

12.3600. Exception 3600

12.3600.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1C-R1A** zone

12.3600.2 The lands shall be subject to the following requirements and restrictions:

- .1 For zoning purposes, the front lot line shall be deemed to be Robert Hall Crescent.
- .2 Minimum Lot Depth: 23.0 metres.
- .3 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .c 5.5 metres to a garage door facing the front lot line.
- .4 Minimum Rear Yard Depth:
 - .a 3.0 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard.
- .5 An accessory structure shall not be permitted in any yard.
- .6 A maximum fence height of 1.2 metres shall be permitted in any yard.

12.3600. ~~33~~ **Section No. 3600** for the purposes of ~~section~~ **Exception Section No. 3600**

- .1** Shall be subject to the requirements and restrictions relating to the **R1C-R1A** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Exceptionsection 12.3600.2.**

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12.3601. Exception 3601

12.3601.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1FR1** ~~11.0~~ zone.

12.3601.2 The lands shall be subject to the following requirements and restrictions:

- .1 For zoning purposes, the front lot line shall be deemed to be Robert Hall Crescent.
- .2 Minimum Lot Area: 270.0 square metres.
- .3 Minimum Lot Depth: 25.0 metres.
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.75 metres to a garage door facing the front lot line;
 - .c the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard Width:
 - .a 1.5 metres;
 - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar and a chimney may encroach to within 0.0 metres of the exterior side lot line;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

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- .e a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.
- .6 Minimum Interior Side Yard Width: 0.6 metres.
- .7 The following provisions apply to garages:
- .a the maximum cumulative garage door width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
 - .b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
- .8 The following shall apply to a bay, bow or box windows:
- .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

12.3601.3 ~~Section No. 3601~~ for the purposes of ~~section~~Exception ~~Section No. 3601~~:

- .9 Shall also be subject to the requirements and restrictions relating to the **R1FR1-11.0** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.3601.2.**

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12.3602. Exception 3602

12.3602.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R3ER2-5.7 zone.**

12.3602.2 The lands shall be subject to the following requirements and restrictions:

- .1 For zoning purposes, the front lot line shall be deemed to be Mayfield Road, Chinguacousy Road or Clockwork Drive.
- .2 Minimum Lot Area:
 - .a Interior Lot – 120 square metres;
 - .b Corner Lot – 185 square metres;
 - .c End Lot – 145 square metres.
- .3 Minimum Lot Depth: 22.0 metres.
- .4 Minimum Front Yard Depth:
 - .a 6.0 metres;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .c a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .e a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - .f a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Exterior Side Yard Width:
 - .a 3.0 metres;
 - .b The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .c A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

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- .d A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .e A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.
- .6 Minimum Rear Yard Depth:
- .a 3.0 metres;
 - .b 5.75 metres to garage door facing the rear lot line;
 - .c the main wall of a dwelling may encroach into the rear yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;
 - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard;
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle.
- .7 Minimum Interior Side Yard Width:
- .a 1.2 metres and 0.0 metres when the side lot line coincides with a common wall between two dwellings;
 - .b 0.0 metres when the side lot line coincides with a common wall between two garages;
 - .c A bay window, or box window with or without foundation or a cold cellar may encroach 0.5 metres into the 1.2 metre interior side yard.
- .8 Maximum Building Height – 12.0 metres.
- .9 Notwithstanding **Section 16.10.2 d)**, the minimum dwelling unit width shall be 5.7 metres.
- .10 Minimum Amenity Space:
- .a 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level.

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- .11 The following provisions apply to garages:
- .a the maximum cumulative garage door width for interior lots having a lot width less than 6.0 metres shall be 3.7 metres;
 - .b the maximum cumulative garage door width for interior lots having a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .c the maximum cumulative garage door width for interior lots having a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - .d the maximum cumulative garage door width for corner lots having a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .e a two bay garage shall be permitted on a corner lot;
 - .f the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
 - .g A garage door width shall not exceed the width of any unit or main wall of a dwelling.
- .12 The following shall apply to a bay, bow or box window:
- .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .13 Notwithstanding **Section 10.13.2**, front to rear pedestrian access through the dwelling unit does not need to be provided.
- .14 Notwithstanding **Section 10.9.1B.1**, the following shall apply to residential driveways:
- .a The minimum driveway width shall be 2.75 metres;
 - .b For a corner lot, the maximum driveway width shall be the width set out in **Section 10.9.1B(1)(a) or (b)** or the width of the garage, whichever is greater.
- .15 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.
- .16 A maximum fence height of 1.2 metres shall be permitted in any yard.
- .17 An accessory structure shall not be permitted in any yard.

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12.3602.3 ~~Section No. 3602~~ for the purposes of ~~section-Exception~~ ~~Section No. 3602~~:

.18 Shall also be subject to the requirements and restrictions relating to the ~~R3ER2-5.7~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ Exception 12.3602.2.

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12.3603. Exception 3603

12.3603.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the **C1-LC zone**;
- .2 A Day Nursery;
- .3 A Commercial School;
- .4 A Private School, subject to Section **12.3603.2 (1)**;
- .5 An Apartment Dwelling, subject to Section **12.3603.2 (1)**;
- .6 A Retirement Home, subject to Section **12.3603.2 (1)**;
- .7 Purposes accessory to the permitted uses.

12.3603.2 The lands shall be subject to the following requirements and restrictions:

- .1 Uses set out in **12.3603.1(4), (5), and (6)** shall only be permitted in conjunction with a minimum 1,600 square metres of gross commercial floor area.
- .2 For zoning purposes, the lot line abutting Clockwork Drive shall be the front lot line.
- .3 Minimum Front Yard Depth: 3.0 metres.
- .4 Minimum Side Yard Depth: 3.0 metres abutting Chinguacousy Road and that portion of Alfalfa Crescent that runs perpendicular to Clockwork Drive.
- .5 Minimum Rear Yard Depth:
 - .a 6.0 metres for the first 3 storeys;
 - .b 7.5 metres for the 4th storey, plus an additional 3.0 metres for each storey above the 4th storey.
- .6 Minimum setback to a daylight triangle: 1.0 metre;
- .7 Setback to an Underground Garage:
 - .a 0 metres to the front and exterior side lot lines, and 3.0 metres to the rear property line.
- .8 Minimum Landscaped Open Space:
 - .a 3.0 metres along the front and exterior side lot lines, except at approved access locations and along a lot line abutting daylight triangle where 1.0 metre shall be provided;
 - .b 6.0 metres along the rear lot line, except at approved access locations.
- .9 Maximum Building Height: 6 storeys.
- .10 Maximum Floor Space Index: 2.00.

- .11 Maximum Units per Hectare: 150.
- .12 Maximum Lot Coverage: No requirement.
- .13 Garbage, Refuse and Waste:
 - .a Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

12.3604. Exception 3604

12.3604.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for purposes permitted by the ~~R1ER3L, R1A~~ zone;

12.3604.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 322 m²
 - .b Corner Lot: 372 m²
- .2 Minimum Lot Width:
 - .a Corner Lot: 12.9 m
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth
 - .a 3.5 metres to the main wall of the building but 6.0 metres to the front of a garage door;
 - .b a porch and/or balcony with or without foundation or cold cellar (including eaves and cornices) may encroach 2.0 metres into the minimum front yard; and,
 - .c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
- .5 Minimum Exterior Side Yard Width
 - .a 3 metres;
 - .b a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and
 - .c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard;
- .6 Minimum Rear Yard Depth
 - .a 7.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line and that a minimum interior side yard width of 1.2 metres is maintained between that portion of the building that is less than 6 meters from the rear lot line;
 - .c 4.5 metres for open roofed porches and or uncovered terraces;

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- .d 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 metres in height; and,
 - .e a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.
- .7 Minimum Interior Side Yard Width
- .a 1.2 metres on one side;
 - .b 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres.
- .8 Maximum Building Height: 12.0 metres
- .9 Garage Control
- .a for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and,
 - .b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.
- .10 The following shall apply to a bay, bow or box window:
- .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b A bay, bow or box window have a maximum depth of 0.6 metres does not need to include side windows; and,
 - .c A bay, bow or box window having a depth greater than 0.6 metres shall include side windows.

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12.3604.3 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;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

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12.3605. Exception 3605

12.3605.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for purposes permitted by the ~~R1FR1~~ zone;

12.3605.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth
 - .a 3.5 metres to the main wall of the building but 6.0 metres to the front of a garage door;
 - .b a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard including eaves and cornices; and,
 - .c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
- .2 Minimum Exterior Side Yard Width
 - .a a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
 - .b a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.
- .3 Minimum Rear Yard Depth
 - .a 7.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line and that a minimum interior side yard width of 1.2 metres is maintained between that portion of the building that is less than 6 meters from the rear lot line;
 - .c 4.5 metres for open roofed porches and or uncovered terraces;
 - .d 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 metres in height; and,
 - .e a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.
- .4 Minimum Interior Side Yard Width
 - .a 1.2 metres on one side; and
 - .b 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres.

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- .5 Maximum Building Height: 12.0 metres
- .6 Garage Control:
 - .a for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and,
 - .b the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.
- .7 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

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12.3605.3 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;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.3606. Exception 3606

12.3606.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for purposes permitted by the ~~R3E~~R2 zone.

12.3606.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Dwelling Unit Width
- .a 5.5 meters
- .2 Minimum Front Yard Depth
- .a 4 metres;
- .b 6.0 metres to the front of a garage door;
- .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard including eaves and cornices; and,
- .d a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
- .3 Minimum Exterior Side Yard Width
- .a a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
- .b a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.
- .4 Minimum Interior Side Yard Width
- .a 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres;
- .b 0.0 metres when abutting side lot line coincides with a common wall; and,
- .c a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 0.7 metres into the minimum interior side yard.
- .5 Maximum Building Height: 14.0 metres
- .6 The following shall apply to a bay, bow or box window:
- .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

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- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.

12.3606.3 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;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.3608. Exception 3608

12.3608.1 The lands shall only be used for the following purposes:

- .1 Industrial:
- .2 a warehouse; and,
- .3 purposes accessory to the other permitted purposes, excluding outdoor storage.
- .4 Non-Industrial:
 - .a an office;
 - .b a retail establishment, having no outside storage;
 - .c a dining room restaurant, a convenience restaurant, a take-out restaurant;
 - .d a drive through facility in conjunction with a retail establishment;
 - .e purposes accessory to the other permitted purposes, excluding outdoor storage;
 - .f the purposes permitted by the **Natural System (NS) zone**; and
 - .g the purposes permitted by the **Open Space (OS) zone**;

12.3609. Exception 3609

12.3609.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~SC-LC~~ zone;

12.3609.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 35 metres
- .2 Minimum Front Yard Depth: 4.5 metres
- .3 Minimum Exterior Side Yard Depth: 3.0 metres
- .4 Minimum Rear Yard Depth: 3.0 metres
- .5 Minimum Building Height: 6.2 metres
- .6 Any building within 30 metres of Heritage Road shall have a minimum height of 2 storeys.
- .7 Location of Parking: No parking shall be located in the front or exterior side yards
- .8 Minimum required loading space: 1 loading space
- .9 A minimum of 1 parking space per 26 square metres of gross floor area shall be provided.
- .10 A Hydro Transformer shall be setback a minimum of 2.4 metres from the interior side yard property line and 1.25 metres from the rear yard property line.

12.3609.3 The Holding (H)

- .1 Until such time as the Holding (H) is lifted the lands zoned ~~SC-LC~~(H) – 3609 shall only be used for the following purpose:
 - .a The uses permitted in the ~~Floodplain (F)~~Natural System (NS) zone in accordance with requirements of that zone;
- .2 The Holding symbol (H) for the lands zoned ~~SC-LC~~(H) 3609 shall not be removed until such time as the Credit Valley Conservation Authority has provided confirmation the lands are no longer located within a ~~Floodplain~~Natural System.

12. 3610. Exception 3610

12.3610.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the A zone; and,
- .2 Flood and erosion control

12.-3611. Exception 3611

12.3611.1 The lands shall only be used for the following purposes:

.1 Shall only be used for the purposes permitted in an **R3ER2-X Zone**;

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12.3611.2 The lands shall be subject to the following requirements and restrictions:

- .1** Minimum Front Yard Depth
 - .a** 3.0 metres to the main wall of the building but 5.4 metres to the front of the garage door; and,
 - .b** A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into minimum front yard;
- .2** Minimum Exterior Side Yard Width
 - .a** 3.0 metres;
 - .b** a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
 - .c** a bay window, bow window or box window with or without or cold cellar may encroach 1.0 metre into the minimum exterior side yard;
- .3** Minimum Interior Side Yard Width
 - .a** 1.2 metres;
 - .b** 0.0 metres when abutting side lot line coincides with a common wall between two dwellings and,
 - .c** 0.7 metres to a bay, bow or box window with or without foundation or cold cellar;
- .4** Minimum Rear Yard Depth: 5.7 metres;
- .5** Maximum Building Height: 11.0 metres;
- .6** Garage Control
 - .a** The maximum cumulative garage door width shall be:
 - .i** 3.7 metres if the lot width is equal to or less than 7 metres;
 - .ii** 5.5 metres if the lot width is equal to or greater than 8.4 metres. Notwithstanding Section 10.9.1B(7), the driveway shall not exceed the width of the garage;
 - .b** The maximum interior garage width shall be 0.9 metres wider than the maximum garage door width;
 - .c** A two bay garage shall be permitted on a corner lot;

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- .d No garage shall face the flankage lot line;
- .7 Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.5 metres;
- .8 Notwithstanding Section 10.13.2, each dwelling unit shall have direct pedestrian access from the front yard with two or more than a two-step grade difference inside the unit and without having to pass through a habitable room;

12.3611.3 ~~Section No. 3611~~ for the purposes of ~~section Exception Section No. 3611~~:

- .1 Shall also be subject to the requirements and restrictions relating to the R3ER2-X Zone and all of the general provisions which are not in conflict with those set out in ~~Section Exception 12.3611.2~~.

