

## 12.300 Exception 300

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

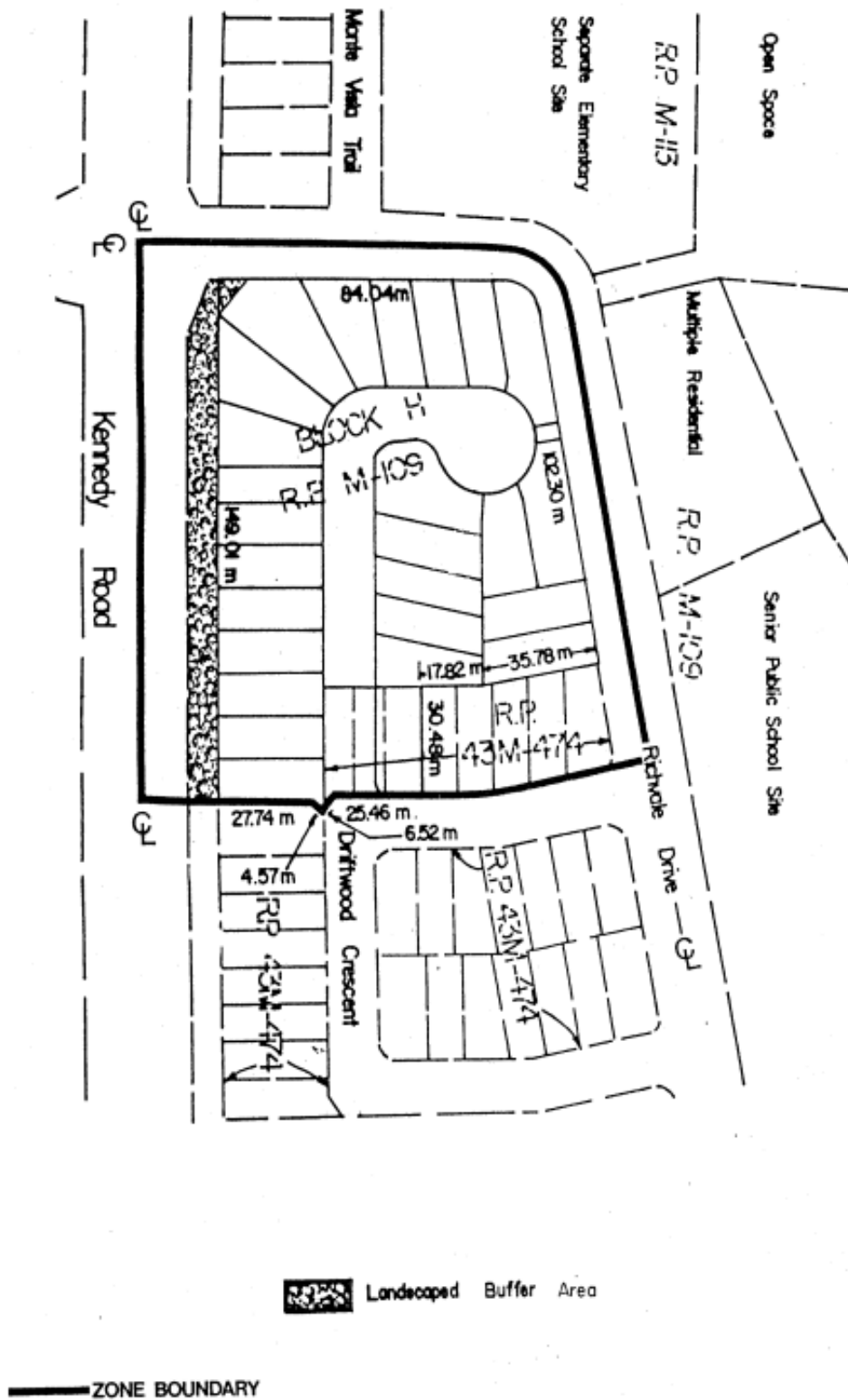
- .1 Residential:
  - .a single detached dwellings;
  - .b a group home; and,
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a home occupation; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
  - .a for an Interior Area: 315.0 square metres.
  - .b for a Corner Lot: 405.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 10.6 metres.
  - .b for a Corner Lot: 13.6 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard where the side lot lines converge towards the front lot line

- .10 Landscaped Buffer Area: a landscaped buffer area of not less than 9.0 metres in width shall be provided and maintained in the locations shown on ~~Figure 1~~ **SCHEDULE C – SECTION 300.**

Figure 1



## 12.305 Exception 305

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

- .1 Industrial:
  - .a the manufacturing, assembly, storage and distribution of semifinished and finished products, including the assembly of motor vehicles.
- .2 Non-Industrial:
  - .a exhibition and conference halls
- .3 Accessory:
  - .a business, professional and administrative offices connected with another permitted use of the land, bank, trust company and financial institution; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 Minimum Street Line Setback:
  - .a from North Park Drive: 25.0 metres.
  - .b from Airport Road: 50.0 metres.
  - .c from Williams Parkway: 30.0 metres.
  - .d from Torbram Road: 255.0 metres.
- .2 Minimum Side Yard Width: 30.0 metres.
- .3 Landscaped Buffer Area: a landscaped buffer area shall be provided and maintained along the adjacent streets as follows:
  - .a a minimum width of 30.0 metres along Williams Parkway;
  - .b a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip and shall:
    - .i be continuous and of a uniform height of not less than 3.0 metres;
    - .ii be sodded and planted with vegetation to maintain stability;
    - .iii be planted with coniferous plantings to provide a visual screen; and,
    - .iv provide screened site lines from the west side of Torbram Road.
  - .c a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;

.d a minimum width of 15.0 metres along Airport Road.

.4 Outside Storage:

.a outside storage of goods and materials likely to be disturbed by wind, shall not be permitted.

.b outside storage of good, materials and equipment is permitted, provided that such storage areas are located no closer than:

.i 150.0 metres to Williams Parkway;

.ii 90.0 metres to Torbram Road;

.iii 25.0 metres to North Park Drive; and,

.iv 180.0 metres to Airport Road.

.c outside storage areas shall be provided with a berm not less than 2.4 metres in height which is effective in screening the storage area from North Park Drive, Williams Parkway and from Airport Road, except in the case where a grade separation facility requires that Airport Road shall be elevated, and in the case of North Park Drive, outside storage shall be screened by a fence 2.4 metres in height;

.5 no building, exclusive of mechanical and elevator penthouses and conveyor housings and no structure exclusive of ventilators, chimneys, stacks, vents, electrical supply facilities, television or radio antenna shall exceed a height of 10.8 metres, except on lands outlined on **Schedule C—Section 305Figure 1** where no building shall exceed a height of 30.48 metres.

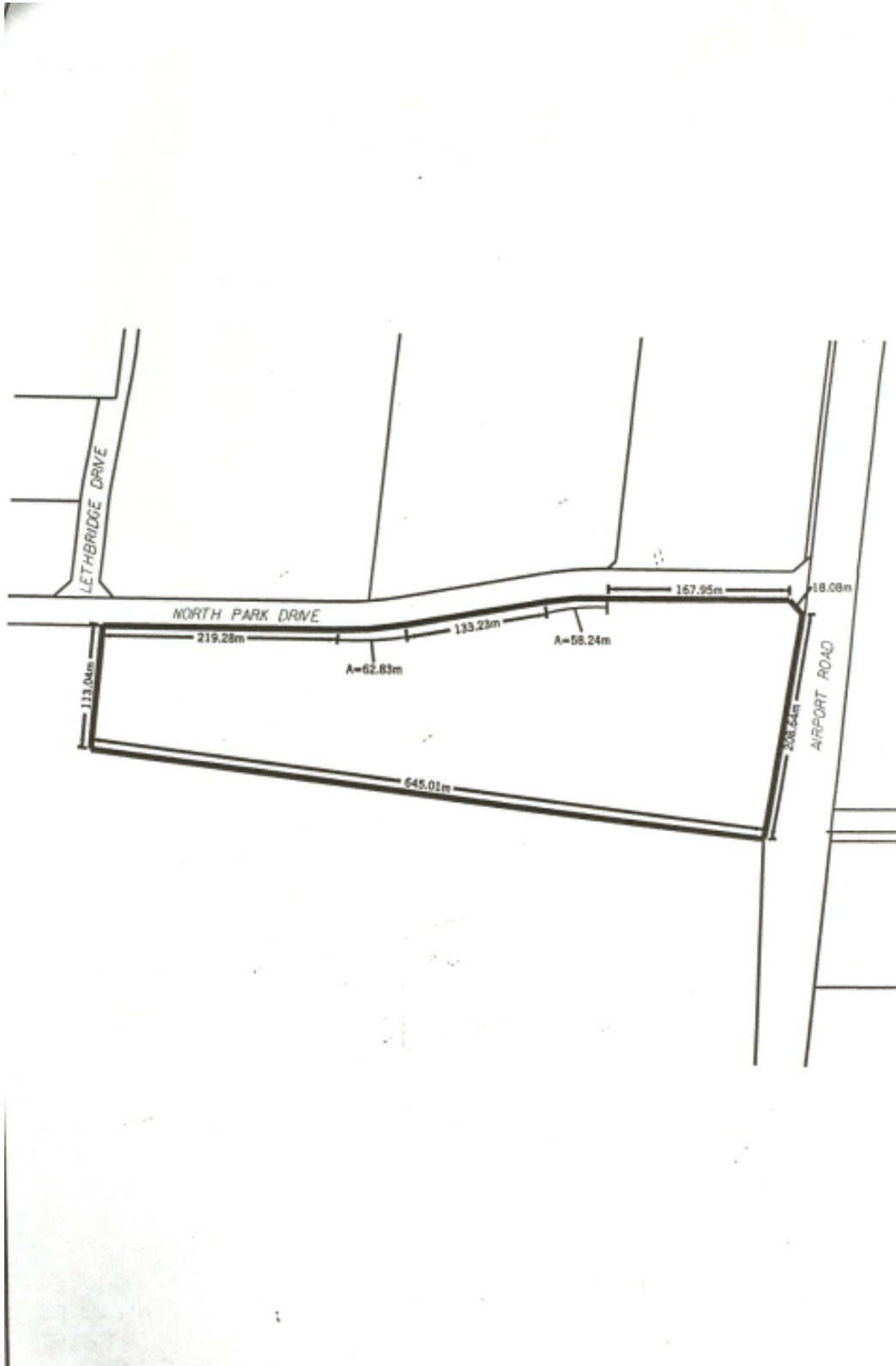
.6 the gross commercial floor area of the purposes permitted by **Exceptionsection 12.305.1.3.a** shall not exceed the gross industrial floor area of the main industrial building on the site.

.7 Parking shall be provided and maintained in accordance with the requirements set out in General Provisions of Commercial Zones and General Provisions for Industrial Zones to this by-law, and the following:

.a Exhibition, conference hall or auditorium: 1 parking space for every 6 fixed seats or 3 metres of open bench space, or portion thereof

.b Motor Vehicle Assembly Plant: 1 parking space for each 93 square metres of gross floor area, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail, or educational uses.

**Figure 1**



## 12.306 Exception 306

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

- .1 Industrial:
  - .a the warehousing and storage of goods and products and materials within an enclosed building;
  - .b the manufacturing and assembly of the following products:
    - .i clothing and finished textile or fabric products;
    - .ii printing and bookbinding and lithographing;
    - .iii die castings involving the use of plastics and light metals including aluminum and zinc; and,
    - .iv light manufacturing activities including the manufacturing of tubing, pipes, tools and instruments electrical components, hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.
  - .c shops for the repair or manufacturing of small goods and wares;
  - .d the manufacturing, assembly, storage and distribution of semifinished and finished products;
  - .e dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use; and,
  - .f dairy products, plants and bakeries.
- .2 Non-Industrial:
  - .a exhibition and conference halls;
  - .b radio, television, broadcasting and transmission facilities; and,
  - .c a builders supply yard, or yard including a repair and assembly sop, but excluding any scrap metal storage and salvage yard.
- .3 Accessory:
  - .a business, professional and administrative offices connected with another permitted use of the land; and,
  - .b purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 2,000.0 square metres.

- .2 Minimum Front Yard Depth: 15.0 metres.
- .3 Minimum Side Yard Width: 8.0 metres, except where the side lot lines abut a railway right-of-way or easement, in which case no side yard shall be required.
- .4 Minimum Rear Yard Depth: 8.0 metres, except where the rear lot line abuts a railway right-of-way or easement in which case no rear yard is required.
- .5 Maximum Lot Coverage: 50 percent of the lot area.
- .6 Minimum Landscaped Open Space:
  - .a 50 percent of the required front yard area;
  - .b 50 percent of the required side yard extending from the front yard to the rear wall of the rear most building.
- .7 Outdoor Truck Loading Facilities: no outdoor truck loading facilities shall be permitted in a front yard or exterior side yard.
- .8 Outside Storage: outside storage of goods, materials and equipment is permitted provided that:
  - .a the storage area is not located in the front yard or the required exterior side yard;
  - .b the storage area that abuts a zone other than an industrial zone is provided with a landscaped buffer area, 3.0 metres in width, planted with suitable plant material that is effective in screening the storage area.



## 12.307 Exception 307

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

- .1 landscaped buffer area; and,
- .2 purposes permitted by Exceptionsection 12.305.1, but only after the abutting lands which are used for residential purposes have been rezoned for industrial purposes consistent with those permitted by Exceptionsection 12.305.1.

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

- .1 Landscaped Buffer Area:
  - .a a landscaped buffer area shall be provided and maintained in accordance with the following:
    - .i the buffer shall be located adjacent to the lands for residential and institutional purposes;
    - .ii the buffer shall have a minimum width of 30.0 metres; and,
    - .iii the buffer shall be landscaped and bermed to screen the lands for residential and institutional purposes from the institutional uses.
  - .b the buffer shall:
    - .i be continuous and of a uniform height of not less than 3.0 metres;
    - .ii be sodded and planted with vegetation to maintain stability; and,
    - .iii be planted with coniferous plantings to provide a visual screen.

