

## 12.502 Exception 502

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

#### .1 Commercial:

- .a a retail establishment having no outside storage;
- .b a supermarket;
- .c a service shop;
- .d a personal service shop;
- .e a bank, trust company, finance company;
- .f an office;
- .g a dry cleaning and laundry distribution station;
- .h a laundromat;
- .i a parking lot; and,
- .j a dining room restaurant; a convenience restaurant; a take-out restaurant.

#### .2 Accessory:

- .a purposes accessory to the other permitted purposes

#### .3 Non-Commercial:

- .a a religious institution, including an associated place of public assembly; and,
- .b a library.

## 12.503 Exception 503

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

- .1 the uses permitted in the **PEM1 Zone**; and
- .2 business offices, not including offices for health care practitioners.

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## 12.504 Exception 504

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

- .1 shall only be used for the purposes permitted in **R1A, R1 ~~R1A(2)~~ zone;**

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

- .1 Minimum Lot Width: 26.2 metres.
- .2 Minimum Interior Side Yard Width:
  - .a 3.0 metres for a one storey building
  - .b 3.6 metres for a two storey building
- .3 Minimum Front Yard Depth: 14.3 metres
- .4 Minimum Rear Yard Depth: 18.2 metres
- .5 Minimum Gross Residential Floor Area: 278.7 square metres
- .6 Maximum Gross Residential Floor Area: 418.0 square metres
- .7 Maximum Building Height: 8.75 metres

## 12.505 Exception 505

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

- .1 the purposes permitted in the **R2R3A Zone**,
- .2 a quattroplex dwelling; and,
- .3 purposes accessory to the other permitted purposes.

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

- .1 the Minimum Distance between a dwelling unit and the east limit of the Canadian Pacific Railway right-of-way shall not be less than 7.5 metres
- .2 Minimum Front Yard Depth: 6 metres
- .3 Minimum Exterior Side Yard Width: 4.5 metres to a side wall of a dwelling unit and 6 metres to a front wall of a dwelling unit
- .4 Minimum Distance between a quattroplex dwelling and block townhouse dwelling with exterior walls both which contain windows to habitable rooms shall be 6 metres
- .5 Minimum Distance between quattroplex dwellings which have exterior walls both of which contain windows to habitable rooms shall be 3 metres
- .6 the Maximum Number of Dwelling Units which may be attached shall not exceed 8, with the exception of one townhouse dwelling which may contain 9
- .7 the Maximum Number of Dwelling Units shall be 114

### 12.505.3 for the purposes of **Exceptionsection 505**:

- .1 Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

## 12.506 Exception 506

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

- .1 the purposes permitted in a **R1AR1G** zone,

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

- .1 the Minimum Distance between a dwelling unit and the west limit of the Highway #10 right-of-way shall not be less than 7.5 metres.

## 12.507 Exception 507

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

- .1 the purposes permitted in a **R1AR1D** zone.

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

- .1 the Minimum Distance between a dwelling unit and the west limit of the Highway #10 right-of-way shall not be less than 7.5 metres.

## 12.508 Exception 508

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

- .1 the purposes permitted in a ~~R1R1D~~ zone.

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

- .1 the Minimum Distance between a dwelling and the east limit of the Canadian Pacific Railway right-of-way shall not be less than 15 metres.

## 12.509 Exception 509

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

- .1 the purposes permitted in a **R2R3B** zone.

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

- .1 Minimum Lot Area per dwelling unit:
  - .a Interior Lot: 185 square metres
  - .b Corner Lot: 275 square metres
- .2 Minimum Lot Width per dwelling unit:
  - .a Interior Lot: 6.0 metres
  - .b Corner Lot: 9.0 metres
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .5 the Maximum Number of Dwelling Units which may be attached shall not exceed 8.



## 12.510 Exception 510

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### 12.5010.1 The lands shall only be used for the following purposes:

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

### 12.5010.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area per dwelling unit:
  - .a Interior Lot: 185 square metres
  - .b Corner Lot: 275 square metres
- .2 Minimum Lot Width per dwelling unit:
  - .a Interior Lot: 6.0 metres
  - .b Corner Lot: 9.0 metres
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .5 the Maximum Number of Dwelling Units which may be attached shall not exceed 8.

## 12.511 Exception 511

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

- .1 the purposes permitted in the ~~R1R1C~~ zone.

## 12.512 Exception 512

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

- .1 the purposes permitted in the ~~R1R1D~~ zone

## 12.514 Exception 514

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

- .1 shall only be used for the purposes permitted in an **R1R1A** zone.

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

- .1 Minimum Lot Area: 740 square metres
- .2 Minimum Lot Width: 19.7 metres

## 12.515 Exception 515

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

- .1 shall only be used for the purposes permitted in an **R1R1B** zone.

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

- .1 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.516 Exception 516

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

- .1 shall only be used for the purposes permitted in an **R1R1B** zone.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 420 square metres
  - .b Corner Lot: 510 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 14 metres
  - .b Corner Lot: 17 metres
- .3 Minimum Interior Side Yard Width: 1.2 metres
- .4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .5 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

## 12.517 Exception 517

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

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

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

- .1 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.
- .2 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.518 Exception 518

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

- .1 shall only be used for the purposes permitted in an **R1A, R1R1D** zone.

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

- .1 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.
- .2 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - .b the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
  - .c the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
  - .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .3 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.



## 12.519 Exception 519

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

- .1 a semi-detached dwelling;
- .2 an auxiliary group home; and,
- .3 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 495 square metres per lot, and 247 square metres per dwelling unit.
  - .b Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
  - .a Interior Lot: 16.5 metres, and 8.25 metres per dwelling unit.
  - .b Corner Lot: 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.520 Exception 520

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

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

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

- .1 Minimum Lot Area per dwelling unit:
  - .a Interior Lot: 185 square metres
  - .b Corner Lot: 275 square metres
- .2 Minimum Lot Width per dwelling unit:
  - .a Interior Lot: 6.0 metres
  - .b Corner Lot: 9.0 metres
- .3 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement
- .4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .5 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- .6 the Maximum Number of Dwelling Units which may be attached shall not exceed 8.
- .7 the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

## 12.521 Exception 521

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

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

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

- .1 Minimum Lot Area per dwelling unit:
  - .a Interior Lot: 185 square metres
  - .b Corner Lot: 275 square metres
- .2 Minimum Lot Width per dwelling unit:
  - .a Interior Lot: 6.0 metres
  - .b Corner Lot: 9.0 metres
- .3 Minimum Interior Side Yard Width: 1.5 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Maximum Building Height: 2 storeys
- .7 Maximum Lot Coverage by principal building: 55 percent
- .8 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement
- .9 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.
- .11 a maximum of 4 dwelling units and a minimum of 3 dwelling units shall be attached.
- .12 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .13 the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- .14 no accessory buildings shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