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12.3612. Exception 3612

12.3612.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R3ER2~~ Zone;

12.3612.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Front Yard Depth
 - .a 3.0 metres to the main wall of the building but 5.4 metres to the front of the garage door;
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Exterior Side Yard Width
 - .a 3.0 metres;
 - .b A porch and/or balcony may encroach 2.0 metres into the minimum exterior side yard;
- .5 Minimum Interior Side Yard Width
 - .a 1.2 metres;
 - .b 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .c 1.5 metres to the main wall for units abutting lands zoned Open Space; and,
 - .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .6 Minimum Rear Yard Depth
 - .a 5.7 metres;
- .7 Maximum Building Height: 13.0 metres;
- .8 Garage Control
 - .a The maximum cumulative garage door width shall be:
 - .i 3.7 metres for an interior lot if the lot width is equal to or less than 8.13 metres;
 - .ii 5.5 metres for a corner lot if the lot width is equal to greater than 10.19 metres. Notwithstanding Section 10.9.1B(7), the driveway shall not exceed the width of the garage;
 - .b The maximum interior garage width shall be 0.9 metres wider than the maximum garage door width;
 - .c A two bay garage shall be permitted on a corner lot;
 - .d No garage shall face the flankage lot line;

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Exception Zones

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

- .a Notwithstanding **Section 6.13 Table 6.13 A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding **Section 6.13 Table 6.13 A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres is not required to contain side windows; and,
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows;

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.10 Notwithstanding **Section 10.13.2**, each dwelling unit shall have direct pedestrian access from the front yard with two or more than a two-step grade difference inside the unit and without having to pass through a habitable room;

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12.3612.3 ~~Section No. 3612~~ for the purposes of ~~section-Exception Section No. 3612~~:

.11 Shall also be subject to the requirements and restrictions relating to the **R3ER2-X** Zone and all of the general provisions, which are not in conflict with those set out in **12.3612.2** of this By-law.

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12.3613. Exception 3613

12.3613.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Back-to-Back Townhouse

12.3613.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area
 - .a Interior Lot: 85 square metres;
 - .b Corner Lot: 120 square metres;
- .2 Minimum Lot Depth: 13 metres;
- .3 Minimum Front Yard Depth
 - .a 3.0 metres but 5.4 metres to a garage door facing the front lot line;
 - .b A porch and/or balcony with or without foundation may encroach 2.0 metres into the minimum front yard;
- .4 Minimum Rear Yard Depth: 0.0 metres;
- .5 Minimum Exterior Side Yard Depth
 - .a 3.0 metres;
 - .b A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .6 Minimum Interior Side Yard Width
 - .a 1.2 metres; and,
 - .b 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings;
- .7 Maximum Building Height: 13.0 metres;
- .8 For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, and the structure shall be a maximum of 8 units wide and 2 units deep;
- .9 Garage Control
 - .a The maximum cumulative garage door width shall be 3.7 metres for interior units equal to 6.4 metres;
 - .b The maximum cumulative garage door width shall be 3.7 metres for interior lots, equal to or greater than 8.10 metres;

Exception Zones

- .c The maximum cumulative garage door width for corner lots shall be 5.5 metres. Notwithstanding **Section 10.9.1B(7)**, the driveway shall not exceed the width of the garage;
- .d A two bay garage shall be permitted on a corner lot;
- .e No garage shall face the flankage lot line;
- .f The interior garage width shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

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

- .a Notwithstanding **Section 6.13 Table 6.13 A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- .b Notwithstanding **Section 6.13 Table 6.13 A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres is not required to contain side windows; and,
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

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.11 **Section 10.13.2** shall not apply.

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12.3613.3 ~~Section No. 3613~~ for the purposes of ~~section-Exception Section No. 3613~~:

.12 Shall also be subject to the requirements and restrictions relating to the ~~R3E~~ **R2** ~~—X~~ Zone and all of the provisions, which are not in conflict with those set out in **12.3613.2**

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12.3614. Exception 3614

12.3614.1 The lands shall only be used for the following purposes:

- .1 Rear-Lane Townhouse;

~~12.3614.2 For the purposes of this Zoning By-law Amendment, the front lot line shall be deemed Veterans Drive~~

12.3614.23 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth
 - .a 3.0 metres;
 - .b A maximum 1.2 metres high fence shall be permitted the front;
- .2 Minimum Exterior Side Yard Depth
 - .a 3.0 metres;
 - .b For corner units, a porch and/or balcony may encroach 2.0 metres into the minimum exterior side yard but no closer than 1.0 metre to any lot line;
- .3 Minimum Interior Side Yard Width
 - .a 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; and,
 - .b 0.7 metres to a bay, bow or box window with or without foundation or cold cellar;
- .4 Minimum Rear Yard Depth: 5.4 metres;
- .5 Maximum Building Height: 13.0 metres;
- .6 Garage Control
 - .a The maximum cumulative garage door width shall be 3.7 metres for an interior lot with a lot width equal to or less than 8.13 metres;
 - .b The maximum cumulative garage door width shall be 5.5 metres for a corner lot with a lot width equal to or greater than 10.19 metres;
 - .c The interior garage width shall be a maximum of 0.9 metres greater than the maximum garage door width permitted on the lot;
 - .d A two bay garage shall be permitted on a corner lot;
 - .e No garage shall face the flankage lot line;
- .7 **Section 10.13.2** shall not apply;

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Exception Zones

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

- a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- b Notwithstanding **Section 6.13 Table 6.13.A** the without foundation shall be 1.0 metres;
- c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

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12.3614.34 ~~Section No. 3614~~ for the purposes of ~~section Exception Section No. 3614~~:

.9 Shall also be subject to the requirements and restrictions relating to the ~~R3E R2~~ **6.0** Zone and all of the general provisions, which are not in conflict with those set out in ~~Section Exception~~ **12.3614.2** of this By-law.

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~~1.10~~ For the purposes of this Zoning By-law Amendment, the front lot line shall deemed Veterans Drive

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12.3615. Exception 3615

12.3615.1 The lands shall only be used for the following purposes:

- .1 Dwelling, stacked townhouse
- .2 Dwelling, back-to-back townhouse
- .3 Dwelling, back-to-back stacked townhouse

12.3615.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, Dixie Road shall be the Front Lot Line.
- .2 For the purposes

12.3616 Exception 3616

12.3616.1 The lands shall only be used for the following purposes:

- .1 Townhouse Dwellings;
- .2 Stacked Townhouse Dwellings;
- .3 Stacked Back-to-back Townhouse Dwellings;
- .4 Multiple Residential Dwelling;
- .5 Apartment Dwelling;
- .6 Stormwater Management Pond;
- .7 Purposes accessory to other permitted purposes.

12.3616.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: No requirement;
- .2 Minimum Front Yard Depth: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .3 Minimum Interior and Exterior Side Yard Width: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .4 Minimum Rear Yard Depth: 4.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .5 Maximum Building Height: 6 storeys;
- .6 Maximum Lot Coverage: No Requirement;
- .7 Minimum Landscaped Open Space: 20% of the lot area;
- .8 Maximum Floor Space Index: 2.0;
- .9 Maximum number of dwelling units: 272;
- .10 Minimum separation between buildings: 13.0 metres which may be reduced to a minimum of 5.0 metres provided that there are no balconies, doors, or windows to habitable rooms between two exterior walls;
- .11 Minimum setback to utility infrastructure including transformers, switchgears, or natural gas pads: No Requirement;
- .12 Minimum dwelling unit width: 5.5 metres for a townhouse dwelling unit;
- .13 A minimum of 80% of the required parking spaces shall be accommodated in a below grade parking garage;

~~.14 Minimum number of parking spaces: 1.0 parking space per dwelling unit;~~

~~.15~~ Minimum number of visitor parking spaces: 0.2 spaces per dwelling unit;

~~.16.14~~ Minimum number of bicycle parking: 0.1 spaces per dwelling unit shall be located within a below grade parking garage;

~~.17.15~~ Minimum number of visitor bicycle parking: 30 spaces shall be located at grade;

~~.18.16~~ All lands zoned ~~R4A-R3M L~~-3616 shall be considered one lot for zoning purposes;

~~.19.17~~ The lot line abutting Attmar Drive shall be deemed to be the front lot line;

12.3616.3 for the purposes of ~~section~~ Exception 3616:

- .1 For the purpose of this section a "Back-to-back stacked townhouse dwelling" shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building
- .2 Shall also be subject to the requirements and restrictions relating to the ~~R4A-R3M L~~ zone and all the general provision of the By-law which are not in conflict with those set out in ~~Section~~ Exception 12.3616.2.

12.3617 Exception 3617

12.3617.1 The lands shall only be used for the following purposes:

- .1 Townhouse Dwellings;
- .2 Stacked Townhouse Dwellings;
- .3 Stacked Back-to-back Townhouse Dwellings;
- .4 Multiple Residential Dwelling;
- .5 Apartment Dwelling;
- .6 Purposes accessory to other permitted purposes;

12.3617.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: No requirement;
- .2 Minimum Front Yard Depth: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .3 Minimum Interior and Exterior Side Yard Width: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .4 Minimum Rear Yard Depth: 4.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- .5 Maximum Building Height: 7 storeys;
- .6 Maximum Lot Coverage: No Requirement;
- .7 Minimum Landscaped Open Space: 20% of the lot area;
- .8 Maximum Floor Space Index: 2.0;
- .9 Maximum number of dwelling units: 484;
- .10 Minimum separation between buildings: 13.0 metres which may be reduced to a minimum of 5.0 metres provided that there are no balconies, doors, or windows to habitable rooms between two exterior walls;
- .11 Minimum setback to utility infrastructure including transformers, switchgears, or natural gas pads: No Requirement;
- .12 Minimum dwelling unit width: 5.5 metres for a townhouse dwelling unit;
- .13 A minimum of 80% of the ~~required~~ parking spaces shall be accommodated in a below grade parking garage;
- ~~.14 Minimum number of parking spaces: 1.0 parking space per dwelling unit;~~
- ~~.15 Minimum number of visitor parking spaces: 0.2 spaces per dwelling unit;~~

Exception Zones

- ~~16.14~~ Minimum number of bicycle parking: 0.1 spaces per dwelling unit shall be located within a below grade parking garage;
- ~~17.15~~ Minimum number of visitor bicycle parking: 40 spaces shall be located at grade;
- ~~18.16~~ All lands zoned **R4AR3L**-3616 shall be considered one lot for zoning purposes;
- ~~19.17~~ The lot line abutting Attmar Drive shall be deemed to be the front lot line

12.3617.3 for the purposes of ~~section~~ **Exception 3617**:

- .1 For the purpose of this section a "Back-to-back stacked townhouse dwelling" shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is ~~directly accessibly~~**directly accessibly** from the outside of the building
- .2 Shall also be subject to the requirements and restrictions relating to the ~~R4A~~**MH, MM, R3L** zone and all the general provision of the By-law which are not in conflict with those set out in ~~Section~~**Exception 12.3617.2**.

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12.3618 Exception 3618

12.3618.1 The lands shall only be used for the following purposes:

- .1 Apartment Dwelling;
- .2 Live-work Dwelling Unit;
- .3 Only in conjunction with a live-work dwelling unit, the following uses are permitted on the ground floor:
 - .a A retail establishment;
 - .b A convenience store;
 - .c A personal service shop, excluding a massage parlour;
 - .d A day nursery;
 - .e A health centre;
 - .f A bank, trust company, or financial company;
 - .g A place of commercial recreation;
 - .h A commercial school;
 - .i Custom workshop;
- .4 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
 - .a A retail establishment;
 - .b A convenience store;
 - .c A personal service shop, excluding a massage parlour;
 - .d A park, playground, recreational facility;
 - .e A dining room restaurant, a convenience restaurant, a take-out restaurant;
 - .f A supermarket;
 - .g A health centre;
 - .h A bank, trust company, or financial company;
 - .i A place of commercial recreation;
 - .j A commercial school;
 - .k A day nursery;
 - .l A hotel or motel;

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- .m An office, including physician, dentist, or drugless practitioner's office;
- .n A service shop (excluding automotive);
- .o A dry cleaning and laundry distribution station;
- .p A printing or copying establishment;
- .q A radio, television, broadcasting and transmission facility;
- .r A custom workshop;

12.3618.2 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
- .4 Minimum Interior Side Yard Width: 3.0 metres
- .5 Minimum Exterior Side Yard Width: 3.0 metres
- .6 Minimum Rear Yard Depth: 6.0 metres
- .7 Maximum Building Height: 16 storeys;
- .8 Minimum Building Height: 3 storeys;
- .9 Minimum Landscaped Open Space: 2.5 metres along the rear and interior side yards except at approved driveway and building encroachment locations;
- .10 Maximum number of dwelling units: 159;
- .11 Maximum gross floor area: 24,000 square metres;
- .12 Minimum combined gross floor area of uses from Section 12.3618.1.4 j through r: 400 square metres;
- .13 Minimum setback to utility infrastructure including transformers, switchgears, or natural gas pads: No Requirement;
- .14 Maximum encroachment into all yards for canopies, porches, deck and patios shall be 2.5 metres;
- ~~.15 Minimum number of parking spaces: 1.0 parking space per dwelling unit;~~
- ~~.16 Minimum number of visitor parking spaces: 0.2 spaces per dwelling unit;~~
- ~~.17 Minimum number of parking spaces for an office use including physician, dentist, or drugless practitioner's office: 1.0 spaces per 30 square metres of GFA;~~
- ~~.18 Minimum number of parking spaces from 12.3618.1.3 and 12.3618.1.4 except office uses: 1.0 spaces per 23 square metres of GFA;~~

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- ~~19.15~~ Minimum number of bicycle parking: 1.0 spaces per dwelling unit shall be located within a below grade parking garage;
- ~~20.16~~ Minimum number of visitor bicycle parking: 0.1 spaces per dwelling unit shall be located at grade;
- ~~21.17~~ Outdoor storage is not permitted;
- ~~22.18~~ Loading areas shall be screened from view from a public street;
- ~~23.19~~ All garbage, refuse and waste containers for any use shall be located within a climate-controlled area within a building;
- ~~24.20~~ The following uses shall be conducted entirely indoors: a service shop, a dry cleaning and laundry distribution station, a custom workshop;
- ~~25.21~~ For the purpose of this section a Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor;
- ~~26.22~~ All lands zoned ~~OC~~ **MH, MM**-3618 shall be considered one lot for zoning purposes;
- ~~27.23~~ The lot line abutting Queen Street East shall be deemed to be the front lot line.