### 12.307.3 for the purposes of Exceptionsection 307:

- .1 shall also, once the lands have been rezoned to permit the purposes set out in Exceptionsection 12.305.1, be subject to the requirements and restrictions related to the GEM2 - ExceptionSECTION 305 Zone, and all the general provisions of this bylaw.

## 12.310 Exception 310

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 375.0 square metres.
  - .b for a Corner Lot: 465.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 12.5 metres.
  - .b for a Corner Lot: 15.5 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any such wall; and,
  - .b the minimum distance between detached dwellings shall not be less than 2.1 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.0 metres.
- .9 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard of an interior lot;

- .b 60 percent of the front yard of a corner lot; and,
- .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

### 12.311 Exception 311

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

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

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

- .1 Minimum Lot Area: 540.0 square metres.
- .2 Minimum Lot Width: 18.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to the main wall of building: 4.5 metres.
  - .b to the front of garage or carport: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 0.9 metres where the side yard abuts a garage, and 7.0 metres where the side yard abuts a dwelling;
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 1.5 metres between the dwelling unit and the rear lot line; and 18.0 metres between the garage and the rear lot line;
- .8 Minimum Building Height: 6.0 metres.
- .9 Maximum Building Height: 10.0 metres.

## 12.312 Exception 312

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

- .1 Residential:
  - .a single detached dwellings;
  - .b a group home; and,
  - .c an auxiliary group home.
- .2 Non-Residential:
  - .a a religious institution;
  - .b a dwelling unit on the same lot as a religious institution; and,
  - .c purposes accessory to the other permitted purposes.

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

- .1 shall be subject to the following requirements and restrictions relating to a single detached dwelling permitted by **Exceptionsection 12.312.1(1)(a):**
  - .a Minimum Lot Area:
    - .i for an Interior Lot: 375.0 square metres.
    - .ii for a Corner Lot: 465.0 square metres.
  - .b Minimum Lot Width:
    - .i for an Interior Lot: 12.5 metres.
    - .ii for a Corner Lot: 15.5 metres.
  - .c Minimum Lot Depth: 30.0 metres.
  - .d Minimum Front Yard Depth: 6.0 metres.
  - .e Minimum Interior Side Yard Width:
    - .i 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no windows below grade, or door will be permitted in any such wall; and,
    - .ii the minimum distance between detached dwellings shall not be less than 2.1 metres.
  - .f Minimum Exterior Side Yard Width: 3.0 metres.
  - .g Minimum Rear Yard Depth: 7.6 metres.

- .h Maximum Building Height: 10.0 metres.
- .i Minimum Landscaped Open Space:
  - .i 50 percent of the front yard of an interior lot;
  - .ii 60 percent of the front yard of a corner lot; and,
  - .iii 40 percent of the front yard where the side lot lines converge towards the front lot lines.

.2 shall be subject to the following requirements and restrictions with respect to a religious institution, and a dwelling unit on the same lot as a religious institution, permitted by

Exceptionsection 12.312.1(2)(a) and 12.312.1(2)(b):

- .a Maximum Lot Coverage: 33.3 percent.
- .b Minimum Front Yard Depth: 7.5 metres.
- .c Minimum Interior Side Yard Width: 7.5 metres or 1/2 the height of the building, whichever is the greater.
- .d Minimum Exterior Side Yard Width: 7.5 metres.
- .e Minimum Rear Yard Depth: 7.5 metres or 1/2 the height of the building, whichever is the greater
- .f Maximum Building Height: 10.0 metres.

### 12.313 Exception 313

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

- .1 shall only be used for the purposes permitted in the **R1M, R1A, R1R2A(2) Zone.**

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

- .1 Minimum Lot Area for Dwelling Unit:
  - .a for an Interior Lot: 270.0 square metres.
  - .b for a Corner Lot: 360.0 square metres.
- .2 Minimum Lot Width Per Dwelling Unit:
  - .a for an Interior Lot: 9.0 metres.
  - .b for a Corner Lot: 12.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: a side yard other than an exterior side yard may be reduced to zero metres provided that:
  - .a the minimum distance between detached buildings shall not be less than 1.8 metres;
  - .b in no event shall the total width of both side yards on any lot be less than 1.8 metres; and,
  - .c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.0 metres
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard, where the side lot lines converge towards the front lot lines.

## 12.314 Exception 314

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

- .1 shall only be used for the purposes permitted in the **R2 R3A(3) Zone**.

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

- .1 Minimum Lot Area: 230.0 square metres per dwelling unit.
- .2 Minimum Lot Depth: 30.0 metres.
- .3 Minimum Front Yard Depth: 6.0 metres.
- .4 Minimum Interior Side Yard Width: 3.6 metres.
- .5 Minimum Exterior Side Yard Width: 4.6 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 10.0 metres.
- .8 Minimum Landscaped Open Space: 50 percent of the minimum required front yard.
- .9 Minimum Lot Width: 6.0 metres per dwelling unit.



### 12.315. Exception 315

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

- .1 Commercial:
  - .a retail establishment;
  - .b a convenience store;
  - .c a personal service shop;
  - .d a bank, trust company, or financial institution;
  - .e a dry cleaning and laundry distribution station;
  - .f business or professional offices, including offices for health care practitioners;
  - .g a parking lot; and,
  - .h a take-out restaurant with no drive-through facility.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Maximum Lot Area: 0.8 hectares.
- .2 Maximum Gross Leasable Commercial Floor Area: 2,000.0 square metres.
- .3 Minimum Front Yard Depth: 10.0 metres.
- .4 Minimum Interior Side Yard Width: 10.0 metres.
- .5 Minimum Exterior Side Yard Width: 10.0 metres.
- .6 Minimum Rear Yard Depth: 15.0 metres.
- .7 Maximum Building Height: 2 storeys.
- .8 Minimum Landscaped Open Space:
  - .a flanking a Road Allowance: 5.0 metres.
  - .b abutting a Residential Zone: 1.5 metres.
- .9 a masonry wall, 1.8 metres in height, shall be erected along the lot lines, which abut a residential zone;
- .10 garbage and refuse containers shall be totally enclosed, and shall not be located closer than 9.0 metres to any residential zone;

- .11 no outside storage or display of goods shall be permitted;
- .12 no amusement devices shall be permitted.
- .13 the Gross Commercial Floor Area of the take-out restaurant shall not exceed 130.0 square metres; and,
- .14 the Gross Commercial Floor Area of offices for health care practitioners shall not exceed 120.0 square metres.

## 12.316- Exception 316

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

- .1 Commercial:
  - .a a retail establishment;
  - .b a supermarket;
  - .c a financial institution;
  - .d an office;
  - .e a service shop;
  - .f a personal service shop;
  - .g a dry cleaning and laundry distribution station;
  - .h a dining room restaurant, a convenience restaurant, a take-out restaurant; and,
  - .i a parking lot.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Maximum Gross Commercial Floor Area: 8,370.0 square metres
- .2 Minimum Front Yard Depth: 15.0 metres.
- .3 Minimum Interior Side Yard Width: 15.0 metres.
- .4 Minimum Exterior Side Yard Width: 10.0 metres.
- .5 Minimum Rear Yard Depth: 15.0 metres.
- .6 Maximum Building Height: 2 storeys.
- .7 Minimum Landscaped Open Space:
  - .a flanking a road allowance: 5.0 metres.
  - .b abutting a Residential Zone: 1.5 metres.
- .8 Minimum Distance Separation between a restaurant and a residential zone: 50.0 metres.
- .9 a masonry wall, 1.8 metres in height, shall be erected along those portions of the lot lines which abut a residential zone;

- .10 garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
- .11 garbage and refuse containers for all other uses shall be totally enclosed and shall not be located closer than 9.0 metres to any residential zone;
- .12 an adult entertainment parlour shall not be permitted;
- .13 no outside storage or display of goods shall be permitted; and,
- .14 no amusement devices shall be permitted.

### 12.317 Exception 317

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 675.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 15.0 metres.
- .3 Minimum Lot Depth: 45.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Rear Yard Depth: 29.0 metres.
- .7 Maximum Building Height: 10.6 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines.

## 12.319 Exception 319

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 288.0 square metres.
  - .b for a Corner Lot: 384.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres.
  - .b for a Corner Lot: 12.0 metres
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres.
  - .b to the front of a garage or carport: 6.0 metres.
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance:
    - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage, where the garage faces the side lot line.
  - .b for a side yard flanking a public walkway, or lands designated Open Space (OS): 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .c for all other side yards: 0 metres, provided that:
    - 1. the distance between the walls of two dwellings is not less than 1.8 metres;
    - 2. where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
    - 3. the total width of side yards on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 2 storeys.

- .8 Minimum Landscaped Open Space:
- .a 40 percent of the front yard area of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard of a lot where the side lot line converge towards the front lot line.

## 12.320 Exception 320

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 384.0 square metres.
  - .b for a Corner Lot: 480.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 12.0 metres.
  - .b for a Corner Lot: 15.0 metres.
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance:
    - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage, where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands designated Open Space (OS): 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .c for other side yards: 0 metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.8 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
    - .iii the total width of side yard on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 2 storeys
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard area of an interior lot;



- .b 60 percent of the front yard area of a corner lot; and,
- .c 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

### 12.321 Exception 321

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

- .1 Commercial:
  - .a a crisis care facility.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 0.4 hectares.
- .2 Minimum Lot Width: 55.0 metres.
- .3 Minimum Lot Depth: 73.0 metres.
- .4 Minimum Front Yard Depth: 21.3 metres.
- .5 Minimum Side Yard Width: 13.7 metres.
- .6 Minimum Rear Yard Depth: 6.0 metres.
- .7 Maximum Building Height: 2 storeys.
- .8 Maximum Number of Units: 26 storeys.
- .9 Minimum Number of Parking Spaces: 16
- .10 all garage and refuse storage areas shall be located within the main building.

#### 12.321.3 for the purposes of ~~section~~ Exception 321:

- .1 Crisis Care Facility shall mean a place where short-term temporary accommodation is provided for persons in emergency situations.

## 12.322 Exception 322

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 416.0 square metres.
  - .b for a Corner Lot: 512.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 13.0 metres.
  - .b for a Corner Lot: 16.0 metres.
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres.
  - .b to the front of a garage or carport: 6.0 metres.
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance:
    - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit, and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands designated Open Space (OS): 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .c for all other side yards: 0 metres, provided that:
    - .i the distance between the walls of the two dwellings is not less than 1.8 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
    - .iii the total width of side yards on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 2 storeys.

- .8 Minimum Landscaped Open Space:
- .a 50 percent of the front yard area of an interior lot;
  - .b 60 percent of the front yard area of a corner lot; and,
  - .c 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

### 12.323 Exception 323

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

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

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

- .1 Minimum Lot Area: 352.0 square metres.
- .2 Minimum Lot Width: 11.0 metres.
- .3 Minimum Lot Depth: 32.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a public walkway or lands designated Open Space (OS): 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - .b for all other side yards: 0 metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.8 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no windows below grade, or door below grade is permitted in either wall; and,
    - .iii the total width of side yards on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Width: 7.6 metres
- .7 Maximum Building Height: 2 storeys.
- .8 Minimum Landscaped Open Space: 50 percent of the front yard area of a lot, except where the side lot lines converge towards the front lot line, the minimum front yard landscaped open space shall be 40 percent of the front yard area.

## 12.324 Exception 324

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 288.0 square metres.
  - .b for a Corner Lot: 384.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres.
  - .b for a Corner Lot: 12.0 metres.
- .3 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres.
  - .b to the front yard of a garage or carport: 6.0 metres.
- .4 Minimum Lot Depth: 32.0 metres.
- .5 Minimum Side Yard Width:
  - .a for an exterior side yard width:
    - .i 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - .ii 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands designated Open Space (OS): 1.2 metres, plus a 0.6 metres for each additional storey above the first.
  - .c for all other side yards: 0 metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.8 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
    - .iii the total width of side yards on any lot is not less than 1.8 metres.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 2 storeys.

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

## 12.325 Exception 325

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

- .1 Agricultural:
  - .a agricultural purposes.
- .2 Non-Agricultural:
  - .a a single detached dwelling;
  - .b a maximum of two additional one-family detached dwellings, but only if accessory to the agricultural purposes; and,
  - .c purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 30.0 hectares.

### 12.325.3 for the purposes of **ExceptionSection 325**

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

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## 12.326 Exception 326

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

- .1 shall only be used for the purposes permitted in the **R1MR1A(2) - Zone.**

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

- .1 Minimum Lot Area: 874.0 square metres.
- .2 Minimum Lot Width: 23.0 square metres.
- .3 Minimum Lot Depth: 38.0 metres.
- .4 Minimum Front Yard Depth: 9.0 metres.
- .5 Minimum Side Yard Width: 1.8 metres, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 7.6 metres.
- .8 Minimum Landscaped Open Space: 60 percent of the front yard.

### 12.327 Exception 327

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

- .1 shall only be used for the purposes permitted in the **R1MR1A(2) Zone**.

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

- .1 Minimum Lot Area: 690.0 square metres.
- .2 Minimum Lot Width: 23.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.

