

## 12.700 Exception 700

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

- .1 shall only be used for the purposes permitted in **an R1C-R1A, R1 zone**

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### 12.700.2 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 front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .3 Minimum Front Yard Setback: 4.5 metres;
- .4 no building shall be located closer than 15 metres to a Trans Canada Pipeline Right-of-way, or a Pipeline Easement;
- .5 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .6 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .7 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
- .8 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side;
- .9 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

## 12.701 Exception 701

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

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

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

- .1 Minimum Lot Area: 426 square metres;
- .2 Maximum Lot Area: 448 square metres;
- .3 Minimum Lot Width: 14.2 metres;
- .4 Minimum Lot Width per dwelling unit: 6.7 metres;
- .5 Minimum Front Yard Depth: 4.5 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line;
- .6 Minimum Rear Yard Depth: 7.5 metres;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres;
- .8 Maximum Driveway Width: 3.0 metres per dwelling unit;
- .9 the driveway for all semi-detached dwelling units shall be physically attached with the driveway for the adjoining dwelling unit;
- .10 Maximum Width of a Garage: 4.0 metres;
- .11 a roofed porch without enclosed sides shall not project more than 2.0 metres into the front yard setback; and,
- .12 a roof overhang, eaves or steps shall not project into a setback more than 1.5 metres beyond any roofed porch without enclosed sides.

## 12.702 Exception 702

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

- .1 shall only be used for those purposes permitted in an **R1R2A-ExceptionSection 701** zone.

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

- .1 Minimum Rear Yard Depth: 6.75 metres.

## 12.703 Exception 703

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

- .1 Commercial:
- .2 a bank, trust company, finance company; and
- .3 an office. Accessory:
- .4 purposes accessory to the other permitted purposes.

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

- .1 there shall be one principal building on the lands zoned **LCSC - ExceptionSection 703.**
- .2 a Landscaped Strip with a minimum width of 4.5 metres shall be provided abutting the south and west property boundaries of the lands zoned **LCSC-ExceptionSection 703.**
- .3 all garbage and refuse containers shall be totally enclosed.
- .4 no outside storage or display of goods shall be permitted.
- .5 an adult video store, and adult entertainment parlour or an amusement arcade shall not be permitted.

## 12.704 Exception 704

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

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

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .3 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .4 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .5 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
- .6 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and
- .7 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

## 12.705 Exception 705

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

- .1 shall only be used for the purposes permitted in the **R1C-R1A, R1 zone**.

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .3 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .4 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .5 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
- .6 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and
- .7 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

## 12.706 Exception 706

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

- .1 shall only be used for the purposes permitted in the **R1D-R1** zone.

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and
- .3 for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width.
- .4 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 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;
  - .b the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall;
  - .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres; and
- .5 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

## 12.707 Exception 707

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

- .1 shall only be used for the purposes permitted by **sectionException 12.707.1(a)** or the purposes permitted by **sectionException 12.707.1(b)**, but not both **sectionExceptions** or not any combination of both **sectionExceptions**:
  - .a either:
    - .i the purposes permitted in the **R1C-R1** zone.
  - .b or:
    - .i a convertible detached dwelling; and
    - .ii purposes accessory to the other permitted purposes.

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and
- .3 for those uses permitted by **sectionException 12.707.1(b)** 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 or cellar;
  - .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 provision that either the primary or the secondary dwelling unit shall be owner occupied.

**12.707.3 for the purposes of ~~section~~Exception 707:**

- .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.

## 12.708 Exception 708

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### **12.708.1 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.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 495 square metres per lot, and 183 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 6.1 metres per dwelling unit
  - .b Corner Lot: 19.5 metres, and 11.2 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width: 1.2 metres;
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and
- .7 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

## 12.709 Exception 709

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### **12.709.1 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.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 438 square metres per lot, and 183 square metres per dwelling unit.
  - .b Corner Lot: 528 square metres per lot and 309 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
  - .a Interior Lot: 14.6 metres, and 6.1 metres per dwelling unit.
  - .b Corner Lot: 17.6 metres, and 10.3 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width: 1.2 metres;
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and
- .7 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

## 12.710 Exception 710

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### **12.710.1 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.

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

- .1 Minimum Lot Area: Interior Lot: 411 square metres per lot, and 183 square metres per dwelling unit. Corner Lot: 501 square metres per lot, and 294 square metres for the dwelling unit closer to the flankage lot line.
- .2 Minimum Lot Width: Interior Lot: 13.7 metres, and 6.1 metres per dwelling unit. Corner Lot: 16.7 metres, and 9.8 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Front Yard Depth: 4.5 metres;
- .4 Minimum Interior Side Yard Width: 1.2 metres;
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and
- .7 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach with the minimum 1.2 metre interior side yard.

## 12.711 Exception 711

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

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

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

- .1 Minimum Lot Area: Interior Lot: 800 square metres; Corner Lot: 920 square metres.
- .2 Minimum Lot Width: Interior Lot: 20 metres; Corner Lot: 23 metres.
- .3 Minimum Lot Depth: 40 metres;
- .4 Minimum Front Yard Depth: for a through lot or corner lot:
  - .a where the private outdoor amenity area is located in the front yard: 6.0 metres;
  - .b where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;
  - .c where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres. for an interior lot, or a corner lot where the private outdoor amenity area is located in the front yard: 16 metres.
- .5 Minimum Rear Yard Depth: for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure; for a through lot, or a corner lot bounded by three streets: 0 metres.
- .6 Minimum Interior Side Yard: for an interior lot:
  - .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. for a through lot or corner lot: 1.8 metres.
- .7 Minimum Exterior Side Yard Width: for an interior lot:
  - .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. for a through lot or corner lot: 3.0 metres.
- .8 for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;
- .9 Maximum Building Height: 2 storeys;

- .10 Maximum Lot Coverage: for an interior lot and a through lot: 50 percent for an corner lot and a through lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.
- .11 each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;
- .12 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. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;
- .13 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;
- .14 a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;
- .15 the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- .16 the maximum number of driveways on a lot shall not exceed 4;
- .17 no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.
- .18 no detached garages or carport shall be permitted;
- .19 no swimming pools shall be permitted;
- .20 no accessory building shall be permitted;
- .21 an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- .22 no person shall erect more than one quattroplex on one lot;
- .23 for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line; For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks; Page 3 of 4 For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;

### **12.711.3 for the purposes of ~~section~~ Exception 711:**

- .1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front

lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

- .2 Interior Lot shall mean a quattroplex lot which has frontage on only one street. Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.
- .3 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.
- .4 Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

## 12.712 Exception 712

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

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

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

- .1 Minimum Lot Area: Interior Lot: 210 square metres Corner Lot: 273 square metres
- .2 Minimum Lot Width: Interior Lot: 10 metres Corner Lot: 13 metres
- .3 Minimum Lot Depth: 21 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: 6 metres
- .6 Minimum Interior Side Yard Width: 2 metres
- .7 Minimum Exterior Side Yard Width: 3 metres, where the dwelling unit and garage both face the front lot line; and 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line;
- .8 a detached garage or carport shall not be permitted; and
- .9 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.



## 12.713 Exception 713

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

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

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

- .1 Minimum Lot Area per dwelling unit:
  - .a Interior Lot: 168 square metres
  - .b Corner Lot: 234 square metres
- .2 Minimum Lot Width per dwelling unit:
  - .a Interior Lot: 5.6 metres
  - .b Corner Lot: 7.8 metres
- .3 Minimum Front Yard Depth: 6.0 metres
- .4 Minimum Interior Side Yard Width: 1.5 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 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.