## 12.522 Exception 522

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

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

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 180 square metres
  - .b Corner Lot: 250 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 10 metres
  - .b Corner Lot: 13 metres
- .3 Minimum Lot Depth: 21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 Minimum Rear Yard Depth: 0 metre, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.
- .6 Minimum Interior Side Yard Width:
  - .a for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres plus 0.6 metres for each additional storey above the first.
  - .b for all other interior side yards: 0 metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.2 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in any such wall, and
    - .iii the total width of side yards on any lot is not less than 1.2 metres.
- .7 Minimum Exterior Side Yard Width:
  - .a 3 metres, where the dwelling unit and garage both face the front lot line; and,

- .b 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .8 Maximum Building Height:
  - .a 1 storey for that portion of the building located within 3.5 metres, or less, of all rear property lines.
  - .b 2 storeys for the remainder of the building.
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.
  - .b 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.
- .10 the entire rear yard shall be enclosed by a visual screen consisting of the walls of dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- .11 no door, window or other opening shall be permitted in the wall of a dwelling where Page 2 of 3 the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area.
- .12 a detached garage or carport shall not be permitted.
- .13 no swimming pools shall be permitted.
- .14 no accessory buildings shall be permitted.
- .15 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

#### 12.522.3 for the purposes of **Exceptionsection 522.:**

- .1 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

## 12.523 Exception 523

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

- .1 a quattroplex dwelling; and
- .2 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 800 square metres per lot and 400 square metres for the two dwelling units attached back to front.
  - .b Corner Lot: 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.
- .2 Minimum Lot Width:
  - .a Interior Lot: 20 metres per lot and 10 metres for the two dwelling units attached back to front.
  - .b Corner Lot: 23 metres per lot and 13 metres for the two dwelling units closest to the flankage lot line.
- .3 Minimum Lot Depth: 40 metres
- .4 Minimum Front Yard Depth: 16 metres
- .5 Minimum Rear Yard Depth: 6 metres
- .6 Minimum Interior Side Yard Width:
  - .a for the two dwelling units closest to the front lot line: 3.5 metres
  - .b for the two dwelling units closest to the rear lot line: 1.8 metres
- .7 Minimum Exterior Side Yard Width:
  - .a for the dwelling unit closest to the front lot line: 6.5 metres
  - .b for the dwelling unit closest to the rear lot line: 4.8 metres
- .8 Maximum Building Height: 2 storeys
- .9 Maximum Lot Coverage: 50 percent
- .10 Minimum Landscaped Open Space:
  - .a the entire rear yard and the entire interior side yards shall be provided and maintained as landscaped open space;

- .b that portion of the front yard abutting the front lot line for a depth of not less than 2.0 metres, less any driveways, shall be provided and maintained as landscaped open space;
  - .c landscaped open space having a minimum width of 1.8 metres shall be provided and maintained through the front yard between the parking spaces on one side of the lot and the parking spaces on the other side of the lot, and
  - .d each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area.
- .11 the entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
  - .12 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.
  - .13 uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.
  - .14 the maximum cumulative width of all driveways for a quattroplex dwelling shall not exceed 9 metres in the front yard and 12 metres in an exterior side yard.
  - .15 a detached garage or carport shall not be permitted.
  - .16 no swimming pools shall be permitted.
  - .17 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.
  - .18 no person shall erect more than one , quattroplex dwelling on one lot.

### 12.523.3 for the purposes of **Exceptionsection 523**:

- .1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line. Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

## 12.524 Exception 524

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

- .1 those uses permitted in the **GCC2 zone** to this by-law, with the exception of an amusement arcade, a temporary open air market, and a place of commercial recreation;
- .2 movie theatres; and,
- .3 a public library

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

- .1 the Maximum Building Height shall be 2 storeys.
- .2 all garbage and refuse containers shall be located within the building.
- .3 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- .4 an adult entertainment parlour shall not be permitted.
- .5 no outside storage or display of goods shall be permitted.
- .6 the Gross Leasable Commercial Floor Area for a supermarket shall not exceed 3,530 square metres.
- .7 movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.



## 12.534 Exception 534

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

- .1 shall only be used for the purposes permitted by **Exceptionsection 534.1(1)**, or the purposes permitted by **Exceptionsection 534.1(2)**, but not both sections or not any combination of both sections:
  - .a either:
    - .i a convertible detached dwelling; and,
    - .ii purposes accessory to the other permitted purposes.
- .2 or:
  - .a those purposes permitted in an **R1R1C zone**.

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

- .1 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of-Way or Pipeline Easement.
- .2 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 for those uses permitted by **Exceptionsection 534.1(1)** the following additional requirements and restrictions:
  - .a the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;
  - .b the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
  - .c a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
  - .d no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
  - .e the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
  - .f a minimum of two tandem parking spaced shall be provided for each dwelling unit;

- .g one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- .h a maximum of one garage shall be constructed and the garage shall have single doors, and
- .i the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

**12.534.3 for the purposes of ~~Exception~~section 534.:**

- .1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

## 12.541 Exception 541

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

- .1 shall only be used for the purposes permitted in an **R1A, R1R1B** zone.

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

- .1 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .2 no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

## 12.542 Exception 542

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

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

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

- .1 the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.543 Exception 543

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

- .1 shall only be used for the purposes permitted in an **R1A, R1R1D** zone.

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

- .1 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - .a the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - .b the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
  - .c the Minimum Distance between two detached dwellings shall not be less than 1.2 metres;
  - .d where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
  - .e where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .2 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .3 no building shall be located closer than 14 metres to Bovaird Drive.
- .4 for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

## 12.544 Exception 544

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

- .1 those purposes permitted in a ~~R1A, R1R1D - Exception~~Section 543 zone;
- .2 a semi-detached dwelling;
- .3 an auxiliary group home; and
- .4 purposes accessory to the other permitted purposes.

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

- .1 for those uses permitted in a ~~R1A, R1R1D - Exception~~Section 543 zone, the requirements and restrictions as set out in ~~R1A, R1R1D - Exception~~Section 543 zone.
- .2 for all other uses, the following:
  - .a where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
  - .b no building shall be located closer than 14 metres to Bovaird Drive, and
  - .c shall also be subject to the requirements and restrictions relating to the ~~R1A, R1R2A~~ zone and all the general provisions of this by law which are not in conflict with the ones set out in ~~Exception~~section 12.544.2.2.a and 12.544.2.2.b.