## 12.328 Exception 328

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

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

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

- .1 Minimum Lot Area:
  - .i for an Interior Lot: 465.0 square metres
  - .ii for a Corner Lot: 558.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 15.0 metres.
  - .b for a Corner Lot: 18.0 metres.
- .3 Minimum Lot Depth: 31.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to main wall of building: 4.5 metres.
  - .b to front of garage or carport: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a provincial highway, or a 0.3 metre reserve abutting a provincial highway, in which case the minimum requirement is 20.0 metres.
- .8 Maximum Building Height: 7.6 metres.
- .9 Minimum Landscaped Open Space: 50 percent of the front yard area.
- .10 garages and carports shall only be permitted if attached to and forming part of the main building, and shall not be considered accessory buildings.

## 12.329 Exception 329

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

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

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

- .1 Maximum Building Height:
  - .a for the rear 6.0 metres of the building, measured from the rear wall towards the front of the building; 7.6 metres, measured from finished grade at the rear wall to the highest point of the building within that rear 6.0 metres.
  - .b for the remainder of the building 7.6 metres measured from the established grade at the curb to the highest point of the roof of the building.
- .2 Permitted Yard Encroachments:
  - .a every part of any required yard shall be open and unobstructed from the ground to the sky by any structure, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of the width of any required yard; and,
  - .b chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of the width of any required yard.

## 12.330 Exception 330

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 279.0 square metres.
  - .b for a Corner Lot: 372.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres.
  - .b for a Corner Lot: 12.0 metres.
- .3 Minimum Lot Depth: 31.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to main wall of building: 4.5 metres.
  - .b to front of garage or carport: 6.0 metres.
- .5 Minimum Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a provincial highway or a 0.3 metre reserve abutting a provincial highway, in which case the minimum requirement is 20.0 metres.
- .8 Maximum Building Height: 7.6 metres.
- .9 Minimum Landscaped Open Space: 50 percent of the front yard area

### 12.331 Exception 331

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

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

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

- .1 Maximum Building Height:
  - .a for the rear 6.0 metres of the building, measured from the rear wall towards the front of the building, 7.6 metres, measured from finished grade at the rear wall to the highest point of the building within that rear 6.0 metres; and,
  - .b for the remainder of the building, 7.6 metres, measured from the established grade at the curb to the highest point of the roof of the building.
- .2 Permitted Yard Encroachments:
  - .a every part of any required yard shall be open and unobstructed from the ground to the sky by any structure except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of the width of any required yard; and,
  - .b chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of the width of any required yard.

## 12.332 Exception 332

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

- .1 Commercial:
  - .a a retail establishment having no outside storage;
  - .b a supermarket;
  - .c a service shop;
  - .d a personal service shop;
  - .e a bank, trust company or financial institution;
  - .f an office;
  - .g a dry cleaning and laundry distribution station;
  - .h a laundromat;
  - .i a dining room restaurant;
  - .j a take-out restaurant;
  - .k a community club;
  - .l a recreational health centre;
  - .m purposes accessory to the other permitted purposes.

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

- .1 Minimum Front Yard Depth: 30.0 metres.
- .2 Minimum Interior Side Yard Width: 30.0 metres.
- .3 Minimum Exterior Side Yard Width: 30.0 metres.
- .4 Minimum Rear Yard Depth: 30.0 metres, except that where the rear yard abuts a provincial highway or a 0.3 metre reserve abutting a provincial highway, the minimum rear yard depth shall be 14.0 metres
- .5 Minimum Lot Area: 1.75 hectares.
- .6 Minimum Landscaped Open Space: 10 percent of the lot area.
- .7 Landscaped Buffer Area: a landscaped buffer area not less than 9.0 metres in width shall be provided and maintained abutting Vodden Street and Lakeridge Drive.
- .8 Outside Storage: no outside storage or display of goods shall be permitted.

- .9 Garbage and Refuse:
  - .a garbage and refuse containers for a dining room restaurant or a take-out restaurant shall be located within a climate controlled area within the building; and,
  - .b garbage and refuse containers for all other uses shall be located in a totally enclosed area or structure.
- .10 an adult entertainment parlour shall not be permitted.
- .11 amusement device shall not be permitted.



## 12.334 Exception 334

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 360.0 square metres.
  - .b for a Corner Lot: 450.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 12.0 metres.
  - .b for a Corner Lot: 15.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance: 3.0 metres.
  - .b for a side yard flanking a public walkway or lands designated Open Space (OS): 1.2 metres.
  - .c for all other side yards:
    - .i of an interior lot with a lot width of 15.0 metres or greater: 3.0 metres.
    - .ii of an interior lot with a lot width of less than 15.0 metres, and a corner lot not flanked by a road allowance, a public walkway or land designated Open Space (OS): 1.2 metres on one side, and 0.9 metres on the other side, with the distance between the walls of the two dwellings not to be less than 2.1 metres, provided that where the distance between the walls is less than 2.4 metres, no door or window below grade shall be permitted in any such wall.
- .6 Minimum Rear Yard Depth: 7.6 metres.
- .7 Maximum Building Height: 7.6 metres.
- .8 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard area of an interior lot;
  - .b 60 percent of the front yard area of a corner lot; and,
  - .c 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

### 12.335 Exception 335

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

- .1 shall only be used for the purposes permitted in the **GEM3A Zone**;

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

- .1 Minimum Outside Storage: no outside storage shall be permitted outside a building in an area located closer than 25.0 metres to the east limit of Torbram Road.

## 12.336 Exception 336

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

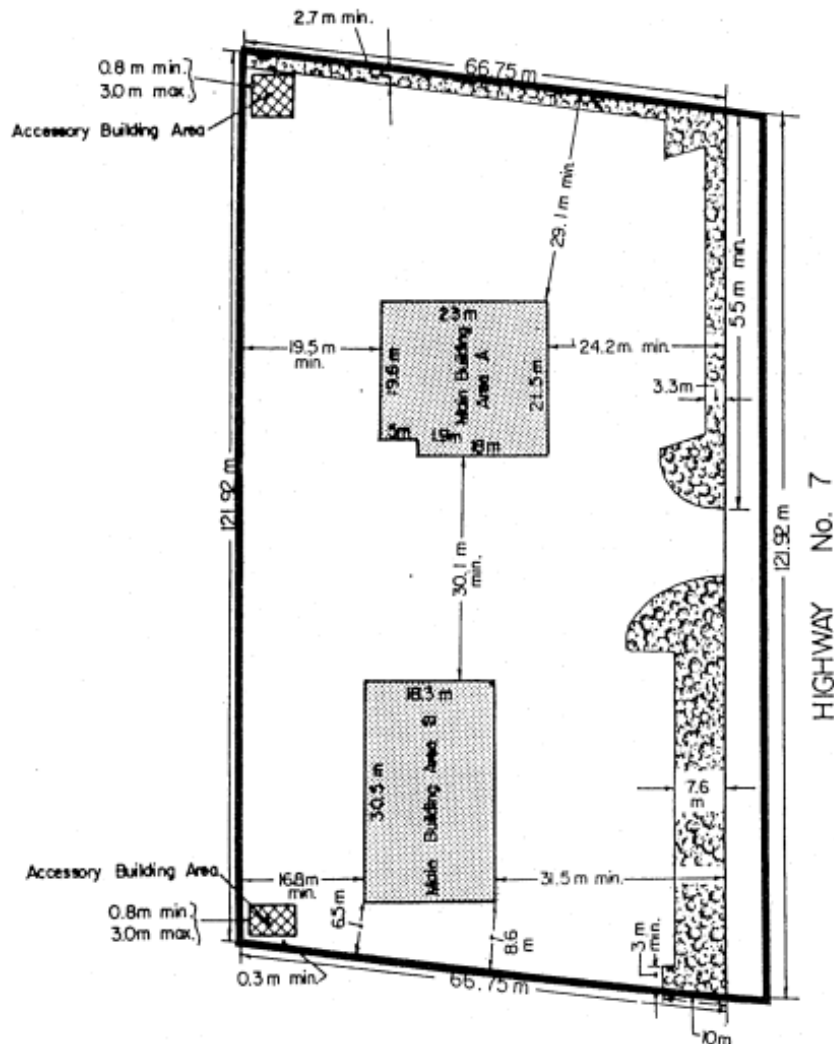
- .1 Commercial:
  - .a tool and equipment rental establishment;
  - .b motor vehicle parts retail outlet;
  - .c automobile service and sales establishment; and,
  - .d convenience restaurant with drive-through facility.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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




- .1 all main buildings shall be located within the areas identified as MAIN BUILDING AREAS on ~~SCHEDULE C – SECTION 336~~ **Figure 1**;
- .2 all accessory buildings shall be located within the areas identified as ACCESSORY BUILDING AREAS on ~~Figure 1~~ **SCCHEDULE C – SECTION 336**;
- .3 the minimum front yard depth; side yard width and rear yard depth for each main building and for each accessory building shall be as shown on ~~Figure 1~~ **SCCHEDULE C – SECTION 336**;
- .4 the Minimum Distance between main buildings shall be as shown on ~~Figure 1~~ **SCCHEDULE C – SECTION 336**;
- .5 only the area identified as MAIN BUILDING AREA B on ~~Figure 1~~ **SCCHEDULE C – SECTION 336** shall be used for the purposes permitted by ~~Exceptionsection~~ **12.336.1(1)(a) to 12.336.1(1)(c)**, and only the area identified as MAIN BUILDING AREA A on ~~Figure 1~~ **SCCHEDULE C – SECTION 336**, shall be used for the purposes permitted by ~~Exceptionsection~~ **12.336.1(2)(d)**;
- .6 outdoor refuse storage facilities shall be completely enclosed and located within an accessory building;
- .7 the Gross Commercial Floor Area of all buildings within the area identified as MAIN BUILDING AREA A on ~~Figure 1~~ **SCCHEDULE C – SECTION 336** shall not exceed 450.0 square metres;
- .8 the Gross Commercial Floor Area of all buildings within the area identified as MAIN BUILDING AREA B on ~~Figure 1~~ **SCCHEDULE C – SECTION 336** shall not exceed 557.5 square metres;
- .9 the Gross Floor Area of any one accessory building shall not exceed 36.0 square metres;
- .10 the Building Height of a main building shall not exceed 1 storey; and,

- ~~.11~~ Landscaped Open Space of at least 17 percent of the lot area shall be provided and maintained within the area identified as LANDSCAPED OPEN SPACE on Figure 1 ~~SCHEDULE C – SECTION 336~~.

Figure 1



## LEGEND

-  Main Building Area
-  Accessory Building Area
-  Landscaped Open Space
- Min. - Minimum
- Max. - Maximum

 ZONE BOUNDARY

### 12.337 Exception 337

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

- .1 Commercial:
  - .a a dining room restaurant;
  - .b a convenience restaurant;
  - .c a take-out restaurant;
  - .d a fruit and vegetable store;
  - .e a motor vehicle parts and accessory store;
  - .f a tool and equipment rental store;
  - .g a bank, trust company, finance company;
  - .h offices, excluding offices for health care practitioners;
  - .i a personal service shop;
  - .j dry cleaning and laundry distribution station; and,
  - .k retail stores.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Maximum Gross Leasable Floor Area: 650.0 square metres.
- .2 Minimum Front Yard Depth: 15.0 metres.
- .3 Minimum Interior Side Yard Width: 6.0 metres.
- .4 Minimum Rear Yard Depth: 10.0 metres.
- .5 Maximum Building Height : 1 storey.
- .6 Minimum Landscaped Open Space:
  - .a abutting a road allowance: 3.0 metres.
  - .b abutting a residential zone: 1.0 metres.
- .7 a masonry wall, 1.8 metres in height shall be erected along the lot lines which abut a Residential or Open Space Zone;

- .8 garbage and refuse containers shall be totally enclosed within a climate controlled room and shall not be located closer than 9.0 metres to any residential zone;
- .9 no outside storage or display of goods shall be permitted;
- .10 no amusement devices shall be permitted;
- .11 a dining room restaurant, a take-out restaurant, and a convenience restaurant shall not exceed the following gross leasable commercial floor areas:

<b>Restaurant Type</b>	<b>Gross Leasable Commercial Floor Area</b>
Dining Room	360.0 square metres
Take-Out	100.0 square metres
Convenience	175.0 square metres

## 12. 339 Exception 339

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 300.0 square metres.
  - .b for a Corner Lot: 390.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 10.0 metres.
  - .b for a Corner Lot: 13.0 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres on open side, and 0.9 metres on the other side, provided that the minimum distance between detached dwelling shall not be less than 2.1 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.6 metres.
- .9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
- .10 Minimum Landscaped Open Space: 50 percent of the front yard area.



## 12.340 Exception 340

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 270.0 square metres.
  - .b for a Corner Lot: 360.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres.
  - .b for a Corner Lot: 11.1 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that the minimum distance between detached dwellings shall not be less than 2.1 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 7.6 metres.
- .8 Maximum Building Height: 10.6 metres.
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12. 341 Exception 341

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

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

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

- .1 Minimum Lot Area: 280.0 square metres.
- .2 Minimum Lot Width: 9.0 metres.
- .3 Minimum Lot Depth: 24.0 metres.
- .4 Minimum Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side provided that the minimum distance between detached dwellings shall not be less than 2.1 metres.
- .5 Minimum Rear Yard Depth: 7.6 metres. (f) Maximum Building Height: 10.6 metres.
- .6 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12. 342 Exception 342

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 700.0 square metres.
  - .b for a Corner Lot: 800.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 20.0 metres.
  - .b for a Corner Lot: 23.0 metres.
- .3 Minimum Lot Depth: 35.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.

