

### 12.3519 Exception 3519

---

#### 12.3519.1 The lands shall only be used for the following purposes:

- .1 Those uses permitted by a **LCC1 zone**; and,
- .2 A commercial school;

Formatted: Highlight

#### 12.3519.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth: 3 metres;
- .2 Minimum exterior side yard width: 3 metres;
- .3 Minimum interior side yard width and minimum rear yard depth:
  - .a To a one storey building – 6.0 metres
  - .b To a two storey building – 9.0 metres;
- .4 Minimum landscaped buffer, except at approved access locations:
  - .a 6.0 metres wide along Chinguacousy Road; and,
  - .b 3.0 metres wide along all other lot lines.
- .5 Notwithstanding ~~Section-Exception~~ **12.3519.2.4.a**, a building may encroach a maximum of 3.0 metres into the minimum required landscaped buffer along Chinguacousy Road.

## 12.3522 Exception 3522

### 12.3522.1 The lands shall only be used for the following purposes:

- .1 Residential Uses
  - .a A rear lane townhouse dwelling
  - .b Back to back townhouse dwelling
  - .c Townhouse dwelling
  - .d A stacked back to back townhouse dwelling
  - .e A live-work townhouse dwelling
- .2 Purposes accessory to the other permitted purposes

### 12.3522.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the following additional requirements and restrictions, for rear lane townhouse dwelling uses:
  - .a Minimum Dwelling Unit Width: 4.5 metres
  - .b Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres
  - .c Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres
  - .d Minimum Building Separation Distance: 3.0 metres
  - .e Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres
  - .f Minimum Setback from a garage door opening to a Private Lane: 1.0 metre
  - .g Minimum Building Height:
    - .i 2 storeys abutting a Public Street, Private Street or Private Lane.
    - .ii 3 storeys within 45 metres of a **C3GC – SECTION Exception 3525** zone and abutting Lagerfeld Drive.
  - .h Maximum Building Height: 3 storeys abutting a Public Street, Private Street or Private Lane
  - .i Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per **6.13** of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
  - .j Minimum number of parking spaces:

Formatted: Highlight

Formatted: Font: Trade Gothic Next

~~.i Resident Spaces:~~

- ~~1. 0.9 spaces for a one-bedroom dwelling unit.~~
- ~~2. 1.0 spaces for a two-bedroom dwelling unit.~~
- ~~3. 1.20 spaces for a three-bedroom dwelling unit.~~

~~.ii Visitor Spaces:~~

- ~~1. 0.15 spaces per dwelling unit~~

~~.k.i~~ A garage shall only be accessed by a Private Lane.

.2 Shall be subject to the following additional requirements and restrictions, for back to back townhouse dwelling uses:

- .a Minimum Dwelling Unit Width: 5.5 metres
- .b Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres
- .c Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres
- .d Minimum Building Separation Distance: 3.0 metres
- .e Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres
- .f Minimum Building Height:
  - .i 2 storeys.
  - .ii 3 storeys within 45 metres of a **C3-GC – ExceptionSECTION 3525** zone and abutting Lagerfeld Drive.
- .g Maximum Building Height: 3 storeys, excluding a stairwell enclosure
- .h Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per **6.13** of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

Formatted: Highlight

~~.i Minimum number of parking spaces:~~~~.i Resident Spaces:~~

- ~~1. 0.9 spaces for a one-bedroom dwelling unit.~~
- ~~2. 1.0 spaces for a two-bedroom dwelling unit.~~
- ~~3. 1.20 spaces for a three-bedroom dwelling unit.~~

~~.ii Visitor Spaces:~~

- ~~1. 0.15 spaces per dwelling unit.~~

~~j.i~~ Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, in a surface parking lot up to 25% of the ~~required~~ parking may be provided. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.

.3 Shall be subject to the following additional requirements and restrictions, for townhouse dwelling uses:

- .a Shall only be permitted within 35 metres of a ~~Floodplain~~Natural System (NS) zone.
- .b Minimum Dwelling Unit Width: 6.0 metres
- .c Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres provided that a minimum 6.0 metre setback is provided to a garage door opening.
- .d Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres
- .e Minimum Building Separation Distance: 3.0 metres
- .f Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres
- .g Minimum Depth From the rear wall of the building to the ~~Floodplain~~Natural System (NS) zone: 6.0 metres
- .h Minimum Building Height:
  - .i 2 storeys.
  - .ii 3 storeys abutting Lagerfeld Drive.
- .i Maximum Building Height: 3 storeys
- .j Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per **6.13** of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

~~.k Minimum number of parking spaces:~~

~~.i Resident Spaces:~~

- ~~1. 0.9 spaces for a one-bedroom dwelling unit.~~
- ~~2. 1.0 spaces for a two-bedroom dwelling unit.~~
- ~~3. 1.20 spaces for a three-bedroom dwelling unit.~~

~~.ii Visitor Spaces:~~

- ~~1. 0.15 spaces per dwelling unit.~~

~~.k Garage Control:~~

Formatted: Highlight

- .i Maximum garage door width shall be 2.5 metres.
- .ii The maximum interior garage width shall be 0.6 metres wider than the permitted garage door width.

~~m.l~~ The Maximum Driveway Width Shall not exceed the width of the garage.

~~m.m~~ A garage shall only be accessed by a Private Lane or Private Street.

.4 Shall be subject to the following additional requirements and restrictions, for stacked back to back townhouse dwelling uses:

- .a Minimum Dwelling Unit Width: 5.5 metres
- .b Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres
- .c Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting Public Street: 3.0 metres
- .d Minimum Building Separation Distance: 3.0 metres
- .e Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres
- .f Minimum Setback to a Private Lane: 1.5 metres
- .g Minimum Building Height: 3 storeys
- .h Maximum Building Height: 4.5 storeys, excluding a stairwell enclosure

.i Minimum landscaped open space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per **6.13** of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

Formatted: Highlight

~~.i~~ Minimum number of parking spaces —

~~.i~~ Resident Spaces:

- 1. ~~0.9 spaces for a one-bedroom dwelling unit.~~
- 2. ~~1.0 spaces for a two-bedroom dwelling unit.~~
- 3. ~~1.20 spaces for a three-bedroom dwelling unit.~~

~~.ii~~ Visitor Spaces:

- 1. ~~0.15 spaces per dwelling unit.~~

.j Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, in a surface parking lot up to 25% of the ~~required~~ parking may be provided. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.

- .5 Shall be subject to the following additional requirements and restrictions for live-work townhouse uses:
- .a The following additional uses are permitted within a Live-Work Townhouse Dwelling on the ground floor:
- .i a residential unit
  - .ii bank, trust company and finance company
  - .iii service shop
  - .iv retail establishment with no outdoor storage or display
  - .v home occupation
  - .vi commercial, technical or recreational school
  - .vii art gallery
  - .viii artist and photography studio including framing
  - .ix personal service shop
  - .x health or fitness centre
  - .xi a dining room restaurant, take-out restaurant
  - .xii a laundromat
  - .xiii a dry cleaning and laundry distribution station
  - .xiv a printing or copying establishment
  - .xv a custom workshop
  - .xvi an animal hospital
  - .xvii a convenience store
  - .xviii an office, including the office of a health care practitioner
  - .xix a day nursery
  - .xx a police station
  - .xxi purposes accessory to the other permitted purposes
  - .xxii a billiard hall or pool hall
- .b The following uses shall be prohibited:
- .i amusement arcade
  - .ii massage or body rub parlour

## Exception Zones

- .iii the repair and servicing of motor vehicles or internal combustion engines
- .iv adult video store or adult book store
- .v outside storage of goods and materials
- .c Shall only be permitted within 35 metres of Lagerfeld Drive.
- .d Minimum Dwelling Unit Width: 6.0 metres
- .e Minimum Setback from the Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5 metres
- .f Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting Public Street: 3.0 metres
- .g Minimum Separation between the Side Walls of a Dwelling: 3.0 metres
- .h Minimum Setback from the Side Wall of a Dwelling to the sidewalk or Curb of a Private Street or Private Lane: 1.5 metres
- .i Minimum Building Height: 3 storeys
- .j Maximum Building Height: 4.5 storeys

Formatted: Not Highlight

### .k Minimum landscaped open space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments as per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

Formatted: Highlight

### .k Minimum number of parking spaces:

- .i a minimum of 1 parking space per residential unit shall be provided, and,
- .ii one (1) additional parking space is required for any commercial use on the ground floor.

## **12.3522.3 for the purposes of ~~section Exception~~ 3522:**

- .6 Despite any division of the lands, including a Public Street network, all lands zoned **R4A-R3L – Exception** **SECTION 3522** and **R4A-R3L Exception – SECTION 3524** (Holding) shall be treated as one lot for zoning purposes.
- .7 Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.
- .8 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.
- .9 There are no minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, minimum lot widths, minimum lot

Formatted: Highlight

#### Exception Zones

areas, or lot coverage requirements for back to back townhouse dwellings, townhouse dwellings, rear lane townhouse dwellings, stacked back to back townhouse dwellings and live-work townhouse dwellings.

- .10 Where walls for townhouse dwellings, back-to-back townhouse dwellings, rear lane townhouse dwellings, stacked back to back townhouse dwelling and live-work dwellings are not facing a Private Lane or Private Street and are not considered a side wall (i.e. face-to-face separation), a central court yard shall have a minimum distance between front walls of 12 metres.



## 12.3523 Exception 3523

---

### 12.3523.1 The lands shall only be used for the following purposes:

- .1 Residential Uses
  - .a An apartment dwelling
  - .b Purposes accessory to the other permitted purposes
  - .c Only in conjunction with an apartment dwelling and only on the ground floor of the same apartment building:
    - .i a retail establishment having no outside storage
    - .ii a supermarket
    - .iii a service shop
    - .iv a personal service shop
    - .v a bank, trust company, or finance company
    - .vi an office
    - .vii a dry cleaning and laundry distribution station
    - .viii a laundromat
    - .ix a dining room restaurant, a take-out restaurant
    - .x a printing or copying establishment
    - .xi a commercial, technical or recreational school
    - .xii a place of commercial recreation
    - .xiii a health or fitness centre
    - .xiv a tavern
    - .xv an animal hospital
    - .xvi a day nursery
    - .xvii an amusement arcade
    - .xviii a Ground Floor Townhouse Dwelling Unit
    - .xix purposes accessory to the other permitted purposes
- .2 Institutional Uses
  - .a Retirement Home

## .b Nursing Home

**12.3523.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Depth Between the lot line abutting Bovaird Drive West and the centre line of a Private Street or Private Lane: 50 metres
- .2 Minimum building setbacks: To a lot line abutting Bovaird Drive West, to a public street, to the curb of a Private Lane or Private Street, to ~~an R3LR4A – Exception~~**SECTION 3522** zone, a Natural System Floodplain (NSF) zone, a ~~C3-GC – SECTION-Exception 3525~~ zone: 4.5 metres.
- .3 Maximum building setbacks: 4.5 metres to a lot line abutting Bovaird Drive West.
- .4 Minimum Building Height: A minimum of 60% of the building footprint must be at a minimum height of 6 storeys for a building within 12 metres of Bovaird Drive West.
- .5 In no case shall the Building Height be less than 3 storeys.
- .6 Maximum Building Height: 9 storeys
- .7 Minimum ground floor height: 4.5 m
- .8 Maximum lot coverage: No requirement
- .9 Minimum landscaped open space: No requirement
- .10 Maximum floor space index: No requirement
- ~~.11~~ Minimum landscape buffer: Except at approved access locations, a 3 metre wide strip shall be provided between any surface parking lot/driveway and a Private Street, Private Lane, or a lot line abutting a public street.
- ~~.12~~ Minimum number of parking spaces:
  - ~~.a~~ Resident Spaces:
    - ~~.i~~ 0.9 spaces for a one-bedroom dwelling unit.
    - ~~.ii~~ 1.0 spaces for a two-bedroom dwelling unit.
    - ~~.iii~~ 2.0 spaces for a three-bedroom dwelling unit.
  - ~~.b~~ Visitor Spaces:
    - ~~.i~~ 0.15 spaces per dwelling unit.
  - ~~.c~~ Non Residential:
    - ~~.i.11~~ one space per 23 square metres of gross commercial floor area.
- ~~.13.12~~ Continuous Street Wall:

Formatted: Highlight

Formatted: List Level 1

#### Exception Zones

- .a Building walls located between the 4.5 metre minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.
- .b For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.

~~-14.13~~ Angular Plane: Notwithstanding the minimum and maximum Building Height requirements, no portion of a building may extend beyond a 45 degree angular plan measured from a height of 10.5 metres above the zone boundary.

~~-15.14~~ Minimum Building Separation: 12 metres.

~~-16.15~~ Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

~~-17.16~~ Bicycle parking:

- .a Bicycle parking must be located on the same lot as the use or building for which it is required.
- .b A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
- .c Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  - .i a building or structure
  - .ii a secure area such as a supervised parking lot or enclosure; or
  - .iii bicycle lockers
- .d Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- .e Dimensions:
  - .i If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
  - .ii If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- .f Rates:
  - .i For Residential uses: 0.50 spaces per dwelling unit.
  - .ii For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

~~18.17~~ No setback from Bovaird Drive West, an ~~R4A-R3L – Exception~~**SECTION 3522** zone, a ~~Floodplain Natural System (NSF)~~ zone and ~~a C3-GC – Exception~~**SECTION 3525** zone is required for any portion of a parking garage that is below grade.

Formatted: Highlight

**12.3523.3 for the purposes of ~~Exception~~**section 3523**:**

- .1 Despite any division of the lands, including a Public Street network, all lands zoned ~~R4A-R3L –~~**SECTION Exception 3523** shall be treated as one lot for zoning purposes.
- .2 Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.
- .3 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.
- .4 There are no minimum front yard depth, minimum interior side yard depth, minimum exterior side yard depth, minimum rear yard depth, maximum lot coverage, minimum landscaped open space, minimum lot width or minimum lot area requirements.
- .5 “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- .6 For the purposes of this ~~section~~**Exception**, Bovaird Drive West shall be deemed to be the front yard.
- .7 The Retirement Home and Nursing Home uses permitted under ~~Section~~**Exception 12.3523.1.2** shall be subject to the provisions of **12.3523.2**. Notwithstanding the provisions of ~~Section~~**Exception 12.3523.2**, the following regulations shall apply:
  - ~~.a~~ **Minimum number of parking spaces:**
    - ~~.i~~ **Retirement Home:** 0.65 spaces per unit (inclusive of visitor parking); and
    - ~~.ii~~ **Nursing Home/ Long Term Care Facilities:** 0.35 to 0.45 space per bed
- ~~b.8~~ Bicycle Parking: No requirement

Formatted: List Level 1

## 12.3525 Exception 3525

---

### 12.3525.1 The lands shall only be used for the following purposes:

- .1 Non-Residential
  - .a a retail establishment having no outside storage
  - .b a convenience store or grocery store
  - .c an art gallery
  - .d an artist and photography studio
  - .e a custom workshop
  - .f a supermarket
  - .g a service shop
  - .h a personal service shop
  - .i a bank, trust company, or finance company
  - .j an office
  - .k a dry cleaning and laundry distribution station
  - .l a laundromat
  - .m a dining room restaurant, a take-out restaurant
  - .n one service station or gas bar. Only in conjunction with a service station or gas bar, a convenience restaurant and motor vehicle washing establishment
  - .o a printing or copying establishment
  - .p a commercial school
  - .q a place of commercial recreation
  - .r a billiard hall or pool hall
  - .s an amusement arcade
  - .t a health or fitness centre
  - .u a tavern
  - .v an animal hospital
  - .w a day nursery
  - .x a garden centre

- .y purposes accessory to the other permitted purposes.
- .2 Residential
  - .a an apartment dwelling
  - .b Ground Floor Townhouse Dwelling Unit
  - .c purposes accessory to the other permitted purposes
- .3 Institutional Uses
  - .a Retirement Home
  - .b Nursing Home
- .4 Other
  - .a Mixed Use Development
- .5 The following uses shall be prohibited:
  - .a Massage or body rub parlour
  - .b The repair and servicing of motor vehicles or internal combustion engines
  - .c Adult video store or adult book store
  - .d Outside storage of goods and materials

**12.3525.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Despite any division of the lands zoned **C3-GC – SECTION Exception 3525, including a Public Street network, the lands zoned C3-GC – SECTION Exception 3525** shall be one lot for zoning purposes.
- .2 Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.
- .3 Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.
- .4 There are no minimum lot depth, minimum front yard depth, minimum interior side yard depth, maximum lot coverage, minimum exterior side yard depth, minimum rear yard depth, minimum lot width or minimum lot area requirements.
- .5 “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- .6 A Mixed Use Development in accordance with **Section Exception 12.3525.2.16** and having a minimum Building Height of 2 storeys shall be required within 25 metres of Lagerfeld Drive.

Formatted: Highlight

## Exception Zones

.7 “Mixed Use Development” means a building containing ground floor non-residential uses listed in 12.3525.1.1 with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.

.8 The single storey commercial uses permitted under Section 12.3525.1.1 shall be subject to the following additional requirements and restrictions:

.a Maximum Gross Leasable Commercial Floor area: 32,516 square metres of which a maximum of 8,000 square metres may be used for retail uses listed in Section 3525.1 (a), (b), (f), (g), (h), (m), (u), (x).

.b Minimum Building Setbacks:

.i to a lot line abutting Bovaird Drive- – 4.5 metres

.ii to a lot line abutting Creditview Road – 0 metres

.iii to a lot line abutting Lagerfeld Drive – 1.5 metres

.iv to an R4A-R3L – SECTION Exception 3522 zone and an R4A-R3L – SECTION Exception 3523 zone – 4.5 metres

.v to a daylighting triangle or rounding – 1.5 metres

.c Maximum Building Height: 1 storey

.d Minimum Landscaped Open Space: No restriction

.e Minimum Landscape buffer abutting an R4A-R3L – SECTION Exception 3522 zone and an R4A-R3L – SECTION Exception 3523 zone: Except at approved access locations, a 3 metre wide strip shall be provided.

~~.f~~ Minimum number of parking spaces: 1 space per 23 square metres of gross commercial floor area

~~.g.f~~ A convenience retail and convenience restaurant associated with a gas bar or service station shall have a minimum gross floor area of 300 square metres and shall be located within 6.0 metres of the intersection of Bovaird Drive West and Creditview Road. A drive-through facility shall not be located between a building and a Public Street. For clarity, a gas bar canopy or accessory car wash shall not be located within 6.0 metres of the intersection of Bovaird Drive West and Creditview Road.