12.3618.3 for the purposes of section 3618:

- ~~28.24~~ Shall also be subject to the requirements and restrictions relating to the ~~OC~~ **MH, MM** zone and all the general provision of the By-law which are not in conflict with those set out in ~~Section~~ **Exception 12.3618.2**;

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12.3619 Exception 3619

12.3619.1 The lands shall only be used for the following purposes:

- .1 Apartment Dwelling;
- .2 Live Work Dwelling Unit;
- .3 Only in conjunction with a live-work dwelling unit, the following are permitted on the ground floor:
 - .a A retail establishment;
 - .b A convenience store;
 - .c A personal service shop, excluding a massage parlour;
 - .d A day nursery;
 - .e A health centre;
 - .f A bank, trust company, or financial company;
 - .g A place of commercial recreation;
 - .h A commercial school;
 - .i Custom workshop;
- .4 Only in conjunction with an apartment dwelling: An office, including physician, dentist or drugless practitioner are permitted on the first 5 storeys;
- .5 Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
 - .a A retail establishment;
 - .b A convenience store;
 - .c A personal service shop, excluding a massage parlour;
 - .d A day nursery;
 - .e A park, playground, recreational facility;
 - .f A dining room restaurant, a convenience restaurant, a take-out restaurant;
 - .g A supermarket;
 - .h A health centre;
 - .i A bank, trust company, or financial company;
 - .j A service shop (excluding automotive);
 - .k A dry cleaning and laundry distribution station;

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- .l A printing or copying establishment;
- .m A commercial school;
- .n A place of commercial recreation;
- .o A hotel or motel;
- .p A radio, television, broadcasting and transmission facility;
- .q A custom workshop;

12.3619.2 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;
- .4 Minimum Interior Side Yard Width: 3.0 metres;
- .5 Minimum Exterior Side Yard Width: 3.0 metres;
- .6 Minimum Rear Yard Depth: 6.0 metres;
- .7 Maximum Building Height: 25 storeys;
- .8 Minimum Building Height: 3 storeys;
- .9 Minimum Landscaped Open Space: 2.5 metres along the rear and interior side yards except at approved driveway and building encroachment locations;
- .10 Maximum number of dwelling units: 292;
- .11 Maximum gross floor area: 40,000 square metres;
- .12 Minimum combined gross floor area of office, including physician, dentist or drugless practitioner uses: 9,500 square metres;
- .13 Maximum encroachment into all yards for canopies, porches, deck and patios shall be 2.5 metres;
- ~~.14 Minimum number of parking spaces: 1.0 parking space per dwelling unit;~~
- ~~.15 Minimum number of visitor parking spaces: 0.2 spaces per dwelling unit;~~
- ~~.16 Minimum number of parking spaces for an office including physician, dentist or drugless practitioner use: 1.0 spaces per 30 square metres of GFA;~~
- ~~.17 Minimum number of parking spaces uses from 12.3619.1.3 and 12.3619.1.5 except office uses: 1.0 spaces per 23 square metres of GFA;~~
- ~~.18, 14~~ Minimum number of bicycle parking: 1.0 spaces per dwelling unit shall be located within a below grade parking garage;

Exception Zones

- ~~19.15~~ Minimum number of visitor bicycle parking: 0.1 spaces per dwelling unit shall be located at grade;
- ~~20.16~~ Outdoor storage is not permitted;
- ~~21.17~~ Loading areas shall be screened from view from a public street;
- ~~22.18~~ All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;
- ~~23.19~~ The following uses shall be conducted entirely indoors: a service shop, a dry cleaning and laundry distribution station, a custom workshop;
- ~~24.20~~ For the purpose of this section a Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor;
- ~~25.21~~ All lands zoned **QC****MH**-3619 shall be considered one lot for zoning purposes;
- ~~26.22~~ The lot line abutting Queen Street East shall be deemed to be the front lot line;

12.3619.3 for the purposes of section 3619:

- .1 Shall also be subject to the requirements and restrictions relating to the **QC****MH** zone and all the general provision of the By-law which are not in conflict with those set out in **Section-Exception 12.3619.2**.

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12. 3620. Exception 3620

12.3620.1 The lands shall only be used for the following purposes:

- .1 Shall be used for the purposes permitted within an ~~R1C~~ **R1** zone.

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12.3620.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
(interior) 312 square metres;
(corner) 358 square metres;
- .2 Minimum Lot Width:
(interior) 12.0 metres;
(corner) 13.8 metres;
- .3 Minimum Lot Depth: 26 metres;
- .4 Minimum Front Yard Setback:
- .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback: 6.0 metres
- .6 Minimum Side Yard Setback (Interior):
- .a 0.6 metres on one side and 1.2 metres on the other side;
 - .b 0.6 metres for corner lots abutting an interior lot;
 - .c The provisions for Section 13.1.2.(e) shall not apply
- .7 Minimum Side Yard Setback (Exterior):
- .a 3.0 metres;
 - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .8 Maximum encroachment of bay window, bow window or box window:
- .a a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- .9 Maximum encroachment of balconies, porches and decks:

Exception Zones

- .a Front and exterior side yards: 2.0 metres;
 - .b Rear Yard: 3.5 metres;
 - .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .10 Maximum encroachment of open, roofed porches not exceeding one-storey in height:
- .a Front, rear and exterior side yards: 2.0 metres;
- .11 Maximum Building Height: 13.5 metres;
- .12 Minimum Front Yard Landscape Open Space:
- .a no requirement.

12.3620.3 ~~Section No. 3620~~ for the purposes of ~~section~~ **Exception Section No. 3620**:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1C** zone and all the general provisions of this by-law which are not in conflict with those set out in **Section** **Exception** **12.3620.2**.

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12. 3621. Exception 3621

12.3621.1 The lands shall only be used for the following purposes:

- .1 Shall be used for the purposes permitted within an **R1C** **R1** zone.

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12.3621.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
(interior) 234 square metres;
(corner) 280 square metres;
- .2 Minimum Lot Width:
(interior) 9.0 metres;
(corner) 10.8 metres;
- .3 Minimum Lot Depth: 26.0 metres;
- .4 Minimum Front Yard Setback:
- .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback: 6.0 metres
- .6 Minimum Side Yard Setback (Interior):
- .a 0.6 metres on one side and 1.2 metres on the other side;
 - .b 0.6 metres for corner lots abutting an interior lot;
 - .c The provisions for Section 13.1.2.(e) shall not apply
- .7 Minimum Side Yard Setback (Exterior):
- .a 3.0 metres;
 - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .8 Maximum encroachment of bay window, bow window or box window:
- .a a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- .9 Maximum encroachment of balconies, porches and decks:

Exception Zones

- .a Front and exterior side yards: 2.0 metres;
 - .b Rear Yard: 3.5 metres;
 - .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .10 Maximum encroachment of open, roofed porches not exceeding one-storey in height:
- .a Front, rear and exterior side yards: 2.0 metres;
- .11 Maximum Building Height: 13.5 metres;
- .12 Minimum Front Yard Landscape Open Space:
- .a no requirement.

12.3621.3 ~~Section No. 3621~~ for the purposes of ~~Exception~~ ~~section Section No. 3621~~

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1C~~ **R1** zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section Exception~~ **12.3621.2.**

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12. 3622. Exception 3622

12.3622.1 The lands shall only be used for the following purposes:

- .1 Shall be used for the purposes permitted within an ~~R1C~~ **R2, R1A, R1** zone.

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12.3622.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
(interior) 290 square metres;
(corner) 335 square metres;
- .2 Minimum Lot Width:
(interior) 11.6 metres;
(corner) 13.4 metres;
- .3 Minimum Lot Depth: 25.0 metres;
- .4 Minimum Front Yard Setback:
- .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback: 6.0 metres
- .6 Minimum Side Yard Setback (Interior):
- .a 0.6 metres on one side and 1.2 metres on the other side;
 - .b 0.6 metres for corner lots abutting an interior lot;
 - .c The provisions for Section 13.1.2.(e) shall not apply
- .7 Minimum Side Yard Setback (Exterior):
- .a 3.0 metres;
 - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .8 Maximum encroachment of bay window, bow window or box window:
- .a a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- .9 Maximum encroachment of balconies, porches and decks:

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- .a Front and exterior side yards: 2.0 metres;
 - .b Rear Yard: 3.5 metres;
 - .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .10 Maximum encroachment of open, roofed porches not exceeding one-storey in height:
- .a Front, rear and exterior side yards: 2.0 metres;
- .11 Maximum Building Height: 13.5 metres;
- .12 Minimum Front Yard Landscape Open Space:
- .a no requirement.

12.3622.3 ~~Section No. 3622~~ for the purposes of ~~section-Exception Section No. 3622~~

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1C~~ **R2, R1A, R1** zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section~~ **Exception 12.3622.2.**

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12.3623. Exception 3623

12.3623.1 The lands shall only be used for the following purposes:

- .1 Shall be used for the purposes permitted within an ~~R3B~~ **R1** zone.

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12.3623.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area: 276 square metres;
- .3 Minimum Lot Width: 12.0 metres;
- .4 Minimum Lot Depth: 23.0 metres;
- .5 Minimum Front Yard Setback:
 - .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .6 Minimum Rear Yard Setback: 6.0 metres;
- .7 Minimum Rear Yard Area: 55 square metres;
- .8 Minimum Side Yard Setback (Interior):
 - .a 0.6 metres on one side and 1.2 metres on the other side;
 - .b 0.6 metres for corner lots abutting an interior lot;
 - .c The provisions of Section 13.1.2.(e) shall not apply;
- .9 Minimum Side Yard Setback (Exterior):
 - .a 3.0 metres;
 - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .10 Maximum encroachment of bay window, bow window or box window:
 - .a a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- .11 Maximum encroachment of balconies, porches and decks:
 - .a Front and exterior side yards: 2.0 metres;
 - .b Rear Yard: 3.5 metres;

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- .c a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .12 Maximum encroachment of open, roofed porches not exceeding one storey in height:
 - .a Front, rear and exterior side yards: 2.0 metres;
- .13 Maximum Building Height: 13.5 metres;
- .14 Minimum Front Yard Landscape Open Space:
 - .a no requirement

12.3623.3 ~~Section No. 3623~~ for the purposes of ~~section-Exception~~Section No.: 3623

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R3B~~ **R1** zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section-Exception~~ **12.3623.2**.

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12.3624. Exception 3624

12.3624.1 The lands shall only be used for the following purposes:

- .1 Shall be used for the purposes permitted within an ~~R3B~~ **R2-R1** zone.

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12.3624.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a (interior) 174 square metres per dwelling unit;
 - .b (corner) 226 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a (interior) 6.0 metres per dwelling unit;
 - .b (corner) 7.8 metres per dwelling unit;
- .3 Minimum Lot Depth: 29.0 metres;
- .4 Minimum Front Yard Setback:
 - .a 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - .b the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- .5 Minimum Rear Yard Setback: 6.0 metres;
- .6 Minimum Side Yard Setback (Interior):
 - .a 1.2 metres, except along the common wall where the setback may be 0.0 metres;
- .7 Minimum Side Yard Setback (Exterior):
 - .a 3.0 metres; except where a garage faces the flankage lot line the minimum setback to the garage door shall be 6.0 metres;
 - .b the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .8 Maximum Building Height: 13.5 metres;
- .9 Maximum Lot Coverage: 65%
- .10 Minimum Front Yard Landscape Open Space:
 - .a no requirement;
- .11 Maximum Porch Encroachment:

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- .a Front, rear and exterior side yards: 2.0 metres;
- .b a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .12 Notwithstanding the provisions of Section 10.9.1 B 1, the minimum driveway width is 2.7 metres;
- .13 Notwithstanding the provisions of Section 10.13.2 each townhouse dwelling unit shall have direct access from the front yard to the rear yard with no more than a 3-step grade difference inside the unit and without having to pass through a habitable room.

12.3624.3 ~~Section No. 3624~~ for the purposes of ~~section~~Exception ~~Section No. 3624~~

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R3B~~ **R2, R1** zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section~~ Exception 12.3624.2.

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12.3625. Exception 3625

12.3625.1 The lands shall only be used for the following purposes:

- .1 Uses permitted in a **R4A-R3LM** zone; and
- .2 Purposes accessory to other permitted uses.

12.3625.2 The lands shall be subject to the following requirements and restrictions:

- .a For the purpose of this section, the lot line abutting Hurontario Street shall be deemed the front lot line;
- .b Maximum Number of Dwelling Units: 205
- .c Minimum Building Setbacks:
 - .i Front Yard Depth: 3.0 metres
 - .ii North Interior Side Yard Width: 4.0 metres
 - .iii South Interior Side Yard Width: 7.5 metres
 - .iv Rear Yard Depth:
 - .1 8.5 metres to the first storey portion of the building;
 - .2 8.8 metres to the second storey portion of the building;
 - .3 11.9 metres to the third storey portion of the building;
 - .4 14.8 metres to the fourth storey portion of the building;
 - .5 7.7 metres to the fifth storey portion of the building;
 - .6 20.6 metres to the sixth storey portion of the building;
 - .7 29.3 metres to the seventh, eighth and ninth storey portion of the building; and
 - .8 33.8 metres to the mechanical penthouse roof.
- .d Maximum Building Height: 9 storeys (28.5 metres)
- .e Notwithstanding **Section-Exception 12.3625.2(d)**, maximum building height excludes the mechanical penthouse, elevator or stairwell shafts, architectural features, or element required for the functioning of the building, which may project beyond the roof surface by a maximum of 5.5 metres.
- .f Maximum Lot Coverage: 65%
- .g Maximum Floor Space Index: 3.8
- .h Minimum Landscape Open Space: 15% of the lot area

- .i Motor Vehicle Parking:
 - .i For each dwelling unit in an apartment dwelling:
 - .1 Minimum 0.86 parking spaces for residents;
 - .2 Minimum 0.10 spaces for visitors;
 - .3 A maximum of four tandem parking spaces (4) are permitted within an underground parking garage.

12. 3627. Exception 3627

12.3627.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in ~~R1F~~ ~~x~~ ~~R1~~ ~~x~~ zone.

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12.3627.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 7 metres;
- .2 Maximum Building Height: 11 metres;
- .3 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
- .4 The main wall of a dwelling may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle;

12.3627.3 ~~Section No. 3627~~ for the purposes of ~~section~~ Exception ~~Section No. 3627~~:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R13B~~ ~~R3B~~ zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section~~ Exception 12.3627.2.

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12. 3628. Exception 3628

12.3628.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in ~~R1F~~ ~~xR1~~ zone.

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12.3628.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 7 metres;
- .2 Minimum Front Yard Depth: 2 metres but 6.0 metres to the front of the garage
- .3 Maximum Building Height: 11 metres;
- .4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
- .5 The main wall of a dwelling may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle;

12.3628.3 ~~Section No. 3628~~ for the purposes of ~~section-Exception Section No. 3628~~:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1 3B~~ ~~R3B~~ zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section~~ ~~Exception 12.3628.2~~.