### 12.343 Exception 343

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 630.0 square metres.
  - .b for a Corner Lot: 730.0 square metres.
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 18.0 metres.
  - .b for a Corner Lot: 21.0 metres.
- .3 Minimum Lot Depth: 35.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres.
- .5 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 10.0 metres.
- .8 Maximum Building Height: 10.5 metres.
- .9 Driveway Location: no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
- .10 Minimum Landscaped Open Space: 50 percent of the front yard

## 12. 344 Exception 344

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

- .1 single detached dwellings; and,
- .2 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 0.13 hectares
- .2 Minimum Lot Width: 30.0 metres
- .3 Minimum Lot Depth: 35.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metre for each additional storey or part thereof.
- .6 Minimum Rear Yard Depth: 10.0 metres;
- .7 Maximum Building Height: 10.5 meters
- .8 Maximum Lot Coverage by main building: None;
- .9 Minimum Landscape Open Space: 50 percent of the front yard

## 12. 345 Exception 345

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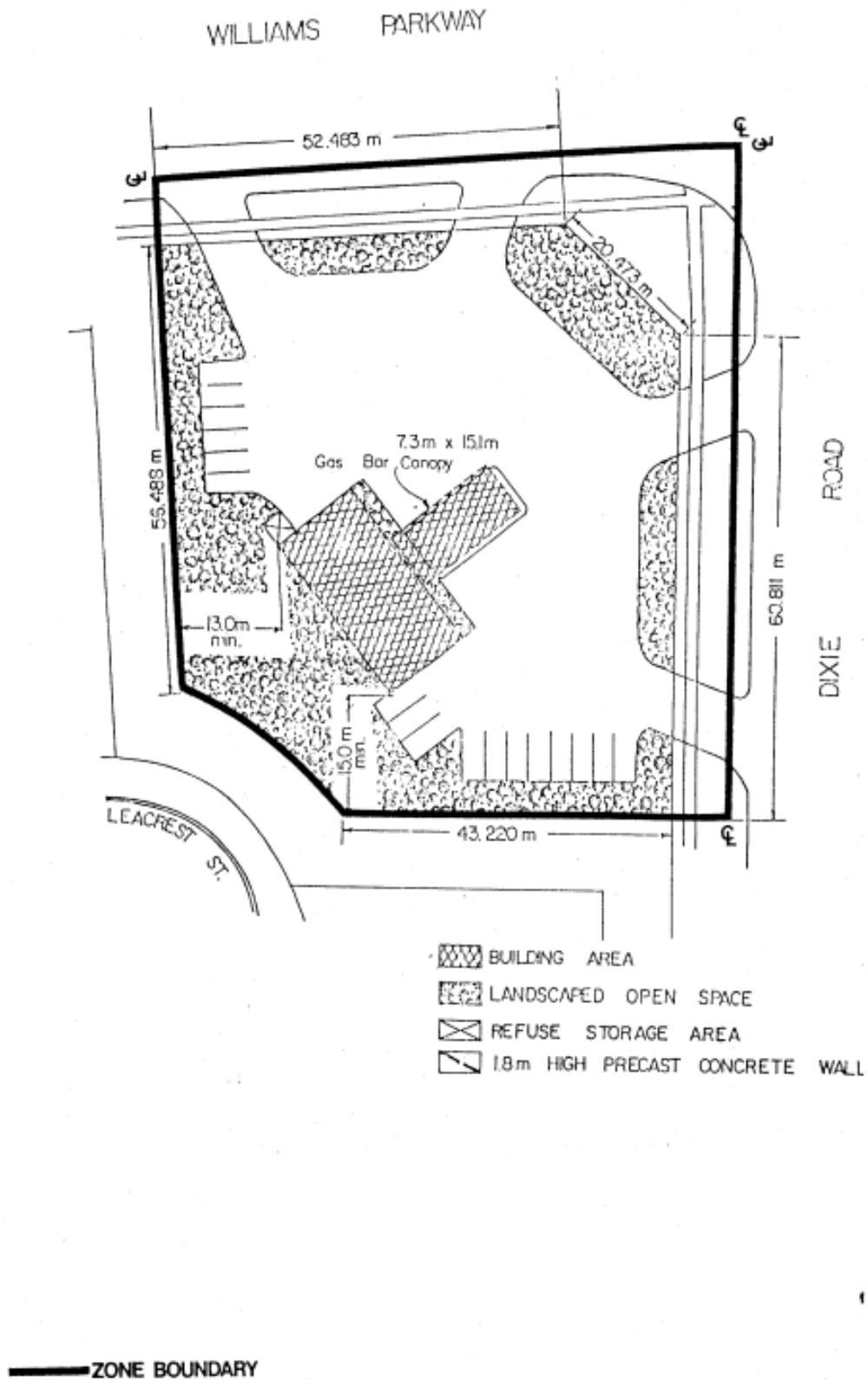
### 12.345.1 The lands shall only be used for the following purposes:

- .1 a gas bar; and,
- .2 only in conjunction with a gas bar, a convenience store.

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

- .1 all buildings shall be located within the areas shown as BUILDING AREAS on **Figure 1** ~~SCCHEDULE C—SECTION 345~~;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on **Figure 1** ~~SCCHEDULE C—SECTION 345~~;
- .3 the Gross Commercial Floor Area of a convenience store, not including the area used for garbage and refuse storage containers, shall not exceed 280.0 square metres;
- .4 the Maximum Height of a convenience store shall not exceed 5.0 metres;
- .5 the Maximum Height of a gas bar canopy shall not exceed 6.0 metres;
- .6 no amusement devices shall be permitted;
- .7 garbage and refuse storage containers shall be located within a totally enclosed area and kept in the location shown as **Figure 1** ~~SCCHEDULE C—SECTION 345~~;
- .8 a solid pre-cast concrete wall, 1.8 metres in height, shall be erected and maintained in the location shown on **Figure 1** ~~SCCHEDULE C—SECTION 345~~;
- .9 no outside storage or display of goods shall be permitted;
- .10 a minimum of 17 parking spaces shall be provided;
- .11 any free-standing sign shall not exceed 5.5 metres in height.

Figure 1



## 12.348 Exception 348

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

- .1 a gas bar;
- .2 a convenience restaurant; and,
- .3 purposes accessory to the other permitted purposes.

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

- .4 the purposes permitted by **Exception Section 12 348.1(2)** shall be permitted only after the channelization of the part of Mimico Creek located on the site is completed and municipal water and sewage services are available to the site.
- 1.5** Maximum Gross Commercial Floor Area:
  - .a for a gas bar kiosk: 32.5 square metres
  - .b for a convenience restaurant: 170.0 square metres
- 2.6** Maximum Building Height: 1 storey
- 3.7** Minimum Number of Parking Spaces: 30
- 4.8** No outside storage or display of goods or material shall be permitted;
- 5.9** No amusement devices shall be permitted;
- 6.10** No buildings or structures may be placed or erected within the area shown as BELOW TOP OF BANK AREA on **Figure 1 SCHEDULE C – SECTION 348**;
- 7.11** No parking area for vehicles may be located within the area shown as BELOW TOP OF THE BANK AREA on **Figure 1 SCHEDULE C – SECTION 348**, until the channelization of the part of the Mimico Creek located on the site is completed.

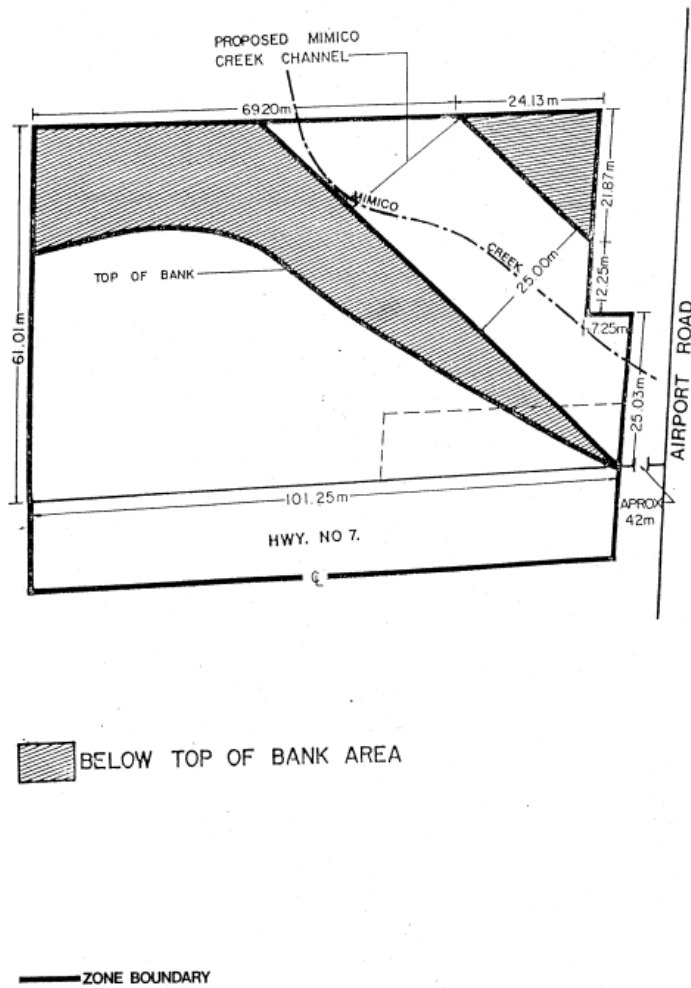
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Figure 1



## 12.349 Exception 349

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

- .1 a dining room restaurant;
- .2 a community club;
- .3 a community centre;
- .4 a banquet hall including a catering operation; and,
- .5 purposes accessory to the other permitted purposes.

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

- .1 Minimum Front Yard Depth: 5.0 metres
- .2 Minimum Interior Side Yard Width: 5.0 metres
- .3 Minimum Rear Yard Depth: 10.0 metres
- .4 Maximum Building Height: 2 storeys
- .5 Minimum Landscaped Open Space:
  - .a abutting a road allowance (except for driveways): 5.0 metres
  - .b abutting an interior lot line: 1.0 metres
- .6 garbage and refuse containers shall be totally enclosed within a climate controlled room within the main building;
- .7 no outside storage or display of goods shall be permitted; and,
- .8 no amusement devices shall be permitted.

## 12.350 Exception 350

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 375.0 square metres
  - .b for a Corner Lot: 465.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 12.5 metres
  - .b for a Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall, and that the minimum distance between detached dwellings is not less than 2.1 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres from the rear lot line, and 10.0 metres from the Trans Canada pipeline easement.
- .8 Maximum Building Height: 10.0 metres
- .9 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,

- .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12. 351 Exception 351

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

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

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

- .1 Minimum Lot Area:
  - .a for Lot 32 as shown on **SCHEDULE H - SECTION 351** to this by-law: 627.0 square metres
  - .b for all other lots:
    - .i for an Interior Lot: 12.5 metres
    - .ii for a Corner Lot: 15.5 metres
- .2 Minimum Lot Width:
  - .a for Lot 32 as shown on **SCHEDULE A - SECTION 351** to this by-law: 19.0 metres
  - .b for all other lots:
    - .i Interior Lots: 11.6 metres
    - .ii Corner Lots: 14.0 metres
- .3 Minimum Lot Depth: 32.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Side Yard Width:
  - .a for the side yards of lots 1 and 31 as shown on **SCHEDULE A - SECTION 351** to this by-law: 3.0 metres
  - .b for the side yards of lots 14 and 15 as shown on **SCHEDULE A - SECTION 351** to this by-law: 1.8 metres
  - .c for all other side yards: zero metres provided that:
    - .i the lot has a 1 storey dwelling on it, the abutting lot has a 1 storey dwelling on it, and there is at least 1.2 metres between the dwelling; or,
    - .ii either or both of the lot(s) and the abutting lot(s) has a dwelling on it greater than 1 storey in height, and there is at least 1.8 metres between the dwellings.
  - .d for the side yard of lot 28 as shown on **SCHEDULE A - SECTION 351** to this by-law, which flanks a public highway: 2.4 metres
- .6 Minimum Rear Yard Depth: 7.6 metres

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

## 12. 352 Exception 352

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### 12. 352.1 The lands shall only be used for the following purposes:

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

### 12. 352.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area:
  - .a for an Interior Lot: 416.0 square metres
  - .b for a Corner Lot: 512.0 square metres
- .3 Minimum Lot Width: for an Interior Lot: 13.0 metres
  - .a for a Corner Lot: 16.0 metres
- .4 Minimum Lot Depth: 32.0 metres
- .5 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .6 Minimum Side Yard Width:
  - .a for a side yard flanking a road allowance:
    - 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres, plus a 0.6 metres for each additional storey above the first. for a side yard flanking lands designated **R3MR4A - ExceptionSECTION 190**: 3.0 metres
- .7 for all other side yards: zero metres, provided that:
  - .a the distance between the walls of two dwellings is not less than 1.8 metres;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .c the total width of side yards on any lot is not less than 1.8 metres.
- .8 Minimum Rear Yard Depth: 7.6 metres Maximum Building Height: 2 storeys
- .9 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard area of an interior lot;

- .b 60 percent of the front yard of a corner lot; and,
- .c 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.