~~.h.g~~ Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

~~.i.h~~ Shall also be subject to the requirements and restrictions relating to the C3-GC Zone and the general provisions of the Corporation of the City of Brampton Zoning By-law 270-2004, not in conflict with those set out in Section Exception 3525.

~~.j.i~~ Seasonal and temporary uses (e.g. garden centres) shall not require additional parking, and the spaces taken up by such uses shall still be counted towards the overall parking total. A garden centre is permitted up to a maximum area of 929 square metres.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

- .9 The residential uses permitted under **SectionException 3525.1.2** shall be subject to the following additional requirements and restrictions:
- .a Minimum building setbacks:
    - .i to a lot line abutting Bovaird Drive – 4.5 metres
    - .ii to a lot line abutting Creditview Road – 0 metres
    - .iii to a lot line abutting Lagerfeld Drive – 1.5 metres
    - .iv to an **R4AR3L – SECTIONEXCEPTION 3522 zone** and an **R4AR3L – SECTIONEXCEPTION 3523 zone** – 4.5 metres
    - .v to a daylighting triangle or rounding – 1.5 metres
    - .vi to a Private Lane or Private Street: 3.0 metres
  - .b Maximum building to a lot line abutting a public street, to the setbacks: curb of a Private Lane or Private Street, to an **R4AR3L – SECTIONEXCEPTION 3522 zone**, and **R4AR3L – SECTIONEXCEPTION 3523 zone**: 4.5 metres
  - .c Minimum Building Height: 6 storeys for that portion of a building within 12 metres of Bovaird Drive West.
  - .d Maximum Building Height: 12 storeys
  - .e Minimum ground floor height: 4.5 m
  - .f Maximum lot coverage: No requirement
  - .g Minimum landscaped open space: No requirement
  - .h Minimum landscape buffer: Except at approved access locations, a 3 metre wide strip shall be provided between any surface parking lot/driveway and a Private Street, Private Lane, or a lot line abutting a public street.
  - .i Continuous Street Wall:
    - .i Building walls abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West.
    - .ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
  - ~~10~~.j Angular Plane: Notwithstanding the permitted Building Height, no portion of the building can extend beyond a 45 degree angular plane measured at a height of 10.5 metres measured from the centreline of a Private Street for any portion of the building abutting the **R4AR3L – SECTIONEXCEPTION 3522 zone**.
  - ~~11~~.k Minimum Building Separation: 12 metres.
  - ~~12~~.l Podium Requirements:

Formatted: List Level 2

Formatted: Highlight



~~a.i~~ Apartment buildings greater than 9 storeys in height shall include a podium that is a minimum of 2 storeys in height.

~~b.ii~~ For any building where a podium is required, the tower portion of the building shall be step back a minimum of 2.5 metres from the private or public street edge of the podium.

~~13.m~~ Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

~~14~~ ~~Minimum Number of Parking Spaces: Resident Spaces:~~

~~i~~ ~~0.9 spaces for a one bedroom dwelling unit.~~

~~ii~~ ~~1.0 spaces for a two bedroom dwelling unit.~~

~~iii~~ ~~1.20 spaces for a three bedroom dwelling unit.~~

~~iv~~ ~~Visitor Spaces: 0.15 spaces per dwelling unit~~

~~b.n~~ Bicycle parking:

i Bicycle parking must be located on the same lot as the use or building for which it is required.

ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

1. a building or structure;
2. a secure area such as a supervised parking lot or enclosure; or
3. bicycle lockers

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

v Dimensions:

1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

vi Rates:

1. For Residential uses: 0.50 spaces per dwelling unit.

2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

~~6.0~~ No setback from Bovaird Drive West, Creditview Road, Lagerfeld Drive, an R3L – **SECTIONEXCEPTION 3522 zone and an R4AR3L – SECTIONEXCEPTION 3523** zone for any portion of a parking garage that is below grade. ~~3525.6~~

~~15.10~~ The Mixed Use Development as defined under ~~SectionException 12~~ 3525.3 shall be subject to the following requirements and restrictions:

- .a Minimum building setbacks:
  - .i to a lot line abutting Bovaird Drive – 4.5 metres
  - .ii to a lot line abutting Creditview Road – 0 metres
  - .iii to a lot line abutting Lagerfeld Drive – 1.5 metres
  - .iv to an **R4AR3L – SECTIONEXCEPTION 3522 zone and an R4AR3L – SECTIONEXCEPTION 3523 zone** – 4.5 metres
  - .v to a daylighting triangle or rounding – 1.5 metres
  - .vi to a Private Lane or Private Street: 3.0 metres
- .b Maximum building setbacks: To a lot line abutting a public street, to the curb of a Private Lane or Private Street, to an **R4AR3L – SECTIONEXCEPTION 3522 zone, and R4AR3L – SECTIONEXCEPTION 3523 zone**: 4.5 metres
- .c Minimum Building Height: 6 storeys for that portion of a building within 12 metres of Bovaird Drive West.
- .d Maximum Building Height: 12 storeys
- .e Minimum ground floor height: 4.5 m
- .f Maximum lot coverage: No requirement
- .g Minimum landscaped open space: No requirement
- .h Minimum landscape buffer: Except at approved access locations, a 3 metre wide strip shall be provided between any surface parking lot/driveway and a Private Street, Private Lane, or a lot line abutting a public street.
- .i Continuous Street Wall:
  - .i Building walls abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West.
  - .ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- .j Angular Plane: Notwithstanding the permitted Building Height, no portion of the building can extend beyond a 45 degree angular plane measured at a height of 10.5 metres

measured from the centreline of a Private Street for any portion of the building abutting the R4AR3L – SECTION EXCEPTION 3522 zone.

- .k Minimum Building Separation: 12 metres
- .l Podium Requirements:
  - .i Mixed Use buildings greater than 9 storeys in height shall include a podium that is a minimum of 2 storeys in height.
  - .ii For any building where a podium is required, the tower portion of the building shall be step back a minimum of 2.5 metres from the private or public street edge of the podium.
- .m Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- ~~.n Minimum Number of Parking Spaces: Resident Spaces:~~
  - ~~.i 0.9 spaces for a one bedroom dwelling unit. i~~
  - ~~.ii 1.0 spaces for a two bedroom dwelling unit. ii~~
  - ~~.iii 1.20 spaces for a three bedroom dwelling unit. Visitor Spaces: i~~
  - ~~.iv 0.15 spaces per dwelling unit Non Residential:~~
  - ~~.v one space per 23 square metres of gross commercial floor area.~~
- ~~.o.n~~ Bicycle parking:
  - .i Bicycle parking must be located on the same lot as the use or building for which it is required.
  - .ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
  - .iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
    1. a building or structure
    2. a secure area such as a supervised parking lot or enclosure; or
    3. bicycle lockers
    4. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
  - .iv Dimensions:

## Exception Zones

1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

### .v Rates:

1. For Residential uses: 0.50 spaces per dwelling unit.
2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

~~p.0~~ No setback from Bovaird Drive West, Creditview Road, Lagerfeld Drive, an ~~R4AR3L~~ – ~~SECTIONEXCEPTION 3522~~ zone and an ~~R4AR3L~~ – ~~SECTIONEXCEPTION 3523~~ zone for any portion of a parking garage that is below grade. ~~12.3525.7~~

~~16.11~~ The Retirement Home and Nursing Home uses permitted under ~~SectionException 3525.1.3~~ shall be subject to the provisions of 3525.2.9. Notwithstanding the provisions of ~~SectionException 12.3525.5~~, the following additional regulations shall apply:

~~17~~ Minimum number of parking spaces:

~~a~~ Retirement Home: 0.65 spaces per unit (inclusive of visitor parking); and

~~b~~ Nursing Home/ Long Term Care Facilities: 0.35 to 0.45 space per bed

~~12~~ Bicycle Parking: No requirement

Formatted: Highlight

Formatted: List Level 1

## 12.3526 Exception 3526

---

### 12.3526.1 The lands shall only be used for the following purposes:

- .1 Non-residential
  - .a a retail establishment having no outside storage
  - .b a supermarket
  - .c a convenience store, and/or grocery store
  - .d an art gallery
  - .e an artist and photography studio
  - .f a custom workshop
  - .g a service shop
  - .h a personal service shop
  - .i a bank, trust company, or finance company
  - .j an office
  - .k a dry cleaning and laundry distribution station
  - .l a laundromat
  - .m a parking lot
  - .n a dining room restaurant, a take-out restaurant, convenience restaurant
  - .o printing or copying establishment
  - .p a commercial school
  - .q a garden centre sales establishment
  - .r an amusement arcade
  - .s a temporary open air market
  - .t a place of commercial recreation but not including a billiard hall
  - .u a community club
  - .v a health or fitness centre
  - .w a tavern
  - .x a taxi or bus station
  - .y a swimming pool sales and service establishment

## Exception Zones

- .z a custom workshop
- .aa an animal hospital
- .bb a banquet hall
- .cc a hotel or motel
- .dd a day nursery
- .ee a garden centre
- .ff a maximum of one (1) accessory drive-through facility
- .gg purposes accessory to any other permitted purposes
- .2 Residential
  - .a an apartment dwelling
  - .b purposes accessory to the other permitted purposes
  - .c Ground Floor Townhouse Dwelling Unit
- .3 Institutional Uses
  - .a Retirement Home
  - .b Nursing Home
- .4 Other
  - .a Mixed Use Development
- .5 The following uses shall be prohibited:
  - .a an adult video store
  - .b an adult entertainment parlour
  - .c a massage or body rub parlour
  - .d a service station or gas bar
  - .e a motor vehicle or boat sales establishment
  - .f a motor vehicle repair shop
  - .g a drive-through facility, with the exception of one accessory drive-through facility

### 12.3526.2 The lands shall be subject to the following requirements and restrictions:

- .1 The single storey commercial uses permitted under **Section-Exception 12.3526.1.1** shall be subject to the following additional requirements and restrictions:
  - .a Maximum Gross Leasable Commercial Floor area: 13,935 square metres

## Exception Zones

- .b Minimum building setbacks:
  - .i to a lot line abutting Bovaird Drive – 4.5 metres
  - .ii to a lot line abutting Creditview Road – 0 metres
  - .iii to a lot line abutting Lagerfeld Drive – 1.5 metres
  - .iv to an **R4A-R3L – ExceptionSECTION 3527** zone – 4.5 metres
  - .v to a daylighting triangle or rounding – 1.5 metres
- .c Maximum Building Height: 1 storey
- .d Minimum Building Height: 5.5 metres
- .e Maximum Lot Coverage: No restriction
- .f Minimum landscaped open space: No requirement
- .g Minimum Landscaped Buffer abutting an **R4A-R3L – ExceptionSECTION 3527** zone: Except at approved driveway locations, a 3.0 metre wide strip shall be provided
- ~~.h Minimum number of parking spaces: 1 space per 23 square metres of gross commercial floor area~~
- ~~.i.h~~ Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.
- ~~.j.i~~ Shall also be subject to the requirements and restrictions relating to the **MHC3 Zone** and the general provisions of the Corporation of the City of Brampton Zoning By-law **270-2004**, not in conflict with those set out in **SectionException 3526**.
- ~~.k.i~~ Seasonal and temporary uses (e.g. garden centres) shall not require additional parking, and the spaces taken up by such uses still be counted towards the overall parking total. A garden centre is permitted up to a maximum area of 929 square metres.
- ~~.l.k~~ No drive-through facility shall be located between a building and a public street.
- .2 Residential uses permitted under **Section-Exception 12.3526.1.2** shall be subject to the following additional requirements and restrictions:
  - ~~.a~~ Minimum building setbacks:
    - ~~.a.i~~ to a lot line abutting Bovaird Drive – 4.5 metres
    - ~~.i.ii~~ to a lot line abutting Creditview Road – 0 metres
    - ~~.ii.iii~~ to a lot line abutting Lagerfeld Drive – 1.5 metres
    - ~~.iii.iv~~ to an **R4A-R3L – ExceptionSECTION 3527** zone – 4.5 metres
    - ~~.iv.v~~ to a daylighting triangle or rounding – 1.5 metres
    - ~~.v.vi~~ to a private lane or private street: 3.0 metres

Formatted: Highlight

Formatted: List Level 3

## Exception Zones

- .b Maximum building setbacks: To a lot line abutting a public street, to the curb of a private lane or private street, and **R4A-R3L – Exception SECTION 3527** zone: 4.5 metres
- .c Minimum Building Height: 6 storeys
- .d Maximum Building Height: 25 storeys
- .e Maximum Tower Floor Plate: The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
- .f Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 25 metres
- .g Minimum ground floor height: 4.5 m
- .h Maximum lot coverage: No requirement
- .i Minimum landscaped open space: No requirement
- .j Minimum landscape buffer: Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
- ~~.k Minimum number of parking spaces:—~~
  - ~~.i Resident Spaces:~~
    - ~~1. 0.9 spaces for a one-bedroom dwelling unit.~~
    - ~~2. 1.0 spaces for a two-bedroom dwelling unit.~~
    - ~~3. 1.20 spaces for a three-bedroom dwelling unit.~~
  - ~~.ii Visitor Spaces:~~
    - ~~1. 0.15 spaces per dwelling unit~~
- ~~.l.k~~ Podium Requirements:
  - .i Apartment buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.
  - .ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.
- ~~.m.l~~ Continuous Building Wall:
  - .i Building walls abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West.
  - .ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- ~~.n.m~~ Minimum Building Separation: 12 metres



## Exception Zones

~~9.0~~ 9.0 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

### ~~9.0~~ 9.0 Bicycle parking:

- .i Bicycle parking must be located on the same lot as the use or building for which it is required.
- .ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
- .iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  - 1. a building or structure;
  - 2. a secure area such as a supervised parking lot or enclosure; or
  - 3. bicycle lockers
- .iv Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- .v Dimensions:
  - 1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
  - 2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- .vi Rates:
  - 1. For Residential uses: 0.50 spaces per dwelling unit.
  - 2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

~~9.0~~ 9.0 No setback required from Bovaird Drive West, Creditview Road, Lagerfeld Drive and an **R4A** **R3L – ExceptionSECTION 3527** zone for any portion of a parking garage that is below grade.

.3 The Mixed Use Development as defined under **SectionException 12.3526.3.7** shall be subject to the following additional requirements and restrictions:

.a Minimum setback to Creditview Road, Lagerfeld Drive and Bovaird Drive West and an **R4A** **R3L – ExceptionSECTION 3527** zone:

- .i to a lot line abutting Bovaird Drive – 1.5 metres
- .ii to a lot line abutting Creditview Road – 0 metres

Formatted: Highlight

## Exception Zones

- .iii to a lot line abutting Lagerfeld Drive – 1.5 metres
- .iv to an **R4A-R3L – ExceptionSECTION 3527** zone – 4.5 metres
- .v to a daylighting triangle or rounding – 1.5 metres
- .vi to a private lane or private street: 3.0 metres
- .b Maximum setback to Creditview Road and an **R4A-R3L – ExceptionSECTION 3527** zone:
  - .i to a lot line abutting a public street, to the curb of a private lane or private street, and **R4A-R3L – ExceptionSECTION 3527** zone: 4.5 metres
- .c Minimum Building Height: 2 storeys
- .d Maximum Building Height: 25 storeys
- .e Maximum Tower Floor Plate where Residential Uses are included in the Tower: 800 square metres for any portion of a building greater than 12 storeys in height
- .f Minimum Tower Separation: 25 metres
- .g Minimum ground floor height: 4.5 m
- .h Maximum lot coverage: No requirement
- .i Minimum landscaped open space: No requirement
- .j Podium Requirements:
  - .i Buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.
  - .ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.
- .k Continuous Street Wall:
  - .l Building walls located between the minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.
- .m For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- .n Minimum landscape buffer:
- .o Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
- ~~.p Minimum number of parking spaces:~~
  - ~~.i Resident Spaces:~~

- ~~1. 0.9 spaces for a one-bedroom dwelling unit.~~
- ~~2. 1.0 spaces for a two-bedroom dwelling unit.~~
- ~~3. 1.20 spaces for a three-bedroom dwelling unit.~~

~~.ii Visitor Spaces:~~

- ~~1. 0.15 spaces per dwelling unit~~

~~.iii Non Residential:~~

- ~~1. one space per 23 square metres~~
- ~~2. of gross commercial floor area.~~

~~r.q~~ q.p Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.

~~r.q~~ r.q Bicycle Parking:

- .i Bicycle parking must be located on the same lot as the use or building for which it is required.
- .ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
- .iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  1. a building or structure
  2. a secure area such as a supervised parking lot or enclosure; or
  3. bicycle lockers
- .iv Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- .v Dimensions:
  1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
  2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- .vi Rates:
  1. For Residential uses: 0.50 spaces per dwelling unit.
  2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

~~s.r~~ No setback required from Lagerfeld Drive, Bovaird Drive West, Creditview Road and an ~~R4A~~ ~~R3L – Exception~~ ~~SECTION 3526~~ zone for any portion of a parking garage that is below grade.