## 12.714 Exception 714

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

- .1 shall only be used for those uses permitted in a **LCC1 zone**

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

- .1 the Maximum Gross Floor Area of all buildings and structures shall not exceed 1,800 square metres;
- .2 the Maximum Gross Leasable Commercial Floor Area of all buildings and structures shall not exceed 1,400 square metres;
- .3 all garbage and refuse containers shall be totally enclosed;
- .4 no outside storage or display of goods and materials shall be permitted;
- .5 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building; and
- .6 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

### 12.714.3 for the purposes of **Exceptionsection 714-:**

- .1 Floor Area, Gross Leasable Commercial shall mean the aggregate of the areas of each storey, at, above or below established grade, measured from the centre line of joint exterior partitions and from the exterior of outside walls, and used or capable of being used for commercial purposes, such as sales, display, and offices, but excluding storage areas at, above or below established grade.

## 12.720 Exception 720

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

- .1 single detached dwelling;
- .2 semi-detached dwellings;
- .3 multiple residential dwellings;
- .4 townhouse dwellings; and,
- .5 only in conjunction with the purposes permitted in **sectionException 12.720.1.1 to sectionException 12.720.1.4** inclusive, the following purposes:
  - .a indoor recreation areas, facilities and structures;
  - .b outdoor recreation areas, facilities and structures;
  - .c retail and commercial purposes subject to the provisions of **sectionException 12.720.3.2**;
  - .d a gatehouse; and,
- .6 purposes accessory to the other permitted purposes.

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

- .1 Maximum Number of Dwelling Units: 300
- .2 maximum number of multiple residential and townhouse dwelling units: 88
- .3 maximum number of bedrooms in any dwelling unit: 2
- .4 Maximum Floor Area per dwelling unit above establishment grade:
  - .a Single Detached and Semi-Detached Dwellings: 186 square metres; and,
  - .b Multiple Residential and Townhouse Dwellings: 140 square metres;
- .5 Maximum Building Height:
  - .a Single Detached and Semi-Detached Dwellings: not to exceed one and one half storeys or 7.5 metres, whichever is the lesser;
  - .b Townhouse Dwellings: not to exceed two storeys or 10.6 metres, whichever is the lesser;
  - .c Multiple Residential Dwelling: not to exceed four storeys or 16 metres, whichever is lesser;
- .6 the front face of a dwelling shall have a minimum setback distance of 4.5 metres from the limits of a private road;
- .7 a porch shall have a minimum setback distance of 3.0 metres from the limits of a private road;

- .8 a garage shall have a minimum setback distance of 6.0 metres from the front face of the garage to the limits of a private road.
- .9 Minimum Outdoor Living Area: 30 square metres per dwelling unit;
- .10 the Minimum Distance between two detached dwellings shall not be less than 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between detached dwellings is not less than 1.2 metres;
- .11 where the distance between the walls of two dwellings is less than 2.4 metres, no door or window above or below grade will be permitted in any such wall;
- .12 no building shall be located closer than 12 metres to the Sandalwood Parkway right-of-way;
- .13 no building shall be located closer than 30 metres to the Dixie Road right-of-way;
- .14 a dwelling shall not be located closer than 3.0 metres to an indoor and outdoor recreation area;
- .15 Parking:
  - .a Single Detached and Semi-Detached Dwellings: a minimum of two parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visitor parking; and,
  - .b Multiple Residential and Townhouse Dwellings: a minimum of 1.5 parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visit parking.
- .16 the purposes permitted by [sectionException 12.720.1\(5\)\(a\)](#) and [sectionException 12.720.1\(5\)\(c\)](#) shall be located entirely within the same building:
  - .a has a Maximum Building Height of 17 metres;
  - .b has a Minimum Setback Distance of 6 metres to the limits of a private road; and,
  - .c has a minimum of 150 parking spaces located within 70 metres of the building.
- .17 the purposes permitted by [sectionException 12.720.1\(5\)\(c\)](#) shall not exceed a total gross commercial floor area of 950 square metres;
- .18 the purposes permitted by [sectionException 12.720.1\(5\)\(b\)](#) shall have a minimum land area of 11 hectares; and,
- .19 the purposes permitted by [sectionException 12.720.1\(5\)\(d\)](#) shall not exceed a total floor area of 37 square metres.

### **12.720.3 for the purposes of [sectionException 720](#):**

- .1 Indoor and Outdoor Private Recreation Areas, Facilities and Structures: shall mean an area which is designed and used for the active and passive recreational pursuits of persons during their leisure time, and is not owned, operated, or maintained by a "Public Authority" as defined in section 5.0 of this by-law and is not an outdoor living area. A golf course is permitted within a

recreation area, however, this shall not preclude the City of Brampton from owning, operating, or maintaining a golf course.

- .2 A Private Road: shall mean a road which is not owned and maintained by The Corporation of the City of Brampton, The Regional Municipality of Peel, or by the Crown in Right of Ontario.
- .3 Limits of a Private Road: shall mean the paved surface of the roadway, including any associated curb or sidewalk.

## 12.721 Exception 721

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

- .1 a retail establishment;
- .2 a service shop;
- .3 a personal service shop;
- .4 a bank, trust company, and finance company;
- .5 an office;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a dining room restaurant, a convenience restaurant, and a take out restaurant;
- .9 a service station not including auto body repair;
- .10 a printing or copying establishment;
- .11 a commercial school;
- .12 a garden centre sales establishment;
- .13 an amusement arcade;
- .14 a temporary open air market;
- .15 a place of commercial recreation;
- .16 a community club;
- .17 a health centre;
- .18 a taxi or bus station;
- .19 a custom workshop;
- .20 a motor vehicle or boat sales establishment;
- .21 a motor vehicle repair shop;
- .22 a swimming pool sales and service establishment;
- .23 a retail warehouse not related to food;
- .24 a furniture and appliance store;
- .25 hotel/motel;
- .26 building supplies outlet;

- .27 a supermarket; and
- .28 purposes accessory to the other permitted purposes.

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

- .1 the Maximum Floor Space Index for office purposes shall be 0.5;
- .2 all buildings and structures shall be located a minimum of 14 metres from the Highway 7 right-of-way;
- .3 all garbage and refuse storage area, including any containers for recycling materials, shall be screened from public road rights-of-way;
- .4 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- .5 Minimum Landscaped Open Space shall be provided as follows:
  - .a a 9 metre wide area abutting Airport Road and Highway Number 7,
  - .b a 3 metre wide area abutting Coventry Road and Walker Drive;
- .6 Maximum Building Height: no restrictions;
- .7 no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking;
- .8 an adult video store or adult bookstore shall not be permitted,
- .9 the Maximum Gross Leasable Floor Area for the entire development shall be 37,160 square metres;
- .10 15% of the total gross leasable floor area permitted by section shall be in commercial retail units having a floor plate over 929 square metres in area;
- .11 a minimum of 60% of the total gross leasable floor area permitted by section shall be in commercial retail units having a floor plate over 1,858 square metres in area;
- .12 a maximum of 7% of the total gross leasable floor area permitted by section shall be in commercial retail units having a floor plate less than 465 square metres;
- .13 a maximum of one supermarket shall be permitted; and
- .14 the Maximum Gross Leasable Floor Area devoted to the sale of food within a supermarket shall not exceed 6,038 square metres.

**12.721.3 for the purposes of Exceptionsection 721:**

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The used permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

## 12.724 Exception 724

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

- .1 a funeral home;
- .2 a caretaker residence;
- .3 purposes accessory to the other permitted purposes.