## 12.545 Exception 545

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

- .1 a semi-detached dwelling;
- .2 an auxiliary group home; and
- .3 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 495 square metres per lot, and 247 square metres per dwelling unit.
  - .b Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
  - .a Interior Lot: 16.5 metres, and 8.25 metres per dwelling unit.
  - .b Corner Lot: 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.
- .3 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .4 no building shall be located closer than 14 metres to Bovaird Drive.

## 12.546 Exception 546

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

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

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

- .1 Minimum Lot Area per dwelling unit: Interior Lot: 168 square metres Corner Lot: 234 square metres
- .2 Minimum Lot Width per dwelling unit: Interior Lot: 5.6 metres Corner Lot: 7.8 metres
- .3 Minimum Interior Side Yard Width: 1.5 metres
- .4 Minimum Front Yard Depth: 6.0 metres
- .5 Minimum Rear Yard Depth: 7.5 metres
- .6 Maximum Building Height: 2 storeys
- .7 Maximum Lot Coverage by principal building: 55 percent
- .8 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .9 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.
- .10 a maximum of 4 dwelling units and a minimum of 3 dwelling units shall be attached.
- .11 the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .12 the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- .13 no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.



## 12.547 Exception 547

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

- .1 a single detached dwelling; and
- .2 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 180 square metres
  - .b Corner Lot: 250 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 10 metres
  - .b Corner Lot: 13 metres
- .3 Minimum Lot Depth: 21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres.
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.5 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 Minimum Rear Yard Depth: 0 metre, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.
- .6 Minimum Interior Side Yard Width:
  - .a for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres plus 0.6 metres for each additional storey above the first.
  - .b for all other interior side yards: 0 metres, provided that:
    - .i the distance between the walls of two dwellings is not less than 1.2 metres;
    - .ii where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in any such wall, and
    - .iii the total width of side yards on any lot is not less than 1.2 metres.
- .7 Minimum Exterior Side Yard Width:
  - .a 3 metres, where the dwelling unit and garage both face the front lot line; and,

- .b 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- .8 Maximum Building Height:
  - .a 1 storey for that portion of the building located within 3.5 metres, or less, of all rear property lines.
  - .b 2 storeys for the remainder of the building.
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.
  - .b 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.
- .10 the entire rear yard shall be enclosed by a visual screen consisting of the walls of the dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- .11 no door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area.
- .12 a detached garage or carport shall not be permitted.
- .13 no swimming pools shall be permitted.
- .14 no accessory buildings shall be permitted.
- .15 notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots to be created the said future lots to be created shall be deemed to be lots for the purpose of this section.

#### 12.547.3 for the purposes of **Exceptionsection 547:**

- .1 Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

## 12.549 Exception 549

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

- .1 an amusement arcade
- .2 a temporary open air market
- .3 a place of commercial recreation

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

- .1 the Maximum Building Height shall be 2 storeys.
- .2 all garbage and refuse containers shall be located within the building.
- .3 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- .4 an adult entertainment parlour shall not be permitted.
- .5 no outside storage or display of goods shall be permitted.
- .6 the Total Gross Leasable Commercial Floor Area shall not exceed 3,900 square metres.
- .7 the Gross Leasable Commercial Floor Area for a supermarket shall not exceed 2,415 square metres.

## 12.554 Exception 554

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

- .1 shall only be used for the purposes permitted by **Exceptionsection 554.1.1(1)**, or the purposes permitted by **Exceptionsection 554.1.1(2)**, but not both sections or not any combination of both sections;
- .2 either:
  - .a a convertible detached dwelling; and,
  - .b purposes accessory to the other permitted purposes.
- .3 or:
  - .a those purposes permitted in an **R1R1G zone**.

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

- .1 the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .3 for those uses permitted by **Exceptionsection 554.1.1(1)** the following additional requirements and restrictions:
  - .a the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and convertible detached dwelling without exterior or major structural changes;
  - .b the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
  - .c a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
  - .d no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
  - .e the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
  - .f a minimum of two tandem parking spaces shall be provided for each dwelling unit;
  - .g one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
  - .h a maximum of one garage shall be constructed and the garage shall have single doors, and

- .i the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

**12.554.3 for the purposes of ~~Exception~~section 554.:**

- .1 Dwelling, Convertible Detached shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single detached dwelling and designed to be converted to a single detached dwelling without exterior or major structural changes.

## 12.558 Exception 558

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

- .1 an art gallery operated by a public authority
- .2 a library
- .3 a park, playground or recreation facility operated by a public authority
- .4 a restored historic dwelling used for cultural, educational or instructional purposes
- .5 purposes accessory to the other permitted purposes.

## 12.559 Exception 559

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

- .1 shall only be used for the purposes permitted in an I1 zone;

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

- .1 a Landscaped Buffer Area with a minimum width of 12.0 metres shall be provided and maintained adjacent to Torbram Road.

## 12.560 Exception 560

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

- .1 Recreation Commercial Purposes:
  - .a a golf course
- .2 Accessory Purposes:
  - .a a swimming pool;
  - .b a skating rink;
  - .c a curling rink;
  - .d racquet or handball court;
  - .e lawn bowling green; and,
  - .f a residential unit for a caretaker employed on the lot.



## 12.561 Exception 561

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

- .1 Recreation Commercial Purposes:
  - .a a golf course; and,
  - .b a driving range.
- .2 Accessory Purposes:
  - .a a swimming pool;
  - .b a skating rink;
  - .c a curling rink;
  - .d racquet or handball court;
  - .e lawn bowling green; and,
  - .f a residential unit for a caretaker employed on the lot.