**12.3526.3 for the purposes of ~~section~~Exception 3526:**

- .4 Despite any division of the lands, including a Public Street network, all lands zoned ~~C3MH~~ – ~~Exception~~ ~~SECTION 3526~~ shall be treated as one lot for zoning purposes.
- .5 There are no minimum lot depth, minimum front yard depth, minimum interior side yard depth, minimum exterior side yard depth, minimum rear yard depth, minimum lot width, minimum landscaped open space, maximum lot coverage, maximum floor space index, or minimum lot area requirements.
- .1 For the purposes of this ~~section~~Exception, Bovaird Drive West shall be deemed to be the front yard and Lagerfeld Drive shall be deemed the rear yard.
- .2 “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- .3 “Podium” means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- .4 Except for buildings located within 195 metres and 370 metres of the intersection of Lagerfeld Drive and Creditview Road, any building located within 25 metres of Lagerfeld Drive shall be a Mixed Use Development in accordance with the requirements of ~~Section~~Exception 12.3526.2.3.
- .5 “Mixed Use Development” means a building containing ground floor non-residential uses listed in ~~12.3526.1.1~~ with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.
- .6 The Retirement Home and Nursing Home uses permitted under ~~Section~~Exception 12.3526.1.3 shall be subject to the provisions of ~~12.3526.2.2~~. Notwithstanding the provisions of ~~Section~~Exception 12.3526.2.2, the following additional regulations shall apply:
  - ~~a~~ Minimum number of parking spaces:
    - ~~i~~ Retirement Home: 0.65 spaces per unit (inclusive of visitor parking); and
    - ~~ii~~ Nursing Home/ Long Term Care Facilities: 0.35 to 0.45 space per bed
  - ~~b.a~~ Bicycle Parking: No requirement

Formatted: Highlight

## 12.3527 Exception 3527

### 12.3527.1 The lands shall only be used for the following purposes:

- .1 Residential
  - .a an apartment dwelling
  - .b purposes accessory to the other permitted purposes
  - .c Ground Floor Townhouse Dwelling Units
- .2 Institutional Uses
  - .a Retirement Home
  - .b Nursing Home
- .3 Other
  - .a Mixed Use Development

### 12.3527.2 The lands shall be subject to the following requirements and restrictions:

- .1 The residential uses permitted under Section 12.3527.1.1 shall be subject to the following additional requirements and restrictions;
  - .a Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927: 1.5 metres
  - .b Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M1927: 7.5 metres
  - .c Minimum setback to **MHC3 – SECTION 3526** zone: 1.5 metres
  - .d Minimum Rear Yard Depth: 3.0 metres
  - .e Maximum Rear Yard Depth not abutting a road: 7.5 metres
  - .f Minimum Side Yard Width: 3.0 metres
  - .g Minimum Building Height: 6 storeys
  - .h Maximum Building Height: 25 storeys
  - .i Maximum Tower Floor Plate: The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
  - .j Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 25 metres
  - .k Minimum ground floor height: 4.5 m

Formatted: Highlight

Formatted: Highlight

- .l Maximum lot coverage: No requirement
- .m Minimum landscaped open space: No requirement
- .n Minimum landscape buffer: Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
- ~~.o Minimum number of parking spaces:~~
  - ~~.i Resident Spaces:~~
    - ~~1. 0.9 spaces for a one bedroom dwelling unit.~~
    - ~~2. 1.0 spaces for a two bedroom dwelling unit.~~
    - ~~3. 1.20 spaces for a three bedroom dwelling unit.~~
  - ~~.ii Visitor Spaces:~~
    - ~~1. 0.15 spaces per dwelling unit~~
- ~~.p.o Podium Requirements:~~
  - .i Apartment buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.
  - .ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.
- ~~.q.p Continuous Building Wall:~~
  - .i Building walls located between the 1.5 metre minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.
  - .ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- ~~.r.q Garbage, Refuse and Waste:~~ All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- ~~.s.r Bicycle parking:~~
  - .i Bicycle parking must be located on the same lot as the use or building for which it is required.
  - .ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
  - .iii Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

## Exception Zones

1. a building or structure
  2. a secure area such as a supervised parking lot or enclosure; or
  3. bicycle lockers
- .iv Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- .v Dimensions:
1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
  2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- .vi Rates:
1. For Residential uses: 0.50 spaces per dwelling unit.
  2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

~~t.s~~ No setback required from Bovaird Drive West, Creditview Road, Lagerfeld Drive and an **R4A MH – SECTION 3527** zone for any portion of a parking garage that is below grade.

Formatted: Highlight

- .2 The Mixed Use Development as defined under Section **12.3527.3.6** shall be subject to the following additional requirements and restrictions:
- .a Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927: 1.5 metres
  - .b Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927: 7.5 metres
  - .c Minimum setback to ~~MHCCG3~~ – **SECTION 3526** zone: 1.5 metres
  - .d Minimum Rear Yard Depth: 3.0 metres
  - .e Maximum Rear Yard Depth not abutting a road: 7.5 metres
  - .f Minimum Side Yard Width: 3.0 metres
  - .g Minimum Building Height: 6 storeys
  - .h Maximum Building Height: 25 storeys
  - .i Maximum Tower Floor Plate: The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
  - .j Minimum Tower Separation: Tower elements of a building shall have a minimum separation distance of 25 metres

## Exception Zones

- .k Minimum ground floor height: 4.5 m
- .l Maximum lot coverage: No requirement
- .m Minimum landscaped open space: No requirement
- .n Podium Requirements:
  - .i Mixed Use buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.
  - .ii For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.
- .o Continuous Street Wall:
  - .i Building walls located between the minimum 1.5 metre setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.
  - .ii For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
- .p Minimum landscape buffer: Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
- ~~.q Minimum number of parking spaces:~~
  - ~~.i Resident Spaces:~~
    - ~~1. 0.9 spaces for a one-bedroom dwelling unit.~~
    - ~~2. 1.0 spaces for a two-bedroom dwelling unit.~~
    - ~~3. 1.20 spaces for a three-bedroom dwelling unit.~~
  - ~~.ii Visitor Spaces:~~
    - ~~1. 0.15 spaces per dwelling unit~~
  - ~~.iii Non Residential:~~
    - ~~1. one space per 23 square metres of gross commercial floor area.~~
- ~~.r. q~~ Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- ~~.s. r~~ Bicycle Parking:
  - .i Bicycle parking must be located on the same lot as the use or building for which it is required.



#### Exception Zones

- .ii A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
  - 1. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
    - 2. a building or structure
    - 3. a secure area such as a supervised parking lot or enclosure; or
    - 4. bicycle lockers
- .iii Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- .iv Dimensions:
  - 1. If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
  - 2. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- .v Rates:
  - 1. For Residential uses: 0.50 spaces per dwelling unit.
  - 2. For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

4.5 No setback required from Lagerfeld Drive, Bovaird Drive West, Creditview Road and an **R4AMH – SECTION 3527** zone for any portion of a parking garage that is below grade.

#### **12.3527.3 for the purposes of section 3527:**

- .3 Despite any division of the lands, including a Public Street network, all lands zoned **R4AMH – SECTION 3527** shall be treated as one lot for zoning purposes.
- .1 There are no minimum lot depth, minimum exterior side yard depth, minimum lot width or minimum lot area requirements.
- .2 For the purposes of this section, Bovaird Drive West shall be deemed to be the front yard, the east/west section of Lagerfeld Drive the rear yard and the north/south section of Lagerfeld Drive the exterior side yard.
- .3 “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- .4 “Podium” means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

#### Exception Zones

- .5 “Mixed Use Development” means a building containing ground floor non-residential uses listed in 3526.1 with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.
- .6 The Retirement Home and Nursing Home uses permitted under Section 12.3527.1.2 shall be subject to the provisions of 12.3527.2.1. Notwithstanding the provisions of Section 12.3527.2.1, the following additional regulations shall apply:
- ~~.a Minimum number of parking spaces:~~
    - ~~.i Retirement Home: 0.65 spaces per unit (inclusive of visitor parking); and~~
    - ~~.ii Nursing Home/ Long Term Care Facilities: 0.35 to 0.45 space per bed~~
  - ~~b.a~~ Bicycle Parking: No requirement

## 12.-3533. Exception 3533

### 12.3533.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted within an ~~R1ER1~~-x zone.

### 12.3533.2 The lands shall be subject to the following requirements and restrictions:

- .1 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .2 A balcony or porch, with or without a cold cellar or foundation, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .3 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .4 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .5 The minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .6 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .7 For the purpose of this ~~Section~~Exception, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection; and,
- .8 The maximum building height shall not exceed 13 metres.

**Formatted:** Font: (Default) Trade Gothic Next, Font color: Auto, English (Canada)

## 12.-3534. Exception 3534

### 12.3534.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted within an **R1ER1-x zone**.

Formatted: Highlight

### 12.3534.2 The lands shall be subject to the following requirements and restrictions:

- .1 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .2 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .3 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .4 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .5 The minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .6 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .7 For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection; and,
- .8 The maximum building height of shall not exceed 13 metres.

## 12.-3535 Exception 3535

### 12.3535.1 The lands shall only be used for the following purposes:

- .1 An office including medical, dental or drugless practitioner;
- .2 A retail establishment having no outside storage;
- .3 A service shop;
- .4 A personal service shop;
- .5 A bank, trust company and finance company; and
- .6 Purposes accessory to other permitted purposes.

### 12.3535.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this zone, the lot line which abuts Airport Road shall be deemed the Front Lot Line;
- .2 Minimum Lot Width: 18 metres;
- .3 Minimum Front Yard Depth: 2 metres;
- .4 Minimum Interior Side Yard Width abutting an Open Space Zone: 1 metre to lands zoned Open Space;
- .5 Minimum Interior Side Yard Width abutting an Open Space Zone for an underground or at-grade parking garage: 0 metres to land zoned Open Space;
- .6 The maximum gross floor area shall be 275 metres;
- .7 Minimum Landscaped Open Space:
  - .a 2 metres along the lot line abutting Airport Road;
  - .b 5 metres along the lot line abutting a daylight triangle;
  - .c 5 metres along the lot line abutting Countryside Drive;
  - .d Retaining walls shall be permitted in required landscaped open space; and
- .8 Parking shall be provided in accordance with Section 20.3 of this bylaw.

### 12. 3535.34 The Holding (H)

- .1 While the holding (H) symbol remains in place, lands shall only be used for the purposes permitted by the **Residential Rural Estate Two (RE2) zone, subject to the requirements and restrictions of the RE2 zone** and general provisions of this by-law applicable to a permitted residential use.

Formatted: Highlight

#### Exception Zones

- .2 Removal of the holding symbol (H) shall not occur until such time as adequate arrangements have been made to convey gratuitously to the City, the portion of the subject lands forming part of the Natural Heritage System (NHS) to the satisfaction of the Commissioner, Planning, Building and Economic Development.

### 12.3536. Exception 3536

---

#### 12.3536.1 The lands shall only be used for the following purposes:

- .1 A Stacked Townhouse Dwelling;
- .2 Purposes permitted by the **R3C-R2** zone; and,
- .3 Purposes permitted by the **Open Space Zone**

Formatted: Highlight

#### 12.3536.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 160 square metres per dwelling unit;
- .2 Minimum Lot Width: 30 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 4.5 metres;
- .5 Minimum Interior Side Yard Width: 3.6 metres;
- .6 Minimum Exterior Side Yard Width: 4.5 metres;
- .7 Minimum Rear Yard Depth: 7.5 metres;
- .8 Minimum Separation between building containing dwelling units: 2.4 metres;
- .9 Maximum Building Height: 12.5 metres;
- .10 Maximum Lot Coverage: 40 percent;
- .11 Minimum Landscaped Open Space: 10 percent
- .12 Maximum cumulative size of accessory buildings: 100 square metres
- .13 Minimum Number of Parking Spaces:
  - .14 For residents: 1 space per dwelling unit
  - .15 For visitors: 0.2 spaces per dwelling unit
- .16 The requirements for Garage Control, Fencing and those of subsection 16.8.3 shall not apply.
- .17 Notwithstanding 6.10 (a) of this by-law, a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.
- .18 Permitted accessory structures shall be set back a minimum of 1.5 metres from any rear or side lot line abutting an open space zone.

~~Section No. 12.3536.3~~ for the purposes of ~~section-Exception Section No. 3536~~:

- .1 Uses permitted in the **R3C-R2** zone shall be subject to the requirements and restrictions of the **R3CR2-Section-Exception 12.2435 zone**;
- .2 Uses permitted in an **OS zone** shall be subject to the requirements and restrictions the **OS zone**.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight



**12.3537. Exception 3537****12.3537.1 The lands shall only be used for the following purposes:**

- .1 Purposes permitted in the **M3-GE** zone subject to the requirements of **Section-Exception 12.1565**;
- .2 A Concrete Batching Plant; and
- .3 Purposes accessory to other permitted purposes.

**12.3537.2 The lands shall be subject to the following requirements and restrictions:**

- ~~.4.1~~ Outside storage shall only be permitted within 35.0 metres of the rear lot line while maintaining a minimum setback of 4.0 metres from the interior side lot lines;
- ~~.5.2~~ Outside storage shall be screened from view from the street and from an Open Space zone by any combination of landscaping and/or fencing;
- ~~.6.3~~ Screening along the rear lot line shall consist of an opaque fence having a minimum height of 1.8 metres and a maximum height of 2.4 metres situated on top of a berm having a minimum height of 0.6 metres above grade;
- ~~.7.4~~ Outside storage shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
- ~~.8.5~~ The maximum height for any goods and materials stored outside shall be 6.0 metres;
- ~~.9.6~~ Trucks and/or trailers that are associated with a concrete batching plant and that are not actively engaged in the process of loading and unloading shall be permitted to be parked or stored within the front yard and interior side yards and shall not be considered to be outside storage for the purpose of **Sentences-Exceptions 12.3537.2(1) through (5)**;
- ~~.10.7~~ Except at approved driveway locations, a minimum landscaped open space strip of 3.0 metres shall be provided and maintained along the front lot line;
- ~~.11.8~~ Notwithstanding **Section 30.6**, metal fencing is permitted within the front yard to a maximum height of 1.8 metres;
- ~~.12.9~~ Minimum Setback to a Hydro Transformer in any yard: 2.5 metres.

**~~Section No. 12.3537.3~~ for the purposes of ~~section-Exception Section No.: 3537~~:**

- .1 For the purpose of this section, a Concrete Batching Plant shall mean an industrial facility used for the production of concrete, or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials in the open used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment in the open, but does not include the retail sale of finished concrete products.

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

**Formatted:** Highlight

**Formatted:** Highlight

**12.35383. Exception 35383****12.35383.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted within an **R1A** zone.

**Formatted:** Highlight**12.35383.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 456 square metres
- .2 Minimum Interior Lot Width: 17.4 metres
- .3 Minimum Lot Depth: 26.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- .6 Minimum Interior Side Yard Width:

**Formatted:** Font: (Default) Trade Gothic Next, Font color: Auto, English (Canada)**Formatted:** Outline numbered + Level: 4 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0 cm + Indent at: 1.5 cm

~~7.a~~ 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

**Formatted:** Font: (Default) Trade Gothic Next, Font color: Auto, English (Canada)

~~8.b~~ 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

**Formatted:** List Level 2, No bullets or numbering

~~9.7~~ The following provisions shall apply to garages:

**Formatted:** Font: (Default) Trade Gothic Next, Font color: Auto, English (Canada)

~~10.a~~ The maximum garage door width shall be 5.5 metres;

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

~~11.b~~ The garage door width may be widened by an extra 0.6 metres if the front door of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling;

**Formatted:** Font: (Default) Trade Gothic Next, Font color: Auto, English (Canada)

~~12.c~~ The interior garage width, as calculated 3 metres from the garage opening, shall not be more than 0.9 metres wider than the garage door width;

**Formatted:** List Level 2, No bullets or numbering**Formatted:** Font: (Default) Trade Gothic Next, Font color: Auto, English (Canada)

~~13.8~~ No garage shall project into the front yard more than 1.6 metres beyond a porch or front wall of a dwelling.

**Formatted:** Font: (Default) Trade Gothic Next, Font color: Auto, English (Canada)

~~14.9~~ The minimum setback to a daylight triangle or rounding shall be 1.5 metres.

**Formatted:** Outline numbered + Level: 4 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0 cm + Indent at: 1.5 cm**12. Section No 3538.3 for the purposes of section-Exception Section No. 3538**

- .1 Shall also be subject to the requirements and restrictions relating to the **R1A** zone and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 12.3538.2**.

**Formatted:** Highlight**Formatted:** Highlight

**12.-3539. Exception 3539****12.3539.1 The lands shall only be used for the following purposes:**

**.1** Shall only be used for the purposes permitted within an **R1A-R1** zone.

**Formatted:** List Level 1

**12.3539.2 The lands shall be subject to the following requirements and restrictions:**

- .1** Minimum Lot Area: 456 square metres
- .2** Minimum Interior Lot Width: 13.8 meters
- .3** Minimum Lot Depth: 26.0 metres
- .4** Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5** Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6** Minimum Interior Side Yard Width:
  - .a** 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b** 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7** The following provisions shall apply to garages:
  - .a** The maximum garage door width shall be 5.5 metres.
  - .b** The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c** The interior garage width, as calculated 3 metres from the garage opening, shall not be 0.9 metres more than the garage door width.
- .8** No garage shall project into the front yard more than 1.6 metres beyond a porch or front wall of a dwelling.
- .9** The minimum setback to a daylight triangle or rounding shall be 1.5 metres.

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

**12. ~~Section No. 3539.3~~ for the purposes of ~~section-Exception Section No. 3539~~:**

- .1** Shall also be subject to the requirements and restrictions relating to the **R1A-R1** zone and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 12.3539.2**.

## 12.3540 Exception 3540

### 12.3540.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1ER1-x** zone.

### 12.3540.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Exterior Side Yard Width: 3.0 metres;
- .2 Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .3 Minimum Rear Yard Depth:
  - .a 7.0 metres; and,
  - .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- .4 Garage Control:
  - .a The maximum cumulative garage door width for an attached garage shall be:
    - .i 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
    - .ii Notwithstanding (i) above, a cumulative garage door width of 5.0 metres shall be permitted if the lot width is less than 11.6 metres but the lot has a lot area greater than 500 square metres.
- .5 Maximum Lot Coverage:
  - .a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
  - .b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

### 12.3540.3 for the purposes of ~~section~~ **Exception 3540**:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1ER1-x** zone and the general provisions of this by-law not in conflict with those set out in ~~sections~~ **Exception 12.3540.2**.

Formatted: Highlight

## 12.3541 Exception 3541

---

### 12.3541.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an ~~R1F~~-R1x zone;

### 12.3541.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth:
  - .a 6.0 metres; and,
  - .b A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback
- .2 Minimum Front Yard Setback: 3.5 metres;
- .3 Garage Control:
  - .a The maximum cumulative garage door width for an attached garage shall be:
    - .i 5.0 metres if the lot width is less than 12.5 metres; and,
    - .ii 5.5 metres if the lot width is less than 17 metres but greater than or equal to 12.5 metres;
  - .b On lots greater than 17 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;
- .4 Maximum Lot Coverage:
  - .a For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
  - .b For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

### 12.3541.3 for the purposes of ~~section~~ Exception 3541:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1F~~R1-x zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ Exception 12.3541.2.

## 12.-3542. Exception 3542

### 12.3542.1 The lands shall only be used for the following purposes:

#### 1 Shall only be used for the following purposes:

1.a An office, including the office of a health care practitioner;

2.b A hotel;

3.c A banquet hall;

4.d A conference centre;

5.e The following uses only in conjunction with uses in **Section Exception 12.3542.1 (a), (b), and (c)**, provided the total gross floor area of the accessory uses do not exceed 25% of the total gross floor areas of the uses listed in **(a), (b), and (c)** to a maximum total Gross Floor Area of 999 square metres:

6.i A bank, trust company, or financial institution;

7.ii A retail establishment;

8.iii A convenience store;

9.iv A dry cleaning and laundry distribution station;

10.v A dining room restaurant, a take-out restaurant;

11.vi A service shop;

12.vii A personal service shop, excluding a massage or body rub parlour;

13.viii A printing or copy establishment;

14.ix A commercial, technical or recreational school;

15.x A community club;

16.xi A fitness centre; and,

17.xii A day nursey~~y~~;

#### 17.2 The following uses shall not be permitted

**Chapter 1**, a An adult entertainment parlour; and,

1.b An adult video store.