## 12. 353 Exception 353

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### 12. 353.1 The lands shall only be used for the following purposes:

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

### 12. 353.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area:
  - .a for an Interior Lot: 270.0 square metres
  - .b for a Corner Lot: 360.0 square metres
- .3 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres
  - .b for a Corner Lot: 12.0 metres
- .4 Minimum Lot Depth: 32.0 metres
- .5 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .6 Minimum Side Yard Width:
  - .a for an exterior side yard:
    - 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres, plus a 0.6 metres for each additional storey above the first. for a side yard flanking lands designated **R3MR4A - Exception SECTION 190**: 3.0 metres
- .7 for all other side yards: zero metres, provided that:
  - .a the distance between the walls of two dwellings is not less than 1.8 metres;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .c the total width of side yards on any lot is not less than 1.8 metres.
- .8 Minimum Rear Yard Depth: 7.6 metres Maximum Building Height: 2 storeys
- .9 Minimum Rear Yard Depth: 7.6 metres

.10 Maximum Building Height: 2 storeys

## 12. 354 Exception 354

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### 12. 354.1 The lands shall only be used for the following purposes:

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

### 12. 354.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area:
  - .a for an Interior Lot: 464.0 square metres
  - .b for a Corner Lot: 560.0 square metres
- .3 Minimum Lot Width:
  - .a for an Interior Lot: 14.5 metres
  - .b for a Corner Lot: 17.5 metres
- .4 Minimum Lot Depth: 32.0 metres
- .5 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .6 Minimum Side Yard Width:
  - .a for an exterior side yard:
    - 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres, plus a 0.6 metres for each additional storey above the first. for a side yard flanking lands designated **R3MR4A - Exception SECTION 190**: 3.0 metres
- .7 for all other side yards: zero metres, provided that:
  - .a the distance between the walls of two dwellings is not less than 1.8 metres;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .c the total width of side yards on any lot is not less than 1.8 metres.
- .8 Minimum Rear Yard Depth: 7.6 metres
- .9 Maximum Building Height: 2 storeys

- .10 Minimum Landscaped Open Space:
- .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12. 355 Exception 355

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### 12. 355.1 The lands shall only be used for the following purposes:

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

### 12. 355.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area:
  - .a for an Interior Lot: 390.4 square metres
  - .b for a Corner Lot: 486.4 square metres
- .3 Minimum Lot Depth: 32.0 metres
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 Minimum Lot Width:
  - .a for an Interior Lot: 12.2 metres
  - .b for a Corner Lot: 15.2 metres
- .6 Minimum Side Yard Width:
  - .a for an exterior side yard:
    - 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - .b for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres, plus a 0.6 metres for each additional storey above the first. for a side yard flanking lands designated **R3MR4A – Exception SECTION 190**: 3.0 metres
- .7 for all other side yards: zero metres, provided that:
  - .a the distance between the walls of two dwellings is not less than 1.8 metres;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  - .c the total width of side yards on any lot is not less than 1.8 metres.
- .8 Minimum Rear Yard Depth: 7.6 metres
- .9 Maximum Building Height: 2 storeys

- .10 Minimum Landscaped Open Space:
- .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12.356 Exception 356

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

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

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 540.0 square metres
  - .b for an Exterior Lot: 630.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 18.0 metres
  - .b for a Corner Lot: 21.0 metres
- .3 Minimum Lot Depth: 30.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Width: 1.5 metres for a 2 storey dwelling and 1.2 metres for a 1 storey dwelling
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.6 metres
- .8 Maximum Building Height: 10.0 metres
- .9 Minimum Landscaped Open Space:
  - .a 50 percent of the front yard of an interior lot;
  - .b 60 percent of the front yard of a corner lot; and,
  - .c 40 percent of the front yard where the side lot lines converge towards the front lot lines.

## 12. 357 Exception 357

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### 12. 357.1 The lands shall only be used for the following purposes:

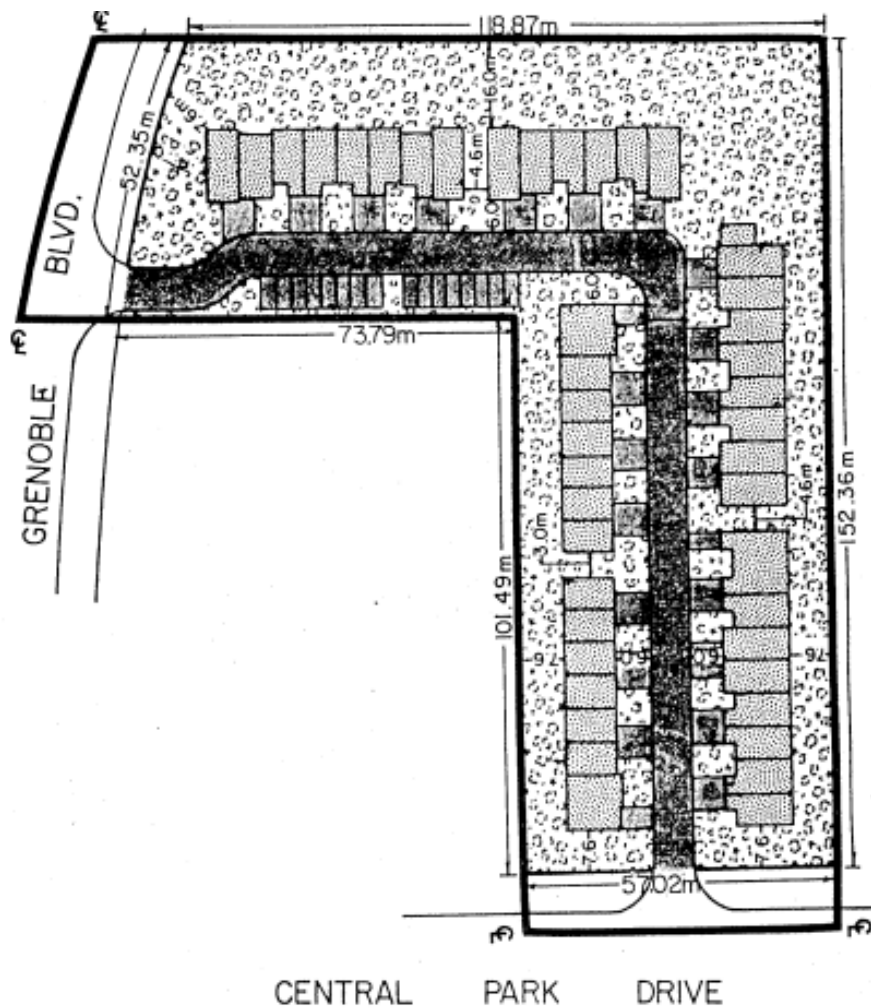
- .1 shall only be used for the purposes permitted in the **R2R3A(4) Zone**.

### 12. 357.2 The lands shall be subject to the following requirements and restrictions:




- .1 all buildings shall be located within the areas identified as BUILDING AREA on **SCHEDULE C – SECTION 357 Figure 1**;
- .2 Landscaped Open Space shall be provided and maintained within the areas identified as LANDSCAPED OPEN SPACE on **Figure 1 SCHEDULE C – SECTION 357**;
- .3 all parking areas and driveways shall be located within the areas identified as PARKING AND DRIVEWAY AREA on **Figure 1 SCHEDULE C – SECTION 357**;
- .4 Maximum Number of Dwelling Units: 45 units
- .5 Minimum Number of Visitor Parking Spaces: 14
- .6 Minimum Number of recreational vehicle parking spaces: 2
- .7 Minimum Lot Area: 12,190 square metres
- .8 Maximum Lot Coverage: 25.5 percent



Figure 1



## LEGEND

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

 ZONE BOUNDARY

## 12.358 Exception 358

---

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

- .1 shall only be used for the purposes permitted by the **R1A, R1R1D Zone.**

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 270.0 square metres
  - .b for a Corner Lot: 360.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 9.0 metres
  - .b for a Corner Lot: 12.0 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any side wall; and,
  - .b the minimum distance between detached dwellings shall not be less than 2.1 metres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.6 metres
- .8 Maximum Building Height: 10.0 metres

## 12.360 Exception 360

---

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

#### .1 Commercial:

- .a a hotel or motel;
- .b a motor vehicle sales, rental or leasing establishment;
- .c only one freestanding building for the purposes of motor vehicle repair not in conjunction with a motor vehicle sales, rental, or leasing establishment;
- .d a dining room restaurant;
- .e banquet facilities;
- .f an office, but not including the office of a health care practitioner;
- .g a retail establishment having no outside storage but not including a garden centre sales establishment, a supermarket, and a department store;
- .h a personal service shop;
- .i a dry cleaning and laundry distribution station;
- .j a bank, trust company, or finance company;
- .k a custom workshop;
- .l a radio or television broadcasting and transmission establishment;
- .m a furniture and appliance store;
- .n a recreational facility or structure;
- .o a community club;
- .p a retail warehouse establishment having no outside storage;
- .q a convenience store; and,
- .r purposes accessory to the permitted purposes.

#### .2 Industrial:

- .a the warehousing and storage of goods and products within an enclosed building;
- .b a printing establishment;
- .c -light manufacturing activities including the manufacturing and assembly of tubing, pipes, tools, instruments, electrical and electronic components, building hardware, telephone, television and radio components, drugs and pharmaceutical products, cosmetics and associated products; and,

.d -shops for the repair and manufacturing of small goods and wares.

.3 Accessory:

.a -an associated office;

.b -a retail outlet operated in connection with a particular purpose permitted by [Section 360.1](#)

.c , provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,

.d -purposes accessory to the other permitted purposes.

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

.1 Minimum Front Yard Depth: 15.0 metres

.2 Minimum Interior Side Yard Width: 8.0 metres, except where the exterior side yard abuts a 0.3 metre reserve, the minimum exterior side yard width shall be 15.0 metres;

.3 Minimum Rear Yard Depth: 15.0 metres

.4 Minimum Lot Width: 45.0 metres Page 2 of 3

.5 Minimum Lot Area: 4,000 square metres

.6 Maximum Lot Coverage: 50 percent

.7 Maximum Building Height: 8.6 metres

.8 Minimum Landscaped Open Space: 50 percent of required front, exterior side, interior side and rear yards.

.9 Landscaped Buffer Area: a landscaped buffer area of a minimum width of 15.0 metres abutting Highway Number 10 shall be provided and maintained in the location shown on [Figure 1](#) ~~SCHEDULE C – SECTION 360.~~

.10 Outdoor Storage: no storage shall be permitted outside a building.

.11 a minimum of 650 square metres of office space shall be provided and maintained within the existing building;

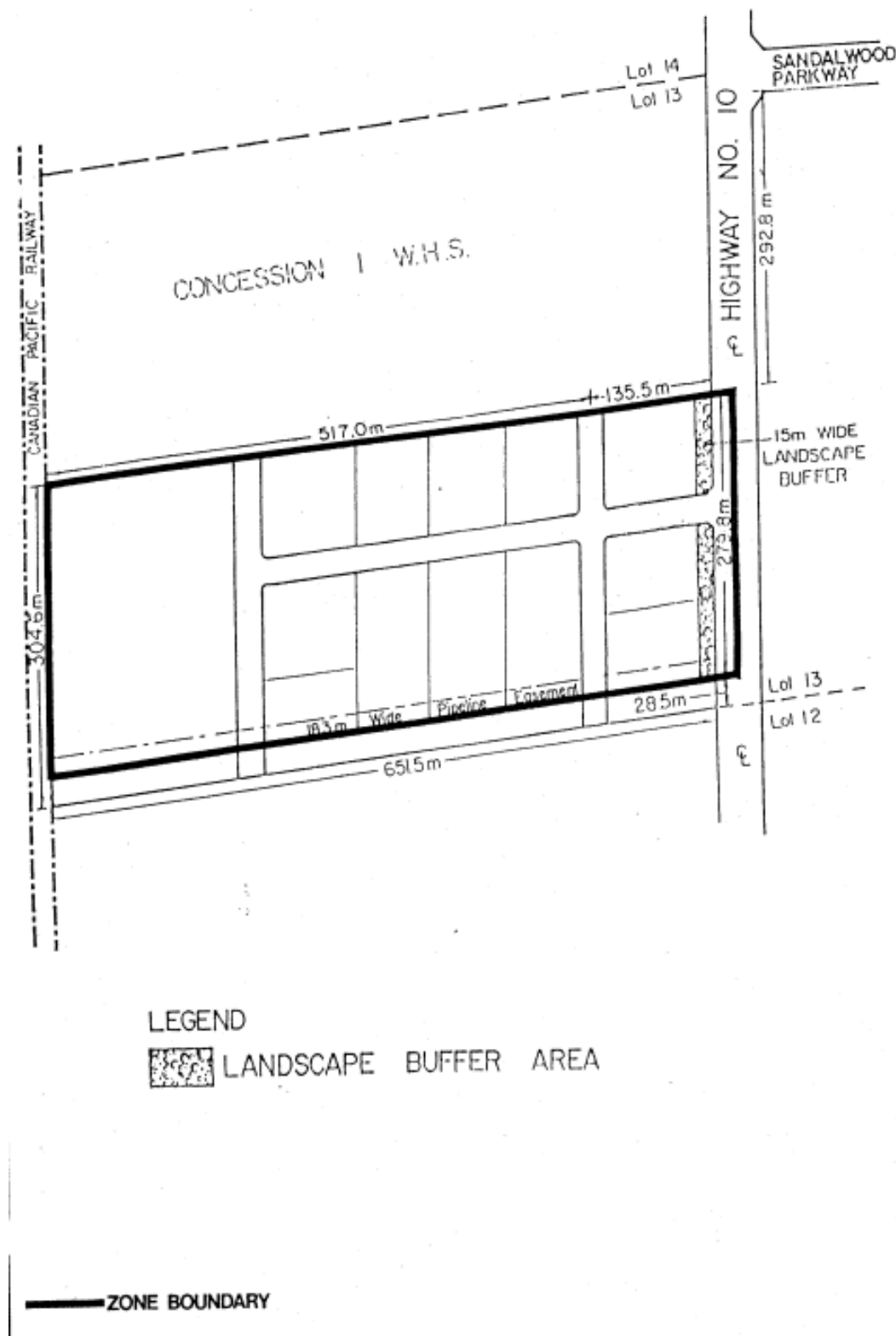
.12 a minimum of 171 parking spaces shall be provided on the site;

.13 the freestanding building for motor vehicle repair purposes shall not exceed 440 square metres in gross floor area;

**12.360.3 for the purposes of [Exceptionsection 360](#):**

.1 for the purposes of this section a Retail Warehouse shall mean a building or structure, or a part of a building or structure, where the building or structure is occupied by a single user, and where the principal use is warehousing and selling of goods and materials to the general public.