## 12.562 Exception 562

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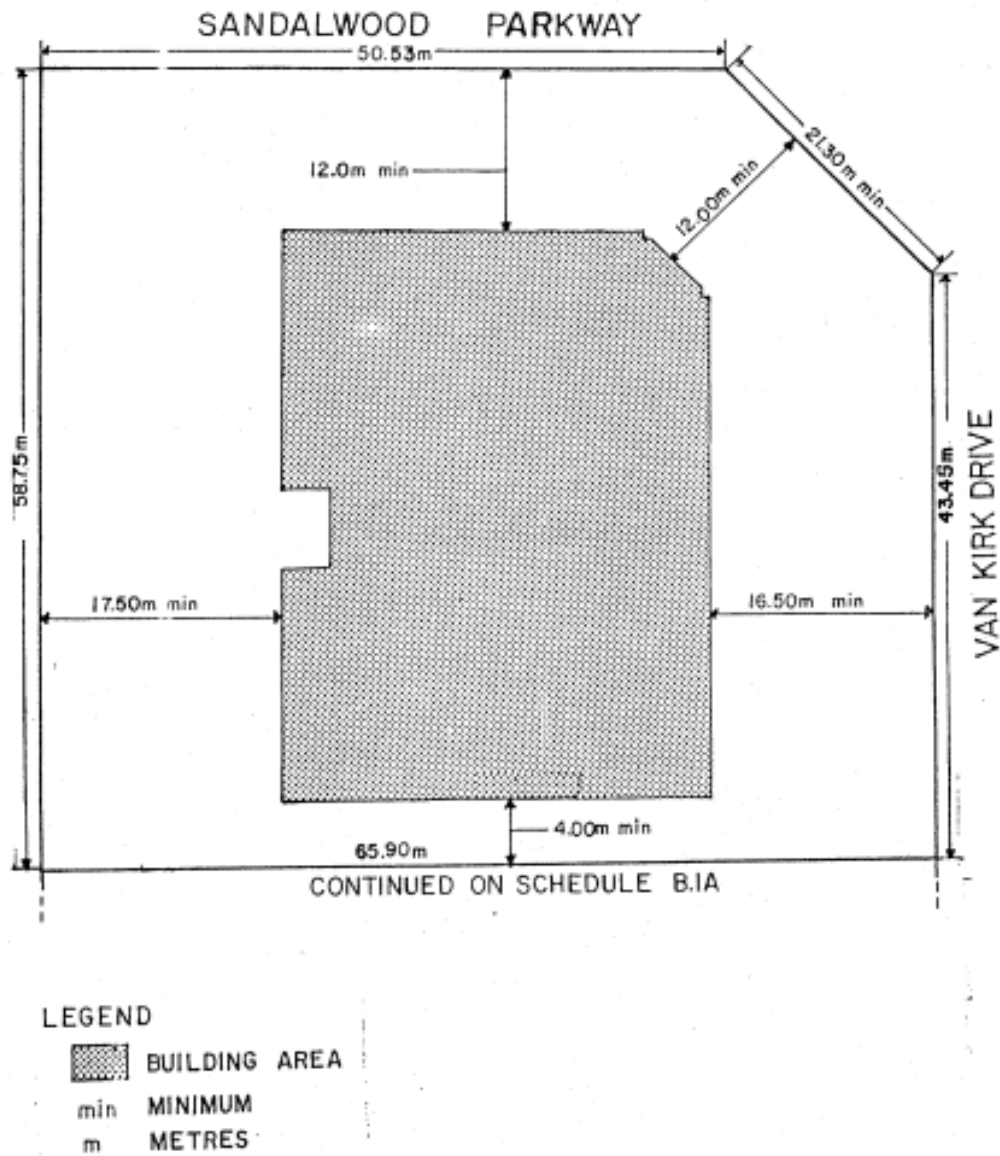
### 12.562.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .2 a printing establishment;
- .3 a warehouse;
- .4 business, professional and administrative office; and
- .5 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area: 3,750.0 square metres;
- .2 Maximum Lot Coverage: 40.0 percent;
- .3 the minimum front yard depth, rear yard depth, exterior side yard width and interior side yard width shall be as shown on Schedule C – SECTION 562 Figure 1;
- .4 Maximum Building Height: two storeys;
- .5 Minimum Landscaped Open Space:
  - .a 100 percent of required exterior side yard area, and
  - .b a minimum 3 metre landscape strip along the front property line, except area for ingress/egress; and
- .6 Outside Storage: no storage shall be permitted outside a building.

Figure 1



Schedule B.1

## 12.563 Exception 563

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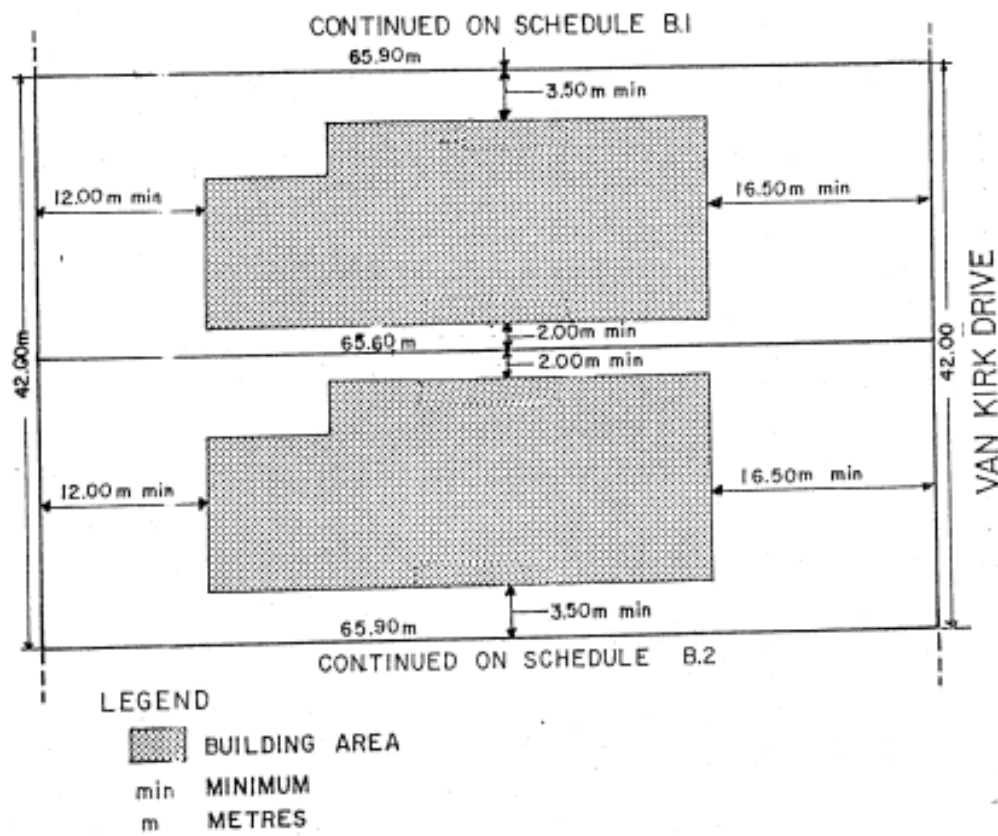
### 12.563.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **PEM4A Zone**.

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

- .1 Minimum Lot Area: 1,280.0 square metres;
- .2 Maximum Lot Coverage: 39 percent;
- .3 the minimum front yard depth, rear yard depth, exterior side yard width, interior side yard width and distance between buildings shall be as shown on **Schedule C SECTION 563 Figure 1**;
- .4 Maximum Building Height: one storey;
- .5 Minimum Landscaped Open Space:
  - .a a landscaped open space area with a minimum width of 3 metres shall be provided along the front lot line and exterior side lot line except for driveways.