### 12.3542.2 The lands shall be subject to the following requirements and restrictions:

#### .1 Minimum Landscape Open Space Area, except at approved access locations:

Formatted: List Level 2

Formatted: Highlight

Formatted: Highlight

Formatted: List Level 2, No bullets or numbering

Formatted: List Level 2

## Exception Zones

- .2 A width of 3.0 metres along Mississauga Road and Steeles Avenue West;
  - .3 A width of 1.5 metres along a lot line.
  - .4 Maximum Building Height: 10 Storeys;
  - .5 Minimum Building Setback to an **Floodplain-Natural System** zone shall be 10 metres;
  - .6 No outside storage or outdoor display or sales of goods and materials shall be permitted;
  - .7 No drive-through facilities are permitted;
  - .8 For the purposes of this Section, the lands zoned **OC-3542** shall be treated as one lot for zoning purposes;
  - .9 For the purposes of this Section, the front lot line shall be deemed to be the Mississauga Road lot line;
  - .10 A total of two (2) loading spaces are to be provided;
  - .11 No setback from any lot line is required for any portion of the parking garage that is below grade;
  - .12 Minimum parking space requirements in accordance with the following:
  - .13 Offices, except an office of a health care practitioner, or uses permitted in Section **Exception 3542.1.1 (e)**: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
  - .14 Banquet Hall/Conference Centre: 1 parking space for each 8 square metres of gross commercial floor area; and,
  - .15 Hotel: 1 parking space for every 2 bedrooms.
- 12. ~~Section No. 3542.3~~ for the purposes of ~~section-Exception Section No. 3542~~:**
- .1 Shall also be subject to the requirements and restrictions relating to the **OC Zone** and the general provisions of this by-law not in conflict with those set out in **Sections-Exception 12.3542.1, 12.3542.2 and 12.3542.3**;
  - .2 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.
  - .3 For the purpose of calculating minimum parking requirements on lands zoned **OC-3542**:
    - .a Floor Area, Gross Commercial shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, amenity spaces for employees (such as a fitness centre and a cafeteria), atrium spaces, data centres, repair labs, repair training rooms or special purpose rooms that are ancillary

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

#### Exception Zones

to staff work spaces and any part of the building below established grade used for storage purposes.

- .4 An office building with a minimum gross floor area of 8,500 square metres shall be located, provided and maintained in the location shown as “Office Building Area” on Schedule C to this by-law



## 12. 3543. Exception 3543

### 12.3543.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted within an **R2A-R1** zone.

~~12.3543 The following uses shall not be permitted~~

- ~~.1 An adult entertainment parlour; and,~~  
~~.2 An adult video store.~~

Formatted: List Level 1

Formatted: List Level 2, No bullets or numbering

Formatted: List Level 2

### 12.3543.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 405 square metres per lot and 202.5 square metres per dwelling unit;
- .2 Minimum Lot Width: 13.4 metres per lot and 6.7 metres per dwelling unit;
- .3 Minimum Lot Depth: 30.0 meters;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 20% of the minimum required lot area;
- .6 Minimum Interior Side Yard Width: 1.2 metres;

### 12. 3543.3 for the purposes of ~~section-Exception~~ 3543:

- .1 Shall also be subject to the requirements and restrictions relating to the **R2A-R1** Zone and all the general provisions of this By-law which are not in conflict with Those set out in ~~Section-Exception~~ **12.3543.2**. ~~An office building with a minimum gross floor area of 8,500 square metres shall be located, provided and maintained in the location shown as "Office Building Area" on Schedule C to this by-law~~

Formatted: Highlight

#### 12.3544 Exception 3544

---

##### 12.3544.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in ~~an R3ER2~~ zone

Formatted: Highlight

##### 12.3544.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres
- .2 Minimum Rear Yard Depth: 6.0 metres.
- .3 Maximum Building Height: 11.0 metres.

##### 12.3544.3 for the purposes of ~~section-Exception~~ 3544.:

- .4 shall also be subject to the requirements and restrictions relating to the ~~R3ER2~~ Zone, ~~R23E-7.0-2370~~ zone, and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception~~ 12.3544.

Formatted: Highlight

## 12.3545 Exception 3545

---

### 12.3545.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an ~~R3ER2~~ zone

### 12.3545.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres
- .2 Minimum Rear Yard Depth: 6.0 metres.
- .3 Maximum Building Height: 11.0 metres.
- .4 Minimum Exterior Side Yard: 1.5 metres.

### 12.3545.3 for the purposes of ~~section Exception~~ 3545.:

- .5 shall also be subject to the requirements and restrictions relating to the ~~R3E-R2~~ Zone, ~~R3E-R27-0-2370~~ zone, and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section Exception~~ 12.3545.

Formatted: Highlight

## 12.3546 Exception 3546

---

### 12.3546.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an ~~R3ER2~~ zone

### 12.3546.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres
- .2 Minimum Rear Yard Depth: 6.0 metres.
- .3 Maximum Building Height: 11.0 metres.
- .4 Minimum Interior Side Yard: 0.5 metres.

### 12.3546.3 for the purposes of ~~section-Exception~~ 3546:

- .5 shall also be subject to the requirements and restrictions relating to the ~~R3E-R2~~ Zone, ~~R23E-7.0-2370~~ zone, and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception~~ 12.3546.

#### 12.3547 Exception 3547

---

**12.3547.1 The lands shall only be used for the following purposes:**

- .1 a rear lane townhouse dwelling.

**12.3547.3 The lands shall be subject to the following requirements and restrictions:**

- .2 Notwithstanding **Section 10.9.1B(7), Sections 10.9.1B(1) and 10.9.1B(4)** shall not apply.
- .3 Maximum Building Height: 11.0 metres.

**12.3547.3 for the purposes of ~~section~~ Exception 3547.:**

- .4 shall also be subject to the requirements and restrictions relating to the **R3E-R2** ~~Zone~~, **R3ER2-6.0-2372** zone, and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ **Exception 12.3547**.

Formatted: Highlight

Formatted: Highlight

## 12.3548 Exception 3548

### 12.3548.1 The lands shall only be used for the following purposes:

- .1 Live-Work Townhouse Dwelling which shall permit the following uses restricted only to the ground floor of the live-work townhouse dwelling:
  - .a an office;
  - .b A retail establishment having no outdoor storage;
  - .c A bank, trust company, or financial institution;
  - .d A personal service shop;
  - .e A dry-cleaning and laundry distribution station;
  - .f A printing or copying establishment;
  - .g A take-out restaurant;
  - .h A personal health or fitness centre;
  - .i A custom workshop;
  - .j A service shop
  - .k A medical or dental practice or office;
  - .l A home occupation;
  - .m Artist and photography studio including framing;
  - .n A visual and performing arts studio;
  - .o A convenience store;
  - .p Purposes accessory to the other permitted uses;

### 12.3548.3 The lands shall be subject to the following requirements and restrictions:

- .2 Section **10.9.1B(1)** of the Zoning By-law shall not apply

Formatted: Highlight

### 12.3548.3 for the purposes of ~~section-Exception~~ 3548:

- .3 Shall also be subject to the requirements and restrictions relating to the ~~R3ER2~~ zone, ~~R3ER2-6.0~~-2374 zone, and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception 12~~.3548.

## 12.3550 Exception 3550

---

### 12.3550.1 The lands shall only be used for the following purposes:

- .1 Stacked Townhouse Dwellings
- .2 Stacked Back-to-back Townhouse Dwellings
- .3 Purposes accessory to other permitted purposes;

### 12.3550.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 11,000.00 square metres;
- .2 Minimum Lot Width: 75.0 metres;
- .3 Minimum Lot Depth: 140.0 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front wall of a dwelling and 4.5 metres to a balcony, porch, or bay window;
- .5 Minimum Interior Side Yard Width: 15.0 metres;
- .6 Minimum separation between buildings: 12.0 metres, except that a minimum 5.0 metres shall be permitted between end walls of dwellings;
- .7 Maximum Lot Coverage for all buildings: 35% of the lot area;
- .8 Minimum Landscaped Open Space: 25% of the lot area;
- .9 Maximum Building Height: 3.5 storeys or 13.5 metres, whichever is greater;
- .10 A balcony or porch may project into the interior side yard by a maximum of 1.8 metres including eaves and cornices;

### 12.3550.3 for the purposes of ~~section-Exception~~ 3550:

- .1 All lands zoned **R3AR2**-3550 shall be deemed to be one lot for zoning purposes;
- .2 Shall also be subject to the requirements and restrictions relating to the **R3A-R2** zone and all the general provisions of this By-law which are not in conflict with those set out in **Section-Exception 12.3550.2**.

## 12.3551A Exception 3551A

---

### **12.3551A.1 The lands shall only be used for the following purposes:**

- .1 An office, including medical, dental and drugless practitioner
- .2 Only in conjunction with an office:
  - .a A personal service shop
  - .b A retail establishment, having no outside storage
  - .c A bank, trust, or finance company
  - .d A dining room restaurant
  - .e A take-out restaurant
  - .f A place of worship
  - .g Purposes accessory to the other permitted purposes

### **12.3551A.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Width: 38 metres
- .2 Minimum Front Yard Depth: 4.5 metres
- .3 Maximum Front Yard Depth: 8.0 metres
- .4 Minimum Building Height: 3 storeys
- .5 Maximum Building Height: 6 storeys
- .6 Minimum Landscape Open Space
  - Front Yard: Except at approved driveway locations, a minimum 3 metre wide landscape strip shall be provided along the front lot line.
  - Other Yards: Except at approved driveway locations, a minimum 1.5 metre wide landscape strip shall be provided along the side and rear lot lines.
- .7 Minimum Lot Area: No requirement
- .8 Maximum Lot Coverage: No requirement
- .9 Maximum Floor Space Index: 0.8
- .10 Maximum Floor Space Index for an office: No requirement
- .11 Minimum parking space required:



- .a 1 space for each 23 square metres of gross commercial floor area for medical, dental or drugless practitioners office use
  - .b 1 space for each 25 square metres of gross commercial floor area for office use other than medical, dental or drugless practitioners office
  - .c 1 space for each 23 square metres of gross commercial floor area for a retail establishment
  - .d Except as set out in subsection 12.3551A.2.11.e for all other uses, the requirements of Section 20.3 shall apply.
  - .e Notwithstanding subsection 12.3551A.2.11.d, no parking shall be required for floor area located below established grade used exclusively for storage, building maintenance, and/or employee amenity space.
- .12 Maximum combined total GFA for uses permitted in Section 12.3551A.1.2 shall not exceed 20% of the total GFA of the building.
- .13 Floor areas below established grade shall only be used for purpose of storage, building maintenance, building management/security office, and employee amenity space.
- .14 All garbage and refuse storage, including any container for the storage of recyclable materials, shall be enclosed within a garbage enclosure, except restaurant refuse which shall be located within a climate controlled area within the building.

## 12.3552. Exception 3552

---

### 12.3552.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purpose permitted in an **R1ER1-x** zone.

### 12.3552.2 The lands shall be subject to the following requirements and restrictions:

- .1 For zoning purposes, the front lot line shall be that which abuts Maybeck Drive;
- .2 The minimum rear yard depth shall be 5.0 metres;
- .3 No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;
- .4 Any fence may not exceed 1.2 metres in height in the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;
- .5 Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6.0 metres for a garage is complied with;
- .6 Unenclosed porches and balconies, with or without foundations and cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard; and
- .7 Bay window, with or without foundations, to a maximum width of 3.0 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metres into any front yard; exterior side yard or rear yard.

### 12.3552.3 for the purposes of ~~section-Exception~~ 3552:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1ER1-x** zone, and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.3552.2.**

## 12.3553 Exception 3553

---

### 12.3553.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a a warehouse;
  - .b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and,
  - .c accessory retail uses up to 25% of the total gross floor area of the principal use, but shall not exceed 550 square metres in gross floor area.
- .2 Non - Industrial:
  - .a an office;
  - .b a hotel;
  - .c a conference centre;
  - .d only in conjunction with the uses permitted in ~~sections-Exception~~ 12.3553.1(2)(a), (b) and (c), to a maximum of 15 per cent of the floor area of the principle use, the following purposes:
    - .i a bank, trust company or financial institution;
    - .ii a retail establishment;
    - .iii a convenience store;
    - .iv a banquet hall;
    - .v a dry cleaning and laundry establishment;
    - .vi a dining room restaurant, a take-out restaurant, a convenience restaurant;
    - .vii a service shop;
    - .viii a personal service shop, but excluding a massage or body rub parlour;
    - .ix a printing or copying establishment;
    - .x a commercial school;
    - .xi a community club;
    - .xii a health centre; and,
    - .xiii a day nursery;
    - .xiv a park, playground, recreational facility or structure;

- .xv the purposes permitted by the Floodplain-Natural System (NSF) zone;
- .xvi the purposes permitted by the Open Space (OS) zone;
- .xvii a radio or television broadcasting and transmission establishment; and,
- .3 Purposes accessory to other permitted purposes, including:
  - .a an associated educational use;
  - .b an associated office; and,
  - .c a retail outlet operated in connection with a particular purpose permitted by sections Exception 12.3553.1.(a) and (b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

Formatted: Highlight

**12.3553.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 0.8 hectares;
- .2 Minimum Lot Width: 60.0 metres;
- .3 Minimum Front Yard Depth: 6.0 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum Exterior Side Yard Width: 6.0 metres;
- .6 Minimum Rear Yard Depth: 6.0 metres;
- .7 Minimum Lot Depth: 45 metres;
- .8 Maximum Building Height: No requirement
- .9 Minimum Building Height: 8.0 metres;
- .10 Minimum Landscaped Open Space, except at approved driveway locations:
  - .a a width of 3.0 metres along Coleraine Drive and Countryside Drive, and a width of 6.0 metres abutting a lot line abutting any other public street;
  - .b no landscaped open space is required along a lot line that abuts RE2 zone or an industrial zone;
- .11 the openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened;
- .12 Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:
  - .a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;

Formatted: Highlight

- .b outside storage of goods and materials shall not exceed the lesser of 10 percent of the lot or 20 percent of the building area;
  - .c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments; and,
  - .d outside storage shall not be located within 15 metres of a lot line abutting a public road;
- .13 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

#### 12.3553.3 for the purposes of ~~section~~ **Exception 3553**:

~~14.1~~ Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

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

~~15.2~~ shall only be used for the following purposes while the Holding (H) symbol is in place:

~~16.3~~ purposes permitted in the **Agricultural (A)** zone subject to the requirements and restrictions of the Agricultural zone.

**Formatted:** Highlight

#### 12. 3553.4 The Holding (H)

- .1 It has been demonstrated to the satisfaction of the City and the Region of Peel that:
- .a A Tertiary Plan in satisfaction of section 7.2.2 of Secondary Plan Area 47 has been approved to the satisfaction of the Region and the City.
  - .b A Functional Service Report has been approved to the satisfaction of the Region and the City.
  - .c The Environmental Study Report (ESR) for the Arterial Road Class Environmental Assessment (EA) being conducted for Secondary Plan Area 47, including an Access Management Report (AMR) and Stormwater Management Report (SWMR) has been completed and submitted for approval and a Notice of Completion has been issued and, in addition to the above requirements, either one of the following two provisions must also be satisfied:
    - .i the selection of intersection locations and arterial road alignments for the planned development of the Arterial Roads network within Highway 427 Industrial Secondary Plan (Area 47) are approved under the Environmental Assessment Act, or
    - .ii based on the findings and/or recommendations of the Environmental Study Report (ESR) for the Class Environmental Assessment for Arterial Roads within the Highway 427 Industrial Secondary Plan Area (Area 47) for which a Notice of Completion has been issued pursuant to the Environmental Assessment Act in accordance with the

Municipal Class Environmental Assessment, it has been demonstrated to the satisfaction of the City and the Region of Peel that a development proposal can proceed without impacting the final determination of the intersection locations and arterial road alignments identified in the ESR.

- .d A Transportation Impact Study, consistent with the submitted Access Management Report, has been approved to the satisfaction of the City and the Region of Peel.
- .e The proposed stormwater management plan, consistent with the Stormwater Management Report, has been approved to the satisfaction of the City and the Region of Peel.
- .2 Agreements or other legal mechanisms satisfactory to the City and to the Region of Peel have been reached with the Owner, to ensure that the following matters have been or will be addressed by the Owner appropriately and sufficiently and at the Owner's sole cost:
  - .a the provision of interim or temporary water mains and associated infrastructure to service the subject lands on an interim or temporary basis until the ultimate water servicing scenario for Secondary Plan Area 47 is implemented, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate servicing scenario when it is available.
  - .b the provision of interim or temporary sanitary sewers and associated infrastructure to service the subject lands on an interim or temporary basis until the ultimate sanitary servicing scenario for Secondary Plan Area 47 is implemented, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate servicing scenario when it is available.
  - .c the provision of interim or temporary vehicle access routes to service the subject lands on an interim or temporary basis until the ultimate arterial and local road network for Secondary Plan Area 47 to the extent necessary to service the subject lands is implemented and available, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate road network when it is available.
  - .d The proposed access types and locations from the subject property to Coleraine Drive and to Arterial Road A2 will be consistent with the Access Management Report, as finalized and included within the Environmental Study Report submitted for the Municipal Class Environmental Assessment Arterial Roads within Highway 427 Industrial Secondary Plan Area (Area 47)
  - .e Appropriate studies have demonstrated that the road structure and pavement composition on Coleraine Drive from Regional Road 50 to
  - .f Mayfield Road can handle the projected truck traffic from the proposed development. Alternatively, in the event that such studies conclude that pavement upgrades or other road improvements are required to support the proposal, an agreement has been entered into between the City, the Region of Peel and the Owner to ensure that the costs of any required road improvements and necessary studies will be borne and undertaken by the Owner.

#### Exception Zones

- .3 The Owner shall make arrangements, satisfactory to the City, to enter into a heritage easement agreement, by which the Owner will be required to protect and conserve the Cole Farmhouse at 10900 Coleraine Drive as well as the associated commemorative feature that will be constructed with salvaged material of the demolished Cole Farm barn and the demolished Splan Farmhouse. The Owner may provide a Reference Plan to apply the heritage easement agreement to the lands containing the relocated Cole Farmhouse, the site of the future commemorative feature, and the adjacent lands fronting Coleraine Drive that will provide the City with an access to the lands that will be subject to the agreement.
- .4 The Owner will provide a letter of undertaking satisfactory to the City to confirm that it will not object to the City completing the designation process under section 29, Part IV of the Ontario Heritage Act by passing a by-law to designate the property's significant heritage resources at 10900 Coleraine Drive.
- .5 A Noise Attenuation Study shall be approved by the City, in which, among other matters, the Owner shall demonstrate how proposed noise mitigation can achieve protection of the sensitive adjacent land uses.