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

- .1 Minimum Front Yard: 30 metres;
- .2 Minimum Exterior Side Yard: 30 metres;
- .3 Minimum Interior Side Yard: 6 metres;
- .4 Minimum Rear Yard Depth: 40 metres;
- .5 Minimum Lot Width: 60 metres;
- .6 Maximum Building Height: 2 storeys;
- .7 Minimum Landscaped Open Space: 50% of lot area;



## 12.725 Exception 725

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

- .1 the purpose permitted by **R2R3B Zone** of this by-law;

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

- .1 Minimum Exterior Side Yard: 3.0 metres;
- .2 Minimum Interior Side Yard: 1.5 metres;
- .3 Maximum Building Height: 12 metres;
- .4 Maximum Lot Coverage by principal buildings: 47%;
- .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 an habitable room;
- .6 no less than 3, and no more than 8 dwelling units shall be attached to form a dwelling.
- .7 Minimum Lot Width and Minimum Lot Area for a street townhouse dwelling unit, shall be in accordance with the following schedule:
  - .a Minimum Lot Width :
    - .i Interior Lot (not end unit) 5.7 metres, 4.25 metre
    - .ii Interior Lot (end unit) 5.7 metres, 3.75 metres
    - .iii Corner Lot (end unit) 7.9 metres, 9.4 metres
  - .b Minimum Lot Area:
    - .i Interior Lot (not end unit) 171 sq. metres, 180 sq. metre
    - .ii Interior Lot (end unit) 205 sq. metres, 240 sq. metres
    - .iii Corner Lot (end unit) 245 sq. metres, 245 sq. metres
- .8 Minimum Driveway Width: 2.75 metres.

## 12.726 Exception 726

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

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

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

- .1 all buildings, except accessory building, shall be located within the areas shown as BUILDING AREA A and BUILDING AREA B on ~~SCHEDULE C-SECTION~~ **Figure 1- Exception 726**;
- .2 accessory building shall be located only in accordance with the general provisions of this by-law;
- .3 the minimum depth of the front and rear yards, and the minimum width of the side yards, shall be as shown on ~~Figure 1- Exception SCHEDULE C-SECTION 726~~;
- .4 the day nursery shall only be located within BUILDING AREA A as shown on ~~Figure 1- Exception 726~~ **SCHEDULE C-SECTION 726**;
- .5 an outdoor play area shall only be located within an area shown as OUTDOOR PLAY AREA on ~~Figure 1- Exception 726~~ **SCHEDULE C-SECTION 726**;
- .6 Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on ~~Figure 1- Exception 726~~ **SCHEDULE C-SECTION 726**;
- .7 the day nursery shall be limited to a maximum of 66 children;
- .8 Parking Spaces shall be provided in accordance with the following:
  - .a each parking space shall be an angled parking space, and an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length.
  - .b where parking spaces shall be provided or required, the following requirements and restrictions shall apply:
    - .i the parking spaces shall be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
    - .ii the width of a driveway leading to any parking area shall be a minimum of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;
    - .iii each parking spaces shall have unobstructed access to an aisles leading to a driveway or street; and,
    - .iv aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established in accordance with the following;

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1. Minimum Angle of Parking Aisle Width

- a. up to 50 degrees 4.0 metres
- b. 50 degrees up to 5.75 metres 70 degrees
- c. 70 degrees up to and including 90 degrees 6.0 metres

.v the number of parking spaces shall be provided as follows:

1. for a single detached dwelling: 2 parking spaces, one of which shall be in a garage;
2. for a day nursery:
  - a. 1 space for each staff member, including support staff;
  - b. 1 space for a service vehicle; and,
  - c. 2 spaces for visitors.

.vi the required parking spaces shall only be shown as PARKING and DRIVEWAY AREA on **Figure 1- Exception 726** ~~SCHEDULE C-SECTION 726~~.

.9 one sign, not exceeding an area of 1 square metre shall be permitted.

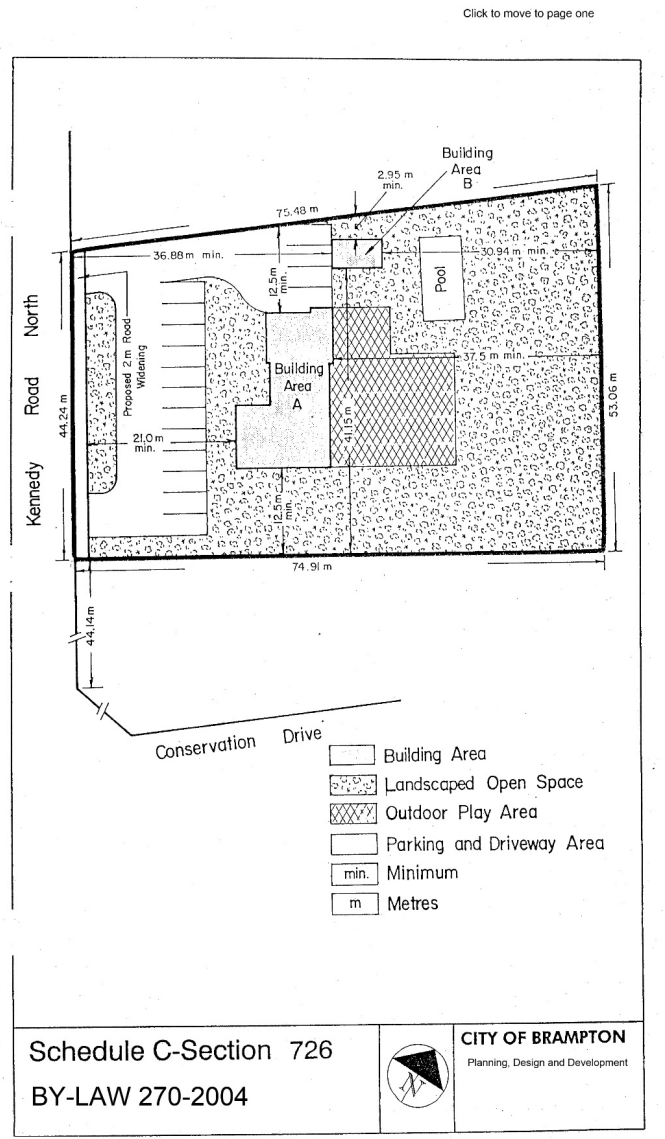
.10 all garbage and refuse storage containers shall be located within a building.

**12.726.3 for the purposes of ~~section-Exception~~ 726:**

.1 Day Nursery shall mean a day nursery within the meaning of the Day Nurseries Act.

.2 Landscaped Open Space shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers trees and shrubs and may include an outdoor play area, surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

**Figure 1**



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## 12.727 Exception 727

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

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

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

- .1 Minimum Front Yard Depth: 15.0 metres;
- .2 Minimum Exterior Side Yard Width: 15.0 metres;
- .3 Minimum Interior Side Yard Width: 7.5 metres;
- .4 Minimum Lot Width: 55.0 metres;
- .5 Minimum Lot Area: 1.0 hectare;
- .6 a minimum 3.0 metres wide landscaped open space strip shall be provided abutting a street except at driveway locations;
- .7 no outside storage or display of goods shall be permitted;
- .8 all garbage and refuse containers shall be enclosed;
- .9 all garbage and refuse containers for a restaurant shall be located with a climate controlled area within a building; and,
- .10 an amusement arcade, an adult entertainment parlour, an adult videotape store or a billiard hall shall not be permitted.