Figure 1



Schedule B.1A

## 12.567 Exception 567

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

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

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

- .1 Minimum Front Yard Depth: 5.0 metres
- .2 Minimum Interior Side Yard Width: 3.6 metres except where the rear wall of a dwelling unit abuts the interior side yard, the minimum width shall be 9.0 metres.
- .3 Minimum Rear Yard Depth: 9.0 metres
- .4 a maximum of 10 dwelling units shall be permitted where not more than 8 dwelling units and not less than 3 dwelling units shall be attached;
- .5 a minimum of 2 parking spaces shall be provided for each dwelling unit; one of which may be located in a garage, and
- .6 a minimum of 7 visitors and recreation equipment parking spaces shall be provided.

## 12.568 Exception 568

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

- .1 agricultural purposes, as defined in section 5.0
- .2 only in conjunction with agricultural purposes, and notwithstanding the provisions of **Exceptionsection 6.27**, a second permanent single detached dwelling
- .3 purposes accessory to the other permitted purposes

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

- .1 Minimum Lot Area: 3.2 hectares
- .2 Minimum Lot Width: 54 metres
- .3 Minimum Front Yard Depth: 12 metres
- .4 Minimum Side Yard Width: 7.5 metres
- .5 Minimum Floor Area for second permanent single detached dwelling: 95 square metres
- .6 a dwelling shall not be located closer than 10 metres to a Floodplain zone
- .7 a dwelling shall not be located closer than 7.5 metres from the top of the bank as determined by the Credit Valley Conservation Authority
- .8 no dwelling shall be located within the Fill and Regulation Control Area of the Credit River, as established by the Fill, Construction and Alteration to Waterways Regulations, without the prior approval of the Credit Valley Conservation Authority

## 12.570 Exception 570

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

- .1 a motor vehicle sales, rental, leasing, or service establishment; motor vehicle repair shop, and a motor vehicle parts and accessories sales establishment;
- .2 a motor vehicle body shop, only in conjunction with a motor vehicle sales, rental, leasing or service establishment;
- .3 a dining room restaurant, a convenience restaurant, and a take-out restaurant, excluding a drive-through facility;
- .4 a bank, finance company or trust company;
- .5 motor vehicle parts and accessories retail sales;
- .6 motor vehicle repair shop;
- .7 only in conjunction with another permitted use, an automated teller machine;
- .8 purposes accessory to the permitted purposes.

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

- .1 for purposes permitted by **ExceptionSection 12.570.1(1) and 12.570.1(2)** the minimum lot width shall be 50 metres.
- .2 for all other permitted purposes, the minimum lot width shall be 50 metres.
- .3 Minimum Building Setback from Highway Number 7: 14 metres
- .4 Landscaped Open Space shall be provided and maintained in the following locations:
  - .a a 9 metre wide landscaped open space area abutting Highway Number 7.
  - .b a 3 metre wide landscaped open space area abutting all other public roads.
- .5 for lots abutting Highway Number 7, one display area not more than 18 square metres in size, for one automobile, will be permitted within the 9 metre landscape open space area.
- .6 with the exception of new or used motor vehicles displayed for the purposes of sale, all outdoor storage for purposes permitted by **ExceptionSection 12.570.1(1) and 12.570.1(2)** shall be screened from view by a solid fence having a minimum height of 1.8 metres and a maximum height of 3.0 metres. For all other purposes permitted by **Exception 12.570.1** no outside storage shall be permitted.

### 12.570.3 for the purposes of **ExceptionSection 570**:

- .1 for the purposes of **ExceptionSection 570** an Automated Teller Machine shall mean any computerized terminal which performs any or all of the following banking functions: cash



withdrawals, deposits, transfers of funds, payment of bills from accounts, account balance enquiries, credit card cash advances. An automated teller machine shall be either a freestanding unit or incorporated into a building.

## 12.571 Exception 571

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

- .1 the purposes permitted in the **PEM1 zone**, including purposes accessory to other permitted purposes;
- .2 a personal service shop;
- .3 a custom workshop;
- .4 a laundry distribution station;
- .5 a laundromat;
- .6 a service shop;
- .7 a commercial or technical school;
- .8 a tool and equipment rental establishment.

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

- .1 the Gross Floor Area of all purposes permitted by **Exceptionsection 571.1(2) to Exceptionsection 571.1(8)**, all inclusive, shall not exceed 500 square metres;
- .2 parking for the purposes permitted by **Exceptionsection 571.1** shall be provided and maintained in accordance with the provisions of this by-law;
- .3 a retail outlet operated in connection with a warehouse shall be permitted provided that the total gross commercial floor area of the retail outlet is not more than 20 percent of the total gross floor area of the warehouse use;
- .4 no outside storage shall be permitted.

## 12.572 Exception 572

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

- .1 a veterinary's office;
- .2 home appliance sales and service;
- .3 a bakery;
- .4 a bank and financial institution;
- .5 a brewers retail store;
- .6 a building supply outlet without outside storage;
- .7 a catalogue sales store;
- .8 clubs, fraternal or commercial;
- .9 computer equipment and supplies, sales and service;
- .10 a custom workshop;
- .11 furniture, furnishings sales;
- .12 a health/fitness centre;
- .13 a home improvements store;
- .14 a liquor and wine store;
- .15 office equipment and supply sales and service;
- .16 offices, business and professional (excluding a medical doctor, dentist or drugless practitioner's office);
- .17 a pet store;
- .18 a photography studio;
- .19 a photocopying and blueprint services;
- .20 restaurants, convenience, take-out without drive-through facility;
- .21 a service shop;
- .22 sporting equipment sales;
- .23 swimming pool supply, sales and service;
- .24 a tavern;
- .25 a travel agency;

- .26 an automobile service station;
- .27 a motor vehicle washing establishment;
- .28 a motor vehicle rental establishment;
- .29 a hotel or motel;
- .30 a gas bar; and
- .31 purposes accessory to the other permitted purposes.

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

- .1 the Maximum Gross Floor Area of all structures shall not exceed 2,389 square metres;
- .2 the Maximum Building Height shall not exceed 1 storey;
- .3 no outside storage shall be permitted.

**12.572.3 for the purposes of ~~Exceptionsection~~ 572.2:**

- .1 the purposes identified in ~~Exceptionsection~~ 572.1(1) through 572.1(25) inclusive, shall also be subject to the requirements and restrictions relating to the **GCG2 zone**, and all the general provisions of this by-law which are not in conflict with the ones set out in ~~Exceptionsection~~ 572.2.
- .2 the purposes identified in ~~Exceptionsection~~ 572.1(26) through 572.1(29) inclusive, shall also be subject to the requirements and restrictions relating to the **HC1 zone**, and all the general provisions of this by-law which are not in conflict with the ones set out in ~~Exceptionsection~~ 572.2.
- .3 the purposes identified in ~~Exceptionsection~~ 572.1(30) shall also be subject to the requirements and relating to the **GHC2 zone**, and all the general provisions Page 2 of 3 of this by-law which are not in conflict with the ones set out in ~~Exceptionsection~~ 572.2.