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12.3629. Exception 3629

12.3629.1 The lands shall only be used for the following purposes:

- .1 A townhouse dwelling
- .2 A back-to-back townhouse dwelling
- .3 purposes accessory to the other permitted purposes;

12.3629.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lot line abutting Lagerfeld Drive is deemed to be the front lot line for zoning purposes.
- .2 All lands zoned ~~R3A-R2~~— 3629 shall be treated as one lot for zoning purposes.
- .3 Section 6.27 shall not apply.
- .4 Maximum number of dwelling units: 105
- .5 There is no minimum lot width, minimum lot depth, minimum lot area, or maximum lot coverage requirement.
- .6 Minimum Front Yard Depth: 6.0 metres
- .7 Minimum Interior Side Yard Width: 3.6 metres
- .8 Minimum Exterior Side Yard Width: N/A
- .9 Minimum Rear Yard Depth: No requirement
- .10 Minimum setback between any building or structure and the lot line abutting the Canadian National Railway shall be 30.0 metres.
- .11 Except for sentence 10.3(c), the remainder of Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation.
- .12 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, encroachments per 6.13, and driveways and private roads shall consist of landscape open space.

13.3629.3 for the purposes of ~~section-Exception~~ 3629:

- .1 Back-to-back townhouse dwellings shall be subject to the following additional requirements and restrictions:
 - .a Minimum Dwelling Unit Width: 6.0 metres.
 - .b Minimum Setback from the front walls of a building to either the curb of a private road or sidewalk: 3.0 metres, or 1.5 metres to a rounding.

- .c Minimum setback from a garage door to either the curb of a private road or sidewalk: 6.0 metres
- .d Minimum setback from the exterior side wall of a building to either the curb of a private road or sidewalk: 2.9 metres, or 1.5 metres to a rounding
- .e Minimum Building Separation Distance: 3.0 metres
- .f Maximum Building Height: 14 metres
- .2 Townhouse dwellings shall be subject to the following additional requirements and restrictions:
 - .a Minimum Dwelling Unit Width: 5.5 metres.
 - .b Minimum Setback from the front wall of a building to either the curb of a private road or sidewalk: 3.0 metres.
 - .c Minimum setback from a garage door to either the curb of a private road or sidewalk: 5.5 metres.
 - .d Minimum setback from the exterior side wall of a building to either the curb of a private road or sidewalk: 3.0 metres
 - .e Minimum rear wall to rear wall separation distance: 13.9 metres
 - .f Minimum rear wall to exterior side wall separation distance: 8.5 metres
 - .g Minimum end wall to end wall separation distance: 3 metres
 - .h Maximum Building Height: 14 metres

12.3629.4 The Holding (H)

- .1 Removal of the Holding (H) symbol shall not occur until the following conditions are fulfilled:
 - .a The Owner shall provide financial securities for the design and construction of Lagerfeld Drive from approximately 264 metres west of Creditview Road to Mississauga Road in accordance with Engineering Plans, to the satisfaction of Commissioner, Public Works and Engineering.
- .2 While the Holding (H) symbol remains in place, the lands shall only be used for either of the following purposes, but not both:
 - .a Uses permitted by the Agricultural (A) zone subject to the requirements and restrictions of the A zone; or
 - .b Site services to support future development of the lands for purposes set out in 12.3629.1, at the discretion of the Chief Building Official.

12. 3631. Exception 3631

12.3631.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~M1-PE~~ zone

12.3631.2 The lands shall be subject to the following requirements and restrictions:

- .1 Outside storage of trucks and trailers shall be permitted subject to the following conditions:
 - .a shall not be located within 23 metres of the western property line;
 - .b shall not be located on any portion of the lot required for parking, loading, driveway or landscaped open space;
 - .c shall be screened from view from Tom ken Road by a solid fence not less than 2.4 metres in height.
- .2 Shall also be subject to the requirements and restrictions of the ~~M1-PE~~ zone and all the general provisions of this By-law which are not in conflict with those set out in ~~Section-Exception~~ 12.3631.2.

12.3639. Exception 3639

12. 3639.1 The lands shall only be used for the following purposes:

- .1 Rear Lane Townhouse Dwelling
- .2 Back-to-Back Townhouse Dwelling

12. 3639.2 The lands shall be subject to the following requirements and restrictions:

- .3 For lands designated ~~R3C R2-3639~~, Section 10.13.2 shall not apply
- .4 Rear Lane Townhouses shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area:
 - .i Interior Lot — 84 square metres
 - .ii Corner Lot — 120 square metres
 - .iii End Lot — 90 square metres
 - .b Minimum Lot Width
 - .i Interior Lot — 5.0 metres
 - .ii Corner Lot — 8.0 metres
 - .iii End Lot — 6.2 metres
 - .c Minimum Front Yard Setback:
 - .i 1.4 metres;
 - .ii The main wall of a dwelling may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
 - .d Minimum Exterior Side Yard Setback
 - .i 1.2 metres
 - .ii The main wall of a dwelling may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
 - .e Minimum Rear Yard Setback
 - .i No minimum rear yard depth shall apply except where a garage door is accessed by a rear lane the minimum setback to a garage door is 0.6 metres
 - .f Minimum Interior Side Yard Setback
 - .i 1.2 metres; for a total separation of a minimum 2.4 metres between townhouse blocks

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- .ii 0.0 metres when an abutting a side lot line that coincides with a common wall between two dwellings and/or two garages
 - .g Maximum Building Height: 14.0 metres
 - .h Minimum Dwelling Unit Width: 5.0 metres
 - .i Minimum Amenity Area
 - .i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor, third floor or roof or in the front yard at ground level;
 - .j Minimum Landscape Open Space: No requirement.
 - .k The following shall apply to garages:
 - .i The maximum cumulative garage door width shall be 3.0 metres
 - .ii The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
 - .l Air conditioning units may be located on a balcony or uncovered terrace or rear yard
 - .m Maximum fence height permitted with the front yard: 1.2 metres
 - .n No more than 8 dwelling units shall be attached
- .5 A Back to Back Townhouse Dwelling shall be subject to the following requirements and restrictions:
 - .a Minimum Lot Area:
 - .i Interior Lot — 72 square metres
 - .ii Corner Lot - 108 square metres
 - .iii End Lot — 95 square metres
 - .b Minimum Lot Width:
 - .i Interior Lot — 6.0 metres
 - .ii Corner Lot — 9.0 metres
 - .iii End Lot 7.2 metres
 - .c Minimum Front Yard Depth
 - .i 3.0 metres
 - .ii 5.5 metres to a garage door facing the front lot line
 - .d Minimum Exterior Side Yard Width
 - .i 1.2 metres to a public road

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- .ii 1.2 metres where a side yard abuts a common amenity area
- .e Minimum Rear Yard Depth: 0.0 metres
- .f Minimum Interior Side Yard Width
 - .i 1.2 metres
 - .ii 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings
- .g Maximum Building Height: 14.0 metres, except that a mechanical penthouse access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres
- .h For Back to Back Townhouses a maximum of 16 Dwelling Units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;
- .i Minimum Amenity Area:
 - .i 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;
- .j Minimum Landscape Open Space: No requirement
- .k Air conditioning units may be located on a balcony or uncovered terrace.
- .l The following provisions shall apply to garages:
 - .i The maximum cumulative garage door width shall be 3.0 metres;
 - .ii The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width

.6 Notwithstanding **Section 6.13**, the following encroachments shall be permitted:

- .a A porch and/or balcony with or without a foundation or cold cellar may encroach 1.4 metres into the minimum front yard;
- .b A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard;
- .c A bay window, bow window or box window with or without a foundation or cold cellar may encroach 0.7 metres into a 1.2 metres side yard;
- .d Exterior risers may project to a setback of 0.3 metres from any lot line, private walkway, private lane, and private road.

.7 Notwithstanding **Section 6.13, Table 6.13A**, the following shall apply:

- .a The maximum width of a bay, bow, or box window with or without foundations shall be 4.5 metres

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- .b The maximum depth of a bay, bow, or box window with or without foundations shall be 1.0 metres
- .c A bay, bow, or box window with a maximum depth 0.6 metres is not required to include side windows
- .d A bay, bow, or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall include side windows

.8 Shall also be subject to the requirements and restrictions of the ~~R3C~~ **R2** zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception~~ **12.3639.**

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12.3640. Exception 3640

12. 3640.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R4A-R3LM** zone;

12. 3640.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: Shall not apply
- .2 Minimum Side Yard Setback: 2.0 metres
- .3 Minimum Rear Yard Setback: 10 metres
- .4 Minimum Landscaped Open Space: 40%
- .5 Maximum Number of Apartment Units: 200 units
- .6 Maximum Height: 12 storeys
- .7 Maximum Floor Space Index: 3.0

12.3640.3 for the purposes of ~~section-Exception~~ 3640:

- .1 Notwithstanding **Section 6.10**, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located.
- .2 **Section 10.3** shall not apply to accessory structures, gazebos and play structures owned by a condominium corporation.
- .3 Shall also be subject to the requirements and restrictions to the **R4A-R3LM** zone and all general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception~~ **12.3640**.

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12.3646. Exception 3646

12.3646.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Stacked Townhouse
- .2 Dwelling, Back-to-Back Townhouse
- .3 Dwelling, Back-to-Back Stacked Townhouse
- .4 Purposes accessory to the other permitted purposes.

12. 3646.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: No requirement
- .2 Minimum Lot Width: No requirement
- .3 Minimum Building Setback to the Lot line abutting Chinuacousy Road: 3.5 metres
- .4 Minimum Building Setback to the lot line abutting Bonnie Braes Drive: 3.5 metres
- .5 Minimum Building Setback to the lot line abutting Elmcrest Drive: 3.5 metres
- .6 Minimum Building Setback to the lot line abutting Proud Court: 2.4 metres
- .7 Minimum Building Setback to a lot line abutting another residential zone: 9.0 metres
- .8 Minimum Building Setback to a Daylight Triangle: 0.6 metres
- .9 Maximum Building Height: 15.0 metres
- .10 Maximum Lot Coverage: 40%
- .11 Minimum Landscaped Open Space: 50% of the lot area
 - .a Minimum setback of a hydro transformer to a lot line shall be 1.2 metres
 - .b Maximum number of Dwelling Units: 110
- .12 For zoning purposes, the lands zoned **R4A(1)-R23L-3646** shall be considered a single lot, the front lot line shall be deemed to be on Chinguacousy Road and the exterior side lot line shall be deemed to be on Bonnie Braes Drive.

12. 3646.3 for the purposes of **Exception-section 3646**:

- .1 A "Dwelling, Back-to-Back Stacked Townhouse" shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall.

12.3647. Exception 3647

12.3647.1 The lands shall only be used for the following purposes:

- .1 an apartment dwelling; and,
- .2 purposes accessory to the other permitted purposes.

12.3647.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Minimum Interior Side Yard Width: 1.80 metres
- .3 Minimum Exterior Side Yard Width: 3.0 metres
- .4 Minimum Rear Yard Depth: 1.90 metres
- .5 Minimum Building Setback to a Daylight Triangle: 0.40 metres
- .6 Maximum Building Height: 14 storeys
- .7 Maximum number of Dwelling Units: 208
- .8 Maximum Lot Coverage: 48% of the lot area
- .9 Minimum Landscaped Open Space: 25% of the lot area
- .10 Maximum Floor Space Index: 5.70
- .11 Maximum permitted encroachment of a balcony or patio into any required yard shall be 1.5 metres.
- .12 A canopy may encroach to within 0 metres of a daylight triangle.
- .13 Minimum Setback of a hydro transformer to a lot line shall be 2.4 metres.
- .14 Minimum Parking Requirements:
 - .a Residents: 0.85 parking space per unit
 - .b Visitors: 0.15 parking space per unit
- .15 For zoning purposes, the lands zoned ~~R4B~~**R3H**-3647 shall be considered a single lot and the front lot line shall be deemed to be Chinguacousy Road.

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12.3647.3 The Holding (H)

- .1 The lifting of the Holding (H) symbol shall only occur after:
 - .a An agreement executed by the owner and City pursuant to Section 37 of the Planning Act is registered on title;

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- .b The agreement obligations have been fulfilled, including substantial completion of the City facility.
- .c The owner submits the following materials to the satisfaction of the Commissioner of Public Works and Engineering Department, and Commissioner of Planning, Building and Economic Development Department:
 - .i Functional Servicing Report
 - .ii Traffic Impact Study
 - .iii Urban Design Brief
 - .iv Property Value Uplift Appraisal Report
 - .v Heritage Impact Assessment
 - .vi Structural Assessment Report
 - .vii Heritage Building Protection Plan
 - .viii Heritage Conservation Plan
 - .ix City Facility Cost Estimates
 - .x Designated Substance Survey & Abatement Plans
 - .xi Building Condition Assessment I. Heritage Interpretation Plan
 - .xii Heritage Interpretation Plan
- .2 While the Holding (H) symbol remains in place, the lands shall only be used for either of the following purposes, but not both:
 - .i Uses permitted by the **LSC-212** zone subject to the requirements and restrictions of the SC zone; or
 - .ii Site services to support future development of the lands for purposes set out in **Section-Exception 12.3647.1**, at the discretion of the Chief Building Official.

12. 3648. Exception 3648

12.3648.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted within an ~~R1F~~R1 zone.

12.3648.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: interior lot: 290.0 square metres; corner lot: 365 square metres;
- .2 Minimum Lot Width: interior lot: 11.6 metres; Corner lot: 14.6 metres
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Setback:
 - .a 3.0 metres
 - .b 5.5 metres to the garage door facing the front lot line;
 - .c the main wall of the dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight/triangle;
 - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Rear Yard Setback:
 - .a 6.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is 6.0 metres from the rear lot line;
 - .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
 - .d 0.6 metres to an accessory building and/or to a side wall of a garage where access to the garage is from the exterior side yard;
 - .e 4.5 metres for open roofed porches and/or uncovered terraces not exceeding one storey; and

- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Side Yard Setback (Interior):

- .a 1.2 metres on one side and 0.6 metres on the other side 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;
- .c 0.6 metres can be paired with adjacent interior side yards of 0.6 metres and/or 1.2 metres;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.6 metres to an accessory building;
- .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.7 Minimum Side Yard Setback (Exterior):

- .a 1.8 metres more than the interior side yard width;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard;
- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.8 Maximum Building Height: 11.0 metres

.9 Minimum Open Space:

- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of Landscaped Open Space

- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
 - .a a maximum cumulative garage door width shall be 5.0 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrances of the dwelling units;
 - .c the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .d the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

12.3648.3 for the purposes of ~~section~~ Exception 3648:

- .1 shall also be subject to the requirements and restrictions relating to the ~~R1FR1~~- 11.6 zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section~~ Exception 12.3648.2.

12. 3649. Exception 3649

12.3649.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted within an ~~R1F~~R1 zone.