## 12.728 Exception 728

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

- .1 an office;
- .2 a health centre;
- .3 a community club;
- .4 a parking lot
- .5 a custom workshop;
- .6 a printing or copying establishment;
- .7 a bank, trust company or finance company;
- .8 a hotel or motel;
- .9 a banquet hall;
- .10 a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- .11 only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- .12 a dining room restaurant, a take out restaurant, or a convenience restaurant;
- .13 a garden centre sales establishment;
- .14 a gas bar;
- .15 an automobile service station;
- .16 a motor vehicle washing establishment;
- .17 a retail establishment having no outside storage;
- .18 a retail warehouse;
- .19 a convenience store;
- .20 a personal service shop;
- .21 a dry cleaning and laundry distribution station; and,
- .22 purposes accessory to the other permitted purposes.

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

- .1 Minimum Setback from Hurontario Street: 10.0 metres;

- .2 Minimum Setback from Highway Number 7: 14.0 metres
- .3 Minimum Setback from Gillingham Drive: 16.0 metres except that where the land abuts a **R1MR1C – ExceptionSection 376 zone** or a **R1M, R1AR1D – ExceptionSection 377** zone, the minimum setback shall be 20.0 metres;
- .4 for those uses permitted in **Exceptionsection 728.1(8)–to) to (16)** inclusive, the minimum building setback from a **R1MR1C – ExceptionSection 376 zone** or a **R1M, R1A R1D – ExceptionSection 377** zone shall be 60.0 metres.
- .5 Minimum Building Setback where the land abuts a **HCHC1 or a HC1 – ExceptionSection 421** zone shall be 12.0 metres;
- .6 Maximum Building Height: 2 storeys where the lands are within 60.0 metres of Gillingham Drive; 4 storeys where the lands are within 60.0 to 100.0 metres of Gillingham Drive; and, 6 storeys in all other locations;
- .7 a 4.5 metre wide landscaped open space area shall be provided and maintained along Highway Number 7 and Hurontario Street;
- .8 a 6.0 metre wide landscaped open space area shall be provided along Gillingham Drive;
- .9 all garbage, refuse and waste containers for a motor vehicle repair shop shall be located within the main building containing the motor vehicle repair shop; Page 2 of 3
- .10 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- .11 all garbage and refuse storage, other than for a restaurant or motor vehicle repair shop, including any containers for the storage of recyclable materials, shall be enclosed; and,
- .12 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

**12.728.3 for the purposes of **Exceptionsection 728:****

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

## 12.729 Exception 729

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### **12.729.1 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.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 432 square metres per lot and 216 square metres per dwelling unit;
  - .b Corner Lot: 486 square metres per lot and 270 square metres per dwelling unit closest to the flankage lot line;
- .2 Minimum Lot Width:
  - .a Interior Lot: 14.4 metres per lot and 7.2 metres per dwelling unit;
  - .b Corner Lot: 16.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Rear Yard Depth: 7.5 metres;
- .4 where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,
- .5 for an interior lot where a portion of a garage is 3.0 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 50 percent of the lot width.
- .6 Minimum Interior Side Yard Width: 1.2 metres.



## 12.730 Exception 730

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

- .1 a townhouse dwelling containing street townhouse dwellings; and,
- .2 purposes accessory to the other permitted purposes.

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

- .1 no dwelling or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.
- .2 Minimum Lot Area per Dwelling Unit:
  - .a Interior Lot: 180 square metres; and,
  - .b Corner Lot: 275 square metres
- .3 the maximum number of dwelling units which may be attached shall not exceed 8.
- .4 where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .5 each 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.

## 12.731 Exception 731

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

- .1 shall only be used for the purposes permitted in a **R3MHR4B** zone.

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

- .1 Minimum Setback to all lot lines shall be 15.0 metres;
- .2 Maximum Building Height: 12 storeys;
- .3 Maximum Floor Area Index: 2.0
- .4 Maximum Density: 202 dwelling units per net hectare of lot area;
- .5 Minimum Landscaped Open Space: 45 percent of the lot area;

### 12.733 Exception 733

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

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

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .2 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .3 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;
- .4 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .5 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .6 a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;
- .7 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and
- .8 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

## 12.734 Exception 734

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

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

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

- .1 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .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 0.6 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 where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall;
  - .d an attached garage shall not be closer than 1.2 metres to a side lot line; 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 side lot line the minimum setback to the front of the garage shall be 6 metres;
- .4 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .5 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .6 a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;
- .7 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side;
- .8 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback; and
- .9 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.

## 12.735 Exception 735

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

- .1 shall only be used for the purposes permitted in an ~~R1C~~R1 zone.

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

- .1 Minimum Lot Area: Interior Lot: 300 square metres Corner Lot: 335 square metres
- .2 Minimum Lot Width: Interior Lot: 13.7 metres Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 22 metres
- .4 Minimum Front Yard Depth:
  - .a to the dwelling: 4.5 metres
  - .b to the garage: 6.0 metres
- .5 Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached buildings not to be less than 1.8 metres
- .6 Minimum Exterior Side Yard Width:
  - .a to the dwelling: 3.0 metres
  - .b to a facing garage: 6.0 metres
- .7 Minimum Rear Yard Depth: 6.0 metres
- .8 the minimum width for a side yard flanking a public walkway or lands zoned Open Space shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .9 a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- .10 a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- .11 a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;
- .12 where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and
- .13 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

## 12.736 Exception 736

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### 12.736.1 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.

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

- .1 Minimum Lot Area:
  - .a Interior lot: 411 square metres
  - .b Corner lot: 459 square metres
- .2 Minimum Lot Area per unit: 180 square metres
- .3 Minimum Lot Width:
  - .a Interior lot: 13.7 metres
  - .b Corner lot: 15.5 metres
- .4 the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;
- .5 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .6 Minimum Rear Yard Depth: 7.5 metres;
- .7 Minimum Interior Side Yard: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except at common walls between units the side yard may be zero;
- .8 Minimum Exterior Side Yard: 3.0 metres;
- .9 Maximum Building Height: 2 storeys above grade
- .10 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .11 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;
- .12 maximum inside width of a garage shall be 4.5 metres provided:
  - .a the adjoining unit garage has a maximum inside width of 3.2 metres;
  - .b a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;

- .c notwithstanding 12(b) above, garages with doors no wider than 2.6 metres are excluded from the 20 percent calculation; and
- .13 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

## 12.737 Exception 737

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### **12.737.1 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.

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

- .1 Minimum Lot Area: Interior Lot: 400 square metres per lot and 200 square metres per dwelling unit Corner Lot: 435 square metres per lot and 235 square metres for the dwelling unit closest to the flankage lot line
- .2 Minimum Lot Width: Interior Lot: 18.3 metres and 9.15 per dwelling unit Corner Lot: 20.1 metres and 10.9 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 22 metres
- .4 Minimum Front Yard Depth: 4.5 metres
- .5 Minimum Interior Side Yard Width: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except where a common wall of the dwelling units coincide with a side lot line, the side yard may be zero
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 6.0 metres
- .8 a detached garage or carport shall not be permitted;
- .9 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback;
- .10 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres; and
- .11 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.