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## 12.576 Exception 576

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

- .1 the purposes permitted in an I2 zone;
- .2 a community club;
- .3 a commercial, technical or recreational school;
- .4 a day nursery;
- .5 an office, excluding the offices of a physician, dentist or drugless practitioner and excluding a real estate office;
- .6 a personal service shop;
- .7 a printing or copying establishment;
- .8 a religious institution;
- .9 a hotel
- .10 a convenience restaurant; and,
- .11 purposes accessory to the other permitted purposes.

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

- ~~.12 — parking shall be provided in accordance with section 20 and the following:~~
- ~~.a — the lobby area on the first floor and all corridor areas in Block A, as shown in Schedule C — Section 576, shall be exempt from all parking requirements.~~
  - ~~.b — one restaurant, not to exceed 300 sq.m. in area, will be permitted to provide parking at a standard of 1 space per 27 sq.m.~~
  - ~~.c — all other permitted uses not specified in section 20 including library and community uses shall provide parking at a standard of 1 space per 31 sq.m.~~
- ~~— parking requirements shall also be calculated using the following shared parking formula.~~

PERCENT OF PEAK PERIOD				
Land Use	Morning	Noon	Afternoon	Evening
Library	30	40	65	100
Office	100	90	95	10
Retail / Commercial	80	90	100	100
Restaurant	20	100	30	100
All other Uses	20	20	20	80
Religious Institution	10	50	50	50

Theatre	0	40	60	85
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~~The initial step in determining parking is to calculate the parking requirements for each use contained within the development as if these uses were freestanding buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above formula. Each column is totalled. The maximum figure obtained from all the period shall become the parking requirement~~

~~.15~~ parking for the hotel use shall be provided in accordance with section 20; and

~~.16.12~~ no building height restriction.

## 12.578 Exception 578

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

- .1 An apartment dwelling;
- .2 Only in conjunction with an apartment dwelling, the following uses to a maximum combined gross commercial floor area of 750 square metres:
  - .a A retail establishment;
  - .b A personal service shop;
  - .c A bank, trust company or finance company;
  - .d An office, other than the office of a physician, dentist, or drugless practitioner;
  - .e A dry cleaning and laundry distribution establishment;
  - .f A dining room restaurant, or convenience restaurant not including a drive through facility;
  - .g A printing or copying establishment;
  - .h A custom workshop; and,
  - .i A recreation facility.
- .3 Purposes accessory to the other permitted purposes

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

- .1 Minimum Lot Area: 1.8 hectares;
- .2 Minimum Lot Width: 167 metres;
- .3 Minimum lot depth: 100 metres;
- .4 Minimum front yard depth: 17 metres;
- .5 Minimum interior side yard width:
  - .a To the southerly side yard: 13 metres
  - .b To the northerly side yard;
    - .i 15 metres where the maximum building height shall be 19 metres;
    - .ii 21 metres where the maximum building height shall be 25 metres;
    - .iii 35 metres where the maximum building height shall be 35 metres;
    - .iv 40 metres where the maximum building height shall be 42 metres;
- .6 Minimum rear yard depth: 18.0 metres;

- .7 Maximum floor space index: 2.73
- .8 Parking spaces shall be provided as follows:
  - .a 1.0 spaces for each dwelling unit
  - .b 0.2 visitor spaces for each unit
  - .c 20 spaces for the uses permitted by 578.1.2b) i) to ix)
- .9 Minimum landscaped open space: 30 percent of the lot area
- .10 A minimum 3.0 metre wide landscaped open space area shall be provided along the easterly property boundary except at approved access locations.
- .11 Maximum number of dwelling units: 614
- .12 Maximum floor area per dwelling unit:
  - .a 56 square metres for one bedroom unit;
  - .b 90 square metres for a two bedroom unit;
  - .c 100 square metres for a three bedroom unit.
- .13 Maximum building height: 14 storeys for the northerly building and 19 storeys for the southerly building;
- .14 Maximum lot coverage: 20 percent

**12.578.3 for the purposes of ~~Exception~~section 578:**

- .1 for the purposes of this by-law, 64 and 70 Bramalea Road shall be treated as one lot for zoning purposes.



## 12.584 Exception 584

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

- .1 shall only be used for the purposes permitted by **R1MP1C Zone**.

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

- .1 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - .a the minimum distance between detached buildings shall be less than 2.1 metres
  - .b where the distance between the wall of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - .c where the side yard abuts an OS zone, the minimum side yard width shall be 1.2 metres
  - .d where either a garage or carport face a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

## 12.585 Exception 585

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

- .1 shall only be used for the purposes permitted by ~~R1M, R1AR1C~~ Zone.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 330 square metres;
  - .b Corner Lot: 420 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 11 metres;
  - .b Corner Lot: 14 metres.
- .3 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - .a the minimum distance between detached buildings shall not be less than 2.1 metres;
  - .b when the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c where the side yard abuts a walk way or an OS zone, to minimum side yard width shall be 1.2 metres;
  - .d where either a garage or carport face a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

## 12.586 Exception 586

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

- .1 shall only be used for the purposes permitted by **R1M, R1AR1C Zone.**

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

- .1 Minimum Lot Area: 540 square metres;
- .2 Minimum Lot Width: 14 metres;
- .3 Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - .a the minimum distance between detached buildings shall not be less than 2.1 metres;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c where the side yard abuts a 0.3 metre reserve, the minimum side yard width shall be 1.5 metres;

### 12.586.3 for the purposes of **Exceptionsection 586:**

- .1 Rear Lot Line shall mean the lot line opposite and furthest to the front lot line.

## 12.587 Exception 587

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

- .1 shall only be used for the purposes permitted by **R1MP1C Zone**.

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

- .1 where either a garage or carport face a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

## 12.588 Exception 588

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

- .1 shall only be used for the purposes permitted by **R1MR1D Zone**.

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

- .1 where either a garage or carport face a front lot line or a side lot line, the minimum setback to the front of the garage or carport shall be 6 metres.

## 12.589 Exception 589

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

- .1 shall only be used for the purposes permitted by **R1AR1D Zone**.

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

- .1 Minimum Lot Width: 12.5 metres
- .2 Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - .a the minimum distance between detached buildings shall not be less than 2.1 metres;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c where the side yard abuts a reserve, the minimum side yard width shall be 4.0 metres.