12.3649.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: interior lot: 300.0 square metres; corner lot: 375 square metres;
- .2 Minimum Lot Width: interior lot: 12.0 metres; corner lot: 15.0 metres;
- .3 Minimum Lot Depth: 25.0 metres
- .4 Minimum Front Yard Setback:
 - .a 3.0 metres
 - .b 6.0 metres to the garage door facing the front lot line;
 - .c the main wall of the dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight/triangle;
 - .f a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .g a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Rear Yard Setback:
 - .a 6.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is 6.0 metres from the rear lot line;
 - .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
 - .d 0.6 metres to an accessory building and/or to a side wall of a garage where access to the garage is from the exterior side yard;
 - .e 4.5 metres for open roofed porches and/or uncovered terraces not exceeding one storey; and

- .f a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.

.6 Minimum Side Yard Setback (Interior):

- .a 1.2 metres
- .b 0.6 metres to a one storey garage
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres can be paired with adjacent interior side yards of 0.6 metres and/or 1.2 metres;
- .e 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .f 0.6 metres to an accessory building;
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

.7 Minimum Side Yard Setback (Exterior):

- .a 1.8 metres more than the interior side yard width;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard;
- .d the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres to a daylight rounding/triangle;
- .e a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .i for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.8 Maximum Building Height: 11.0 metres

.9 Minimum Open Space:

- .a those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of Landscaped Open Space

- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions apply to garages:
 - .a a maximum cumulative garage door width shall be 5.0 metres;
 - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrances of the dwelling units;
 - .c the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .d the interior garage width, as calculated 3.0metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

12.3649.3 for the purposes of ~~section~~ Exception 3649:

- .1 shall also be subject to the requirements and restrictions relating to the ~~R1F-12.2~~ R1-12.2 zone and all the general provisions of this by-law which are not in conflict with those set out in Section Exception 12.3649.2.

12. 3650. Exception 3650

12. 3650.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted within an **R3A, R2** zone.

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12. 3650.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 130 square metres per dwelling unit;
- .2 Minimum Lot Width: Interior lot: 5.5 metres; corner lot: 6.5 metres;
- .3 Minimum Lot Depth: 23.5 metres;
- .4 Minimum Front Yard Depth:
- .a 3 metres to a private road;
 - .b 5.5 metres to a garage door;
 - .c A balcony, porch or bay window with or without foundation may encroach on additional 1.8 metres into the required front yard setback.
- .5 Minimum Rear Yard Depth:
- .a 6 metres to a lot line;
- .6 Minimum Interior Side Yard Width:
- .a 1.2 metres
 - .b 0.6 metres to an accessory building;
 - .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .7 Minimum Exterior Side Yard Width:
- .a 1.5 metres to a private road;
 - .b 3.0 metres from McLaughlin Road;
- .8 Maximum Building Height: 14 metres;
- .9 Maximum Lot Coverage: no requirement;
- .10 Minimum Landscaped Open Space: no requirement;
- .11 The following provisions apply to garages:
- .a the garage door width may be widened by an extra 0.6 metres if the front of the garage project 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

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- .b the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .c the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
 - .d No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 Notwithstanding Section 10.9.4 visitor parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit which may be shared on lands **zone R2R3A-Section-Exception 12.3650** and **R3AR2-Section-Exception 12.3651**.

12. 3650.3 for the purposes of ~~section-Exception~~ 3650:

- .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 12.3650.2**.

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12.3651. Exception 3651

12.3651.1 The lands shall only be used for the following purposes:

- .1 shall be used for the purposes permitted within an **R3A-R2** zone and the following:
 - .a Dwelling, Dual Frontage Townhouse

12.3651.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 125 square metres per dwelling unit;
- .2 Minimum Lot Width: Interior lot: 5.2 metres; corner lot: 6.5 metres;
- .3 Minimum Lot Depth: 24.0 metres;
- .4 The lot line abutting McLaughlin Road shall be deemed to be the front lot line;
- .5 Minimum Front Yard Depth:
 - .a 3 metres;
 - .b A balcony, porch or bay window with or without foundation may encroach on additional 1.8 metres into the required front yard setback.
- .6 Minimum Rear Yard Depth:
 - .a 6 metres to a lot line;
 - .b 5.5 metres from a garage door to a private road
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres
 - .b 0.6 metres to an accessory building;
 - .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Minimum Exterior Side Yard Width:
 - .a 1.5 metres to a private road;
 - .b 3.0 metres from McLaughlin Road
- .9 Maximum Building Height: 14 metres;
- .10 Minimum Landscaped Open Space: no requirement;
- .11 Fencing shall be permitted along the front lot line McLaughlin Road to a 1.2 metre height;
- .12 Maximum Lot Coverage: no requirement

.13 Notwithstanding Section 10.9.4 visitor parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit which may be shared on lands zone ~~R3AR2-Exception~~Section 3650 and ~~R3AR2-Section~~Exception 3651.

.14 A public/private road is deemed to be a street for zoning purposes;

12.3651.3 for the purposes of section 3651:

.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~~ 12.3651.2.

12.3652. Exception 3652

12.3652.1 The lands shall only be used for the following purposes:

- .1 A bank, Strust company and financial institution;
- .2 An office, including medical, dental and drugless practitioners;
- .3 A dining room restaurant or a take-out restaurant up to 40% of the total gross floor area of the building;
- .4 The following accessory uses are permitted to a maximum combined gross floor area of 25% of the total gross floor area of the building:
 - .a Retail establishment, having not outside storage or display;
 - .b A personal service shop, excluding a body rub parlour;
- .5 Purposes accessory to other permitted purposes.

12.3652.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 32 metres
- .2 Minimum Parking: 20 spaces
- .3 Loading Spaces: No Requirement
- .4 A drive-through facility shall not be permitted in association with any use.

12.3656. Exception 3656

12.3656.1 The lands shall only be used for the following purposes:

- .1 a retail establishment having no outside storage;
- .2 an office, including medical, dentist and a drugless practitioner;
- .3 a service shop;
- .4 a personal service shop;
- .5 a bank, trust company and finance company;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .9 a printing or copying establishment;
- .10 a garden centre sales establishment;
- .11 a health or fitness centre;
- .12 a parking lot;
- .13 a community club;
- .14 a supermarket;
- .15 a custom workshop;
- .16 an animal hospital;
- .17 a place of worship;
- .18 a day nursery;
- .19 Supportive Housing Residence Type 2;
- .20 a lodging house;
- .21 purposes accessory to the other permitted uses.

12.3656.2 That the following uses be prohibited:

- .1 a banquet hall;
- .2 a tavern;
- .3 a motor vehicle sales establishment;

- .4 a motor vehicle leasing establishment;
- .5 a motor vehicle body shop.

12.3656.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 6 metres
- .2 Minimum Interior Side Yard Depth: 0 metres abutting all other lands not zoned ~~SCLC~~-3656
- .3 Minimum landscaped open space:
 - .a 4.5 metres along Airport Road, and 5.0 metres along Mayfield Road, except at approved vehicular access locations;
 - .b 6 metres to the lot line abutting the rear lot line except at approved loading space and parking areas, whereby a minimum of 4.0 metres is required.
- .4 Notwithstanding Section 20.3, the following minimum parking standards shall apply:
 - .a one parking space per 23.3 square metres of gross commercial floor area or portion thereof;
- .5 A minimum of 9 drive-through stacking parking spaces shall be provided for drive-through facilities associated with a restaurant or convenience store.
- .6 Bicycle parking rack rate: a minimum of 64 bicycle racks shall be provided.
- .7 Loading, and Unloading:
 - .a Minimum of six loading spaces are permitted.
- .8 A maximum of two drive-through facilities shall be permitted,
- .9 For the purposes of this section, the lands zoned ~~SCLC~~-3656 shall be considered one lot for zoning purposes;
- .10 For the purpose of this zone, the lot line abutting Airport Road shall be deemed the front lot line.

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12.3658. Exception 3658

12.3658.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 209 square metres
- .2 Minimum Lot Depth: 18 metres
- .3 Minimum Front Yard Depth 3.5 metres but 6.0 metres to the front of the garage
- .4 Minimum Interior Side Yard 1.2 metres on one side and 0.6 metres on the other side providing a minimum distance between dwellings on abutting lots of 1.8 metres
- .5 Minimum Rear Yard Depth 6.0 metres

12.3658.2 for the purposes of ~~section~~ Exception 3658:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1F-XR1-X~~ Zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 12.3658.1

12.3658.3 The Holding (H)

- .1 Until such time as the Holding (H) is lifted, lands zoned ~~R1FR1~~ (H) — 9.0 - 3658 shall only be used for the following purposes:
 - .a Uses, buildings and structures as may be permitted and in accordance with the Residential Hamlet 1 (RHM1) zone.
- .2 The Holding (H) symbol for all or any part of the land zoned ~~R1FR1~~ (H) — 9.0 - 3658 shall not be removed until such time as the Commissioner of Planning, Building and Growth Management has received written confirmation that the following conditions have been met:
 - .a Appropriate arrangements have been made for the extension of Hosta Street; and,
 - .b The Functional Servicing Report is approved and appropriate arrangements have been made for the implementation of its recommendations, all to the satisfaction of the Commissioner of Planning, Building and Growth Management Department.

12.3659. Exception 3659

12. 3659.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side providing a minimum distance between dwellings on abutting lots of 1.8 metres

12. 3659.2 for the purposes of ~~section~~Exception 3659:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1B(2)~~R1 zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~Exception 12.3659.1.

12.3661 Exception 3661

12.3661.1 The lands shall only be used for the following purposes:

- .1 Townhouse Dwellings;
- .2 Rear Lane Townhouse Dwellings;
- .3 Back to back Townhouse Dwellings;
- .4 Stacked Townhouse Dwellings;
- .5 Stacked Back-to-back Townhouse Dwellings;
- .6 Live-Work Townhouse Dwellings;
- .7 Apartment Dwelling;
- .8 Purposes accessory to other permitted purposes;

12.3661.2 The lands shall be subject to the following requirements and restrictions:

- .9 Despite any division of the lands, including a public street network, all lands zoned ~~R4AR3LL~~-3661 shall be deemed to be one lot for zoning purposes;
- .1 For the purposes of this section, 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;
- .2 For the purposes of this section, 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 but does not include an Emergency Access Lane;
- .3 For the purposes of this section, Emergency Access Lane shall mean a private thoroughfare which affords only temporary means of access and is demarcated at either end by a mechanism for restricting access such as, but not limited to, a gate or bollards;
- .4 For the purposes of this section, Rear Lane Townhouse Dwelling shall mean a townhome dwelling composed of three (3) or more dwelling units, where each dwelling unit has a garage in the rear yard immediately abutting the rear wall of the unit and has access to the garage from a public street, private street, public lane or private lane, has at least one common interior side wall, and where each dwelling may have a balcony or uncovered terrace on the second or third storey;
- .5 There are no minimum lot area, minimum lot width, minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, lot coverage, or maximum floor space index requirements;
- .6 Where walls for townhouse dwellings, back to back townhouse dwellings, stacked back to back townhouse dwellings, live-work townhouse dwellings and stacked townhouse dwellings are not

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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;

- .7 Lagerfeld Drive shall be deemed to be the front yard;
- .8 Minimum setback from the side wall of a dwelling to an emergency access lane: 1.2 metres;
- .9 No setbacks are required for any portion of a parking garage that is below grade;
- .10 Maximum dwelling length: 54.0 metres;
- .11 Minimum setback from a lot line to a hydro transformer: 2.0 metres;
- .12 For the purposes of this section, the following requirements and restrictions shall apply for Rear Lane Townhouse Dwellings:
 - .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 lane: 4.0 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 setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
 - .e Minimum setback from a garage door opening to a private street or private lane: 1.0 metres;
 - .f Minimum building separation distance: 3.0 metres;
 - .g Minimum building height: 2 storeys, except 3 storeys abutting Lagerfeld Drive or within 45 metres of a [GCC3](#) zone;
 - .h Maximum building height: 3 storeys;
 - .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 A garage shall only be accessed by a Private Lane or Private Street.
 - ~~.k Minimum number of parking spaces: 2.0 spaces per dwelling unit;~~
- .13 For the purposes of this section, the following requirements and restrictions shall apply for Back to Back Townhouse Dwellings:
 - .a Minimum dwelling unit width: 6.0 metres;
 - .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;
 - .c Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;

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- .d Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
- .e Minimum building separation distance: 3.0 metres;
- .f Minimum building height: 2 storeys, except 3 storeys abutting Lagerfeld Drive or within 45 metres of a [GCC3](#) zone;
- .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;
- .i Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, a maximum of 25% of the required parking may be in a surface parking lot. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway;
- ~~.j Minimum number of parking spaces: 1.0 spaces per dwelling unit;~~
- ~~.k Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;~~

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.14 For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:

- .a Minimum dwelling unit width: 6.0 metres, except that 30% of the Townhouse Dwelling shall be permitted to have a minimum dwelling unit width of 5.6 metres;
- .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres provided that 6.0 metres is provided to a garage door opening;
- .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 setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
- .e Minimum setback from the rear wall of the building to an Agricultural (A) or [Natural System Floodplain \(NSF\)](#) zone: 6.0 metres;
- .f Minimum building separation distance: 3.0 metres;
- .g Minimum building height: 2 storeys;
- .h Maximum building height: 3 storeys;
- .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 Maximum garage door width: 2.75 metres;

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- .k Maximum interior garage width: 3.35 metres;
- .l ~~The~~ Maximum Driveway Width Shall not exceed the width of the garage;
- .m A garage shall only be accessed by a Private Lane or Private Street;
- ~~.n Minimum number of parking spaces: 2.0 spaces per dwelling unit;~~

.15 For the purposes of this section, the following requirements and restrictions shall apply for Stacked Back to Back Townhouse Dwellings:

- .a Minimum dwelling unit width: 6.0 metres;
- .b Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 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 setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
- .e Minimum building separation distance: 3.0 metres;
- .f Minimum building height: 3 storeys;
- .g Maximum building height: 4.5 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;
- .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;
- ~~.j Minimum number of parking spaces: 1.0 spaces per dwelling unit;~~
- ~~.k Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;~~

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.16 For the purposes of this section, the following requirements and restrictions shall apply for Live-Work Townhouse Dwellings:

- .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;

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- .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 Purposes accessory to the other permitted purposes;
- .xxi A billiard hall or pool hall;
- .b The following uses shall be prohibited:
 - .i Amusement arcade;
 - .ii Massage or body rub parlour;
 - .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 fronting onto a Public Street;
- .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 lane: 4.0 metres;
- .f Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 1.0 metres;

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- .g Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
- .h Minimum separation distance between the side walls of a dwelling: 3.0 metres;
- .i Minimum building height: 3 storeys;
- .j Maximum building height: 4.5 storeys;
- .k 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.
- ~~.l Minimum number of parking spaces: 1.0 spaces per dwelling unit;~~
- ~~.m Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;~~

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.17 For the purposes of this section, the following requirements and restrictions shall apply for Stacked Townhouse Dwellings:

- .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 lane: 4.0 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 setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
- .e Minimum building separation distance: 3.0 metres;
- .f Minimum building height: 3 storeys;
- .g Maximum building height: 4 storeys;
- .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;
- .i A garage shall only be accessed by a private lane or private street;
- .j Minimum setback from a garage door opening to a Private Street or Private Lane: 1.0 metres;
- .k A ramp to an underground parking garage may be located between the rear walls of two or more Stacked Townhouse Dwellings. In this instance, the Minimum Building Separation Distance between the rear walls shall be a minimum of 6.0 metres;
- .l Minimum number of parking spaces: 1.0 spaces per dwelling unit;
- .m Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;

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- .18 For the purposes of this section, the requirements and restrictions set out in the ~~R4A-MHR3L~~-3662 zone shall apply for Apartment Dwellings, with the exception of the following:
- .a Minimum building height: 4 storeys;
 - .b Maximum building height: 6 storeys;
 - .c Minimum building setback to a lot line abutting a public street, to the curb of a private lane or private street, to the ~~R4A-R3L~~-3661 zone and to an adjacent building: 4.5 metres;
 - .d Minimum building setback to a daylight triangle: 1.0 metres;
 - ~~.e Minimum number of parking spaces: 1.0 spaces per dwelling unit;
Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;~~

12.3661.3 for the purposes of ~~section-Exception~~ 3661:

- .19 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 ~~Section Exception~~ 12.3661.2.