## 12.738 Exception 738

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

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

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

- .1 Minimum Lot Area: Interior Lot: 800 square metres; Corner Lot: 920 square metres.
- .2 Minimum Lot Width: Interior Lot: 20 metres; Corner Lot: 23 metres.
- .3 Minimum Lot Depth: 40 metres;
- .4 Minimum Front Yard Depth: for a through lot or corner lot:
  - .a where the private outdoor amenity area is located in the front yard: 6.0 metres;
  - .b where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;
  - .c where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres. for an interior lot, or a corner lot where the private outdoor amenity area is located in the front yard: 16 metres.
- .5 Minimum Rear Yard Depth: for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure; for a through lot, or a corner lot bounded by three streets: 0 metres.
- .6 Minimum Interior Side Yard: for an interior lot:
  - .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. for a through lot or corner lot: 1.8 metres.
- .7 Minimum Exterior Side Yard Width: for an interior lot:
  - .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. for a through lot or corner lot: 3.0 metres.
- .8 for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;
- .9 Maximum Building Height: 2 storeys;

- .10 Maximum Lot Coverage: for an interior lot and a through lot: 50 percent for an corner lot and a through lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.
- .11 each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;
- .12 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. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;
- .13 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;
- .14 a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;
- .15 the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- .16 the maximum number of driveways on a lot shall not exceed 4;
- .17 no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.
- .18 no detached garages or carport shall be permitted;
- .19 no swimming pools shall be permitted;
- .20 no accessory building shall be permitted;
- .21 an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- .22 no person shall erect more than one quattroplex on one lot;
- .23 for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line; For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks; Page 3 of 4 For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;

### **12.738.3 for the purposes of section 738:**

- .1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front

lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

- .2 Interior Lot shall mean a quattroplex lot which has frontage on only one street. Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.
- .3 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.
- .4 Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

## 12.742. Exception 742

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

- .1 shall only be used for those uses permitted in a **LCSC zone**.

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

- .1 the Gross Floor Area of all buildings and structures used for commercial purposes shall not be less than 5,800 square metres and more than 8,350 square metres;
- .2 a Landscaped Area having a minimum width of 6 metres shall be provided abutting Bovaird Drive and 3 metres abutting all other roads;
- .3 all garbage and refuse containers shall be totally enclosed;
- .4 no outside storage or display of goods and materials shall be permitted;
- .5 all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building; and
- .6 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

## 12.747 Exception 747

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

- .1 a retail establishment having no outside storage of goods and materials;
- .2 a supermarket;
- .3 a hotel or motel;
- .4 a parking lot;
- .5 a tavern;
- .6 a taxi or bus station;
- .7 banquet facilities;
- .8 a community club;
- .9 a convenience store;
- .10 a personal service shop;
- .11 a tool and equipment rental establishment;
- .12 a dry cleaning and laundry distribution station;
- .13 a bank, trust company and finance company, with or without a drive-through facility;
- .14 a dining room restaurant, a convenience restaurant, a take-out restaurant, with or without a drive-through facility;
- .15 crisis care facilities; and,
- .16 purposes accessory to the other permitted purposes.

### **12.747.2 The following purposes shall not be permitted:**

- .1 adult entertainment parlours; pool halls; amusement arcades; and, temporary open air markets shall not be permitted.

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

- .1 Minimum Setback from Hurontario Street: 10.0 metres;
- .2 Minimum Interior Side Yard Width: 0 metres
- .3 Minimum Exterior Side Yard Width: 5 metres
- .4 Minimum Rear Yard Depth: 11 metres; and,
- .5 Minimum Lot Width: 121 metres.

- .6 Maximum Building Height: one storey;
- .7 a minimum 4.5 metre wide landscaped open space area abutting Bovaird Drive and a minimum 3.0 metre wide landscaped open space area abutting Mountain Ash Road and a residential zone except at designated driveway access locations;
- .8 Maximum Gross Leasable Commercial Floor Area for a supermarket: 5,806 square metres;
- .9 Maximum Gross Leasable Commercial Floor Area: 16,966 square metres;
- .10 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .11 all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building; and,
- .12 Parking shall be provided on the basis of 1 parking space for every 19 square metres of gross leasable commercial floor area.

**12.747.3 for the purposes of ~~Exception~~section 747:**

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

## 12.749 Exception 749

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

- .1 shall only be used for the purposes permitted in an **R1C-R1** zone.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 360 square metres
  - .b Corner Lot: 423 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12 metres
  - .b Corner Lot: 14.1 metres
- .3 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.
- .4 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

## 12.750 Exception 750

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

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

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

- .1 Minimum Lot Area: Interior Lot: 348.4 square metres Corner Lot: 428.8 square metres
- .2 Minimum Lot Width: Interior Lot: 10.4 metres Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 33.5 metres
- .4 the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
- .5 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;
- .6 the minimum distance between two detached dwellings shall not be less than 1.8 metres;  
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
- .7 where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .8 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.
- .9 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 45 percent of the lot width.



## 12.751 Exception 751

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

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

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 270 square metres
  - .b Corner Lot: 342 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 9 metres
  - .b Corner Lot: 11.4 metres
- .3 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 minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - .c 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;
  - .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.
- .4 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.
- .5 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.

## 12.752 Exception 752

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

- .1 a semi-detached dwelling;
- .2 a townhouse dwelling containing street townhouse dwellings; and,
- .3 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area per dwelling unit:
  - .a for a Semi-Detached Dwelling: Interior Lot: 194 square metres Corner Lot: 241 square metres
  - .b for a Street Townhouse Dwelling: Interior Lot: 177 square metres Corner Lot: 241 square metres
- .2 Minimum Lot Width per dwelling unit:
  - .a for a Semi-Detached Dwelling: Interior Lot: 9.15 metres Corner Lot: 11.35 metres
  - .b for a Street Townhouse Dwelling: Interior Lot: 8.35 metres Corner Lot: 11.35 metres
- .3 Minimum Lot Depth: 22 metres
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.0 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 the Minimum Interior Side Yard shall be 0.8 metres 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 minimum distance between two buildings shall not be less than 1.6 metres;
  - .c where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,
  - .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.0 metres
- .8 Maximum Lot Coverage by principal buildings: 50%

- .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 a direct pedestrian access from the front yard to the rear yard with no more than a 2 step grade difference inside the unit and without having to pass through a habitable room.
- .11 a maximum of 6 dwellings units shall be attached.
- .12 all driveways shall have a minimum width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.
- .13 a garage door shall not exceed 4.0 metres in width.
- .14 a detached garage or carport shall not be permitted.
- .15 Minimum Landscaped Open Space: 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 of a lot where the side lot lines converge towards the front lot line.
- .16 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.
- .17 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.

## 12.755 Exception 755

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

- .1 shall only be used for the purposes permitted in an **R1C-R1** zone.

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 334.6 square metres.
  - .b Corner Lot: 364 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.2 metres.
  - .b Corner Lot: 17.0 metres.
- .3 Minimum Lot Depth: 22 metres.
- .4 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.
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres.
- .6 Minimum Front Yard Depth: 4.5 metres.
- .7 a detached garage having a maximum gross floor area of 36 square metres shall be permitted.
- .8 a private outdoor amenity area of a minimum of 80 square metres shall be provided.
- .9 a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line.
- .10 where a driveway leads to a detached to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side.
- .11 a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard
- .12 Minimum Rear Yard Depth: 6.0 metres

## 12.756 Exception 756

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

- .1 shall only be used for the purposes permitted in an **R1C-R1 zone**.

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

- .1 Minimum Lot Area: Interior Lot: 336.4 square metres. Corner Lot: 414 square metres.
- .2 Minimum Lot Width: Interior Lot: 11.98 metres. Corner Lot: 13.8 metres.
- .3 Minimum Lot Depth: 27.8 metres.
- .4 the requirements and restrictions contained in **sections-Exception 12.755.2(4) to 12.755.2(11)** inclusive.