## 12.590 Exception 590

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

- .1 shall only be used for the purposes permitted by **R2R3A Zone**.

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

- .1 Minimum Lot Area per Dwelling Unit: 275 square metres.
- .2 Minimum Distance to Highway Number 7: 13.7 metres.
- .3 Minimum Distance to Open Space zone: 7.5 metres.

## 12.591 Exception 591

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

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

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

- .1 Minimum Lot Area per Dwelling Unit:
- .2 Interior Lot: 185 square metres
- .3 Corner Lot: 275 square metres
- .4 Minimum Lot Width per Dwelling Unit:
- .5 Interior Lot: 6 metres
- .6 Corner Lot: 9 metres
- .7 where either a garage or carport faces a front lot line or a side lot line the minimum setback to the front of the garage or carport shall be 6 metres.
- .8 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.
- .9 the maximum number of dwelling units which may be attached shall not exceed 8.



## 12.592 Exception 592

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

- .1 a townhouse dwelling; and
- .2 a semi-detached dwelling.

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

- .1 Minimum Lot Area: 2.4 hectares
- .2 Minimum Lot Width: 90 metres
- .3 Minimum Lot Depth: 150 metres
- .4 Minimum Setback to Highway #7: 14.0 metres
- .5 the rear wall of any dwelling unit shall not be closer than 7.6 metres to any lot line;
- .6 Maximum Building Height: 11.3 metres;
- .7 Minimum Exterior Side Yard Width: 1.4 metres;
- .8 Minimum Interior Side Yard Width: 1.35 metres;
- .9 Maximum Lot Coverage by principal buildings: 33 percent of the lot area;
- .10 Minimum Landscaped Open Space: 38 percent of the lot area;
- .11 Minimum Dwelling Unit Width: 4.5 metres;
- .12 a maximum of 140 townhouse dwelling units shall be permitted;
- .13 the maximum number of dwelling units per townhouse dwelling shall not exceed 12, and 50 percent of the townhouse dwellings shall have no more than 8 dwelling units per townhouse dwelling;
- .14 each dwelling unit shall have a private outdoor amenity area consisting of a landscaped open space area abutting the exterior rear wall or exterior side wall of the dwelling unit having a minimum area of 22.5 square metres and a minimum width of 4.5 metres and a depth of 5.0 metres;
- .15 Parking shall be provided on the basis of:
  - .a 2.0 resident spaces per dwelling unit, each with a private garage and driveway;
  - .b 0.25 spaces per dwelling unit for visitors; and,
  - .c 0.05 spaces per dwelling unit for recreation equipment;
- .16 Minimum Distance Between Buildings:

- .a between two exterior walls which contain no windows to habitable rooms: 2.7 metres;
- .b between two exterior walls one of which contains windows to habitable rooms: 5.0 metres;
- .c between two exterior walls both of which contain windows to habitable rooms: 10.2 metres;  
and,
- .d notwithstanding clauses (i), (ii) and (iii) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls.

## 12.593 Exception 593

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

- .1 a retail establishment
- .2 a convenience store
- .3 a service shop
- .4 a personal service shop
- .5 a bank, trust company, finance company
- .6 an office
- .7 a dry cleaning and laundry distribution station
- .8 a laundromat
- .9 a dining room restaurant, a convenience restaurant, a take-out restaurant, excluding a drive-through facility
- .10 purposes accessory to the other permitted purposes

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

- .1 Maximum Building Height: 1 storey
- .2 all garbage and refuse containers shall be located within the building.
- .3 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- .4 an adult entertainment parlour shall not be permitted.
- .5 no outside storage or display of goods shall be permitted.

## 12.595 Exception 595

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

- .1 Industrial:
  - .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
  - .b a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
  - .c a printing establishment;
  - .d a warehouse; and,
  - .e a parking lot
- .2 Non-Industrial:
  - .a a dining room, convenience or take out restaurant excluding a drive through facility;
  - .b a banquet hall;
  - .c a veterinary clinic;
  - .d a retail establishment with no outside storage excluding a convenience store, a supermarket or any other retail establishment engaged in the business of selling groceries, meat, fruit or vegetables to the general public.
- .3 Accessory:
  - .a an associated educational use;
  - .b an associated office;
  - .c a retail outlet operated in connection with a particular purpose permitted by ~~Exceptionsection~~ 12.595.1.1 provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
  - .d purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Width: 60.0 metres
- .2 Minimum Lot Area: 1.0 hectare
- .3 Minimum Landscaped Open Space: 20 percent of the lot area.
- .4 Minimum Front Yard Depth: 24.0 metres

- .5 Outside Storage:
  - .a no outside storage or display of goods associated with a motor vehicle repair operation shall be permitted within 60.0 metres of the front lot line;
  - .b no outside storage or display shall be permitted for any other purpose.
- .6 the Total Floor Area devoted to non-industrial purposes shall not exceed 50 percent of the total permitted floor area;
- .7 a minimum of 50 percent of the building floor area shall be used for the industrial purposes and related industrial accessory purposes;
- .8 Minimum Landscaped Open Space: a landscaped buffer area not less than 4.5 metres in width shall be provided abutting the limits of West Drive;
- .9 Driveway Location: only two driveways shall be permitted from West Drive.