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12.3662 Exception 3662

12.3662.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
 - .a An apartment dwelling;
 - .b A multiple residential dwelling; and,
 - .c Purposes accessory to the other permitted purposes.
- .2 Non-residential uses on the ground floor of an apartment dwelling:
 - .a A retail establishment having no outside storage;
 - .b A supermarket;
 - .c A service shop;
 - .d A personal service shop;
 - .e A bank, trust company, or finance company;
 - .f An office;
 - .g A dry cleaning and laundry distribution station;
 - .h A laundromat;
 - .i A dining room restaurant, a take-out restaurant;
 - .j A printing or copying establishment;
 - .k A commercial, technical or recreational school;
 - .l A place of commercial recreation;
 - .m A health or fitness centre;
 - .n A tavern;
 - .o An animal hospital;
 - .p A day nursery;
 - .q An amusement arcade;
 - .r A Ground Floor Townhouse Dwelling Unit;
 - .s Purposes accessory to the other permitted uses
- .3 Institutional Uses:
 - .a Retirement Home;

.b Nursing Home;

12.3662.2 The lands shall be subject to the following requirements and restrictions:

- .4 Despite any division of the lands, including a public street network, all lands zoned ~~R4A~~**R3LMH**-3662 shall be deemed to be one lot for zoning purposes;
- .1 There are no minimum lot area, minimum lot width, minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, lot coverage, or maximum floor space index requirements;
- .2 Bovaird Drive West shall be deemed to be the front yard;
- .3 Minimum building setback to a lot line abutting a public street, to the curb of a private lane or private street, to a ~~R4A~~**R3L**-3661 zone, an Agricultural zone, a Floodplain Natural System (NS) zone, and a **GC3** zone: 3.0 metres;
- .4 Minimum building setback to a daylight triangle: 0.0 metres;
- .5 Minimum setback from a lot line to a hydro transformer: 2.0 metres;
- .6 Minimum building setback to a lot line abutting Bovaird Drive West: 4.5 metres, except a building or buildings may be setback a minimum of 3.0 metres for a maximum non-continuous length of 90.0 metres;
- .7 Maximum building setback: 14 metres to a lot line abutting Bovaird Drive West;
- .8 Minimum ground floor height: 3.0 metres, except 4.5 metres for non-residential uses;
- .9 Minimum building height: 3 storeys, except:
 - .a 6 storeys for a building within 12 metres of Bovaird Drive West;
 - .b for a 1 storey lobby having a maximum length of 25.0 metres connecting two residential towers;
- .10 Maximum Building Height: 15 storeys;
- .11 Minimum landscape buffer: 2.6 metre wide strip shall be provided between any surface parking lot or driveway and a Private Street, Private Lane, or a lot line abutting a public street, except at an approved access location, at a daylight triangle, or at a ramp to an underground parking garage;
- .12 Continuous Street Wall: building walls located between the 3.0 metre minimum setback and the 14 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 50% of the available frontage along Bovaird Drive West for the development area;
- .13 Angular plane: notwithstanding the minimum and maximum building height requirements, no portion of a building that is 9 storeys or less may extend beyond a 45-degree angular plane measured from a height of 10.5 metres from the closest building face of a building in the ~~R4A~~**R3L**-3661 zone;
- .14 Minimum building separation: 15.0 metres;

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- .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;
- .16 Notwithstanding Section 6.20.2, any loading spaces provided above the minimum specified in this section may be a rectangular area measuring not less than 3.5 metres and 5.75 metres in length;
- .17 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;
 - .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 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;
 - .iii No requirement for a Retirement Home and Nursing Home;
- .18 No setback is required for any portion of a parking garage that is below grade;
- .19 Parking:
- ~~.a Resident parking spaces: 0.9 spaces per dwelling unit, except this total may be reduced at a rate of 8 parking spaces per 1 car share parking space provided up to a maximum reduction of 48 residential parking space;~~

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- ~~.b Visitor parking spaces: 0.15 spaces per dwelling unit;~~
- ~~.c For a Retirement Home, resident and visitor parking space: 0.4 spaces per unit;~~
- ~~.d For a Nursing Home, resident and visitor parking space: 0.35 spaces per unit;~~
- ~~.e.a~~ A maximum of 2% of the total ~~required~~ resident parking spaces may have the minimum dimensions of 5.0 metres long and 2.6 metres wide;

12.3662.3 for the purposes of ~~section-Exception~~ 3662:

- .1 For the purposes of this section, 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;
- .2 For the purposes of this section, 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;
- .3 For the purposes of this section, Car Share Space shall mean a parking space exclusively reserved and assigned for a car used only for members of a Car Share Program;
- .4 For the purposes of this section, a Car Share Program shall mean the practice where a number of users share the use of one or more cars that are owned by a profit or non-profit car sharing organization. To use a car, a user must meet the membership requirements of the car-sharing organization, including the payment of a membership fee. Cars are reserved in advance and fees for use are normally based on time and/or kilometres driven and do include use of cars on an hourly basis.

12.3663. Exception 3663

12. 3663.1 The lands shall only be used for the following purposes:

- .1 Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods, or materials within an enclosed building;
- .2 A warehouse;
- .3 A radio or television broadcasting and transmission establishment; printing establishment;
- .4 An office, excluding medical office, dental office and drugless practitioner office;
- .5 A commercial, technical or recreational school;
- .6 A personal service shop, excluding a body rub parlour or a message parlour;
- .7 A take-out restaurant;
- .8 An associated educational use; and
- .9 Purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the permitted use.

12.3663.2 The following uses shall be prohibited:

- .1 A dining room restaurant;
- .2 A convenience restaurant;
- .3 A banquet hall;
- .4 A motor vehicle repair shop and motor vehicle body shop;
- .5 A recreational facility or structure;
- .6 A community club.

12. 3663.3 The lands shall be subject to the following requirements and restrictions:

- .1 A Minimum of 81 Parking Spaces shall be provided.
- .2 Minimum Landscaped Open Space:
 - .a 6 metres abutting Humberwest Parkway;
 - .b 5.9 metres abutting Williams Parkway;
 - .c 5.5 metres abutting Sun Pac Boulevard;

- .d 0.15 metres along the Interior side lot line.
- .3 Minimum building setbacks:
 - .a 5.3 metres to the lot line abutting Sun Pac Boulevard;
 - .b 12 metres to the lot line abutting Humberwest Parkway;
 - .c 7 metres to the interior side lot line;
 - .d 5.6 metres to the lot line abutting Williams Parkway.
- .4 Minimum Hydro Transformer setback:
 - .a 5.3 metres from the lot line abutting Sun Pac Boulevard.
- .5 No truck loading facilities are permitted in a yard abutting a street.
- .6 All operations are to be carried out within a building and outside storage of goods, materials and equipment, in including oversized motor vehicles, shall not be permitted.

12. 3664 Exception 3664

12. 3664.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the ~~R1~~ ER1A, R1 zone;

12. 3664.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth: 29.0 metres;
- .2 A balcony or porch with or without a cold cellar, may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .4 On lots less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling.
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres

12. 3665 Exception 3665

12. 3665.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the ~~R1-E~~**R1A, R1** zone;

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12. 3665.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth: 28.5 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; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .4 On lots less than 12.5 metres in width, the maximum cumulative garage door width for attached garage shall be 5.05 metres;
- .5 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .6 On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .7 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres

12.3667. Exception 3667

12.3667.1 The lands shall only be used for the following purposes:

- .1 Commercial uses shall be permitted on the ground floor as follows:
 - .a A retail establishment that has a gross floor area of less than 1,500 square metres
 - .b A personal service shop;
 - .c An office;
 - .d A bank, trust company, or finance company;
 - .e A dry cleaning and laundry distribution station, facing Charolais Blvd;
 - .f A laundromat, facing Charolais Blvd;
 - .g A dining room restaurant; and,
 - .h A travel agency
- .2 Institutional:
 - .a Day nursery
- .3 Residential:
 - .a An apartment dwelling
 - .b A supportive housing facility
- .4 Other:
 - .a Purposes accessory to the other permitted uses

12.3667.2 The following uses shall be prohibited:

- .1 Outside storage of goods and materials or machinery, except that outdoor display and sale of goods is permitted in conjunction with a permitted commercial use.
- .2 A drive-through facility

12.3667.3 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this zone, Main Street South shall be deemed to be the front lot line
- .2 Maximum Gross Floor Area: 39,000 m²
- .3 Minimum Lot Width: 60 m
- .4 Minimum Front Yard Setback for the portion of the podium below 8m in height: 3.0 m

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- .5 Minimum Front Yard Setback for the portion of the podium above 8m in height: 0 m
- .6 Minimum Exterior Side Yard Setback for the portion of the podium below 8m in height: 3.0 m
- .7 Minimum Exterior Side Yard Setback for the portion of the podium above 8m in height: 0 m
- .8 Minimum Interior Side Yard Setback to a podium: 7.5 m
- .9 Minimum Interior Side Yard Setback to a tower: 12.5 m
- .10 Minimum Rear Yard Depth:
 - .a 25.0 metres to any portion of the building that is less than or equal to a height of 7.5 metres
 - .b 35.0 metres to any portion of the building taller than 7.5 metres
 - .c 3.0 metres to any Accessory Structure
- .11 Minimum Setback to a Daylight Triangle: 0 m
- .12 Maximum Building Height: All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle, or lower, from the rear property line to a maximum height of 76 metres
- .13 Maximum Podium Height: 27.0 m
- .14 Maximum Tower Floorplate: 800 m² for each storey
- .15 Minimum Tower Separation: 25.0 m
- .16 Minimum Tower stepback from edge of Podium at front yard: 3.0 m
- .17 Minimum Tower stepback from edge of Podium at side yard: 2.5 m
- .18 Minimum Setback to a Hydro Transformer in any yard: 0 m
- .19 Parking Space Requirements:
 - .a Resident: 0.38 spaces per unit
 - .b Visitor: 0.20 spaces per unit
- .20 Bicycle Parking Requirements:
 - .a A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit.
 - .b A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
 - .c A maximum of 50 of the required bicycle parking spaces shall be vertical spaces
 - .d The dimensions for required bicycle parking spaces shall be:
 - .i A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres

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- .ii A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres
- .e All bicycle parking spaces shall be located on the same lot for which it is required
- .21 1 loading space shall be provided
- .22 Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a street or a public thoroughfare.
- .23 Minimum Landscaped Open Space: 35% of the lot area, including landscape hard surfaces.
- .24 Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened.
- .25 Commercial uses at grade: any portion of the floor area within the first storey of any building with a wall adjacent to Hurontario/Main Street and Charolais Blvd shall be used for commercial purposes. Notwithstanding the above, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing the street is occupied by entrances or lobbies.
- .26 Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum 70% of the gross area of the portion of the wall above grade shall have windows and/or doors.
- .27 Continuous Street Wall: A building wall at grade level must occupy at least 95% of the entire available frontage facing Main Street and 95% of the entire available frontage facing any other public street. For the purposes of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and ~~privately owned~~ publicly accessible spaces.

13.3667.4 for the purposes of ~~section~~ Exception 3667:

- .1 All lands zoned ~~HMU1~~ (H)MH — 3667 shall be treated as one lot for zoning purposes.

12.3667.5 The Holding (H)

- .1 Until such time as the Holding (H) is lifted, lands zoned ~~HMU1~~ MH-3667 (H) shall only be used for the following purposes:
 - .a Uses, buildings and structures as may be permitted and in accordance with ~~Section~~ Exception ~~SLC-3380 and R1A-3063~~
- .2 The Holding (H) symbol for all or any part of the land zoned ~~HMU1~~ MH-3667 (H) shall not be removed until such a time as the following condition has been met:
 - .a A Traffic Impact Study completed to the satisfaction of the Commissioner of Public Works and Engineering; and,

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- .b A Community Meeting is held with interested area residents, area Councillors and the applicant, to review the development proposal to address community questions and issues to the satisfaction of the Commissioner of Planning, Building and Growth Management.

12.3669. Exception 3669

12.3669.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R1FR1~~ ~~13.7~~ zone;

12.3669.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot — 370 square metres;
 - .b Corner Lot — 415 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot — 13.7 metres;
 - .b Corner Lot — 15.5 metres.
- .3 Minimum Lot Depth: 27.5 metres.
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to a garage door facing the front lot line;
 - .c A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .d A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;.
 - .f A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Rear Yard Depth
 - .a 7.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
 - .c 3.5 metres to a deck off the main floor;

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- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e 4.5 metres for open roofed porches and or uncovered terraces;
- .f A bay window, bow window, box window or porch with or without foundation or cold cellar, or a chimney may encroach 1.0 metre into the minimum rear yard.

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots, and or at 1.2 metres and 1.2 metres per paired lots;
- .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;
- .d A porch and/or balcony without foundation may encroach 0.5 metres into the minimum required 1.2 metres Interior Side Yard.

.7 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c 1.2 metres where the exterior side yard abuts a public walkway or a nonresidential zone;
- .d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.8 The following shall apply to a bay, bow or box windows:

- .a Notwithstanding **Section 6.13 Table 6.13A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
- .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

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Exception Zones

- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .9 Maximum Building Height: 12.0 metres.
- .10 The following Garage Controls shall apply:
- .a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
 - .b The maximum cumulative garage door width of an attached garage shall be 6.4 metres or 50% of the dwelling unit width whichever is greater.