## 12. 3554 Exception 3554

### 12.3554.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a a warehouse;
  - .b the manufacturing, cleaning, packaging, processing, repairing or
  - .c assembly of goods, foods or materials within an enclosed building; and,
  - .d accessory retail uses up to 25% of the total gross floor area of the principal use, but shall not exceed 550 square metres in gross floor area.
- .2 Uses permitted within a designated heritage building only:
  - .a uses permitted in **SectionException 12.3554.1(1);**
  - .b uses permitted in the **Service Local Commercial (LSC)** zone category, except for a parking lot;
  - .c one residential dwelling unit on the second floor only;
  - .d an art gallery;
  - .e an artist's studio;
  - .f a photography studio;
  - .g a commercial school;
  - .h a veterinary clinic;
  - .i a radio or television broadcasting and transmission establishment;
  - .j a hotel or motel;
  - .k a convenience store;
- .3 A park, playground, recreational facility or structure;
- .4 The purposes permitted by the **Floodplain (FNatural System (NS))** zone;
- .5 The purposes permitted by the **Open Space (OS)** zone; and,
- .6 Purposes accessory to other permitted purposes.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

### 12.3554.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.8 hectares;
- .2 Minimum Lot Width: 60.0 metres;



## Exception Zones

- .3 Minimum Front Yard Depth: 6.0 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum Exterior Side Yard Width: 6.0 metres;
- .6 Minimum Rear Yard Depth: 6.0 metres;
- .7 Minimum Lot Depth: 45 metres;
- .8 Maximum Building Height: No requirement
- .9 Minimum Building Height: 8.0 metres;
- .10 Minimum Landscaped Open Space, except at approved driveway locations:
  - .a a width of 3.0 metres along Coleraine Drive and Countryside Drive, and a width of 6.0 metres abutting a lot line abutting any other public street;
  - .b no landscaped open space is required along a lot line that abuts **RE2** zone or an industrial zone;
- .11 the openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened;
- .12 Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:
  - .a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
  - .b outside storage of goods and materials shall not exceed the lesser of 10 percent of the lot or 20 percent of the building area;
  - .c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments; and,
  - .d outside storage shall not be located within 15 metres of a lot line abutting a public road;
- .13 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

Formatted: Highlight

### 12.3554.3 for the purposes of ~~section-Exception~~ 3554:

- .1 The Holding (H) symbol shall be lifted in part or in whole as applicable when all of the following conditions and requirements have been satisfied.
  - .a It has been demonstrated to the satisfaction of the City and the Region of Peel that:
    - .i A Tertiary Plan in satisfaction of section 7.2.2 of Secondary Plan Area 47 has been approved to the satisfaction of the Region and the City.

#### Exception Zones

- .ii A Functional Service Report has been approved to the satisfaction of the Region and the City.
  - .iii The Environmental Study Report (ESR) for the Arterial Road Class Environmental Assessment (EA) being conducted for Secondary Plan Area 47, including an Access Management Report (AMR) and Stormwater Management Report (SWMR) has been completed and submitted for approval and a Notice of Completion has been issued and, in addition to the above requirements, either one of the following two provisions must also be satisfied:
    - 1. the selection of intersection locations and arterial road alignments for the planned development of the Arterial Roads network within Highway 427 Industrial Secondary Plan (Area 47) are approved under the Environmental Assessment Act; or,
    - 2. based on the findings and/or recommendations of the Environmental Study Report (ESR) for the Class Environmental Assessment for Arterial Roads within the Highway 427 Industrial Secondary Plan Area (Area 47) for which a Notice of Completion has been issued pursuant to the Environmental Assessment Act in accordance with the Municipal Class Environmental Assessment, it has been demonstrated to the satisfaction of the City and the Region of Peel that a development proposal can proceed without impacting the final determination of the intersection locations and arterial road alignments identified in the ESR.
  - .iv A Transportation Impact Study, consistent with the submitted Access Management Report, has been approved to the satisfaction of the City and the Region of Peel.
  - .v The proposed stormwater management plan, consistent with the Stormwater Management Report, has been approved to the satisfaction of the City and the Region of Peel.
- .2 Agreements or other legal mechanisms satisfactory to the City and to the Region of Peel have been reached with the Owner, to ensure that the following matters have been or will be addressed by the Owner appropriately and sufficiently and at the Owner's sole cost:
- .a the provision of interim or temporary water mains and associated infrastructure to service the subject lands on an interim or temporary basis until the ultimate water servicing scenario for Secondary Plan Area 47 is implemented, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate servicing scenario when it is available.
  - .b the provision of interim or temporary sanitary sewers and associated infrastructure to service the subject lands on an interim or temporary basis until the ultimate sanitary servicing scenario for Secondary Plan Area 47 is implemented, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate servicing scenario when it is available.
  - .c the provision of interim or temporary vehicle access routes to service the subject lands on an interim or temporary basis until the ultimate arterial and local road network for

Secondary plan Area 47 to the extent necessary to service the subject lands is implemented and available, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate road network when it is available.

- .d The proposed access types and locations from the subject property to Coleraine Drive and to Arterial Road A2 will be consistent with the Access Management Report, as finalized and included within the Environmental Study Report submitted for the Municipal Class Environmental Assessment Arterial Roads within Highway 427 Industrial Secondary Plan Area (Area 47).
  - .e Appropriate studies have demonstrated that the road structure and pavement composition on Coleraine Drive from Regional Road 50 to Mayfield Road can handle the projected truck traffic from the proposed development. Alternatively, in the event that such studies conclude that pavement upgrades or other road improvements are required to support the proposal, an agreement has been entered into between the City, the Region of Peel and the Owner to ensure that the costs of any required road improvements and necessary studies will be borne and undertaken by the Owner.
- .3 The Owner shall make arrangements, satisfactory to the City, to enter into a heritage easement agreement, by which the Owner will be required to protect and conserve the Cole Farmhouse at 10900 Coleraine Drive as well as the associated commemorative feature that will be constructed with salvaged material of the demolished Cole Farm barn and the demolished Splan Farmhouse. The Owner may provide a Reference Plan to apply the heritage easement agreement to the lands containing the relocated Cole Farmhouse, the site of the future commemorative feature, and the adjacent lands fronting Coleraine Drive that will provide the City with an access to the lands that will be subject to the agreement.
- .4 The Owner will provide a letter of undertaking satisfactory to the City to confirm that it will not object to the City completing the designation process under section 29, Part IV of the Ontario Heritage Act by passing a by-law to designate the property's significant heritage resources at 10900 Coleraine Drive.
- .5 A Noise Attenuation Study shall be approved by the City, in which, among other matters, the Owner shall demonstrate how proposed noise mitigation can achieve protection of the sensitive adjacent land uses.

#### 12. 3554.4 The Holding (H)

- .1 purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the agricultural zone.

Formatted: Highlight

## 12.3555 Exception 3555

---

### 12.3555.1 The lands shall only be used for the following purposes:

- .1 Rear Lane Townhouse Dwellings, but not including stacked or back-to-back townhouses;;

### 12.3555.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, Hurontario Street shall be deemed to be the front lot line;
- .2 Minimum lot area per dwelling unit: no requirement;
- .3 Minimum lot depth: no requirement;
- .4 Minimum separation distance between rear facing facades of buildings separated by a private lane: 11 m;
- .5 Minimum dwelling unit width:
  - .a Units fronting Hillpath Crescent: 6.0 M;
  - .b Units fronting Hurontario Street: 4.5 m;
- .6 Maximum length of townhouse block fronting onto Hillpath Crescent: 31m;
- .7 Minimum front yard depth: 3.0m;
- .8 Minimum building setback to a lot line abutting a daylight triangle: 0 m;
- .9 Minimum exterior side yard width: 1.3m
- .10 Minimum rear yard depth: 3.0m
- .11 Minimum separation distance between two end walls: 2.8m
- .12 Except as restricted in 12.3555.2.26), a balcony or porch, with or without a cold cellar or foundation, may project into any required yard by a maximum of 0.3m. Eaves and cornices may project an additional 0.6m;
- .13 Bay windows, bow windows and box-out windows with or without foundations, to a maximum width of 4m, may encroach a maximum of 0.75m into the minimum front and rear yards and may encroach a maximum of 0.75m into the minimum side yard;
- .14 Maximum building height:
  - .a Units fronting Hillpath Crescent: 10.6m, with a maximum main wall height of less than 3 storeys for the main wall facing Hillpath Crescent;
  - .b Units fronting Hurontario Street: 13m;
- .15 Maximum number of dwelling units: 33;
- .16 Maximum lot coverage: 42%

- .17 Minimum landscaped open space:
  - .a a. 3.5m along the lot line abutting Hurontario Street, except for approved building locations;
  - .b b. A retaining wall permitted within required landscaping
- .18 Section 10.13.2 shall not apply
- .19 Section 10.9.1 shall not apply;
- .20 Garage control: garages shall be accessed and located abutting a private lane;
- .21 Section 10.5(b) shall not apply;
- .22 Minimum aisle width serving 70-90 degree parking spaces: 6.0 metres;
- .23 Minimum parking requirements for:
  - .a Rear Lane Townhouse – 2 spaces per dwelling unit;
  - .b Visitor – 0.25 spaces per unit;
- .24 A minimum of one common outdoor amenity area of at least 72.0 sq. m. shall be provided fronting onto Hillpath Crescent;
- .25 Units abutting Hillpath Crescent shall not include rooftop amenity space;
- .26 No balconies on or above the second storey shall be permitted to encroach into the yard abutting Hillpath Crescent.

**12.3555.3 for the purposes of ~~section~~ Exception 3555:**

- .1 Shall also be subject to the requirements and restrictions relating to the R3A-R2 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section ~~Exception~~ 12.3555.2.

## 12.3556. Exception 3556

---

### 12.3556.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purpose permitted in an **R1ER1-x zone**.

### 12.3556.2 The lands shall be subject to the following requirements and restrictions:

- .1 The minimum lot width for a corner lot shall be 2.5 metres wider than the minimum interior lot width; and
- .2 The minimum exterior side yard width shall be 3.5 metres;

### 12.3556.3 for the purposes of ~~section-Exception~~ 3556:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1ER1-x zone**, and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.3556.2.**

## 12. 3557. Exception 3557

---

### 12.3557.1 The lands shall only be used for the following purposes:

- .1 The uses permitted in the ~~M1-PE~~ zone

### 12.3557.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, the Front Lot Line shall be the lot line abutting Inspire Boulevard.
- .2 Minimum Yard Depths:
  - .a The following minimum yard depths apply to one building on a corner lot:
    - .i Rear Yard Depth: 4.0 metres
    - .ii Exterior Side Yard Width: 9.0 metres
- .3 Fencing, having a maximum height of 1.2 metres, shall be permitted to extend into the front yard along the interior side lot line only.
- .4 Minimum Setback to a Hydro: 3.0 metres

## 12.3558 Exception 3558

---

### 12.3558.1 The lands shall only be used for the following purposes:

- .1 an office
- .2 a bank, trust company or financial institution
- .3 a dry cleaning and laundry establishment
- .4 a dining room restaurant, a convenience restaurant, a take-out restaurant
- .5 a recreation facility or structure
- .6 a banquet hall
- .7 furniture and appliance store
- .8 motor vehicle leasing establishment
- .9 motor vehicle sales establishment
- .10 motor vehicle washing establishment
- .11 a printing or copying establishment
- .12 a parking lot
- .13 a warehouse
- .14 the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building
- .15 The following uses shall only be permitted only in conjunction with a use permitted by **12.3558.1.1 to 12.3558.1.14** provided that the total gross floor area does not exceed 15% of the total gross floor area of the principal use to maximum combined total of 1,000 square metres:
  - .a a retail establishment having no outside storage
  - .b a personal service shop
  - .c a grocery store or convenience store
- .16 purposes accessory to other permitted purposes

### 12.3558.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 30.0 metres;
- .2 Minimum Front Yard Depth: 6.0 metres;
- .3 Minimum Interior Side Yard Width: 3.0 metres except that where it abuts



- .a a rail line or utility corridor, the minimum requirement is 15.0 metres and
- .b a property zoned Residential or Institutional, the minimum requirement is 9.0 metres;
- .4 Minimum Exterior Side Yard Width: 3.0 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 6.0 metres;
- .5 Maximum Building Height: 13.7 metres, except where a building within 70.0 metres of both Regional Road 50 and Castlemore Road the maximum requirement is 20.0 metres;
- .6 Maximum Lot Coverage: 50%;
- .7 Maximum Floor Space Index: 0.5

**12.3558.3 for the purposes of ~~section-Exception~~ 3558:**

- .1 Shall also be subject to the requirements and restrictions relating to the ~~MBU-LC~~ zone and all the general provisions of this By-law which are not in conflict with those set out in ~~Section-Exception~~ 12.3558.2.

## 12.3559 Exception 3559

---

### 12.3559.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
  - .b A printing establishment
  - .c A warehouse
  - .d A research and development facility
- .2 Non-Industrial:
  - .a A radio or television broadcasting and transmission establishment
  - .b An office
  - .c A hotel or motel
  - .d The following uses only in conjunction with and within the same building as an office or hotel/motel permitted by 12.3559.1(2)(b) and (c), provided that the total combined gross floor area of the following uses is not more than 15 percent of the total gross floor area of the office building or hotel/motel:
    - .i A bank, trust company or financial institution
    - .ii A retail establishment having no outside storage
    - .iii A personal service shop, excluding a massage or body rub parlour
    - .iv A dry cleaning and laundry establishment
    - .v A dining room restaurant
    - .vi A convenience store
    - .vii A recreational facility or structure
    - .viii A health and fitness centre
  - .e A banquet hall only in conjunction with a hotel
- .3 Accessory:
  - .a An associated educational purpose

- .b A retail outlet operated in connection with a particular purpose permitted by Exception 12.3559.1(1), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use
- .c Purposes accessory to other permitted purposes.

**12.3559.2 The lands shall be subject to the following requirements and restrictions:**

- .1 For the purpose of this zone, Steeles Avenue East shall be deemed to be the front lot line
- .2 Minimum Lot Width: 30 metres
- .3 Minimum Front Yard Depth: 6.0 metres
- .4 Minimum Interior Side Yard Width: 3.0 metres
- .5 Minimum Exterior Side Yard Width: 6.0 metres
- .6 Minimum Rear Yard Depth: 6.0 metres
- .7 Maximum Building Height: 17.0 metres, save and except for an office building or hotel/motel, which shall be permitted to have a maximum building height of 6 storeys
- .8 Minimum Landscaped Open Space: Except at approved driveway locations, a minimum 3.0 metre wide strip along Steeles Avenue East
- .9 Minimum Setback to a Hydro Transformer in any yard: 1.5 metres
- .10 Notwithstanding Section 30.6, fencing is permitted within the front yard to a maximum height of 1.2 metres
- .11 Minimum Parking Space Requirements:
  - .a For a hotel or motel: 1 parking space for each 2.3 bedrooms plus 1 parking space for each 10 square metres of gross commercial floor area, or portion thereof, devoted to public use including meeting rooms, conference rooms, recreational facilities, dining lounge and tavern areas, but excluding bedrooms, washrooms, lobbies, hallways, elevators, and stairways
  - .b For all other uses: Exceptions 20.3 and 30.5 shall apply
- .12 For uses permitted in Exception 12.3559.1(2) a minimum of 1 loading space shall be provided
- .13 For a hotel or motel, the minimum width of an aisle leading to an at grade parking space with an angle of 70 degrees up to and including 90 degrees shall be 6.4 metres
- .14 The openings for waste disposal and loading facilities of any buildings shall either not face or shall be screened from view from a public street
- .15 Garbage and refuse storage for restaurant purposes shall be contained in a climate controlled area within a building

- .16 All garbage and refuse storage other than for a restaurant, including any containers for storage of recyclable materials, shall be located within a main building
- .17 Notwithstanding 12.3559.2(16), in-ground storage containers may be used for garbage and refuse storage associated with a hotel or motel
- .18 No outdoor display and/or sales or storage shall be permitted.

## 12.3563 Exception 3563

---

### 12.3563.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the ~~R1ER1A~~-x zone.

### 12.3563.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 11.6 metres
- .2 Minimum Exterior Lot Width: 15.20 metres
- .3 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, and eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .4 A bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 Permitted Yard Encroachments;
- .5 Temporary sales office shall be permitted until August 31, 2026;
- .6 A parking lot for a temporary sales office shall be permitted until August 31, 2026;
- .7 Notwithstanding any other provision to the contrary, dwelling units used as model home for display purposes, which may or may not include a sales office within said units, shall be permitted;
- .8 A parking lot for dwelling units used a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .9 On lots equal to or greater than 12.20 metres in width, the maximum cumulative garage door width shall not exceed 60% of the dwelling width;

### 12.3563.3 for the purposes of ~~section-Exception~~ 3563:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1ER1A~~-x zone, and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section Exception~~ 12.3563.2.

## 12.3564 Exception 3564

### 12.3564.1 The lands shall only be used for the following purposes:

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

Formatted: Highlight

### 12.3564.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 11.6 metres
- .2 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle and eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 Permitted Yard Encroachments;
- .4 Temporary sales office shall be permitted until August 31, 2026;
- .5 A parking lot for a temporary sales office shall be permitted until August 31, 2026;
- .6 Notwithstanding any other provision to the contrary, dwelling units used as model home for display purposes, which may or may not include a sales office within said units, shall be permitted;
- .7 A parking lot for dwelling units used a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .8 On lots equal to or greater than 13.72 metres in width, the maximum cumulative garage door width shall not exceed 60% of the dwelling width."

### 12.3564.3 for the purposes of ~~section-Exception~~ 3564:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1E-R1-x** zone, and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception~~ **12.3564.2**.

## 12.3565 Exception 3565

---

### 12.3565.1 The lands shall only be used for the following purposes:

- .1 ~~S~~ shall only be used for the purposes permitted in the **R1ER1-x** zone.