**Figure 1**



### 12.361 Exception 361

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

- .1 a retirement home;
- .2 a nursing home; and,
- .3 purposes accessory to the other permitted purposes

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

- .1 Minimum Front Yard Depth: 20.0 metres
- .2 a maximum of 2 main buildings shall be permitted on the property;
- .3 one main building shall not exceed a maximum gross floor area of 3900 square metres and the building height shall be a maximum of 2 storeys;
- .4 a second main building shall not exceed a maximum gross floor area of 8600 square metres and the building height shall be a maximum of 3 storeys;
- .5 all garbage and refuse storage containers shall be located within a building;
- .6 Parking for all buildings shall be provided in accordance with the following requirements:
  - .a Bed
    - .i Resident Spaces: 0.2
    - .ii Visitor Spaces: 0.25
    - .iii Total Spaces: 0.45
- .7 a continuous 3.0 metre wide landscaped open space strip shall be provided abutting Kennedy Road North, except at one access driveway having a width not exceeding 7.6 metres; and,
- .8 the Minimum Separation Distance between main buildings shall be 46.0 metres.

## 12.362 Exception 362

---

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

- .1 a retail establishment having no outside storage;
- .2 a service shop;
- .3 a personal service shop;
- .4 a bank, trust, or finance company;
- .5 an office;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a parking lot;
- .9 a dining room restaurant, a take-out restaurant;
- .10 a printing or copying establishment;
- .11 a community club;
- .12 a health or fitness centre;
- .13 a custom workshop;
- .14 an animal hospital Other
- .15 a religious institution, including an associated place of public assembly;
- .16 a day nursery;
- .17 a lodging house;
- .18 purposes accessory to the other permitted purposes;

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

- .1 the Maximum Ground Floor Area of all buildings and structures shall not exceed 1370 square metres;
- .2 the Maximum Building Height shall not exceed one storey;
- .3 all garbage and refuse containers shall be located within the building;
- .4 no outside storage of goods or materials shall be permitted;
- .5 no drive-through facilities shall be permitted;

- .6 parking shall be provided at the rate of one (1) parking space per nineteen (19) square metres of gross floor area;
- .7 the total area of all restaurant uses and offices of doctors, dentists, and drugless practitioners combined shall not exceed 685 square metres; and,
- .8 Minimum Landscaped Open Space:
- .9 a 3.0 metre wide landscaped open space strip shall be provided along the south property boundary except at an approved access location; and (ii) a 4.5 metre wide landscaped open space strip shall be provided along the east property boundary.

**12.362.3 for the purposes of Exception 362**

- .1 shall also be subject to the requirements and restrictions relating to the ~~LC~~Service-Commercial (SC) zone and all the general provisions of this bylaw which are not in conflict with the ones set out in Section 12 362.2.



## 12.363 Exception 363

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

- .1 Non-obnoxious Industrial Uses:
  - .a warehousing and storage of goods and products and materials within enclosed structures;
  - .b the manufacture and assembly of products such as:
    - .i apparel and finished textile or fabric products;
    - .ii printing, bookbinding and lithographing;
    - .iii die castings involving the use of plastics and light metals including aluminium and zinc;
    - .iv light manufacturing activities such as tubing, pipes, tools and instruments electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
  - .c manufacturing, assembling, storage and distribution of semifinished and finished products;
  - .d shops for the repair or manufacturing of small goods and wares; and,
  - .e research and development facilities.
- .2 Non-Industrial Uses:
  - .a business offices; and,
  - .b radio and television broadcasting and transmission facilities.
- .3 Accessory Uses:
  - .a an associated education purpose;
  - .b an associated office;
  - .c one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
  - .d a retail outlet operated in conjunction with a particular use permitted by **Exceptionsection 363.1.1(a)** provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,
  - .e purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 2,000 square metres

- .2 Minimum Front Yard:
  - .a for a building not exceeding 8.0 metres in height: 15.0 metres
  - .b for a building not exceeding 9.1 metres in height: 18.0 metres
- .3 Minimum Exterior Side Yard Width: 12.0 metres
- .4 Minimum Interior Side Yard Width: 7.6 metres, except where:
  - .a the side lot line abuts the Torbram Road right-of-way, in which case 22.6 metres shall be required; and,
  - .b the side lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.
- .5 Minimum Rear Yard Depth: 7.6 metres, except where:
  - .a the rear lot line abuts the Torbram Road right-of-way, in which case 22.6 metres shall be required; and,
  - .b the rear lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.
- .6 Maximum Building Height: 9.1 metres
- .7 Maximum Lot Coverage: 50 percent of the lot area
- .8 Minimum Landscaped Open Space:
  - .a for a corner lot, 50 percent of the following:
    - .i required front yard area;
    - .ii required rear yard area; and,
    - .iii required exterior side yard area.
  - .b for an interior lot, 50 percent of the following:
    - .i required front yard area;
    - .ii required rear yard area; and,
    - .iii one required side yard, and none for the other side yard.
- .9 no outdoor truck loading facilities shall be permitted in any yard abutting Torbram Road;
- .10 a Landscaped Buffer Area with a minimum width of 15.0 metres shall be provided and maintained adjacent to Torbram Road;
- .11 a Landscaped Buffer Area with a minimum width of 12.0 metres shall be provided and maintained adjacent to Williams Parkway;
- .12 Outside Storage of goods and materials and equipment shall not be permitted;

#### Exception Zones

- .13 a 1.8 metre high chain link fence shall be provided and maintained where any lot line abuts a Natural System FLOODPLAIN (NSF) Zone; and,
- .14 where any portion of a lot is designated GEM3A - Exception SECTION 363 on Schedule A to this by-law, the entire lot shall be deemed to be designated zoned GEM3A - Exception Section 363.

## 12.366 Exception 366

---

### **12.-366.1 The lands shall only be used for the following purposes:**

- .1 Industrial Uses:
  - .a warehousing and storage of goods and products and materials within enclosed structures;
  - .b the manufacture and assembly of products such as:
    - .i apparel and finished textile or fabric products;
    - .ii printing, bookbinding and lithographing;
    - .iii die castings involving the use of plastics and light metals including aluminium and zinc;
    - .iv light manufacturing activities such as tubing, pipes, tools and instruments electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
  - .c manufacturing, assembling, storage and distribution of semifinished and finished products;
  - .d shops for the repair or manufacturing of small goods and wares;
  - .e research and development facilities; and,
  - .f a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yard.
- .2 Non-Industrial:
  - .a business offices;
  - .b radio and television broadcasting and transmission facilities;
  - .c dry cleaning and laundry distribution establishment;
  - .d a dairy;
  - .e a bakery;
  - .f a motor vehicle repair shop;
  - .g a motor vehicle body shop; and,
  - .h a radio or television broadcasting studio.
- .3 Accessory:
  - .a an associated education purpose;
  - .b an associated office;

- .c one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
- .d a retail outlet operated in conjunction with a particular use permitted by **Exceptionsection 366476.1.1.A** provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,
- .e purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 2,000 square metres
- .2 Minimum Front Yard:
  - .a for a building not exceeding 8.0 metres in height: 15.0 metres
  - .b for a building not exceeding 9.1 metres in height: 18.0 metres
  - .c for a building 12.0 metres or less in height, but greater than 10.0 metres in height: 18.0 metres
  - .d for a building 15.0 metres or less, but greater than 12.0 metres in height: 21.0 metres
- .3 Minimum Exterior Side Yard Width: 12.0 metres
- .4 Minimum Interior Side Yard Width: 7.6 metres, except where the side lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.
- .5 Minimum Rear Yard Depth: 7.6 metres, except where the rear lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.
- .6 Maximum Building Height: 15.0 metres
- .7 Minimum Landscaped Open Space:
  - .a for a corner lot:
    - .i 50 percent of the required front yard area;
    - .ii 50 percent of the required exterior side yard width; and,
    - .iii none required for an interior side yard.
  - .b for an interior lot:
    - .i 50 percent of the required front yard; and,
    - .ii 50 percent of one required side yard, and none for the other side yard.
- .8 truck loading facilities may be located in the side or rear yard, provided that the landscape requirements of section 366.2(g) are complied with;

- .9 Outside Storage of goods and materials and equipment is permitted subject to the following conditions:
- .a the storage area shall not be located in the front yard, or in any exterior side yard, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;
  - .b the storage area shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry which is effective in screening the storage area from the street; and,
  - .c in addition to the requirements of section 366.2(g), where the storage area abuts a street, landscaped open space, 3.0 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected lot lines.
- .10 a 1.8 metre high chain link fence shall be provided and maintained where any lot line abuts a FLOODPLAIN Natural System (NSF) Zone; and,
- .11 a Landscape Buffer Area, with a minimum width of 12.0 metres shall be provided and maintained adjacent to Williams Parkway.

## 12.368 Exception 368

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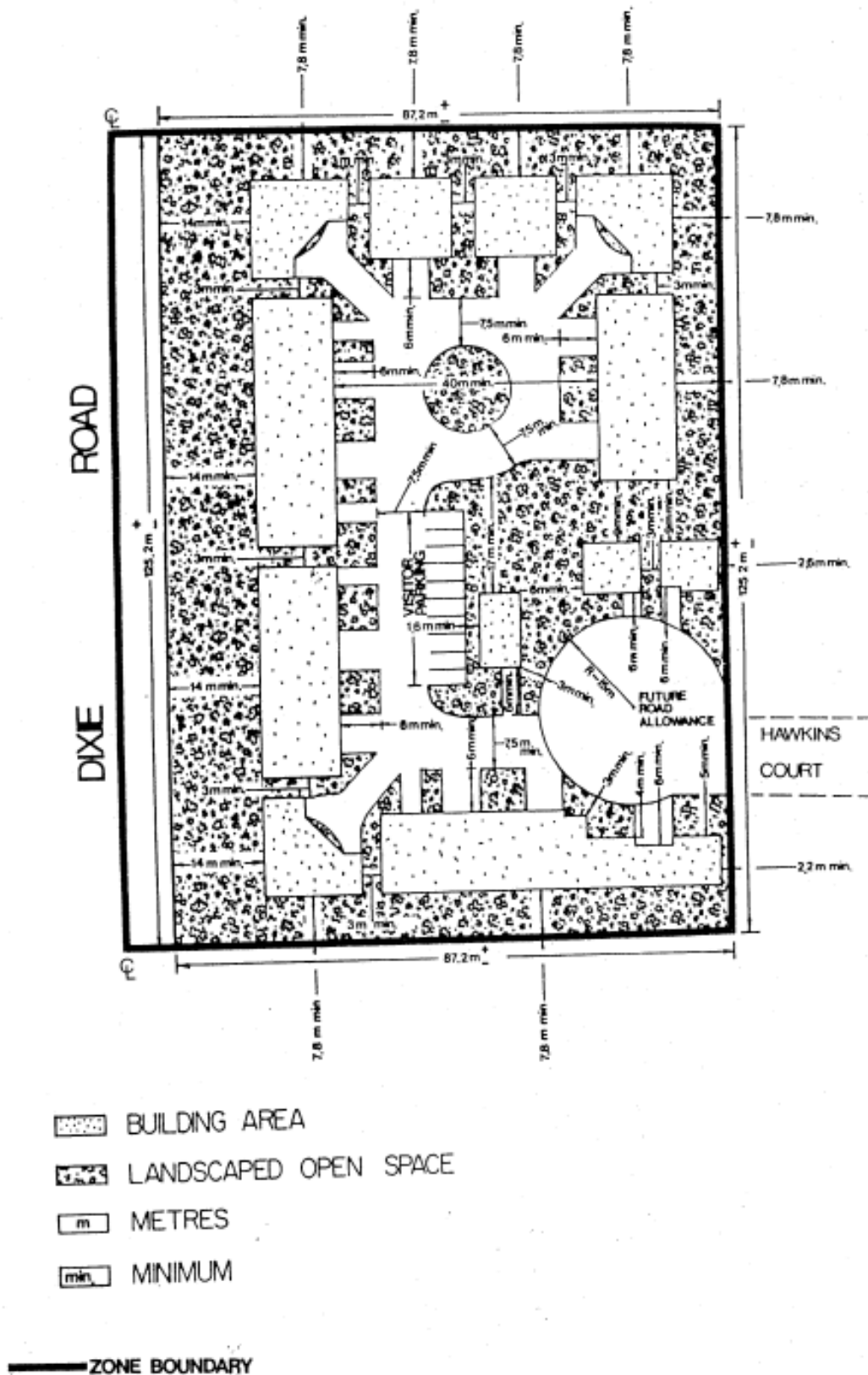
### 12.368.1 The lands shall only be used for the following purposes:

- .1 Residential:
  - .a single detached dwellings;
  - .b semi-detached dwellings; and,
  - .c townhouse dwellings.
- .2 Non-Residential:
  - .a purposes accessory to the other permitted purposes.

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

- .1 all buildings shall be located within the areas shown as BUILDING AREA on ~~SCHEDULE C-SECTION 368~~ **Figure 1**;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on **Figure 1** ~~SCHEDULE C-SECTION 368~~;
- .3 the Maximum Number of Dwelling Units shall be 35;
- .4 the Minimum Distance between any structure and the right-of-way of Dixie Road shall be 14.0 metres;
- .5 each dwelling unit shall have direct pedestrian access from the front of the unit to the back of the unit without having to pass through any habitable room;
- .6 the Maximum Height of any structure shall not exceed 8.0 metres;
- .7 the minimum width of a private driveway which serves as vehicular access to a private garage shall be 3.0 metres;
- ~~.8 a minimum of 10 visitor parking spaces shall be provided as shown as VISITOR PARKING on Figure 1 SCHEDULE C-SECTION 368;~~
- .8 each visitor parking space shall have unobstructed access to a driveway having a minimum width of 7.5 metres and leading to a street.