## 12.596 Exception 596

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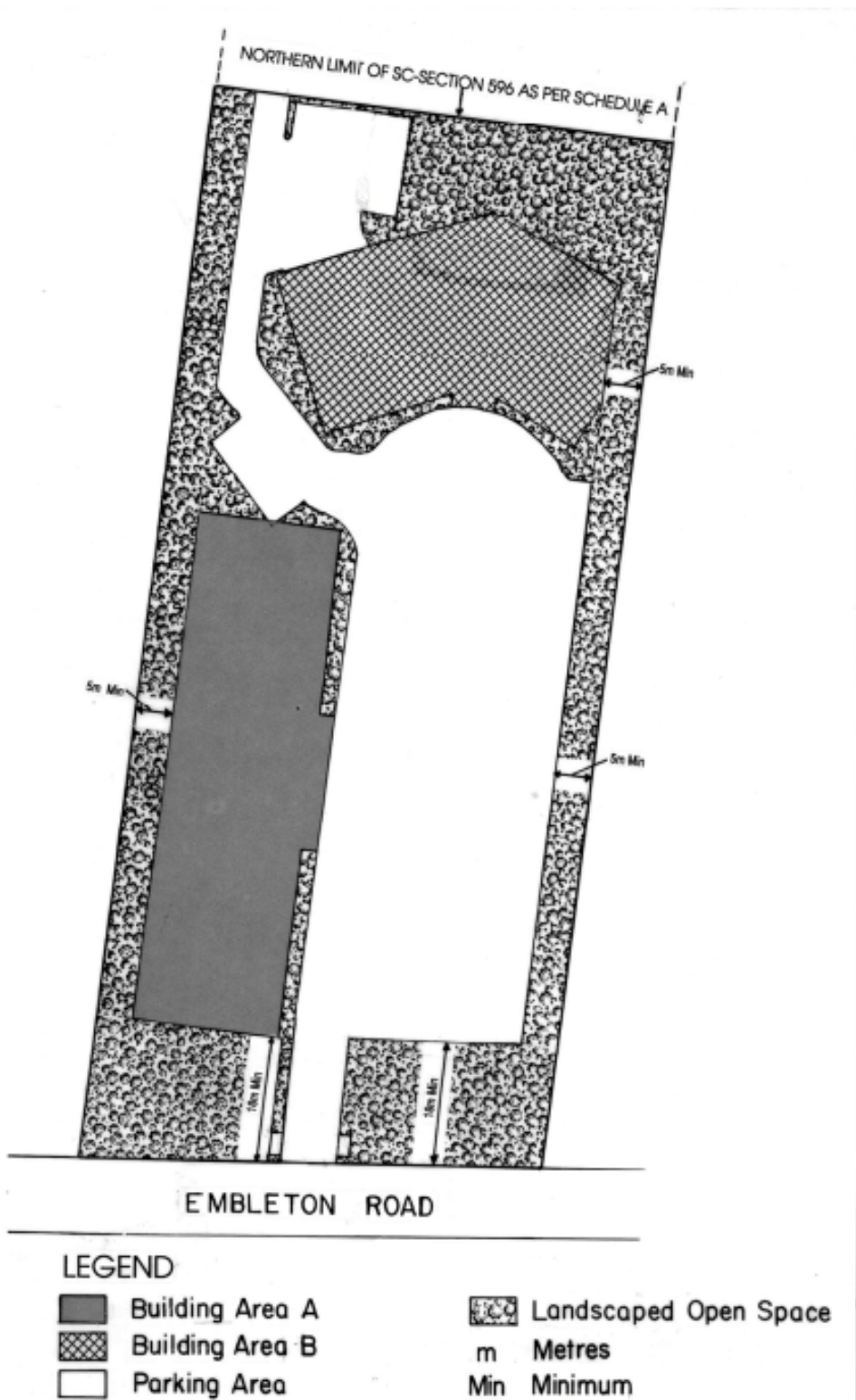
### 12.596.1 The lands shall only be used for the following purposes:

- .1 a standard, dining room, fast food and take-out restaurant excluding a drive-through;
- .2 a convenience store;
- .3 a supermarket;
- .4 a farm produce stand;
- .5 a dairy bar;
- .6 a retail establishment;
- .7 a garden centre sales establishment;
- .8 a custom workshop;
- .9 a parking lot;
- .10 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Width – 61 metres
- .2 Maximum Commercial Gross Floor Area – 1,766 square metres
- .3 Maximum Building Height – 9 metres
- .4 Minimum Front Yard Depth, Minimum Interior Side Yard Width, Minimum Rear Yard Depth, and Minimum Landscaped Open Space shall be as shown on ~~Schedule C – SECTION 596~~ Figure 1.
- .5 All garbage and refuse containers shall be screened with a fence with a minimum height of 2 metres.
- .6 All restaurant refuse storage shall be enclosed in a climate controlled area within the building.
- .7 Outside storage shall be screened from the public road and shall be permitted only in the rear and side yards.
- .8 All buildings shall be located within Building Area A and Building Area B as shown on ~~Figure 1~~ ~~Schedule C – SECTION 596~~
- ~~.9~~ Parking area and driveways shall be located within Parking Area shown on ~~Figure 1~~ ~~Schedule C – SECTION 596~~ (10) shall also be subject to the requirements and restrictions relating to the ~~LCSC zone~~ and all the general provisions of this by-law which are not in conflict with the ones set out in ~~Exceptionsection 596.2.~~

Figure 1



## 12.597 Exception 597

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

- .1 an orchard;
- .2 a single family detached dwelling;
- .3 a group home;
- .4 a home occupation; and
- .5 purposes accessory to other permitted purposes.

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

- .1 Minimum Lot Area – 1.0 hectares
- .2 Maximum Residential Gross Floor Area – 557.4 square metres
- .3 Minimum Side Yard Depth – 15.0 metres
- .4 Maximum Building Height – 9.0 metres
- .5 Minimum Landscaped Open Space – 75 percent of the required lot area

### 12.597.3 for the purposes of **Exceptionsection 597.:**

- .1 shall also be subject to the requirements and restrictions relating to the **A zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **Exceptionsection 12.597.2.**



## 12.598 Exception 598

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

- .1 dining theatre
- .2 dry cleaning and laundry distribution centre
- .3 dry cleaning and laundry establishment
- .4 ice cream shop
- .5 furniture and appliance store
- .6 office
- .7 service shop
- .8 personal service shop
- .9 dining room restaurant
- .10 banquet hall only in conjunction with a dining room restaurant
- .11 convenience restaurant
- .12 take-out restaurant, excluding a drive through facility
- .13 flower or florist shop
- .14 music store
- .15 health centre or fitness centre
- .16 bank, trust company or finance company
- .17 pet shop
- .18 sale and rental of computer, telephone and office equipment, and sale of stationery and office supplies
- .19 sale of wine making products
- .20 veterinary clinic
- .21 dancing school
- .22 pharmacy, and
- .23 purposes accessory to the other permitted purposes.

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

- .1 Maximum Gross Commercial Floor Area for all buildings: 3,048 square metres

- .2 Maximum Gross Commercial Floor Area for offices of a physician, dentist or drugless practitioner: 371.6 square metres
- .3 Maximum Gross Commercial Floor Area for a take-out restaurant: 92.9 square metres
- ~~.4~~ not more than two
- ~~.5.4~~ take-out restaurants shall be permitted
- ~~.6.5~~ Maximum Gross Commercial Floor Area for a pharmacy: 92.9 square metres
- ~~.7.6~~ Maximum Building Height: 1 storey
- ~~.8.7~~ Minimum Landscaped Open Space: 4.5 metres wide abutting Dixie Road and Orenda Road, except for one driveway access onto Orenda Road
- ~~.9.8~~ Minimum Rear Yard Depth: 4.5 metres
- ~~.10.9~~ all garbage and refuse containers shall be located within an enclosed building.

**12.598.3 for the purposes of Exception 598:**

- .1 for the purposes of Exception 598 Pharmacy shall mean a retail establishment dispensing prescription drugs, pharmaceutical, patent medicines, personal health, medical and therapeutical appliances and equipment or any item which is prescribed or recommended by a physician.