## 12.757 Exception 757

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

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

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 334.6 square metres.
  - .b Corner Lot: 387.0 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.16 metres.
  - .b Corner Lot: 12.9 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 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 may 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 where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall; and,
  - .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .5 where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 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.
- .7 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- .8 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

## 12.758 Exception 758

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

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

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

- .1 Minimum Lot Area: Interior Lot: 334.6 square metres. Corner Lot: 384 square metres.
- .2 Minimum Lot Width: Interior Lot: 10.14 metres. Corner Lot: 11.94 metres.
- .3 Minimum Lot Depth: 33.0 metres.
- .4 the requirements and restrictions contained in ~~section~~Exception 12.757.2(4) to 12.757.2(8) inclusive.

## 12.759 Exception 759

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

shall only be used for the purposes permitted in an ~~R1D~~ R1 zone

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

- .1 Minimum Lot Area: 270 square metres.
- .2 Minimum Lot Width: 9.1 metres.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 no building shall be located closer than 15 metres to the limit of the Trans-Canada Pipeline Right-of-Way or Pipeline Easement.
- .5 the requirements and restrictions contained in ~~section Exception 12.757.2(4) to 12.757.2(8)~~ inclusive.



## 12.760 Exception 760

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### 12.760.1 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.

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

- .1 Minimum Lot Area: Interior Lot: 487.9 square metres per lot, and 243.9 square metres per dwelling unit. Corner Lot: 510.2 square metres per lot, and 283.6 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width: Interior Lot: 22.18 metres, and 11.09 metres per dwelling unit. Corner Lot: 23.98 metres, and 12.89 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 22.0 metres.
- .4 Minimum Front Yard Depth: 4.5 metres.
- .5 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres.
- .7 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.
- .8 Minimum Rear Yard Depth: 6.0 metres.

### 12.760.3 for the purposes of ~~section-Exception~~ 760:

- .9 for the purpose of **Section-Exception 12.760**, the front lot line shall be either the longer or the shorter lot line that abuts a street.

## 12.761 Exception 761

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

- .1 those purposes permitted in a ~~R2AR1-Section~~Exception 760 zone

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

- .1 Minimum Lot Area: Interior Lot: 487.9 square metres per lot, and 243.9 square metres per dwelling unit. Corner Lot: 527 square metres per lot, and 283.6 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width: Interior Lot: 20.15 metres, and 10.25 metres per dwelling unit. Corner Lot: 22.3 metres, and 11.13 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 22.0 metres.
- .4 the requirements and restrictions contained in ~~sections Exception 12.760.2 (4) to 12.760.2 (8)~~ inclusive.

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### 12.761.3 for the purposes of ~~section-Exception 761~~:

- .1 for the purpose of ~~Section-Exception 12.761~~, the front lot line shall be either the longer or the shorter lot line that abuts a street.

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## 12.762 Exception 762

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

- .1 those purposes permitted in a ~~R2AR1-Section-Exception 760~~ zone

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

- .1 Minimum Lot Area: Interior Lot: 487.8 square metres per lot, and 243.9 square metres per dwelling unit. Corner Lot: 531 square metres per lot, and 297.1 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width: Interior Lot: 16.26 metres, and 8.13 metres per dwelling unit. Corner Lot: 18.06 metres, and 9.93 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30.0 metres.
- .4 the requirements and restrictions contained ~~in section Exception 12.760.2 (4) to 12.760.2 (7)~~ inclusive.

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## 12.763 Exception 763

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

- .1 those purposes permitted in a **R1R2A-Section-Exception 760** zone

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

- .1 Minimum Lot Area: Interior Lot: 485.8 square metres per lot, and 242.9 square metres per dwelling unit. Corner Lot: 546 square metres per lot, and 303 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width: Interior Lot: 14.5 metres, and 7.25 metres per dwelling unit. Corner Lot: 16.3 metres, and 9.05 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 33.5 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres.
- .6 Minimum Interior Side Yard: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.
- .7 no building shall be located closer than 15 metres to the limit of the Trans-Canada Pipeline Right-of-Way or Pipeline Easement.
- .8 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .9 a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.
- .10 maximum inside width of a garage shall be 4.5 metres provided:
  - .a the adjoining unit garage has a maximum inside width of 3.2 metres;
  - .b a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;
  - .c notwithstanding 10 above, garages with doors no wider than 2.4 metres are excluded from the 20 percent calculation.
- .11 a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

## 12.764 Exception 764

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

- .1 those purposes permitted in a **R1R2A-ExceptionSection 760 zone.**

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 346.7 square metres per lot, and 173.35 square metres per dwelling unit.
  - .b Corner Lot: 390.3 square metres per lot, and 216.9 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.76 metres, and 7.88 metres per dwelling unit.
  - .b Corner Lot: 17.74 metres, and 9.86 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 22.0 metres.
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.0 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 the Minimum Interior Side Yard shall be 0.8 metres 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 minimum distance between two buildings shall not be less than 1.6 metres;
  - .c where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,
  - .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres.
- .7 Minimum Rear Yard Depth: 6.0 metres.
- .8 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

**12.764.3 for the purposes of ~~Exception~~Section 764.:**

- .1 for the purpose of ~~Exception~~Section 764, the front lot line shall be either the longer or the shorter lot line that abuts a street.

## 12.765 Exception 765

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

- .1 those purposes permitted in a ~~R1R2A-Exception~~Section 760 zone

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

- .1 Minimum Lot Area: Interior Lot: 411 square metres per lot, and 205.5 square metres per dwelling unit. Corner Lot: 465 square metres per lot, and 259.5 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width: Interior Lot: 13.7 metres, and 6.85 metres per dwelling unit. Corner Lot: 15.5 metres, and 8.65 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 30.0 metres
- .4 shall be subject to the requirements and restrictions of ~~Section-Exception 12.763.2(4), to 12.763.2(7)~~ inclusive and ~~Section-Exception 12.763.2(9) to 12.763.2(11)~~ inclusive.

## 12.766 Exception 766

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

- .1 a semi-detached dwelling;
- .2 a townhouse dwelling containing street townhouse dwellings; and,
- .3 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Area per dwelling unit:
  - .a for a Semi-Detached Dwelling: Interior Lot: 194 square metres Corner Lot: 241 square metres
  - .b for a Street Townhouse Dwelling: Interior Lot: 177 square metres Corner Lot: 241 square metres
- .2 Minimum Lot Width per dwelling unit:
  - .a for a Semi-Detached Dwelling: Interior Lot: 8.855 metres Corner Lot: 11.35 metres
  - .b for a Street Townhouse Dwelling: Interior Lot: 8.35 metres Corner Lot: 11.35 metres
- .3 Minimum Lot Depth: 22 metres
- .4 Minimum Front Yard Depth:
  - .a to the main wall of the building: 4.0 metres
  - .b to the front of a garage or carport: 6.0 metres
- .5 the Minimum Interior Side Yard shall be 0.8 metres 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 minimum distance between two buildings shall not be less than 1.6 metres;
  - .c where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,
  - .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.0 metres
- .8 Maximum Lot Coverage by principal buildings: 50%



- .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 a direct pedestrian access from the front yard to the rear yard with no more than a 2 step grade difference inside the unit and without having to pass through a habitable room.
- .11 a maximum of 6 dwellings units shall be attached.
- .12 all driveways shall have a minimum width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.
- .13 a garage door shall not exceed 4.0 metres in width.
- .14 a detached garage or carport shall not be permitted.
- .15 Minimum Landscaped Open Space: 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 of a lot where the side lot lines converge towards the front lot line.
- .16 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.
- .17 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.