### 12.3565.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 11.6 metres
- .2 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle and eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 Permitted Yard Encroachments;
- .4 Temporary sales office shall be permitted until August 31, 2026;
- .5 A parking lot for a temporary sales office shall be permitted until August 31, 2026;
- .6 Notwithstanding any other provision to the contrary, dwelling units used as model home for display purposes, which may or may not include a sales office within said units, shall be permitted;
- .7 A parking lot for dwelling units used a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- .8 On lots equal to or greater than 15.24 metres in width, the maximum cumulative garage door width shall not exceed 50% of the dwelling width;

### 12.3565.3 for the purposes of ~~section-Exception~~ 3565:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1ER1-x** zone, and all the general provisions of this by-law, which are not in conflict with those set out in **Section-Exception 12.3565.2**.

## 12.3566. Exception 3566

### 12.3566.1 The lands shall only be used for the following purposes:

- .1 A place of worship;
- .2 The following uses only in conjunction with the use in Section ~~12.3566.1~~ **12.3566.1, +1**;
- .3 A cultural & educational facility
- .4 A care taker's residence with up to 6 guest rooms

Formatted: Highlight

### 12.3566.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum landscaped open space, except at approved access locations:
  - .a A width of 1.5 metres along the lot line abutting Queen Street West;
  - .b A width of 0.6 metres adjacent to the easterly side lot line;
  - .c A width of 3.0 metres adjacent to the westerly side lot line, except adjacent to the garbage enclosure where 0.0 metres shall be required;
  - .d A width of 2.7 metres adjacent to the rear lot line;
- .2 Maximum Net Worship Area: 285 square metres;
- .3 Minimum Front Yard Depth: 1.5 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum number of parking spaces: 50

### 12.3566.3 for the purposes of ~~section-Exception~~ 3566:

- .1 Shall also be subject to the requirements and restrictions relating to the **I1 Zone** and the general provisions of this by-law not in conflict with those set out in ~~Section-Exception~~ **12.3566.2**.
- .2 For the purposes of this ~~Section-Exception~~, the lands zoned **I1(H)-3566 and I1(H)-3567** shall be treated as one lot for zoning purposes.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight



## 12.-3567 Exception 3567

### 12.3567.1 The lands shall only be used for the following purposes:

- .1 A place of worship;
- .2 The following uses only in conjunction with the use in ~~Section~~ **Exception 12.3567.1.2:**
  - .a A cultural and educational facility
  - .b A care taker's residence with up to 6 guest rooms

Formatted: Highlight

### 12.3567.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum landscaped open space, except at approved access locations:
  - .a A width of 1.5 metres along the lot line abutting Queen Street West;
  - .b A width of 0.6 metres adjacent to the easterly side lot line;
  - .c A width of 3.0 metres adjacent to the westerly side lot line, except adjacent to the garbage enclosure where 0.0 metres shall be required;
  - .d A width of 2.7 metres adjacent to the rear lot line;
- .2 Maximum Net Wor~~s~~hip Area: 285 square metres;
- .3 Minimum Front Yard Depth: 1.5 metres;
- .4 Minimum Interior Side Yard Width: 3.0 metres
- .5 Minimum number of parking spaces: 50

### 12.3567.3 for the purposes of ~~section-Exception~~ 3567:

- .1 Shall also be subject to the requirements and restrictions relating To the ~~I1-I1~~ Zone and the general provisions of this by-law not in Conflict with those set out in ~~Section-Exception 12.~~3567.2.

### 12. 3567.4 The Holding (H)

- .1 For the purposes of this Section, the lands zoned ~~I1-I1(H)~~ – 3566 and **I1(H)** – 3567 shall be treated as one lot for zoning purposes.
- .2 Until such time as the Holding (H) symbol has been removed, The land **zoned I1(H)** – 3567 shall only be used for the purpose of and existing single detached dwelling in accordance with the requirements and restrictions of the Agricultural zone, and for the purposes of providing access, required parking, and required landscaping associated with the lands zoned **I1(H)** – 3566 and **I1(H) – 3567.**

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

#### Exception Zones

- .3 The lifting of the Holding (H) symbol shall only occur after the existing Dwelling is demolished and removed to the satisfaction of the Commissioner of Planning, and Building, and Economic Development and Chief Building Official.

## 12.3568. Exception 3568

---

### 12.3568.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the ~~RI-FR1~~-x zone;

### 12.3568.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Exterior Side Yard, and Minimum Rear Yard;
- .3 Maximum cumulative garage door width: 5.5 metres;
- .4 Maximum interior garage width: 6.1 metres;
- .5 Minimum Lot Width: 11.0 metres where a Lot abuts a daylighting triangle;
- .6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding

### 12..3568.3 for the purposes of ~~section-Exception~~ 3568

- .1 Shall also be subject to the requirements and restrictions relating to the ~~RI-FR1~~-x zone and all the general provisions of this By-law which are not in conflict with those set out in Section-Exception 12.3568.2;

### 12. 3568.4 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
  - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.3569. Exception 3569

---

### 12.3569.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the ~~R3ER2~~-x zone;
- .2 Rear Lane Townhouse Dwelling;

### 12. 3569.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 ,metres metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres;
- .4 Minimum Rear Yard Depth: 6.0 metres;
- .5 Maximum Building Height: 3 storeys;
- .6 Minimum Lot Width: 4.0 metres where a Lot abuts a daylighting triangle;
- .7 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .8 Maximum cumulative garage door width: 3.8 metres;
- .9 Notwithstanding Section 10.9.1 B(7), the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .10 Section 10.4.1 .(d) shall not apply;
- .11 Section 10.4.1 (e) shall not apply;
- .12 Notwithstanding 10.9.1 B(7), Section 10.9M .B.4 shall not apply;
- .13 Minimum outdoor amenity area: 8.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .14 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .15 Where a corner lot abuts a daylight or visibility triangle larger than 12 metres by 12 metres:

- .a The Lot Line that abuts a daylight or visibility triangle shall be deemed to be the Front Lot Line;
  - .b The Lot Line that abuts a Lane shall be deemed to be the Rear Lot Line;
  - .c Minimum Front Yard Depth: 1.2 metres;
  - .d Minimum Lot Depth: 18.0 metres;
- .16 For the purposes of this Section, Section 10.5.b shall not apply for a Rear Lane Townhouse Dwelling;
- .17 For the purposes of this Section, Sections 10.13.1, 10.13.2, 10.13.3 and 10.13.4 shall apply for a Rear Lane Townhouse Dwelling;
- .18 For the purposes of this Section, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

**12.3569.3 for the purposes of ~~section-Exception~~ 3569:**

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R3ER2~~-x zone and all the general provisions of this By-law which are not in conflict with those set out in ~~Section-Exception~~ 12.3569.2;

**12.3569.4 The Holding (H):**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
- .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.3570. Exception 3570

---

### 12.3570.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **R3ER2-x** zone;
- .2 Rear Lane Townhouse Dwellings;

### 12.3570.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres;
- .4 Minimum Rear Yard Depth: 6.0 metres where there is an attached garage;
- .5 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle or rounding;
- .6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .7 A detached garage shall be no closer than 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
- .8 Minimum Setback from an Interior Side Lot Line: 0.3 metres for a detached garage, except, this may be reduced to 0.0 metres where the garages of two Lots sharing a Lot Line are designed as one building;
- .9 Maximum Gross Floor Area: 42 square metres for a detached garage;
- .10 Maximum cumulative garage door width: 5.5 metres;
- .11 Notwithstanding Section 10.9.1 B(7), the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .12 Section 10.4.1 (d) shall not apply;
- .13 Section 10.4.1 (e) shall not apply;
- .14 Notwithstanding 10.9.1B(7), Section 10.9.1.B.4 shall not apply;
- .15 Minimum Setback to a Flankage Lot Line: 2.0 metres for a detached garage;
- .16 Section 10.9.1.B.4 shall not apply;

- .17 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .18 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .19 For the purposes of this Section, Section 10.5.b shall not apply for a Rear Lane Townhouse Dwelling;
- .20 For the purposes of this Section, Sections 10.13.1, 10.13.2, 10.13.3 and 10.13.4 shall apply for a Rear Lane Townhouse Dwelling;
- .21 For the purposes of this Section, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

#### **12.3570.3 for the purposes of ~~section-Exception~~ 3570**

- .1 Shall also be subject to the requirements and restrictions relating to the **R3ER2-x** zone and all the general provisions of this By-law which are not in conflict with those set out in **Section-Exception 12.3570.2**;

#### **12.3570.4 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
  - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.3571. Exception 3571

---

### 12.3571.1 The lands shall only be used for the following purposes:

- .1 A Live-Work Townhouse Dwelling;
- .2 Non-Residential Uses in a live-work dwelling:
  - .a An Office;
  - .b A Retail establishment having no outdoor storage;
  - .c A bank, trust company, or financial institution;
  - .d An art gallery;
  - .e A personal service shop;
  - .f A dry-cleaning and laundry distribution station;
  - .g A laundromat;
  - .h A printing or copying establishment;
  - .i A commercial school;
  - .j A take-out restaurant;
  - .k A dining room restaurant;
  - .l A health or fitness centre;
  - .m A custom workshop;
  - .n A visual and performing arts studio;
  - .o A medical or dental practice or office;
  - .p A purposes accessory to the other permitted uses;
  - .q A day nursery;
  - .r A home occupation accessory to the primary residential dwelling, such that it occupies a maximum of 40% of the Gross Floor Area of the Dwelling Unit;
  - .s An animal hospital;

### 12.3571.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 0.3 metres. Eaves and cornices may project an additional 0.2 metres into the Minimum Front Yard or Minimum Exterior Side Yard;



- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard may encroach a Maximum of 1.0 metres into the Minimum Exterior Side Yard, and may encroach a maximum of 0.3 metres into the Minimum Front Yard;
- .3 Minimum Front Yard Depth: 0.6 metres;
- .4 Minimum Exterior Side Yard Depth: 2.0 metres;
- .5 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .6 Maximum cumulative garage door width: 5.5 metres for a an attached garage;
- .7 Notwithstanding 10.9.1 B(7), the Maximum Driveway Width shall not exceed the width of the Dwelling Unit;
- .8 Minimum Rear Yard Depth: 0.6 metres;
- .9 Minimum Building Height: 3 storeys except for an attached garage;
- .10 Maximum Building Height: 5 storeys;
- .11 Section 10.9.1.B.4 shall not apply;
- .12 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, and roof terraces;
- .13 Outdoor patios are permitted;
- .14 Minimum Lot Width: 5.0 metres where a Lot abuts a daylighting triangle or rounding;
- .15 Parking on a driveway in the Rear Yard is permitted for a home occupation use;
- .16 Roof top amenity areas are permitted;
- .17 Air conditioning units are permitted to be located on a balcony or roof terrace;
- .18 Outdoor storage shall not be permitted;
- .19 Drive-through facilities are not permitted;
- .20 For the purposes of this Section, a Live-Work Townhouse Dwelling:
  - .a A minimum of two (2) parking spaces shall be required for each Live-Work unit;
  - .b A minimum of 50% of the ground floor/first floor area excluding garage area of each unit shall be used for non- residential purposes set out in **Section 12.3571.1**;
- .21 Maximum Gross Commercial Floor Area: 105 square metres for the non-residential uses set out in **Section 12.3571.1**
- .22 For the purposes of this Section, a garage is permitted in the abutting Rear Yard of a Live-Work Townhouse Dwelling;

**12.3571.3 for the purposes of ~~Exception~~section 3571:**

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R3ER2~~-x zone and all the general provisions of this By-law which are not in conflict with those set out in ~~Section~~Exception 12.3571.2;

**12.3571.4 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
  - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.3572. Exception 3572

---

### 12.3572.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the ~~R1~~FR1-x zone;

### 12.3572.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Rear Yard, and Minimum Rear Yards;
- .3 Minimum Lot Width: 11.1 metres for a Corner Lot;
- .4 Minimum Exterior Side Yard Width: 3.0 metres;

### 12.3572.3 for the purposes of ~~section-Exception~~ 3572:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1~~FR1-x zone and all the general provisions of this By-law which are not in conflict with those set out in Section-Exception 12.3572.2;

### 12.3572.4 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
  - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

### 12.3573. Exception 3573

---

#### 12.3573.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **R4A-R3L** zone;
- .2 Residential Uses:
  - .a A townhouse dwelling;
  - .b A stacked townhouse dwelling;
  - .c A back to back townhouse dwelling
- .3 Non-Residential Uses:
  - .a An office;
  - .b A retail establishment having no outdoor storage;
  - .c A supermarket;
  - .d A service shop;
  - .e A bank, trust company, or financial institution;
  - .f An art gallery;
  - .g A personal service shop;
  - .h A dry-cleaning and laundry distribution centre;
  - .i A laundromat;
  - .j A printing or copying establishment;
  - .k A commercial school;
  - .l A take-out restaurant;
  - .m A dining room restaurant;
  - .n A convenience restaurant;
  - .o A health or fitness centre;
  - .p A custom workshop;
  - .q A visual and performing arts studio;
  - .r A medical or dental practice or office;
  - .s An amusement arcade;
  - .t A temporary open air market;

- .u A place of commercial recreation but not including a billiard hall;
- .v A community club;
- .w A tavern;
- .x A taxi or bus station;
- .y A swimming pool sales and service establishment;
- .z An animal hospital;
- .4 Purposes accessory to the other permitted uses;

**12.3573.2 The lands shall be subject to the following requirements and restrictions:**

- .1 A Minimum gross commercial floor area of 1-,858 square metres (20,000 square feet);
- .2 Maximum gross commercial floor area of 9,290 square metres (100,000 square feet) shall be provided;
- .3 If a building or portion of a building is within 30.0 metres of Inspire Boulevard the entire building shall be subject to the following:
  - .a Maximum Building Height: 8 storeys excluding roof top stairway access enclosures;
  - .b Minimum Building Height: 6 storeys;
  - .c Apartment dwellings shall be the only residential use permitted;
  - .d A minimum 50% of the ground/first floor of an apartment dwelling shall be used for non-residential purposes set **12.3573.1.3;**
- .4 Maximum Building Height: 8 storeys, excluding roof top stairway access enclosures;
- .5 Minimum Building Height: 3 storeys, except for an attached garage;
- .6 Minimum Lot Area: 19,500 square metres;
- .7 Minimum Lot Width: No Requirement;
- .8 Minimum Lot Depth: No Requirement;
- .9 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .10 Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .11 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 12 metres to a rounding;
- .12 Minimum separation between buildings: 12.0 metres except:
  - .a that a minimum 24 metres shall be permitted between end walls of townhouse dwellings;

## Exception Zones

- .b that a minimum 7.0 metres shall be permitted between an end wall of townhouse dwellings and a rear wall;
- .13 Maximum Floor Space Index: No Requirement;
- .14 Maximum Lot Coverage: No Requirement;
- .15 Minimum Landscaped Open Space:
  - .a An Urban Square having a minimum contiguous area of 800 square metres abutting the intersection of Torbram Road and Inspire Boulevard. For the purpose of this section, an "Urban Square" may be comprised of both hard and soft landscaped surfaces, and may include amenity structures such as picnic or shade shelters, planters, retaining walls, play structures, fountains, splash pads or similar features.
  - .b 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except a building may encroach 2.0 metres into required landscaped open space;
  - .c 3.0 metres along a Lot Line abutting any other public street;
- .16 Minimum Unit Width:
  - .a 6.0 metres for a Townhouse Dwelling;
  - .b 4.5 metres for a Townhouse Dwelling with a rear garage;
  - .c 6.0 metres for a Back to Back Townhouse Dwelling;
  - .d 6.0 metres for a Stacked Townhouse Dwelling;
- .17 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Side Yard;
- .18 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;
- .19 Parking shall not be permitted between a building and the lot line abutting Inspire Boulevard or Torbram Road;
- .20 Roof top amenity areas are permitted;
- .21 Minimum number of Dwelling Units: 210;
- .22 Maximum number of Dwelling Units: 31 9;
- .23 For Non-Residential Uses set out in [Section-Exception 3585.1 \(2\)](#):
  - .a Shall only be located on the ground floor of buildings;
  - .b Drive-through facilities are not permitted;

## Exception Zones

- .24 For each apartment dwelling and multiple residential dwelling, a minimum of one outdoor amenity area of at least 8.0 square metres shall be provided and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- .25 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .26 Detached Garage Maximum Gross Floor Area: 42 square metres;
- .27 Maximum cumulative garage door width: 5.5 metres;
- .28 Notwithstanding **Section 10.9.1 B(7)**, the Maximum Driveway Width for a live-work townhouse, a townhouse dwelling or a back to back townhouse dwelling shall be equal to the width of the dwelling unit;
- .29 **Section 10.4.1 .(d)** shall not apply;
- .30 **Section 10.4.1 (e)** shall not apply;
- .31 Notwithstanding **10.9.1 B(7)**, **Section 10.9.1.B.4** shall not apply;
- .32 For the purposes of this Section, **Sections 10.5.b, 6.27, and 10.2** shall not apply;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

### 12.3573.3 for the purposes of section 3573

- .1 All lands zoned **R4A(H)-R3LM-3573** shall be deemed to be one lot for zoning purposes;
- .2 Shall also be subject to the requirements and restrictions relating to the general provisions of this By-law which are not in conflict with those set out in **Section-Exception 12.3573.2 and 12.3573.3.1**;

Formatted: Highlight

### 12.3573.4 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the **Agricultural (A)** zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
  - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

Formatted: Highlight

## 12.3574. Exception 3574

### 12.3574.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the ~~I1~~ zone;  
Or
- .2 The purposes permitted in the ~~RI-FR1A, R1~~-9.0-2368, R3E-7.02370, and/or ~~RER2~~-5.4-3582 zone;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

### 12.3574.2 The lands shall be subject to the following requirements and restrictions:

- .1 The ~~H1~~ zone for the purposes permitted in the ~~H1~~ zone;
- .2 The ~~RI-FR1A, R1~~ F-9.0-2368 zone for the purposes permitted in the ~~RI-FR1A, R1~~-9.0-2368 zone;
- .3 The R3E-7.0-2370 zone for the purposes permitted in the R3E-7.~~00~~-2370 zone;
- .4 The ~~R3E(H)-R2~~4.4-3569 zone for the purposes permitted in the zone;
- .5 The ~~R3ER2~~-5.4-3582 zone for the purposes permitted in the ~~RER2~~-5.4-3582 zone;

### 12.3574.3 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
  - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;



## 12.3575. Exception 3575

---

### 12.3575.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the ~~RI-FR1A, R1-13.02367~~ zone;

### 12.3575.2 The lands shall be subject to the following requirements and restrictions:

- .1 Uses permitted under ~~Section-Exception RIF(H)-R1~~ 13.0-3575.1 shall be subject to the requirements and restrictions set out in the ~~RI-FR1A, R1-13.0-2367~~ zone;

### 12.3575.3 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
  - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.3576. Exception 3576

### 12.3576.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1-FR1**-x zone;

Formatted: Highlight

### 12.3576.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Exterior Side Yard, and Minimum Rear Yard;
- .3 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle;
- .4 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .5 Maximum Interior Garage Width: 6.1 metres on lots having a lot width of 14.0 metres or greater;
- .6 Maximum cumulative garage door width: 5.05 metres on lots having a lot width of 11.6 metres to 12.5 metres;

### 12.3576.3 The Holding (H)

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- .2 The Holding (H) symbol shall not be removed until such time as the following has been provided:
  - .a Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
  - .b Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

## 12.3577. Exception 3577

### 12.3577.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the ~~R1FRI~~ Zone

### 12.3577.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylight triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard and 1.5 metres into the minimum Rear Yard;
- .3 Minimum Front Yard Depth: 3.5 metres;
- .4 Minimum Rear Yard Depth: 4.0 metres;
- .5 Minimum Lot Depth: 17.0 metres

### 12.3577. ~~Section No. 3577~~ for the purposes of ~~section-Exception Section No. 3577~~:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1AR1A~~ zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section-Exception 12.3577.2~~.

