a tavern;
- .15 a custom workshop;
- .16 purposes accessory to the other permitted purposes.

12.2593.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 1.5 metres
- .2 Minimum Interior Side: 3 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard width shall be 10 metres
- .3 Minimum Exterior Side Yard Width: 1.5 metres
- .4 Minimum Rear Yard Depth: 6 metres, except that:
  - .a where the rear yard abuts a residential or institutional zone, 10 metres
  - .b where rear yard abuts a 0.3 metre reserve or a street, 21 metres
- .5 Maximum Building Height: 1 storey
- .6 Minimum Landscaped Open Space:

- .a 10 percent of the lot area
- .b minimum width abutting a residential zone: 2.5 metres
- .c minimum width abutting a road allowance: 1.5 metres
- .7 a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
- .8 Minimum Distance Separation between a restaurant and the residential zone boundary coinciding with the centre line of the Steeles Avenue right-of-way: 20 metres
- .9 garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building
- .10 garbage and refuse containers for all other uses shall be completely enclosed and located no closer than 9 metres to any residential zone
- .11 an adult entertainment parlour shall not be permitted
- .12 no amusement devices shall be permitted
- .13 no outside storage or display of goods shall be permitted
- .14 minimum number of Parking Spaces for all purposes: 1 space per 27 square metres of gross commercial floor area or portion thereof.

## 12.2595 Exception 2595

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12.2595.1 The lands shall only be used for the following purposes:

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

12.2595.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: interior lot: 540 square metres corner lot: 585 square metres
- .2 Minimum Lot Width: interior lot: 18 metres corner lot: 19.5 metres



## 12.2596 Exception 2596

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12.2596.1 The lands shall only be used for the following purposes:

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

12.2596.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: interior lot: 390 square metres corner lot 453 square metres
- .2 Minimum Lot Width: interior lot: 13 metres corner lot: 15.1 metres
- .3 Minimum Lot Depth:
  - .a 25 metres for a lot with the front lot line abutting the turning circle of a cul-de-sac
  - .b 30 metres in all other cases
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - .a the width of the side yard abutting a walkway, OS zone or an I zone shall always be at least 1.2 metres
  - .b the minimum distance between two detached dwellings shall not be less than 2.1 metres
  - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

12.2596.3 for the purposes of Exception 2596:

- .1 Rear Lot Line shall mean the lot line furthest from the front lot line.

## 12.2597 Exception 2597

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12.2597.1 The lands shall only be used for the following purposes:

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

12.2597.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: interior lot: 370 square metres corner lot: 430 square metres
- .2 Minimum Lot Width: interior lot: 12 metres corner lot: 14.1 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that:
  - .a the width of the side yard abutting a walkway shall always be at least 1.2 metres
  - .b the minimum distance between two detached dwellings shall not be less than 2 metres
  - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

## 12.2598 Exception 2598

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12.2598.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by R1A, R1 Zone:

12.2598.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: interior lot: 270 square metres corner lot: 333 square metres
- .2 Minimum Lot Width: interior lot: 9 metres corner lot: 11.1 metres

## 12.2599 Exception 2599

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12.2599.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted by R3H Zone

12.2599.2 Shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth for:
  - .a main building: 20 metres
  - .b gatehouse: 6 metres
- .2 Minimum Rear Yard Depth: 13.72 metres or 1/2 the height of the building, whichever is greater
- .3 Maximum Building Height: 18 storeys
- .4 Maximum Density: 100 units per hectare
- .5 Minimum Distance between an underground garage and a lot line:
  - .a front lot line and side lot line: 3 metres
  - .b rear lot line: 13.72 metres
- .6 Minimum Distance between an underground garage ramp and a lot line
  - .a front lot line and side lot line: 9 metres
  - .b rear lot line: 13.72 metres