**12.766.3 for the purposes of ~~Exception~~section 766:**

- .1 for the purpose of ~~Section-Exception~~ 766, the front lot line shall be either the longer or the shorter lot line that abuts a street.

## 12.767 Exception 767

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

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

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

- .1 Minimum Lot Area: Interior Lot: 270 square metres Corner Lot: 342 square metres
- .2 Minimum Lot Width: Interior Lot: 9 metres Corner Lot: 11.4 metres
- .3 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 minimum distance between the walls of two detached dwellings shall not be less than 1.2 metres;
  - .c the side yard with the minimum width of 1.2 metres may 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;
  - .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.
- .4 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.
- .5 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 units itself, the inside width of the garage shall not exceed 40 percent of the lot width.
- .6 Minimum Rear Yard Depth: 6.0 metres.

## 12.768 Exception 768

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

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

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

- .1 Minimum Lot Area: Interior Lot: 300 square metres; Corner Lot: 920 square metres.
- .2 Minimum Lot Width: Interior Lot: 20 metres; Corner Lot: 23 metres.
- .3 Minimum Lot Depth: 40 metres;
- .4 Minimum Front Yard Depth: for a through lot or corner lot:
  - .a where the private outdoor amenity area is located in the front yard: 6.0 metres;
  - .b where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;
  - .c where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres. for an interior lot, or a corner lot where the private outdoor amenity area is located in the front yard: 16 metres.
- .5 Minimum Rear Yard Depth: for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure; for a through lot, or a corner lot bounded by three streets: 0 metres.
- .6 Minimum Interior Side Yard: for an interior lot:
  - .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. for a through lot or corner lot: 1.8 metres.
- .7 Minimum Exterior Side Yard Width: for an interior lot:
  - .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. for a through lot or corner lot: 3.0 metres.
- .8 for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;
- .9 Maximum Building Height: 2 storeys;

- .10 Maximum Lot Coverage: for an interior lot and a through lot: 50 percent for an corner lot and a through lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.
- .11 each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;
- .12 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. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;
- .13 each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;
- .14 a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;
- .15 the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- .16 the maximum number of driveways on a lot shall not exceed 4;
- .17 no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.
- .18 no detached garages or carport shall be permitted;
- .19 no swimming pools shall be permitted;
- .20 no accessory building shall be permitted;
- .21 an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- .22 no person shall erect more than one quattroplex on one lot;
- .23 for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line; For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks; Page 3 of 4 For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;

### **12.768.3 for the purposes of ~~section~~ Exception 768:**

- .1 Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front

lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

- .2 Interior Lot shall mean a quattroplex lot which has frontage on only one street. Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.
- .3 Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.
- .4 Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

## 12.769 Exception 769

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

- .1 shall only be used for the purposes permitted by ~~Exceptionsection~~ 12.769.1(a), or the purposes permitted by ~~Exceptionsection~~ 769.1 (b), but not both sections or not any combination of both sections:
  - .a either;
    - .i a public or private school;
    - .ii a day nursery;
    - .iii a park, playground or recreation facility operated by a public authority; and,
    - .iv purposes accessory to the other permitted purposes.
  - .b or:
    - .i those purposes permitted in an ~~R1R1C-ExceptionSECTION~~ 755 zone; and,
    - .ii a park, playground or recreation facility operated by a public

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

- .1 for those uses permitted in a ~~R1GR1-ExceptionSECTION~~ 755 zone, the requirements and restrictions as set out in a ~~R1GR1-ExceptionSECTION~~ 755 zone.

## 12.772 Exception 772

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

- .1 shall only be used for the purposes permitted by **Exceptionsection 12.772.1(a)**, or the purposes permitted by **Exceptionsection 12.772.1 (b)**, but not both sections or not any combination of both sections:
  - .a either;
    - .i a public or private school;
    - .ii a day nursery;
    - .iii a park, playground or recreation facility operated by a public authority; and,
    - .iv purposes accessory to the other permitted purposes.
  - .b or:
    - .i those purposes permitted in an **R2AR1-ExceptionSECTION 760 zone**; and,
    - .ii a park, playground or recreation facility operated by a public

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

- .1 for those uses permitted in a **R2AR1-ExceptionSECTION 760** zone, the requirements and restrictions as set out in a **R2AR1-ExceptionSECTION 760 zone**.

### 12.772.3 for the purposes of **Exceptionsection 772**:

- .1 for the purpose of **ExceptionSection 772**, the front lot line shall be either the longer or the shorter lot line that abuts a street.

## 12.774 Exception 774

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

- .1 shall only be used for the purposes permitted by **Exceptionsection 12.774.1(a)**, or the purposes permitted by **Exceptionsection 12.774.1 (b)**, but not both sections or not any combination of both sections:
  - .a either;
    - .i a public or private school;
    - .ii a day nursery;
    - .iii a park, playground or recreation facility operated by a public authority; and,
    - .iv purposes accessory to the other permitted purposes.
  - .b or:
    - .i those purposes permitted in an **R2AR1-ExceptionSECTION 761** zone; and,
    - .ii a park, playground or recreation facility operated by a public

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

- .1 for those uses permitted in a **R2AR1-ExceptionSECTION 761** zone, the requirements and restrictions as set out in a **R2AR1-ExceptionSECTION 760-761** zone.

### 12.774.3 for the purposes of **Exceptionsection 774.**:

- .1 for the purpose of **ExceptionSection 774**, the front lot line shall be either the longer or the shorter lot line that abuts a street.



## 12.775 Exception 775

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

- .1 shall only be used for the purposes permitted by **Exceptionsection 775.1(1)**, or the purposes permitted by **Exceptionsection 775.1 (2)**, but not both sections or not any combination of both sections:
  - .a either;
    - .i a public or private school;
    - .ii a day nursery;
    - .iii a park, playground or recreation facility operated by a public authority; and,
    - .iv purposes accessory to the other permitted purposes.
  - .b or:
    - .i those purposes permitted in an **R2AR1-ExceptionSECTION 762** zone; and,
    - .ii a park, playground or recreation facility operated by a public

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

- .1 for those uses permitted in a **R2AR1-ExceptionSECTION 762** zone, the requirements and restrictions as set out in a **R2AR1-ExceptionSECTION 762** zone.

## 12.780 Exception 780

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

- .1 shall only be used for the purposes permitted by ~~Exceptionsection~~ 780.1(1), or the purposes permitted by ~~Exceptionsection~~ 780.1(2), but not both sections or not any combination of both sections:
  - .a either:
    - .i those purposes permitted in an OS zone; and,
    - .ii those purposes permitted in an I1 zone.
  - .b or:
    - .i those purposes permitted in an ~~R1DR1-ExceptionSECTION~~ 757 zone;
    - .ii those purposes permitted in an ~~R1DR1-ExceptionSECTION~~ 759 zone; and,
    - .iii a park, playground or recreation facility operated by a public authority.

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

- .1 for those uses permitted in a ~~R1DR1-ExceptionSECTION~~ 757 zone, the requirements and restrictions as set out in a ~~R1DR1-ExceptionSECTION~~ 757 zone.
- .2 for those uses permitted in a ~~R1DR1-ExceptionSECTION~~ 759 zone, the requirements and restrictions as set out in an ~~R1DR1-ExceptionSECTION~~ 759 zone.

## 12.782 Exception 782

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

- .1 the purposes permitted in **Agricultural Zone of this by-law.**

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

- .1 Minimum Lot Area: 0.3 hectares.