Formatted: Highlight

## 12. 3578. Exception 3578

---

### 12.3578.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1FR1-x** Zone

### 12.3578.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylight triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard or Minimum Rear Yard;
- .3 Maximum Interior Garage Width: 6.1 metres on lots having a lot width of 14.0 metres or greater;
- .4 For the purposes of this Section, the Rear Lot Line shall be deemed to be the intersection of the two Lot Lines furthest away from the Front Lot Line;
- .5 For the purposes of this Section, any Lot Line, excluding the Front Lot Line and Rear Lot Line, shall be deemed an Interior Side Lot Line

### 12.3578. ~~Section No. 3578~~ for the purposes of ~~section-Exception Section No. 3578~~:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1FR1-x zone** and all the general provisions of this By-law which are not in conflict with those set out in **Section-Exception 12.3578.2.**

### 12.3579. Exception 3579

#### 12.3579.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **R3ER1** zone;
- .2 Rear Lane Townhouse Dwellings;

#### 12.3579.2 The lands shall be subject to the following requirements and restrictions:

- .3 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard;
- .4 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard or Minimum Rear Yard;
- .5 Maximum Interior Garage Width: 6.1 metres on lots having a lot width of 14.0 metres or greater;
- .6 For the purposes of this Section, the Rear Lot Line shall be deemed to be the intersection of the two Lot Lines furthest away from the Front Lot Line;
- .7 For the purposes of this Section, any Lot Line, excluding the Front Lot Line and Rear Lot Line, shall be deemed an Interior Side Lot Line;

#### 12.3579. ~~Section No. 3579~~ for the purposes of ~~section-Exception Section No. 3579~~:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1E** zone and all the general provisions of this By-law which are not in conflict with those set out in **Section-Exception 12.3579.2**.

Formatted: Highlight

Formatted: Highlight

## 12. 3580. Exception 3580A

---

### 12.3580A.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **R2R3E-x** zone;
- .2 Rear Lane Townhouse Dwellings;

### 12.3580A.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres;
- .4 Minimum Rear Yard Depth: 6.0 metres;
- .5 Maximum Building Height: 3 storeys;
- .6 Minimum Lot Width: 4.0 metres where a Lot abuts a daylighting triangle;
- .7 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .8 Maximum cumulative garage door width: 3.8 metres; Page 2 of 3
- .9 Notwithstanding **Section ExceptionSection 10.9.1B(7)**, the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .10 **Section ExceptionSection 10.4.1.(d)** shall not apply;
- .11 **Section ExceptionSection 10.4.1.(e)** shall not apply;
- .12 Notwithstanding **10.9.16(7)**, **ExceptionSectionSection 10.9.1.B.4** shall not apply;
- .13 Minimum outdoor amenity area: 8.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .14 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .15 Where a corner lot abuts a daylight or visibility triangle larger than 12 metres by 12 metres: a. The Lot Line that abuts a daylight or visibility triangle shall be deemed to be the Front Lot Line; b. The

Lot Line that abuts a Lane shall be deemed to be the Rear Lot Line; c. Minimum Front Yard Depth: 1.2 metres; d. Minimum Lot Depth: 18.0 metres;

- .16 For the purposes of this [ExceptionSection](#), ~~Section [ExceptionSection](#) 10.5.b~~ shall not apply for a Rear Lane Townhouse Dwelling;
- .17 For the purposes of this [ExceptionSection](#), ~~Section [ExceptionSections](#) 10.13.1, 10.13.2, 10.13.3 and 10.13.4~~ shall apply for a Rear Lane Townhouse Dwelling; Page 3 of 3
- .18 For the purposes of this [ExceptionSection](#), a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

**12.3580A.3 for the purposes of Exception 3580A:**

- .1 Shall also be subject to the requirements and restrictions relating to the [R2R3E zone](#) and all the general provisions of this By-law which are not in conflict with those set out in [ExceptionSection 3580A.2](#);

## 12.3581. Exception 3581

---

### 12.3581.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **R3ER2-x** zone;
- .2 Rear Lane Townhouse Dwellings;

### 12.3581.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres; Minimum (4)
- .4 Rear Yard Depth: 6.0 metres;
- .5 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle;
- .6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .7 Minimum Detached Garage Setback Requirements:
  - .a 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
  - .b 2.0 metres to the Flankage Lot Line;
  - .c 0.3 metres to an Interior Side Lot Line except this may be reduced to 0.0 metres where the garages of two lots sharing a lot line are designed as one building;
- .8 Detached Garage Maximum Gross Floor Area: 42 square metres;
- .9 Maximum cumulative garage door width: 5.5 metres;
- .10 Notwithstanding Section 10.9.16(7), the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .11 Section 10.4.1.(d) shall not apply;
- .12 Section 10.4.1.(e) shall not apply;
- .13 Notwithstanding 10.9.16(7), Section 10.9.1.6.4 shall not apply;



- .14 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .15 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .16 For the purposes of this Section, Section 10.5.b shall not apply for a Rear Lane Townhouse Dwelling;
- .17 For the purposes of this Section, Sections 10.13.1, 10.13.2, 10.13.3 and 10.13.4 shall apply for a Rear Lane Townhouse Dwelling;
- .18 For the purposes of this Section, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

**12.3581. ~~Section No.3581~~ for the purposes of ~~section~~ Exception ~~Section No.3581~~:**

- .1 Shall also be subject to the requirements and restrictions relating to the R3ER2-x zone and all the general provisions of this By-law which are not in conflict with those set out in ~~Section-Exception~~ 12.3581.2.

## 12.-3582. Exception 3582

### 12.3582.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **R3ER2-x zone**;
- .2 Rear Lane Townhouse Dwellings;

### 12.3582.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres
- .4 Minimum Rear Yard Depth: 6.0 metres;
- .5 Maximum Building Height: 3 storeys;
- .6 Minimum Lot Width: 5.0 metres where a Lot abuts a daylighting triangle;
- .7 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .8 Maximum cumulative garage door width: 4.8 metres;
- .9 Notwithstanding Section 10.9.16(7), the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .10 Section 10.4.1.(d) shall not apply;
- .11 Section 10.4.1.(e) shall not apply;
- .12 Notwithstanding 10.9.16(7), Section 10.9.1.6.4 shall not apply;
- .13 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .14 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .15 For the purposes of this Section, Section 10.5.b shall not apply for a Rear Lane Townhouse Dwelling;

#### Exception Zones

- .16 For the purposes of this Section, Sections 10.13.1, 10.13.2, 10.13.3 and 10.13.4 shall apply for a Rear Lane Townhouse Dwelling;
- .17 For the purposes of this Section, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

#### **12.3582. ~~Section No. 3582~~ for the purposes of ~~section~~ Exception ~~Section No. 3582~~:**

- .1 Shall also be subject to the requirements and restrictions relating to the **R3ER2-x** zone and all the general provisions of this By-law which are not in conflict with those set out in ~~Section~~ **Exception 12.3582.2.**

Formatted: Highlight

## 12.-3583. Exception 3583

---

### 12.3583.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **R3E-R2** zone;
- .2 Rear Lane Townhouse Dwellings;

### 12.3583.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a Maximum width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- .3 Minimum Front Yard Depth: 3.0 metres; Minimum (4)
- .4 Rear Yard Depth: 6.0 metres;
- .5 Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle;
- .6 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .7 Minimum Detached Garage Setback Requirements:
  - .a 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
  - .b 2.0 metres to the Flankage Lot Line;
  - .c 0.3 metres to an Interior Side Lot Line except this may be reduced to 0.0 metres where the garages of two lots sharing a lot line are designed as one building;
- .8 Detached Garage Maximum Gross Floor Area: 42 square metres;
- .9 Maximum cumulative garage door width: 5.5 metres;
- .10 Notwithstanding Section 10.9.16(7), the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- .11 Section 10.4.1.(d) shall not apply;
- .12 Section 10.4.1.(e) shall not apply;
- .13 Notwithstanding 10.9.16(7), Section 10.9.1.6.4 shall not apply;

- .14 Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- .15 Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- .16 For the purposes of this Section, Section 10.5.b shall not apply for a Rear Lane Townhouse Dwelling;
- .17 For the purposes of this Section, Sections 10.13.1, 10.13.2, 10.13.3 and 10.13.4 shall apply for a Rear Lane Townhouse Dwelling;
- .18 For the purposes of this Section, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

**12.3583. ~~Section No.3583~~ for the purposes of ~~section~~ Exception ~~Section No.3583~~:**

- .1 Shall also be subject to the requirements and restrictions relating to the R3ER2-x zone and all the general provisions of this By-law which are not in conflict with those set out in ~~Section-Exception~~ 12.3583.2.

## 12.3584 Exception 3584

---

### 12.3584.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the ~~R3A~~R2 zone;
- .2 A multiple residential dwelling;
- .3 An apartment dwelling;
- .4 A stacked townhouse dwelling;
- .5 A back to back townhouse dwelling;
- .6 Purposes accessory to the other permitted uses;

### 12.3584.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 9,900 square metres;
- .2 Minimum Lot Width: No Requirement;
- .3 Minimum Lot Depth: No Requirement;
- .4 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .5 Minimum Interior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .7 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .8 Minimum separation between buildings: 12.0 metres except:
  - .a a. that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
  - .b b. that a minimum 7.0 metres shall be permitted between an end wall of townhouse dwellings and a rear wall of townhouse dwellings;
- .9 Maximum Building Height:
  - .a a. 8 storeys, excluding roof top stairway access enclosures, for Multiple Residential Dwellings and Apartment Dwellings;
  - .b b. 4 storeys, excluding roof top stairway access enclosures, for Townhouse Dwellings, Stacked Townhouse Dwellings, and Back to Back Townhouse Dwellings;
- .10 Minimum Building Height: 3 storeys except for an attached garage;

- .11 Maximum Lot Coverage: No Requirement;
- .12 Minimum Landscaped Open Space:
  - .a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;
  - .b 3.0 metres along a Lot Line abutting a public road;
- .13 Minimum Unit Width:
  - .a 6.0 metres for a Townhouse Dwelling;
  - .b 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;
  - .c 6.0 metres for a Back to Back Townhouse Dwelling;
  - .d 6.0 metres for a Stacked Townhouse Dwelling;
- .14 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Side Yard;
- .15 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;
- .16 Minimum number of Dwelling Units: 31;
- .17 Maximum number of Dwelling Units: 52;
- .18 Section 10.4.1.(d) shall not apply;
- .19 Section 10.4.1.(e) shall not apply;
- .20 Notwithstanding 10.9.1B(7), Section 10.9.1.B.4 shall not apply;
- .21 For the purposes of this Section, Sections 10.5.b, 6.27, and 10.2 shall not apply;

**12.3584.3 for the purposes of ~~section-Exception~~ 3584:**

- .1 All lands zoned ~~R3A~~R2-3584 shall be deemed to be one lot for zoning purposes;
- .2 Shall also be subject to the requirements and restrictions relating to the ~~R3A~~R2 zone and all general provisions of this By-law which are not in conflict with those set out in ~~Sections-Exception~~ 12.3584.2 and 12.3584.3(1);

## 12.3585 Exception 3585

---

### 12.3585.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
  - .a Purposes permitted in the **R4A-R3L** zone;
  - .b A townhouse dwelling;
  - .c A stacked townhouse dwelling;
  - .d A back to back townhouse dwelling
- .2 Non-Residential Uses;
  - .a An office;
  - .b A retail establishment having no outdoor storage;
  - .c A bank, trust company, or financial institution;
  - .d An art gallery;
  - .e A personal service shop;
  - .f A dry-cleaning and laundry distribution centre;
  - .g A laundromat;
  - .h A printing or copying establishment;
  - .i A commercial school;
  - .j A take-out restaurant;
  - .k A dining room restaurant;
  - .l A health or fitness centre;
  - .m A custom workshop;
  - .n A visual and performing arts studio;
  - .o An animal hospital;
  - .p A medical or dental practice or office;
- .3 Purposes accessory to the other permitted uses;

### 12.3585.2 Uses on ~~the~~ lands shall be subject to the following requirements and restrictions:

- .1 If a building or portion of a building is within 30.0 metres of Inspire Boulevard or within 50.0 metres of Torbram Road, the entire building shall be subject to the following:



#### Exception Zones

- .a Maximum Building Height: 8 storeys, excluding roof top stairway access enclosures;
  - .b Minimum Building Height: 4 storeys, excluding roof top stairway access enclosures;
  - .c Townhouse Dwellings, Stacked Townhouse Dwellings, and Back-to-Back Townhouse Dwellings are not permitted;
- .2 If a building or portion of a building is within 30.0 metres of Inspire Boulevard, a minimum 50% of the ground floor shall be used for Non-Residential uses permitted in **12.3585.1(2)**.
- .3 Maximum Building Height: 4 storeys, excluding roof top stairway access enclosures;
- .4 Minimum Building Height: 3 storeys except for an attached garage;
- .5 Minimum Lot Area: 9,900 square metres;
- .6 Minimum Lot Width: No Requirement;
- .7 Minimum Lot Depth: No Requirement;
- .8 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .9 Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .10 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .11 Minimum separation between buildings: 12.0 metres except:
- .a that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
  - .b that a minimum 7.0 metres shall be permitted between an end walls of townhouse dwellings and a rear wall of a townhouse dwelling;
- .12 Maximum Floor Space Index: No Requirement;
- .13 Maximum Lot Coverage: No Requirement;
- .14 Minimum Landscaped Open Space:
- .a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;
  - .b 3.0 metres along a Lot Line abutting a public road;
- .15 Minimum Unit Width:
- .a 6.0 metres for a Townhouse Dwelling;
  - .b 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;
  - .c 6.0 metres for a Back to Back Townhouse Dwelling;

## Exception Zones

.d 6.0 metres for a Stacked Townhouse Dwelling;

- .16 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Side Yard;
- .17 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;
- .18 Parking shall not be permitted between a building and Inspire Boulevard or Torbram Road;
- .19 Roof top amenity areas are permitted;
- .20 Minimum number of Dwelling Units: 94;
- .21 Maximum number of Dwelling Units: 262;
- .22 Section 10.4.1.(d) shall not apply;
- .23 Section 10.4.1.(e) shall not apply;
- .24 Notwithstanding 10.9.1B(7), Section 10.9.1.B.4 shall not apply;
- .25 For the purposes of this Section, Sections 10.5.b, 6.27, and 10.2 shall not apply;
- .25
- .26 For Non-Residential Uses set out in Section 12.3585.1(2):
- .a Maximum Gross Commercial Floor Area: 9,290 square metres;
- .b Shall only be located on the ground floor of buildings;
- .c Drive-through facilities are not permitted;
- 12.3585.33 for the purposes of section Exception 3585:
- .1 All lands zoned R4AR3L-3585 shall be deemed to be one lot for zoning purposes;
- .2 All lands zoned R3L-3585 shall also be subject to the requirements and restrictions relating to the R4A R3L zone and all the general provisions of this By-law which are not in conflict with those set out in Sections 12.3585.2 and 12.3585.33 (1);

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Outline numbered + Level: 5 + Numbering  
Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned  
at: 1.5 cm + Indent at: 2.5 cm

Formatted: Highlight

Formatted: Highlight

## 12.3586 Exception 3586

---

### 12.3586.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
  - .a Purposes permitted in the **R4A-R3LM** zone;
- .2 Non-Residential Uses;
  - .a An office;
  - .b A retail establishment having no outdoor storage;
  - .c A bank, trust company, or financial institution;
  - .d An art gallery;
  - .e A personal service shop;
  - .f A dry-cleaning and laundry distribution centre;
  - .g A laundromat;
  - .h A printing or copying establishment;
  - .i A commercial school;
  - .j A take-out restaurant;
  - .k A dining room restaurant;
  - .l A health or fitness centre;
  - .m A custom workshop;
  - .n A visual and performing arts studio;
  - .o An animal hospital;
  - .p A medical or dental practice or office;
- .3 Purposes accessory to the other permitted uses;

### 12.3586.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 8 storeys, excluding roof top stairway access enclosures;
- .2 Minimum Building Height: 3 storeys;
- .3 A minimum 50% of the ground floor of each building shall contain a Non-Residential Use permitted by **12.3586.1(2)**;
- .4 Minimum Lot Area: 3,800 square metres;

## Exception Zones

- .5 Minimum Lot Width: No Requirement;
- .6 Minimum Lot Depth: No Requirement;
- .7 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .8 Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .9 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- .10 Minimum separation between buildings: 12.0 metres except:
  - .a that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
  - .b that a minimum 7.0 metres shall be permitted between an end wall of a townhouse dwelling and a rear wall of a townhouse dwelling;
- .11 Maximum Floor Space Index: No Requirement;
- .12 Maximum Lot Coverage: No Requirement;
- .13 Minimum Landscaped Open Space:
  - .a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except a building may encroach 2.0 metres;
  - .b 3.0 metres along a Lot Line abutting a public road;
- .14 Minimum Unit Width:
  - .a 6.0 metres for a Townhouse Dwelling;
  - .b 4.5 metres for a Townhouse Dwelling with a rear garage;
  - .c 6.0 metres for a Back to Back Townhouse Dwelling;
  - .d 6.0 metres for a Stacked Townhouse Dwelling;
- .15 A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Side Yard;
- .16 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;
- .17 Parking shall not be permitted between a building and Inspire Boulevard or Torbram Road;
- .18 Roof top amenity areas are permitted;
- .19 Minimum number of Dwelling Units: 42;