Figure 1





## 12.369 Exception 369

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

- .1 shall only be used for the purposes permitted in the **R1R1B Zone**;

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

- .1 Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- .2 Minimum Rear Yard Depth: 7.6 metres from the rear lot line and 10.0 metres from the TransCanada Pipeline easement.
- .3 Maximum Building Height: 10.0 metres

## 12.370 Exception 370

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

- .1 single detached dwellings;
- .2 a religious institution;
- .3 a dwelling unit on the same lot as a religious institution; and,
- .4 purposes accessory to the other permitted purposes.

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

- .1 shall be subject to the following requirements and restrictions with respect to purposes permitted by ~~Exceptionsection~~ 12.370.1.1 and 12.370.1.4.
  - .a Minimum Interior Side Yard Width:
    - .i 1.2 metres on one side and 0.9 metres on the other side provided that where the distance between the walls of two dwellings is not less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
    - .ii the minimum distance between detached dwellings shall not be less than 2.1 metres.
  - .b Minimum Side Yard Width abutting the TransCanada Pipeline easement: 10.0 metres
  - .c Minimum Rear Yard Depth: 7.6 metres from the rear lot line, and 10.0 metres from the TransCanada Pipeline easement.
  - .d Maximum Building Height: 10.0 metres

### 12.370.3 for the purposes of ~~Exceptionsection~~ 370:

- .1 shall also be subject to the requirements and restrictions relating to the ~~R1A, R11212~~ Zone, with respect to purposes permitted by ~~Exceptionsection~~ 12.370.1.2 and 12.370.1.3.

## 12.371 Exception 371

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

- .1 shall only be used for the purposes permitted in the **R1A, R1R1C Zone**.

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

- .1 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
  - .b the minimum distance between detached dwellings shall not be less than 2.1 metres.
- .2 Minimum Side Yard Width abutting the TransCanada Pipeline easement: 10.0 metres
- .3 Minimum Rear Yard Depth: 7.6 metres from the rear lot line, and 10.0 metres from the TransCanada Pipeline Easement.
- .4 Maximum Building Height: 10.0 metres

## 12.372 Exception 372

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

- .1 shall only be used for the purposes permitted in the **R1A, R1R2C Zone**.

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

- .1 Minimum Interior Side Yard Width: a side yard other than a side yard flanking a street may be reduced to zero metres provided that:
  - .a the minimum distance between detached dwellings shall not be less than 2.1 metres;
  - .b in no event shall the total width of both side yards on any lot be less than 2.1 metres; and,
  - .c where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any such wall.
- .2 Maximum Building Height: 10.0 metres
- .3 Minimum Landscaped Open Space:
  - .a 40 percent of the front yard of an interior lot;
  - .b 50 percent of the front yard of a corner lot; and,
  - .c 30 percent of the front yard where the side lot lines converge towards the front lot lines.

### 12.373 Exception 373

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

- .1 shall only be used for the purposes permitted in the **R2R3B Zone**.

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

- .1 Maximum Building Height: 10.0 metres

## 12.374 Exception 374

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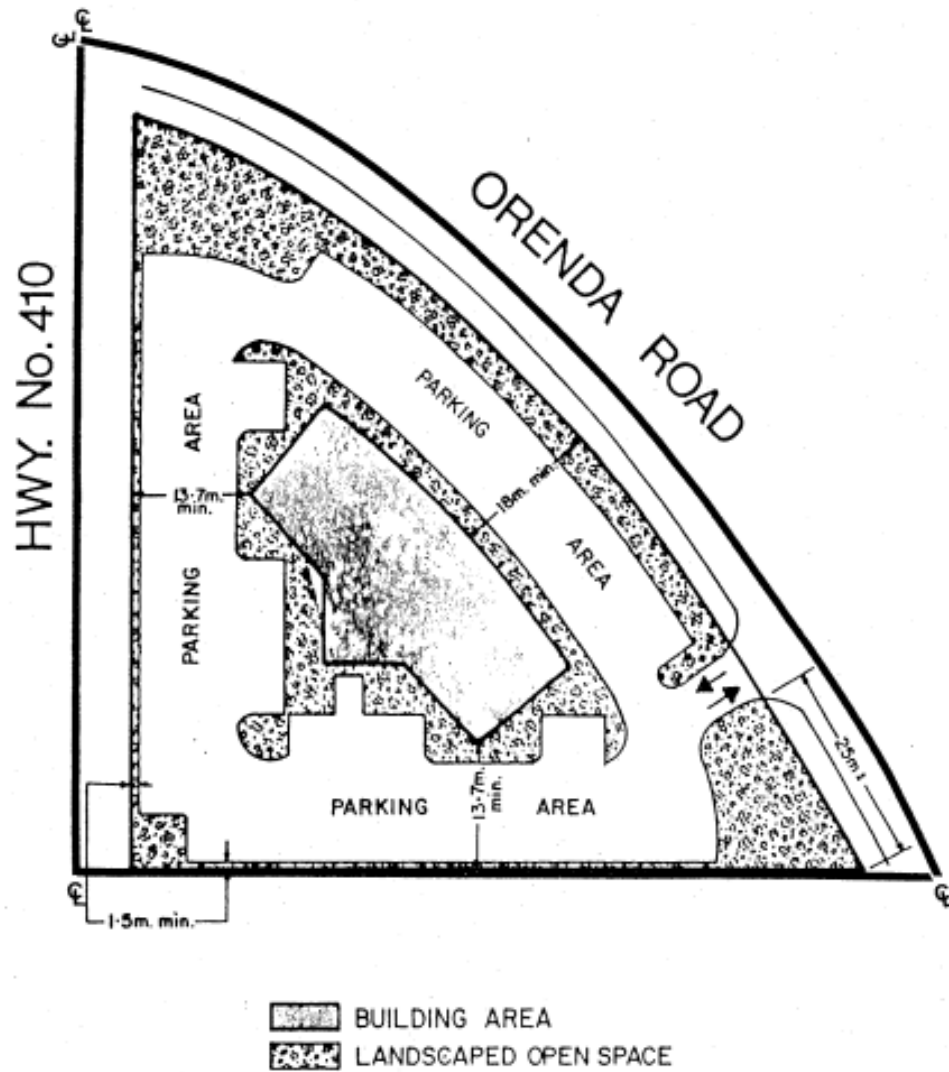
### 12.374.1 The lands shall only be used for the following purposes:

- .1 Commercial:
  - .a an office other than the offices of a health care practitioner.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 5,000 square metres
- .2 all buildings shall be located within the areas shown as BUILDING AREA on ~~SCHEDULE C~~ **Figure 1**; ~~SECTION 374~~
- .3 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on **Figure 1** ~~SCHEDULE C~~ ~~SECTION 374~~;
- .4 the Ground Floor Area of the office building shall not exceed 870.0 square metres;
- .5 the Gross Commercial Floor Area of an office building shall not exceed 1740.0 square metres;
- .6 the Maximum Height of the office building shall not exceed 2 storeys;
- .7 a minimum of one (1) parking space shall be provided for each 20.0 square metres of gross commercial floor area or portion thereof, in the locations shown as PARKING AREA on **Figure 1** ~~SCHEDULE C~~ ~~SECTION 374~~;
- .8 a minimum of one (1) loading space shall be provided for the office building;
- .9 the access driveway shall be provided in the location on **Figure 1** ~~SCHEDULE C~~ ~~SECTION 374~~;
- ~~.10~~ any garbage or refuse container shall be located and enclosed within the office building.

Figure 1



## 12.375 Exception 375

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

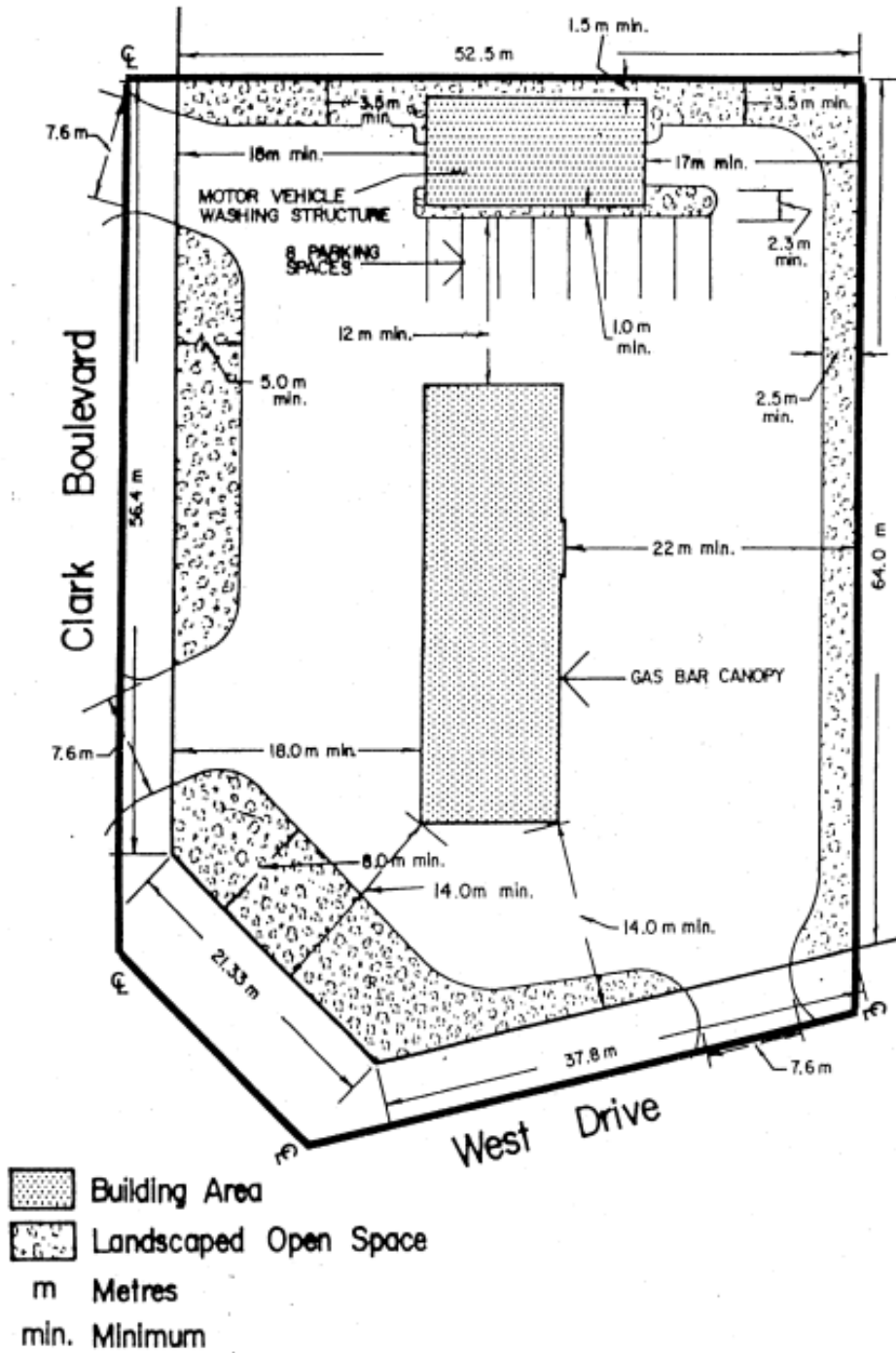
- .1 a gas bar;
- .2 motor vehicle washing establishment; and,
- .3 purposes accessory to the other permitted purposes.



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

- .1 all buildings shall be located within the areas shown as BUILDING AREAS on ~~SCHEDULE C-SECTION 375~~ **Figure 1**;
- .2 Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on **Figure 1** ~~SCHEDULE C-SECTION 375~~;
- .3 the Gross Commercial Floor Area of a motor vehicle washing establishment shall not exceed 132.0 square metres;
- .4 the Gross Commercial Floor Area of all kiosks shall not exceed 47.0 square metres;
- .5 the area covered by a gas bar canopy shall not exceed 355.0 square metres;
- .6 the Maximum Height of all structures shall not exceed 1 storey;
- .7 a minimum of ten (10) vehicle spaces shall be provided for a motor vehicle washing establishment; and,
- .8 a minimum of 8 parking spaces shall be provided in the locations shown on **Figure 1** ~~SCHEDULE C-SECTION 375~~.



Figure 1



-  Building Area  
 Landscaped Open Space  
 m Metres  
 min. Minimum

— ZONE BOUNDARY

## 12.376 Exception 376

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

- .1 shall only be used for the purposes permitted in the **R1MR1C Zone**.

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 380.0 square metres
  - .b for a Corner Lot: 470.0 square metres
- .2 Minimum Lot Width:
  - .a for an Interior Lot: 12.5 metres
  - .b for a Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 30.5 metres
- .4 Minimum Front Yard Depth:
  - .a to main wall of building: 4.5 metres
  - .b to front of garage or carport: 6.0 metres
- .5 Minimum Interior Side Yard Width: 1.2 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres, excluding any reserves less than 1.0 metres in width;
- .7 Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a Highway Commercial or Institutional Zone, or a rail line, in which case the minimum requirement is 15.0 metres;
- .8 Maximum Building Height: 10.6 metres

## 12.377 Exception 377

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

- .1 shall only be used for the purposes permitted in the **R1M, R1AR1D Zone.**

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

- .1 Minimum Lot Area:
  - .a for an Interior Lot: 274.5 square metres
  - .b for a Corner Lot: 366.0 square metres
- .2 Minimum Lot Depth: 30.5 metres
- .3 Minimum Front Yard Depth:
  - .a to main wall of building: 4.5 metres
  - .b to front of garage or carport: 6.0 metres
- .4 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, excluding any reserves less than 1.0 metres in width;
- .6 Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts a Highway Commercial or Industrial Zone or a rail line, in which case the minimum requirement is 15.0 metres.