12.3669.3 for the purposes of ~~section~~ Exception 3669:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1FR1~~-13.7 zone and all the general provisions of this By-law which are not in conflict with those set out in **Section Exception 12.3669.2**.

12.3669.4 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 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;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.3670. Exception 3670

12.3670.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1ER1A, R1** ~~11.6~~ zone;

12.3670.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot — 315 square metres;
 - .b Corner Lot — 375 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot — 11.6 metres;
 - .b Corner Lot — 13.4 metres.
- .3 Minimum Lot Depth: 27.5 metres.
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to a garage door facing the front lot line;
 - .c The main wall of a dwelling may encroach into the front yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a rounding.
 - .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- .5 Minimum Rear Yard Depth
 - .a 7.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

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- .c 3.5 metres to a deck off the main floor;
- .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e 4.5 metres for open roofed porches and or uncovered terraces;
- .f A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.

.6 Minimum Interior Side Yard Width:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

.7 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
- .c 1.2 metres where the exterior side yard abuts a public walkway or a nonresidential zone;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a rounding;
- .e A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.

.8 The following shall apply to a bay, bow or box windows:

- .a Notwithstanding **Section 6.13 Table 6.13A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

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Exception Zones

- .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .9 Maximum Building Height: 12.0 metres.
- .10 The following Garage Controls shall apply:
- .a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
 - .b The maximum cumulative garage door width of an attached garage shall be 5.8 metres or 50% of the dwelling unit width whichever is greater.

123.3670.3 for the purposes of ~~section~~ Exception 3670:

- .1 Shall also be subject to the requirements and restrictions relating to the **R1FR1A, R1**-11.6 zone and all the general provisions of this By-law which are not in conflict with those set out in **Section Exception 12.3670.2**.

12.3670.4 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 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;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.3671. Exception 3671

12.3671.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R1-FR1A~~, ~~R1-9.2~~ zone;

12.3671.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot — 253 square metres;
 - .b Corner Lot — 272 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot — 9.2 metres;
 - .b Corner Lot — 11.0 metres, notwithstanding the minimum lot width is 9.9 metres where the corner lot is adjacent to a public lane.
- .3 Minimum Lot Depth: 27.5 metres.
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to a garage door facing the front lot line;
 - .c The main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding.
 - .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.2 metres of a daylight rounding/triangle.
- .5 Minimum Rear Yard Depth
 - .a 7.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;

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- .c 3.5 metres to a deck off the main floor;
 - .d 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
 - .e 4.5 metres for open roofed porches and or uncovered terraces;
 - .f A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.
- .6 Minimum Interior Side Yard Width:
- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots
 - .c 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;
 - .d A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.
- .7 Minimum Exterior Side Yard Width:
- .a 3.0 metres;
 - .b 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding.
 - .d 1.2 metres where the exterior side yard abuts a public walkway, public lane, or a non-residential zone;
 - .e A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
 - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.
- .8 The following shall apply to a bay, bow or box windows:

- .a Notwithstanding **Section 6.13 Table 6.13A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
- .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .9 Maximum Building Height: 12.0 metres.
- .10 The following Garage Controls shall apply:
 - .a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
 - .b The maximum cumulative garage door width of an attached garage shall be 3.7 metres or 50% of the dwelling unit width whichever is greater.
 - .c The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

12.3671.3 for the purposes of ~~section~~ Exception 3671:

- .11 Shall also be subject to the requirements and restrictions relating to the ~~R1-FR1A, R1-9.2~~ zone and all the general provisions of this By-law which are not in conflict with those set out in **Section Exception 12.3671.2.**

12.3671.4 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 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;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.3672. Exception 3672

12.3672.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in a **R3ER2-6.0** zone;

12.3672.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot — 156 square metres;
 - .b Corner Lot — 234 square metres;
 - .c End Lot — 187 square metres.
- .2 Minimum Lot Width:
 - .a Interior Lot — 6.0 metres;
 - .b Corner Lot — 9.0 metres;
 - .c End Lot — 7.2 metres.
- .3 Minimum Lot Depth: 26.0 metres.
- .4 Minimum Front Yard Depth:
 - .a 4.5 metres;
 - .b 6.0 metres to a garage door facing the front lot line.
 - .c The main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding.
 - .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.2 metres of a daylight rounding/triangle.
- .5 Minimum Rear Yard Depth
 - .a 6.0 metres for an interior lot;

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- .b 3.5 metres to a deck off the main floor;
- .c 4.5 metres for open roofed porches and or uncovered terraces;
- .d A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.
- .6 Minimum Interior Side Yard Width: 1.2 metres and 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings.
- .7 Minimum Exterior Side Yard Width:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public walkway, public lane, or a non-residential zone;
 - .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding.
 - .d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;
 - .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
 - .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.
- .8 The following shall apply to a bay, bow or box windows:
 - .a Notwithstanding **Section 6.13 Table 6.13A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
 - .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .9 Maximum Building Height: 12.0 metres.
- .10 The following Garage Controls shall apply:

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- .a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- .b The maximum cumulative garage door width of an attached garage shall be 3.7 metres.
- .c The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

.11 Section 10.13.2 shall not apply.

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.12 Section 10.13.3 shall not apply.

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12.3672.3 for the purposes of ~~section-Exception~~ 3672:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R3E~~R2-6 zone and all the general provisions of this By-law which are not in conflict with those set out in ~~Section-Exception~~ 12.3672.2.

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12.3672.4 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 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;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.3673. Exception 3673

12.3673.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in a ~~R3E-6.0~~**R2-6.0** zone;

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12.3673.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
- .a End Lot — 180 square metres.
- .2 Minimum Lot Width:
- .a End Lot — 7.2 metres measured six (6) metres back from the front lot line.
- .3 Minimum Lot Depth does not apply.
- .4 Minimum Front Yard Depth:
- .a 4.5 metres;
- .b 6.0 metres to a garage door facing the front lot line;
- .c A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.
- .5 Minimum setback to the intersection of two interior side lot lines
- .a 7.5 metres;
- .6 Minimum Interior Side Yard Width:
- .a 1.2 metres and 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .b A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 0.5 metres into the interior side yard;
- .c A bay window, bow window or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum exterior side yard.
- .7 The following shall apply to a bay, bow or box windows:
- .a Notwithstanding **Section 6.13 Table 6.13A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
- .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

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- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .8 Maximum Building Height: 12.0 metres.
- .9 The following Garage Controls shall apply:
 - .a The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
 - .b The maximum cumulative garage door width of an attached garage shall be 3.7 metres.
 - .c The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.
- .10 **Section 10.13.2** shall not apply.
- .11 **Section 10.13.3** shall not apply.

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13.3673.3 for the purposes of ~~section~~ Exception 3673:

- .12 Shall also be subject to the requirements and restrictions relating to the ~~R3E-6R2-6~~ zone and all the general provisions of this By-law which are not in conflict with those set out in **Section Exception 12.3673.2.**

12.3673.4 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 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;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.3674. Exception 3674

12. 3674.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by the A zone; and
- .2 Outside storage of motor vehicles.

12. 3674.2 The lands shall be subject to the following requirements and restrictions:

- .1 Uses permitted under 12.3674.1.1 shall be subject to the requirements and restrictions of the Agricultural zone.
- .2 Uses permitted under 12.3674.1.2 shall be subject to the following requirements and restrictions:
 - .a That there shall be no outside storage other than motor vehicles (meaning no heavy equipment, oversized motor vehicles, trucks, trailers, cargo containers, etc.); and
 - .b Outdoor storage of motor vehicles shall only be permitted until Friday November 28, 2025.

12.3675. Exception 3675

12. 3675.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted within the ~~R1F~~ **R2-x** zone.

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12. 3675.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Maximum cumulative garage door width: 5.5 metres.

12. 3675.3 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 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;
 - .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.3677. Exception 3677

12. 3677.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted within the ~~R3E~~ ~~R2~~ zone
- .2 Dual Frontage Townhouse Dwelling;

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12. 3677.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Minimum building setback to a daylighting triangle/rounding: 1.5 metres
- .3 No minimum dwelling unit width shall apply;
- .4 Minimum Rear Yard Depth 4.5 metres to any living space above a garage
- .5 Minimum setback to a garage door: 0.0 metres when accessed from the rear yard
- .6 Minimum Interior Side Yard Width:
 - .a 1.2 metres; or
 - .b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .7 Minimum Front Yard Depth: 3.0 metres. For the purposes of lands zoned ~~R3E(H)~~ ~~4.5~~ ~~R23E(H)~~ ~~4.5~~ Section-Exception 3677, the front lot line shall be deemed to be Torbram Road.
- .8 Maximum Building Height: 14.0 metres
- .9 Maximum Lot Coverage: no requirement
- .10 The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;
- .11 Maximum garage door width: 3.5 metres

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12. 3677.3 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 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;

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- .b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.3678 Exception 3678

12.3678.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264 square metres
- .2 Minimum Lot Depth: 24.0 metres
- .3 Minimum Lot Width for Lots located fronting Creditview Road: 20.0 metres
- .4 Minimum Lot Area for Lots located fronting Creditview Road: 500 square metres
- .5 Minimum Front Yard Depth:
 - .a 4.5 metres but 6.0 metres to the front of the garage
 - .b 3.5 metres but 5.5 metres to the front of the garage for lots abutting the Floodplain Zone
- .6 Minimum Rear Yard Depth:
 - .a 6.0 metres
 - .b 4.75 metres from any residential dwelling existing at the time of the passing of this by-law
 - .c 4.5 metres for lots abutting the Floodplain Zone
 - .d A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback.
- .7 Garage Control: The maximum cumulative garage door width for an attached garage shall be 5.05 metres for a lot having a width less than 11.6 metres.

12.3678.2 for the purposes of ~~section~~ Exception 3678:

- .1 Shall also be subject to the requirements and restrictions relating to the R1E-NS, R1 Zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 12.3678.1.

12.3681. Exception 3681

12. 3681.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1E-11.6~~ **R1-11.6** Zone.

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12. 3681.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum cumulative garage door width and driveway width shall be 6.0 metres;
- .2 The minimum lot width of a corner lot shall be 14.6 metres;
- .3 Notwithstanding Section 6.6 of this by-law, a private condominium road is permitted and shall be treated as a street for zoning purposes.

12.3682. Exception 3682

12. 3682.1 The lands shall only be used for the following purposes:

- .1 Shall only be uses for the purposes permitted in an ~~R1E-11.6~~ **R1-11.6** Zone.

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12. 3682.2 The lands shall be subject to the following requirements and restrictions:

- .1 The maximum cumulative garage door width and driveway width shall be 6.0 metres;
- .2 The minimum lot width of a corner lot shall be 14.6 metres;
- .3 Notwithstanding Section 6.6 of this by-law, a private condominium road is permitted and shall be treated as a street for zoning purposes;
- .4 A minimum of 6 visitor parking spaces shall be provided within the common element condominium area or lands zoned as ~~R1E-11.6~~ **R1-11.6**-3682.

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12. ~~3683~~ Exception ~~3683~~**12. 3683.1 The lands shall only be used for the following purposes:**

- .1 All purposes permitted within the ~~R4A~~ **R3ML** Zone

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12. 3683.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth:
- .a For any portion of a building 2 storeys in height or less: 0.0 metres
 - .b For any portion of a building 3 storeys in height or more: 2.5 metres
- .2 Minimum Interior Side Yard Width:
- .a For any portion of a building 2 storeys in height or less: 4.5 metres
 - .b For any portion of a building 3 storeys in height or more: 7.0 metres 3.
- .3 Minimum Exterior Side Yard Width:
- .a For any portion of a building 2 storeys in height or less: 2.5 metres
 - .b For any portion of a building 3-6 storeys in height: 5.5 metres
 - .c For any portion of a building 7 storeys in height or more: 7.0 metres Page 2 of 2
- .4 Minimum Rear Yard Depth: For any portion of a building 2 storeys in height or less: 2.7 metres
- .a For any portion of a building at the 3rd storey: 5.4 metres
 - .b For any portion of a building at the 4th storey: 8.2 metres
 - .c For any portion of a building at the 5th storey: 11.3 metres
 - .d For any portion of a building at the 6th storey: 14.3 metres
 - .e For any portion of a building 7 storeys in height or more: 18.8 metres
- .5 Minimum Setback from Daylight Triangle:
- .a For any portion of a building 2 storeys in height or less: 0.0 metres
 - .b For any portion of a building 3 storeys in height or more: 2.5 metres
- .6 Maximum lot coverage: 75% of the lot area
- .7 Minimum Landscaped Open Space: 20% of the lot area
- .8 Maximum Floor Space Index: 3.3 FSI
- .9 Maximum Height: 7 storeys

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10. Minimum parking requirement for an apartment dwelling use is 0.60 parking spaces per unit for residents and 0.20 parking spaces per unit for visitor
11. Minimum setback from an electrical switchgear box and any other utility infrastructure to any property line is 0.5 metre
12. Maximum encroachment of bay windows, awnings, balconies, canopies, architectural features, and structural elements is 1.0 metres into any yard.

12.3684 Exception 3684

12.3684.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted within the ~~R1F-XR1A-X~~ zone.

12.3684.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Maximum cumulative garage door width: 5.5 metres.

12.3684.3 for the purposes of ~~section-Exception~~ 3684:

Until the Holding (H) symbol is removed, the lands designated ~~R1F(H)~~ **R1F(H) -11.6** ~~Section-Exception~~ 3684 on Schedule A shall only be used for the following purposes:

- .1 Uses, buildings and structures as may be permitted and in accordance with the Agricultural (A) zone.

12.3684.4 The Holding (H)

- .1 Written Confirmation that all infrastructure and services has been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy has been received by the Commissioner of Public Works.

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12.3685 Exception 3685

12.3685.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted within the ~~R3E-XA, R2-X~~ zone.

12.3685.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .2 Minimum building setback to a daylighting triangle/rounding: 1.5 Metres;
- .3 Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres
- .4 That section 16.10.2 (d) of the ~~R3E-X~~ Zone shall now apply
- .5 Minimum Interior Side Yard Width:
 - .a 1.2 metres; or
 - .b 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- .6 Maximum Building Height: 14.0 metres;
- .7 Maximum Lot Coverage: no requirement
- .8 The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;
- .9 Maximum cumulative garage door width: 3.5 metres.-

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12.3685.3 for the purposes of ~~section-Exception~~ 3685:

- .1 Until the Holding (H) symbol is removed, the lands designated ~~R3E(H)-A, R2-4.5S~~ ~~section-Exception~~ 3685 on Schedule A to this By-law shall only be used for the following purposes:
 - .a Uses, buildings and structures as may be permitted and in accordance with the Agricultural (A) zone.