## 12.784 Exception 784

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

- .1 the purposes permitted by **RIR1A Zone**

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

- .1 Minimum Lot Width Interior Lot: 20 metres.
- .2 the front of a garage on a corner lot shall not be closer than 6.0 metres to a lot line.

## 12.785 Exception 785

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

- .1 the purposes permitted in an **R1A, R1R1C zone**

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

- .1 Minimum Lot Area:
  - .a Interior Lot: 352 square metres
  - .b Corner Lot: 429 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 11.0 metres
  - .b Corner Lot: 13.4 metres
- .3 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 minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - .c where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and,
  - .d where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .4 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.
- .5 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 itself, the inside width of the garage shall not exceed 45 percent of the lot width.
- .6 Minimum Front Yard Depth: 6.0 metres.
- .7 Minimum Lot Depth: 32.0 metres.
- .8 Minimum Exterior Side Yard Depth: 3.0 metres.
- .9 Minimum Rear Yard Depth: 7.6 metres.
- .10 Maximum Building Height: 10.6 metres.

## 12.786 Exception 786

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

- .1 shall only be used for the purposes permitted by the **I1 Zone**;

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

- .1 Minimum Landscaped Open Space:
  - .a a minimum of 9.0 metres shall be provided and maintained abutting Torbram Road, except at approved driveway locations; and,
  - .b a minimum of 3.0 metres shall be provided and maintained abutting Sandalwood Parkway, except at approved driveway locations.
- .2 Building Setback from Torbram Road:
  - .a Maximum: 18.0 metres;
  - .b Minimum: 7.6 metres

## 12.787 Exception 787

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

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

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

- .1 Minimum Front Yard Depth: 8 metres;

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## 12.789 Exception 789

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

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

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

- .1 Minimum Lot Area: Interior Lot: 350 square metres and 180 square metres per dwelling unit  
Corner Lot: 450 square metres, with 270 square metres for the dwelling unit closest to the flankage lot line
- .2 Minimum Lot Width: Interior Lot: 12 metres and 6 metres per dwelling unit Corner Lot: 15 metres, with 9 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Interior Side Yard Width: 1.2 metres, except where the common wall of semidetached dwelling units coincides with a side lot line, the side yard may be zero
- .4 Minimum Exterior Side Yard Width: 3 metres and 6 metres to a garage facing the flankage
- .5 Minimum Rear Depth: 7.5 metres
- .6 Maximum Building Height: 10.6 metres
- .7 any exterior overhead garage door shall not exceed 2.75 metres in width;
- .8 minimum length of common wall attached: 6 metres on the ground floor exclusive of a garage;
- .9 30% to 40% of the dwelling units shall have second floor components partially (1/2 to 3/4) built over garage, and another 30% to 40% of the dwelling units shall have second floor components significantly (over 3/4) built over garage; and
- .10 a minimum of 30% of the garages shall be facilitated with windows on the side walls facing the landscaped front yard.



## 12.791 Exception 791

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

- .1 shall only be used for the purposes permitted in the **R1C R1A, R1 Zone**

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

- .1 Minimum Lot Area: 425 square metres
- .2 Minimum Lot Width: Interior Lot: 12.4 metres Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 25 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth:
  - .a 10.8 metres, where the rear lot line is adjacent to Wanless Drive;
  - .b 7.5 metres where the rear lot line is not adjacent to Wanless Drive
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area;
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

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- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.792 Exception 792

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

- .1 shall only be used for the purposes permitted in the **R1C-R1A, R1 Zone**

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

- .1 Minimum Lot Area: 425 square metres
- .2 Minimum Lot Width: Interior Lot: 12.4 metres Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 25 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth:
  - .a 10.8 metres, where the rear lot line is adjacent to Wanless Drive;
  - .b 7.5 metres where the rear lot line is not adjacent to Wanless Drive
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area;
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.793 Exception 793

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

- .1 shall only be used for the purposes permitted in the **R1C-R1 Zone**

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

- .1 Minimum Lot Area: 342 square metres
- .2 Minimum Lot Width: Interior Lot: 13.7 metres Corner Lot: 15.5 metres
- .3 Minimum Lot Depth: 25 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area;
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.794 Exception 794

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

- .1 shall only be used for the purposes permitted in the **R1C-R1A, R1 Zone**

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

- .1 Minimum Lot Area: 463.6 square metres
- .2 Minimum Lot Width: Interior Lot: 12.2 metres Corner Lot: 14.0 metres
- .3 Minimum Lot Depth:
  - .a 30 metres
  - .b 24 metres, in the case of a corner lot, where the rear lot line is adjacent to Wanless Drive.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth:
  - .a 8.9 metres, where the rear lot line abuts the east limit of the Canadian Pacific Railway right-of-way;
  - .b 10.8 metres, where the rear lot line is adjacent to Wanless Drive;
  - .c 7.5 metres, in all other cases, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area;
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres

- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.795 Exception 795

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

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

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

- .1 Minimum Lot Area: 341.6 square metres
- .2 Minimum Lot Width: Interior Lot: 12.2 metres Corner Lot: 14.0 metres
- .3 Minimum Lot Depth: 28 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area;
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.



## 12.796 Exception 796

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

- .1 shall only be used for the purposes permitted in the R1C R1 Zone

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

- .1 Minimum Lot Area: 312.5 square metres
- .2 Minimum Lot Width: Interior Lot: 12.5 metres Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area;
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.797 Exception 797

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

- .1 shall only be used for the purposes permitted in the ~~R1C~~-R1 Zone

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

- .1 Minimum Lot Area: 312.5 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.5 metres
  - .b Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 25 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .7 Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .8 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area;
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance.
  - .c the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

- .10 no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.799 Exception 799

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

#### .1 Commercial:

- .a a hotel or motel;
- .b a motor vehicle sales, rental or leasing establishment;
- .c a motor vehicle repair shop;
- .d a dining room restaurant, a convenience restaurant, a take-out restaurant with or without drive-through facilities;
- .e banquet facilities;
- .f an office;
- .g a retail establishment without the outside storage of goods and materials;
- .h a personal service shop;
- .i a dry cleaning and laundry distribution station;
- .j a bank, trust company, or finance company;
- .k a custom workshop
- .l a radio or television broadcasting and transmission establishment;
- .m a furniture and appliance store;
- .n a recreational facility or structure;
- .o a community club;
- .p a convenience store;
- .q a service shop;
- .r a laundromat; and,
- .s a parking lot.

#### .2 Industrial:

- .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
- .b a printing establishment; and,
- .c a warehouse.

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

- .1 the following purposes shall not be permitted;
  - .a adult entertainment parlour;
  - .b adult video store;
  - .c amusement arcades including pool or billiard halls; and,
  - .d temporary open air markets;
- .2 Minimum Side Yard Width: 8.0 metres;
- .3 Minimum Rear Yard Depth: 15.0 metres;
- .4 Minimum Lot Width: 102 metres;
- .5 Maximum Building Height: 8.6 metres;
- .6 Minimum Landscaped Open Space: 50 percent of required front, exterior side and rear yards;
- .7 Landscaped Buffer Area: a landscaped buffer area having a minimum width of 15.0 metres shall be provided abutting Highway Number 10;
- .8 Outdoor Storage: no storage shall be permitted outside a building;
- .9 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .10 all garbage and refuse storage, other than restaurant refuse storage, but including any container for the storage of recyclable materials, shall be enclosed within a building;
- .11 parking shall be provided in accordance with General Provisions for Commercial Zones and General Provisions for Industrial Zones of this by-law; and,
- .12 no building shall be located closer than 10 metres to the limit of the Trans-Canada Pipeline Right-of-Way.