## 12.380 Exception 380

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

- .1 an office;
- .2 medical centre;
- .3 a bank, trust company or financial institution;
- .4 pharmacy;
- .5 only one coffee shop;
- .6 purposes accessory to the other permitted purposes.

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

- .1 coffee shop shall not exceed a gross commercial floor area of 105 square metres.
- .2 no advertisement, that can be seen from outside of the building, shall be permitted to give notice that a coffee shop is located within the building.

### 12.380.3 for the purposes of **Exceptionsection 380:**

- .3 for the purposes of this **Exceptionsection**, Pharmacy shall mean a retail establishment dispensing prescription drugs, pharmaceuticals, patent medicines, personal health, medical and therapeutical appliances and equipment or any item which is prescribed or recommended by a physician.

## 12.381 Exception 381

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

- .1 Commercial:
  - .a a personal service shop;
  - .b a dry cleaning and laundry distribution station;
  - .c a laundromat;
  - .d a service shop;
  - .e a bank, trust company or financial institution;
  - .f an office including an office of a physician, dentist or drugless practitioner;
  - .g a dining room restaurant excluding an adult entertainment parlour;
  - .h a convenience restaurant;
  - .i a take-out restaurant;
  - .j a retail establishment having no outside storage, and
  - .k a convenience store

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

- .1 the Gross Commercial Floor Area for all buildings shall not exceed 2109 square metres;
- .2 Minimum Front Yard Depth: 12.75 metres;
- .3 Minimum Rear Yard Depth: 10.6 metres;
- .4 Minimum Interior Side Yard Width: 13.6 metres;
- .5 Minimum Exterior Side Yard Width: 10.5 metres;
- .6 Minimum Lot Area: 7700 square metres;
- .7 Maximum Building Height: 7.3 metres or 1 storey;
- .8 all garbage and refuse storage containers shall be contained in the building and for purposes of a convenience restaurant and a dining room restaurant, garbage and refuse containers shall be self contained in a temperature controlled area within the building, and
- .9 Minimum Landscaped Open Space:
  - .a in the front yard, 25 percent of the minimum required front yard, and
  - .b in the exterior side yard, 30 percent of the minimum required exterior side yard.

**12.381.3 for the purposes of ~~Exception~~section 381:**

- .1 for the purposes of ~~Exception~~section 381, Convenience Store shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 750 square metres.

## 12.382 Exception 382

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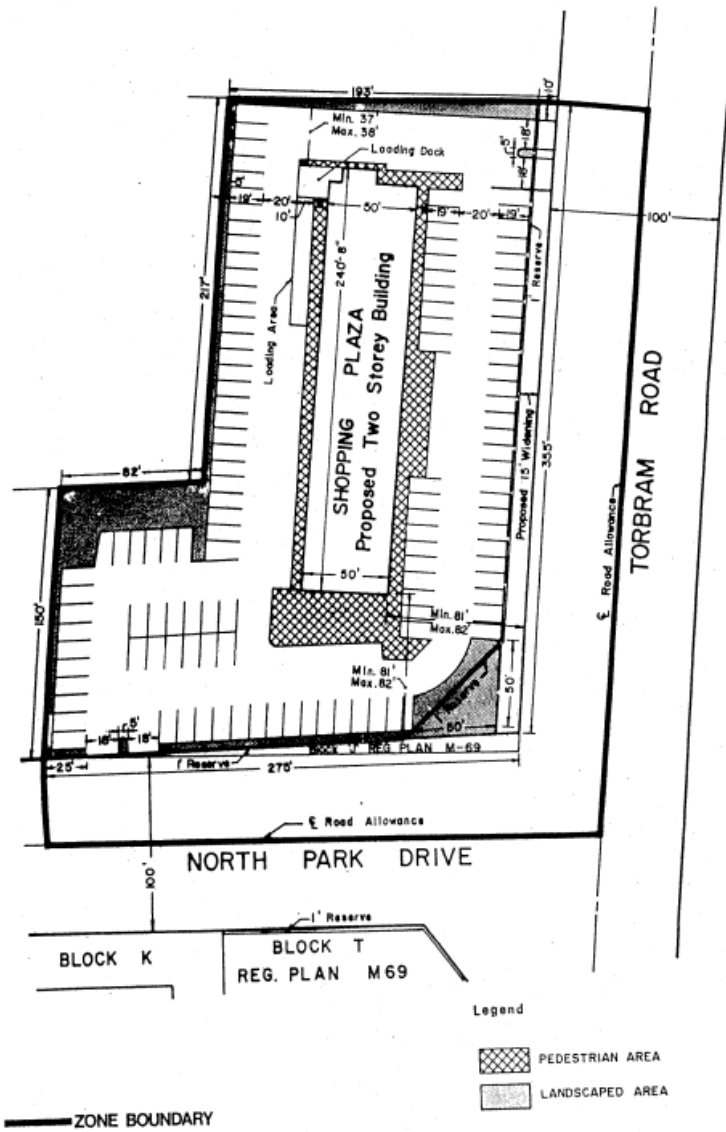
### 12.382.1 The lands shall only be used for the following purposes:

- .1 Commercial:
  - .a a personal service shop;
  - .b a service shop;
  - .c a dry cleaning and laundry distribution station;
  - .d a laundromat;
  - .e a bank, trust company or financial institution;
  - .f an office;
  - .g a retail establishment having no outdoor storage;
  - .h a convenience restaurant, and a dining room restaurant; and,
  - .i a convenience store.
- .2 Accessory:
  - .a purposes accessory to the other permitted purposes.

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

- .1 shall only be used in compliance with **SCHEDULE C – SECTION 382** **Figure 1**; and,
- .2 the Gross Floor Area for an office permitted by **Section 12 382.1(1)(f)** shall not exceed 278.7 square metres.

Figure 1



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## 12.385 Exception 385

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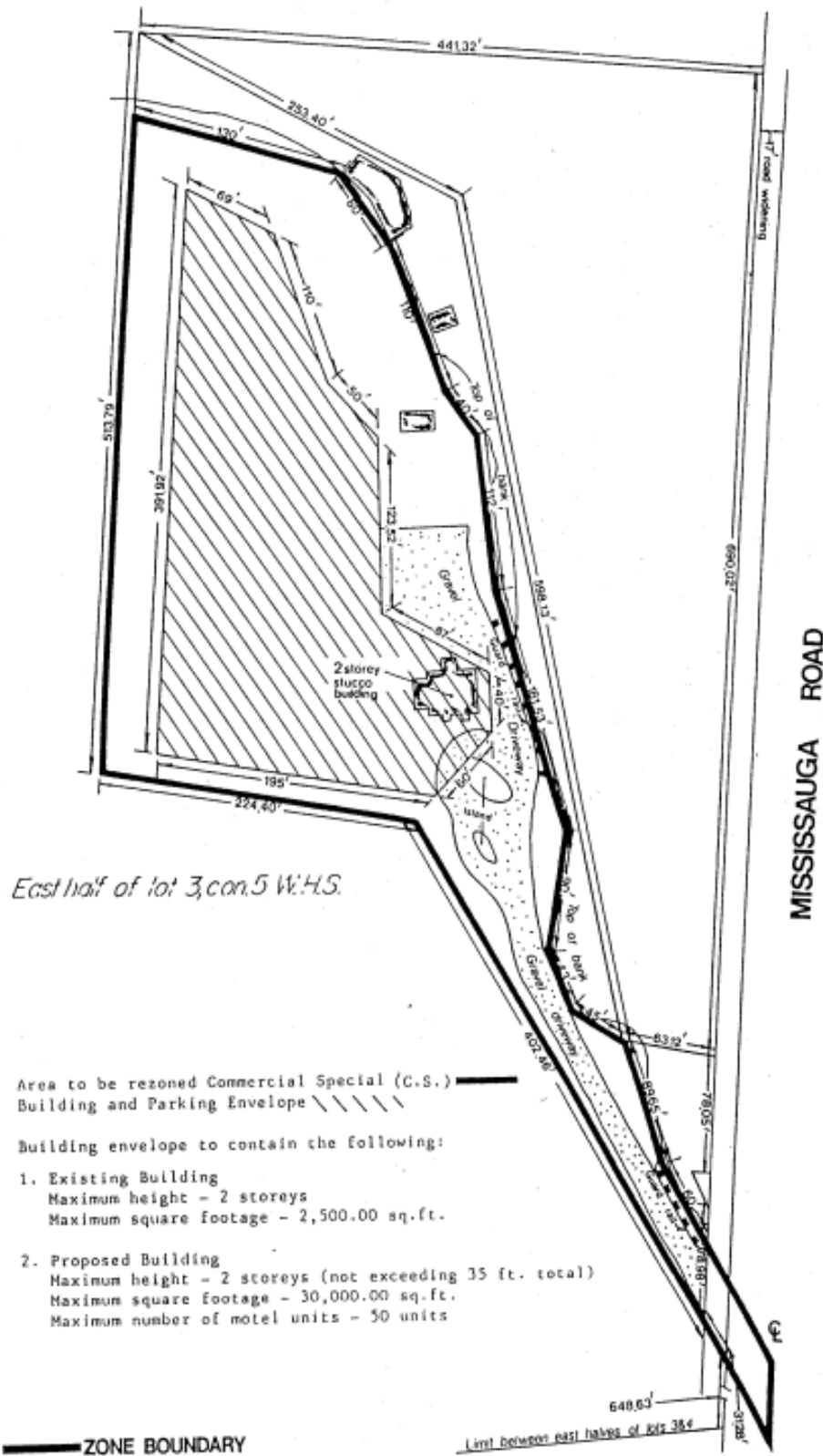
### 12.385.1 The lands shall only be used for the following purposes:

- .1 Commercial:
  - .a a dining room restaurant;
  - .b a tavern;
  - .c a catering service; and,
  - .d a country inn.
- .2 Non-Commercial:
  - .a purposes accessory to the other permitted purposes.

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

- .1 shall only be used in compliance with **SCHEDULE C – SECTION 385 Figure 1** to this by-law.

Figure 1



## 12.387 Exception 387

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

- .1 Shall only be used for the purposes permitted in the **LCCommercial One (C1) Zone** excluding a convenience restaurant.

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

- .1 the maximum Gross Floor Area of all buildings shall not exceed 3,349 square metres.
- .2 notwithstanding Exception **section 12 387.29(1)**, an additional 140 square metres of Gross Floor Area will be permitted providing the following is satisfied:
  - .3 a breezeway pedestrian connection is made through the main building in a location satisfactory to the Commissioner of Planning, Design & Development to connect the rear parking area to the front façade of the main building or,
  - .4 a traffic and parking study, based on terms of reference approved by the Commissioner of Planning, Design and Development and undertaken by a consultant mutually agreeable to the Commissioner of Planning, Design and Development and the landowner, has been submitted and approved by the Commissioner of Planning, Design and Development acting reasonable, which concludes that the parking and traffic impact on the site of the additional proposed 140 square metres of Gross Floor Area can be accommodated without the construction of a breezeway. The foregoing determination shall be made on the basis of site observations at peak period over at least a one month period that is representational of higher demand time periods to demonstrate parking hazards (including but not limited to, fire lane parking, double parking or other illegal or hazardous stopping or parking) or inconveniences (including, but not limited to, vehicles leaving the site without parking after having had difficulty finding a parking space) are not experienced on the site due to the lack of convenient access to parking.
- .5 offices for medical practitioners shall not exceed 195 square metres of gross floor area.
- .6 drive-through facilities shall not be permitted.
- .7 no outside storage shall be permitted.
- .8 minimum landscaped open space:
  - .a a 3 metre wide landscaped strip abutting Queen Street and Torbram Road, except at approved access locations
  - .b a 3 metre wide landscaped strip abutting all other lands not zoned **C1LC** – 387, except at approved access locations.
- .9 for a building constructed after September 2008, the minimum setback to Queen Street and Torbram Road shall be 3.0 metres.

## 12.388 Exception 388

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

- .1 Commercial:
  - .a a service station;
  - .b a day care centre; and,
  - .c the purposes permitted in the **LCC1 Zone**.

## 12.393 Exception 393

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

- .1 the purposes permitted in the **11 Zone**; and,
- .2 a day nursery.

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

- ~~.3 the day nursery shall be carried on in compliance with **SCHEDULE C – SECTION 393** Figure 1;~~
- .3 the play area identified as "PLAY AREA" on Figure 1 ~~SCHEDULE C – SECTION 393~~ shall be enclosed by a fence, which on the south-easterly limit of the play area shall be of a 1.8 metres high solid screen board fence.



## 12.395 Exception 395

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

- .1 a residence for senior citizens; and,
- .2 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 0.4 hectares
- .2 Maximum Gross Floor Area: 287.0 square metres
- .3 Maximum Lot Coverage: 30 percent
- .4 Maximum Number of Dwelling Units: 45
- ~~.5 Minimum Number of Parking Spaces: 15~~

## 12.396 Exception 396

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

- .1 shall only be used as a convenience store and purposes accessory thereto.

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

- .1 a minimum of 12 off-street parking spaces shall be provided and maintained in the locations shown on ~~SCHEDULE C – SECTION 396~~ **Figure 1**.
- .2 the site shall be used in compliance with **Figure 1** ~~SCHEDULE C – SECTION 396~~.



Figure 1



— ZONE BOUNDARY

## 12.397 Exception 397

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

- .1 a recreation centre; and,
- .2 purposes accessory to the other permitted purposes.

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

- .1 a minimum of 11 off-street parking spaces shall be provided and maintained in the locations shown on ~~SCHEDULE C – SECTION 397~~Figure 1;
- .2 the site shall be used in compliance with ~~Figure 1~~~~SCHEDULE C – SECTION 397~~.

**Figure 1**