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12. 3685.4 The Holding (H)

- .1 Written Confirmation that all infrastructure and services has been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy has been received by the Commissioner of Public Works.

12.3689. Exception 3689

12. 3689.1 The lands shall only be used for the following purposes:

- .1 Residential Uses:
 - .a An apartment dwelling
- .2 Only in conjunction with an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment dwelling:
 - .a Retail establishment having no outside storage;
 - .b A bank, trust company, or finance company;
 - .c An animal hospital;
 - .d A commercial school;
 - .e A community club;
 - .f A custom workshop;
 - .g A dining room restaurant, a take-out restaurant;
 - .h A dry cleaning and laundry distribution station;
 - .i An office;
 - .j A personal service shop;
 - .k A printing or copying establishment; and
 - .l A health centre.
- .3 Purposes accessory to other permitted uses.

12. 3689.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this section, the lot line abutting Mississauga Road shall be deemed the front lot line.
- .2 For the purpose of this section, the lot line abutting Kent Road shall be deemed the rear lot line.
- .3 For the purpose of this section, the mezzanine level of any proposed building shall be included as part of the first floor level.
- .4 All lands zoned **R3-HL** ~~R4A~~-3689 shall be treated as one lot for zoning purposes.
- .5 Minimum setback to a hydro/ transformer: 1.0 metres
- .6 Maximum encroachment of canopies and balconies is 1.8 metres into any yard.

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- .7 Maximum encroachment of windscreens is 1.2 metres into any yard.
- .8 Notwithstanding Section 10.10 of the By-law, windscreens are permitted on the lands shown on Schedule A to this By-law to a maximum height of 2.0 metres.
- .9 Minimum Setbacks to a One Storey Underground Garage Entrance Structure:
 - .a Front Yard Depth: 105 metres
 - .b North Interior Side Yard Width: 20.0 metres
 - .c South Interior Side Yard Width: 5.0 metres
 - .d Rear Yard Depth: 20.0 metres
- .10 Minimum Building Setbacks:
 - .a Front Yard Depth:
 - .i For the first 2 storeys: 3.0 metres
 - .ii For Any portion above the 2nd storey up to and including 7th storey: 4.0 metres
 - .iii For Any portion above the 7th storey and including the 30th storey: 6.0 metres
 - .b North Interior Side Yard Width:
 - .i For the first five storeys: 24.0 metres
 - .ii For Any portion above the 5th storey up to and including the 9th storey: 25.0 metres
 - .iii For Any portion above the 9th storey up to and including the 30th storey: 34.0 metres
 - .c East Interior Side Yard Width: 15.0 metres
 - .d South Exterior Side Yard Width:
 - .i For the first seven storeys: 3.5 metres
 - .ii For Any portion above the 7th storey up to and including the 30th storey: 4.0 metres
 - .e Rear Yard Depth: 60.0 metres
 - .f Minimum building setback to a daylight triangle: 3.0 metres
- .11 Minimum Separation
 - .a Minimum separation distance between buildings for first seven storeys: 15.0 metres
 - .b Minimum separation distance between buildings or portions thereof above 7th storey: 25.0 metres
- .12 Maximum Building Height:
 - .a located within 68.0 metres of the exterior side lot line: 30 storeys
 - .b located within the remainder of the lot: 12 storeys

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- .13 Maximum Lot Coverage: 35%
- .14 Maximum Floor Space Index: 4.5
- .15 Minimum Landscape Open Space: 35% of the lot area
- .16 Parking for all uses shall be provided in accordance with the following:
 - .a Visitor Spaces:
 - .i Visitor Parking: Minimum of 0.20 spaces per dwelling unit
 - .ii Non-residential gross floor area is exempted from the calculation of any minimum parking space requirement.

12. 3689.3 for the purposes of ~~section~~ Exception 3689:

- .1 Windscreen: shall mean a physical feature or barrier with a maximum of two vertical sides or segments and designed to mitigate impact of wind.
- .2 Mezzanine: shall mean a floor than is not larger in area than 40% of the ground floor area.

12.3690. Exception 3690

12.3690.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in a ~~R3E-6.0~~ **R2-6.0** zone;
- .2 Dwelling, Townhouse: shall mean a building that is divided vertically above established grade into three (3) or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than ten (10) square metres in area from the ground level to the roofline of the wall; and where each dwelling unit has an independent entrance to the front and rear yard immediately abutting the front and rear wall of the unit.;

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12.3690.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot — 120 square metres;
 - .b Corner Lot — 180 square metres;
 - .c End Lot — 144 square metres.
- .2 Minimum Lot Width:
 - .a Lot width to be measured 6.0 metres from the rear lot line;
 - .b Interior Lot — 6.0 metres;
 - .c Corner Lot — 9.0 metres;
 - .d End Lot — 7.2 metres.
- .3 Minimum Lot Depth: 20.0 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylighting triangle.
- .4 For the purpose of this zone, the front lot line is deemed to be Mayfield Road and/or Torbram Road;
- .5 Where a corner lot abuts a daylight or visibility triangle larger than 12.0 metres by 12.0 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 does not apply
- .6 Minimum Front Yard Depth:
 - .a 4.5 metres;

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- .b The main wall of a dwelling may encroach into the front yard to within 0.3 metre of a daylight rounding/triangle;
- .c A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- .d A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .e A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- .f A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 1.2 metres of a daylight rounding/triangle

.7 Minimum Rear Yard Depth

- .a 3.0 metres for an interior lot;
- .b 6.0 metres to a garage door facing the rear lot line;
- .c The main wall of a dwelling may encroach into the rear yard to within 0.3 metres of a daylight rounding/triangle;
- .d A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;
- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard;
- .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 1.2 metres of a daylight rounding/triangle.

.8 Minimum Interior Side Yard Width:

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

.9 Minimum Exterior Side Yard Width:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;

Exception Zones

- .c The main wall of a dwelling may encroach into the exterior side yard to within 0.3 metres of a daylight rounding/triangle;
 - .d A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;
 - .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
 - .g A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.
 - .h For corner/end lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres, exclusive of windows.
- .10 The following shall apply to a bay, bow or box windows:
- .a Notwithstanding **Section 6.13 Table 6.13A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
 - .b The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- .11 Maximum Building Height: 14.0 metres and shall not exceed 3-storeys.
- .12 Minimum Amenity Area: 3.5 square metres shall be provided on a balcony or uncovered terrace on the second or third floor or in the rear yard at ground level.
- .13 The following Garage Controls shall apply:
- .a The maximum cumulative garage door width for interior lots having a lot with less or equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .b The maximum cumulative garage door width for corner lots having a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .c A two bay garage width shall be permitted on a corner lot;
 - .d The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width permitted on the lot;

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Exception Zones

- .e The driveway with shall not exceed the width of any unit.
- .f The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

.14 Section 10.8 shall not apply.

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.15 Section 10.12 shall not apply.

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.16 Section 10.21 shall not apply.

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.17 Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.

.18 A maximum fence height of 1.2 metres shall be permitted in any yard, unless required to address acoustical requirements.

.19 An accessory structure shall not be permitted in any yard.

.20 Section 10.9.1.6.4) shall not apply.

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.21 Notwithstanding Section 10.13.4 no more than 9 dwelling units shall be attached where located between a right-of-way and an open space zone.

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.22 Section 10.13.2 shall not apply.

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.23 Section 10.13.3 does not apply.

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.24 Notwithstanding Section 10.9.1.B.1, the following shall apply to residential driveways:

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.a The minimum driveway width shall be 2.75 metres;

.b For a corner lot, the maximum driveway width shall be the width set out in Section 10.9.16(1)(a) or (b) or the width of the garage, whichever is greater.

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12.3690.3 for the purposes of ~~section~~ **Exception 3690**:

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.25 Shall also be subject to the requirements and restrictions relating to the ~~R3E-6~~ **R2-6** zone and all the general provisions of this By-law which are not in conflict with those set out in Section **Exception 12.3690.2**.

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12.3690.4 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 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;

.b Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.

12.3691. Exception 3691

12. 3691.1 The lands shall only be used for the following purposes:

- .1 a Nursing Home;
- .2 a Retirement Home;
- .3 only in conjunction with 12.3691.1.1 or 12.3691.1.2:
 - .a Apartment Dwelling, excluding a single room occupancy unit;
 - .b Adult Day Care; and,
- .4 The following purposes accessory to the permitted uses:
 - .a Day Nursery for the primary use of staff
 - .b Health Centre/Fitness Centre
 - .c Living Classroom;
 - .d Office;
 - .e Medical Office;
 - .f Services Shop, Personal;
 - .g Research and Development;
 - .h Restaurant, Dining Room; and
 - .i Retail Establishment,

12. 3691.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Setback
 - .a For any portion of a building 3 storeys in height or less: 5.0 metres
 - .b For any portion of a building 4 storeys in height or greater: 7.0 metres
- .2 Minimum Interior Side Yard Setback
 - .a For any portion of a building 3 storeys in height or less: 3.8 metres
 - .b For any portion of a building 4 storeys in height or greater: 27.0 metres
- .3 Minimum Exterior Side Yard Setback
 - .a For any portion of a building 3 storeys in height or less: 3.5 metres
 - .b For any portion of a building 4 storeys in height or greater: 35.0 metres

- .4 Minimum Rear Yard Setback
 - .a For any portion of a building 3 storeys in height or less: 13.8 metres
 - .b For any portion of a building 4 storeys in height or greater: 88.0 metres
- .5 Minimum Setback from a Daylight Triangle: 3.5 metres;
- .6 Maximum Building Height: 12 storeys;
- .7 Maximum Number of Apartment Dwelling Units: 138;
- .8 Maximum Floor Space Index (FSI): 2.15;
- .9 Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the northerly and westerly property lines;
- .10 All loading and waste disposal shall be screened;
- .11 Parking:
 - .a For each bed for a nursing home and a retirement home, the minimum parking spaces shall be 0.33 parking spaces.
 - .b For each dwelling unit in an apartment or multiple residential dwelling, the minimum required parking shall be:
 - .i 1.0 parking space for residents, and
 - .ii 0.20 parking spaces for visitors,
 - .c No additional parking is required for uses identified in 12.3691.1.4;
- .12 All lands zoned 12-3691 shall be treated as one lot for zoning purposes.

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12. 3691.3 for the purposes of ~~section~~ Exception 3691:

- .1 Single Room Occupancy Unit: shall mean a habitable dwelling unit owned and operated by a public authority, or by a non-profit and non commercial organization, within which kitchen, sleeping and sanitary facilities are not physically separated;
- .2 Adult Day Care: shall mean an indoor or outdoor premises in which care is offered or supplied on a regular schedule to adults for a portion of a day, but shall no include overnight accommodation;
- .3 Medical Office: shall mean premises designed and used for the diagnosis, examination, treatment and rehabilitation of human patients, including waiting and treatment rooms, blood testing clinics and pharmacy, but shall not include overnight accommodation for in-patient care;
- .4 Living Classroom: shall mean premises that provides an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field;
- .5 Research and Development: shall mean premises for scientific research investigation, testing, or experimentation, but not for the manufacturing or sale of products

12.3692 Exception 3692

12. 3692.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in an **R1R1F Zone**;
- .2 Open Space;
- .3 Walkway;
- .4 Emergency Access.

12. 3692.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: Corner Lot: 14.6 metres
- .2 Minimum Front Yard:
 - .a 4.5 metres, but 6.0 metres to the front of the garage
 - .b The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .c A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding triangle;
 - .d A bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .e A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight triangle.
- .3 Minimum Exterior Side Yard Width:
 - .a 3 metres;
 - .b The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .c A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .d A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
 - .e A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight triangle; and

- .f A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.

.4 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; and
- .b 1.2 metres for a corner lot abutting an interior lot.

.5 Garage Control: minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

.6 Driveways Dimensions:

- .a Driveway minimum width requirements: 3.5m (single), 6.0m (double), 7.3m (shared).

12.3693 Exception 3693

12. 3693.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an ~~R1R1F~~ Zone;

12. 3693.2 The lands shall be subject to the following requirements and restrictions:

- .1 Garage Control:
 - .a The maximum interior garage width shall not exceed 85% of the dwelling unit width and shall not project past the main building façade.
 - .b The interior space of a garage shall have a rectangular area not less than 2.7 metres by 5.4 metres with no more than one step encroachment.

12.3696. Exception 3696

12. 3696.1 The lands shall only be used for the following purposes:

- .1 Offices;
- .2 Product showroom;
- .3 Uses accessory to the office use:
 - .a Recreation facility.

12. 3696.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum building height: 5 storeys, excluding the mechanical penthouse;
- .2 Maximum gross floor area: 3,850 m²;
- .3 Minimum exterior side yard width: 3.0 metres;
- .4 Minimum required parking Spaces: 40 parking spaces;
- .5 Setbacks to utility uses including gas meter, hydro transformer and generator shall not apply;
- .6 Hydro transformer may be located within the required 3.0 metre landscape strip.
- .7 Waste collection receptacle shall be located entirely within the rear yard or interior side yard and shall be screened from view from a street or public thoroughfare.
- .8 A minimum 3.0 metre parking aisle width shall be provided abutting the east property line.
- .9 Shall also be subject to the requirements and restrictions relating to the Industrial **M2-GE** Zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ **Exception 12.3696.**

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12.3697. Exception 3697

12. 3697.1 The lands shall only be used for the following purposes:

- .1 a Private School;
- .2 a Day Nursery; and,
- .3 purposes accessory to the other permitted uses.

12. 3697.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.5 hectares
- .2 Minimum Lot Width: 60 metres
- .3 Minimum Rear Yard Depth: 7.5 metres
- .4 Minimum Front Yard Setback: 40 metres
- .5 Minimum North Interior Side Yard: 4.5 metres
- .6 Minimum South Interior Side Yard: 3.95 metres
- .7 Maximum Lot Coverage: 25%
- .8 Minimum Landscaped Buffer Area:
 - .a 1.5 metres along the interior side yard lot lines;
 - .b 3.0 metres along the rear yard lot line;
 - .c 3.0 metres along the front yard lot line.
- .9 A privacy fence shall be installed along the rear lot line.
- .10 Notwithstanding Section 10.10 garbage enclosure located within the required front yard shall be permitted with a fence height of 1.8 metres.

12. 3697.3 for the purposes of ~~section-Exception~~ 3697:

- .1 Shall also be subject to the requirements and restrictions relating to the RE2 RE zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section-Exception~~ 12.3697.2.

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