#### Exception Zones

- .20 Maximum number of Dwelling Units: 98;
- .21 Section 10.4.1.(d) shall not apply;
- .22 Section 10.4.1.(e) shall not apply;
- .23 Notwithstanding 10.9.1B(7), Section 10.9.1.B.4 shall not apply;
- .24 For the purposes of this Section, Sections 10.5.b, 6.27, and 10.2 shall not apply;
- .25 For Non-Residential Uses set out in Section 3586.1(2):
  - .a Maximum Gross Commercial Floor Area: 9,290 square metres;
  - .b Shall only be located on the ground floor of buildings;
  - .c Drive-through facilities are not permitted;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

#### 12.3586.3 for the purposes of ~~section~~ Exception 3586:

- .1 All lands zoned R4AR3LM-3586 shall be deemed to be one lot for zoning purposes;
- .2 Shall also be subject to the requirements and restrictions relating to the R4A, R3LM zone and all the general provisions of this By-law which are not in conflict with those set out in Section Exception 12.3586.2 and 12.3586.3 (1);

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

## 12.3587 Exception 3587

### 12.3587.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **I1** zone;  
Or,
- .2 The purposes permitted in the **R1FR1A-9.0-2368**, **R3E-7.0-2370**, **R3E-4.4-3580**, and/or **R3ER2-5.4-3582**;

Formatted: Highlight

### 12.3587.2 The lands shall be subject to the following requirements and restrictions:

- .1 The I1 zone for the purposes permitted in **the I1** zone;
- .2 The **R1FR1A-9.0-2368** zone for the purposes permitted in the **R1F-9.0-2368** zone;
- .3 The **R3E-7.0-2370** zone for the purposes permitted in the **R3E-7.0-2370** zone;
- .4 The **R3E-4.4-3580** zone for the purposes permitted in the **R3E-4.4-3580** zone;
- .5 **The R3ER2-5.4-3582** zone for the purposes permitted in the **R3ER2-5.4-3582** zone;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

## 12.3589 Exception 3589

---

### 12.3589.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1FR1** zone;

### 12.3589.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum Front Yard or minimum Exterior Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the minimum front and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in **12.3589.2(5)**;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in **12.3589.2(5)**;
- .3 Maximum interior garage width: 6.1 metres;
- .4 Minimum Lot Width: 13.0 metres where a Lot abuts a daylighting triangle;
- .5 Minimum Building Setback:
  - .a 0.0 metres to a daylighting triangle
  - .b 1.2 metres to a corner rounding

### 12. 3589.3 for the purposes of ~~section-Exception~~ 3589:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1FR1-x zone** and all the general provisions of this By-law which are not in conflict with those set out in **Section-Exception 12.3589.2**;

## 12.3591 Exception 3591

---

### 12.3591.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **R4A-R3ML** zone;
- .2 A townhouse dwelling;
- .3 A stacked townhouse dwelling;
- .4 A back to back townhouse dwelling;
- .5 Purposes accessory to the other permitted uses;

### 12.3591.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: No Requirement;
- .2 Minimum Lot Depth: No Requirement;
- .3 Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
- .4 Minimum Interior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
- .6 Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
- .7 Minimum separation between buildings: 12.0 metres except that:
  - .a that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
  - .b that a minimum 7.0 metres shall be permitted between an end wall of a townhouse dwelling and a rear wall of a townhouse dwelling;
- .8 Maximum Building Height:
  - .a 8 storeys, excluding roof top stairway access enclosures, for Multiple Residential Dwellings and Apartment Dwellings;
  - .b 4 storeys, excluding roof top stairway access enclosures, for Townhouse Dwellings, Stacked Townhouse Dwellings, and Back to Back Townhouse Dwellings;
- .9 Minimum Building Height: 3 storeys;
- .10 Maximum Lot Coverage: No Requirement;
- .11 Minimum Landscaped Open Space:



#### Exception Zones

- .a 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;
- .b 3.0 metres along a Lot Line abutting a public road;
- .12 Minimum Unit Width:
  - .a 6.0 metres for a Townhouse Dwelling;
  - .b 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;
  - .c 6.0 metres for a Back to Back Townhouse Dwelling;
  - .d 6.0 metres for a Stacked Townhouse Dwelling;
- .13 A balcony or porch, with or without a cold cellar, may project into the minimum Front Yard and/or minimum Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the minimum Front Yard and/or minimum Side Yard;
- .14 Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the minimum Front Yard, minimum Rear Yard, and/or Minimum Side Yard;
- .15 All lands zoned **R4AR3ML-3591** shall be deemed to be one lot for zoning purposes;
- .16 **Sections 6.27 and 10.2** shall not apply;

Formatted: Highlight

#### **12.3591.3 for the purposes of ~~section-Exception~~ 3591:**

- .1 Shall also be subject to the requirements and restrictions relating to the **R4A-R3ML** zone and all general provisions of this By-law which are not in conflict with those set out in **Section-Exception 12.3591.2;**

#### **12. 3591.4 The Holding (H)**

- .1 Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- .2 The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - .a a. Confirmation that the block has frontage that is accessible; and
  - .b b. it is demonstrated to the satisfaction of the Director of Engineering Services, that the block can be adequately serviced and graded.

## 12.3592 Exception 3592

### 12.3592.1 The lands shall only be used for the following purposes:

Shall only be for the purposes permitted by Section 12.3592.1.(1) or the purposes permitted by Section 12.3592.1.(2) but not both sections and not any combination of both sections:

Either:

- .1 The following:
  - .a A public or private school;
  - .b A day nursery only in conjunction with a public or private school;
  - .c A place of worship only in conjunction with a public or private school;
  - .d A park, playground or recreational facility operated by a public authority; and,
  - .e Purposes accessory to the other permitted purposes.

Or:

- .2 The following:
  - .a Those purposes permitted in the R1F-11.0-3590 zone and/or the R3E-7.0-2370 zone and/or the R3E-4.4-3580 zone and/or the R3ER2-6.0-3581 zone.

Formatted: Highlight

### 12.3592.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those purposes permitted in 11-3592.1(1), the requirements and restrictions as set out in an I1 zone;
- .2 For those purposes permitted in a R1F-11.0-3590 zone, the requirements and restrictions as set out in the R1F-11.0-3590 zone;
- .3 For those purposes permitted in a R3E-7.0-2370 zone, the requirements and restrictions as set out in the R3E-7.0-2370 zone;
- .4 For those purposes permitted in a R3E-4.4-3580 zone, the requirements and restrictions as set out in the R3E-4.4-3580 zone;
- .5 For those purposes permitted in a R3ER2-6.0-3581 zone, the requirements and restrictions as set out in the R3ER2-6.0-3581 zone.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

### 12.3592.3 for the purposes of section 3592:

- .1 Shall also be subject to the requirements and restrictions relating to the I1 zone and all general provisions of this By-law which are not in conflict with those set out in Section 12.3592.2.

Formatted: Highlight

Formatted: Highlight

### 12.3593 Exception 3593

---

#### **12.3593.1 The lands shall only be used for the following purposes:**

- .1 Shall only be used for the purposes permitted in the R1F-9.0-2368 zone;

#### **12.3593.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

#### **12.3593.3 for the purposes of ~~section~~ Exception 3593:**

- .1 Shall also be subject to the requirements and restrictions relating to the R1F-9.0-2368 zone and all the general provisions of this By-law which are not in conflict with those set out in Section Exception 12.3593.2.

## 12.3594. Exception 3594

---

### 12.3594.1 The lands shall only be used for the following purposes:

- .1 Industrial
  - .a the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop
  - .b non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit, a motor vehicle body shop
  - .c a printing establishment
  - .d a warehouse
- .2 Non-industrial
  - .a a radio or television broadcasting and transmission establishment
  - .b a community club
- .3 Accessory
  - .a an associated educational use
  - .b an associated office
  - .c a retail outlet operated in connection with a particular purpose permitted by (a)(i) and (a)(iii) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
  - .d purposes accessory to the other permitted purposes

### 12.3594.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscape
  - .a Except at approved driveway locations, a
- .2 Open Space minimum 6.0 metres wide strip shall be provided along the lot line abutting a street
- .3 A minimum of 3.0 metre wide landscape strip shall be provided along the rear lot line
- .4 A minimum of 1.5 metre wide landscape strip shall be provided along the south interior lot line
- .5 A minimum of 2.5 metre wide landscape strip shall be provided along the north interior lot line the following shall be permitted in the required Landscaped Open Space:
  - .a A retaining wall

## 12.3595. Exception 3595

### 12.3595.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the ~~C1~~ **IC** zone;
- .2 A printing or copying establishment;
- .3 A commercial school;
- .4 A place of commercial recreation but not including a billiard hall;
- .5 A community club;
- .6 A health or fitness centre;
- .7 A day nursery;

Formatted: Highlight

### 12.3595.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 2.5 metres;
- .2 Interior Side Yard Width: 2.5 metres;
- .3 Notwithstanding 12.3595.2(b), a hydro transformer may be located a minimum of 1.5 m from any lot line;
- .4 Minimum Exterior Side Yard Width: 2.5 metres;
- .5 Minimum Rear Yard Depth: No requirement;
- .6 Minimum Yard Width Abutting a Daylighting Triangle: 2.5 metres
- .7 Minimum Landscaped Open Space:
- .8 2.7 metres along the interior side lot line, except at approved driveway and access locations;
- .9 3.0 metres along any lot line abutting a street;
- .10 2.5 metres along the lot line abutting a daylight triangle;
- .11 A surfaced walk, patio, screening or similar visual amenity shall be permitted within any required yard and/or required landscaped open space area;
- .12 Outside storage shall not be permitted;
- .13 Loading spaces shall not be permitted.

**12.3597. Exception 3597****12.3597.1 The lands shall only be used for the following purposes:**

- .1 the purposes permitted by section **12.1513.1**;
- .2 one Animal Crematorium

Formatted: Highlight

**12.3597.2 The lands shall be subject to the following requirements and restrictions:**

- .1 An Animal Crematorium shall be subject to the following additional requirements and restrictions:
  - .a For the purpose of this section, an Animal Crematorium shall mean a facility where the remains of animals which were once household pets and not agricultural livestock, are cremated within a building or structure in accordance with Provincial Regulations with ash remains packaged in a sealed plastic bag or urn for return to owners.
  - .b The Animal Crematorium Use is permitted to a maximum Gross Floor Area of 181 Square metres;
  - .c The Animal Crematorium use shall only be permitted within the unit addressed as Unit 34, 2500 Williams Parkway;
  - .d Parking shall be required in accordance with ~~Section-Exception~~ **12.1513.2(11)**, except that no additional parking shall be required for a mezzanine within the unit used for storage purpose only;

Formatted: Highlight

**12.3597.3 for the purposes of ~~section-Exception~~ 3597:**

- .1** Shall also be subject to the requirements and restrictions relating to the ~~M3-GE~~ zone and all the general provisions of this By-law which are not in conflict with those set out in ~~Section-Exception~~ **12.3597.2**.

Formatted: Highlight

Formatted: Highlight

## 12.3598. Exception 3598

### 12.3598.1 The lands shall only be used for the following purposes:

- .1 Industrial:
  - .a a warehouse;
  - .b the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and,
- .2 Non-Industrial
  - .a an office;
  - .b a hotel;
  - .c a conference centre;
  - .d only in conjunction with the uses permitted in ~~sections~~ Exception 12.3598.1(2)(a), (b) and (c), to a maximum of 15 per cent of the floor area of the principle use, the following purposes:
    - ~~.d.i~~ .i a bank, trust company or financial institution;
    - ~~.d.ii~~ .ii a retail establishment;
    - ~~.d.iii~~ .iii a convenience store;
    - ~~.d.iv~~ .iv a banquet hall;
    - ~~.d.v~~ .v dry cleaning and laundry establishment;
    - ~~.d.vi~~ .vi a dining room restaurant, a take-out restaurant, a convenience restaurant;
    - ~~.d.vii~~ .vii a service shop;
    - ~~.d.viii~~ .viii a personal service shop, but excluding a massage or body rub parlour;
    - ~~.d.ix~~ .ix a printing or copying establishment;
    - ~~.d.x~~ .x commercial school;
    - ~~.d.xi~~ .xi a community club;
    - ~~.d.xii~~ .xii a health centre; and,
    - ~~.d.xiii~~ .xiii a day nursery;
  - ~~.e~~ .e a park, playground, recreational facility or structure;
  - .f the purposes permitted by the ~~Floodplain (F)~~ Natural System (NS) zone;
  - ~~.g~~ .g the purposes permitted by the Open Space (OS) zone;

Formatted: Highlight

Formatted: List Level 3

Formatted: List Level 2

Formatted: List Level 2

Formatted: List Level 2

~~xx~~.h a radio or television broadcasting and transmission establishment; and,

.3 Purposes accessory to other permitted purposes, including:

- .a an associated educational use;
- .b an associated office; and,
- .c a retail outlet operated in connection with a particular purpose permitted by sections **12.3598.1.1(a) and (b)**, provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

Formatted: Highlight

**12.3598.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 0.8 hectares;
- .2 Minimum Lot Width: 60.0 metres;
- .3 Minimum Lot Depth: 45 metres;
- .4 Minimum Front Yard Depth: 6.0 metres;
- .5 Minimum Interior Side Yard Width: 3.0 metres;
- .6 Minimum Exterior Side Yard Width: 6.0 metres;
- .7 Minimum Rear Yard Depth: 6.0 metres;
- .8 Maximum Building Height: No requirement
- .9 Minimum Building Height: 8.0 metres;
- .10 Minimum Landscaped Open Space, except at approved driveway locations:
  - .a a width of 3.0 metres along Coleraine Drive and Countryside Drive; and,
  - .b no landscaped open space is required along a lot line that abuts a **RE2** zone, or an agricultural zone, or an industrial zone;
- .11 Minimum Parking Requirements:
  - .a If the associated office, retail and education floor areas are 15% or less of the total gross floor area of the buildings, 700 spaces or 1 space for each 162 square metres of gross floor area, whichever is less, shall be required for the first 113,613 square metres of gross floor area; and,
  - .b The requirements of Sections 6, 20 and 30 shall apply to any gross floor area in excess of 113,613 square metres.
- .12 The openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened; from public view

Formatted: Highlight



## Exception Zones

- .13 Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:
- .a outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
  - .b outside storage of goods and materials shall not exceed the lesser of 10% of the lot or 20% of the building area; and,
  - .c outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments;
- .14 All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.
- .15 Notwithstanding Section 30.6, fencing is permitted within the front yard to a maximum height of 1.8 metres;
- .16 For the purposes ~~Section~~ **Exception 3598**:
- .a FRONT LOT LINE shall mean the lot line abutting Highway 50;
- .17 For the purpose of **this Exceptionsection**, all lands zoned 3598 shall be treated as one lot for zoning purposes

Formatted: Highlight

Formatted: Highlight

### **12. ~~Section No. 3598.3~~ for the purposes of ~~section-Exception Section No. 3598~~:**

- .1 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

## 12.3599. Exception 3599

---

### 12.3599.1 The lands shall only be used for the following purposes:

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

### 12.3599.2 The lands shall be subject to the following requirements and restrictions:

- .3 Minimum Lot Area 220 square metres per dwelling unit
- .4 Minimum Lot Width 29 metres
- .5 Minimum Front Yard Depth 2.25 m to a lot line abutting a public street
- .6 Minimum North Interior Yard Width i) 12.0 metres for a building located within 31 metres from Bramalea Road ii) 8.0 metres for a building located more than 31 metres from Bramalea Road
- .7 Minimum South Interior Yard Width i) 3.25 metres for a building located within 31 metres from Bramalea Road ii) 0.4 metres for a building located more than 31 metres from Bramalea Road
- .8 Minimum Rear Yard Depth 2.5 metres
- .9 Minimum setback from the front wall of a dwelling to the curb of a private road 4.5 metres
- .10 Minimum setback from the exterior side wall of a dwelling to the curb of a private road and parking area 0.5m
- .11 Minimum setback between a garage door and a private road 6.0 metres
- .12 Maximum Building Height 3 storeys
- .13 Minimum Landscaped Open Space 25% of the Lot Area
- .14 Minimum Landscaped Buffer Area
  - .a 2.0 metres abutting the north property line
  - .b 2.25 metres abutting the front lot line, other than the approved driveway location
  - .c May include the following: -
    - .i A retaining wall
    - .ii A hydro transformer
- .15 Minimum Rooftop Amenity Area 20 square metres for each dwelling unit
- .16 Maximum Number of Dwelling Units 8
- .17 Minimum dwelling unit width 5.1 metres

- .18 Minimum residential driveway width 3.5 metres
- .19 Minimum Interior Garage Width 3.5 metres
- .20 Garage Control The maximum garage door width per dwelling unit shall be 2.5 metres
- .21 Minimum width of a Private Road 6.0 metres including where parking spaces are located adjacent to the street
- .22 Maximum Lot Coverage 35%
- .23 Maximum Fence Height 2.2 metres in the front yard, including the segment of fencing located between the front lot line and exterior side wall of the building
- .24 Minimum Setback to a Hydro Transformer in any yard: 1 metre

**12. ~~Section No. 3599.3~~ for the purposes of ~~section Exception Section No. 3599~~:**

- .1 A private road shall mean a road established as a common element.
- .2 Building height shall not include parapets, railings, privacy screens/dividers, and a roof structure used to house enclosed stairways and / or mechanical equipment.
- .3 Each dwelling unit shall have pedestrian access from the front yard to the rear yard with any number of steps and may pass through habitable rooms.
- .4 Accessory building, structures, swimming pools and recreational facilities shall not be permitted.
- .5 Holding (H) Symbol:
  - .a While the holding (H) symbol remains in place, lands shall only be used for purposes permitted by the Agricultural (A) zone subject to the requirements and restrictions of the A zone and general provisions of this by-law applicable to a permitted residential use.
  - .b Removal of the holding symbol (H) shall not occur until the following conditions are fulfilled:"
  - .c A Functional Servicing Report be approved to the satisfaction of the Commissioner of Public Works and Engineering.
  - .d An Urban Design Brief be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
  - .e A Sustainability Score and Summary be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
  - .f A Restoration Planting Plan be approved to the satisfaction of the Commissioner of Engineering and Public Works
  - .g An Environmental Impact Study be approved to the satisfaction of the Engineering and Public Works
  - .h An Arborist Report be approved to the satisfaction of the Engineering and Public Works

- .i Adequate arrangements be made to gratuitously convey to the City, to the satisfaction of the Commissioner of Planning, Building and Economic
- .6 Development, the portion of the subject lands that is required to generally provide a 15 metre wide buffer to the existing woodlot.