

12.802 Exception —802

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

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

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

- .1 Minimum Lot Area: 0.26 hectares
- .2 Minimum Lot Width: 38.1 metres
- .3 Minimum Lot Depth 35 metres
- .4 Minimum Front Yard Depth:
 - .a ~~for a dwelling constructed prior to January 1, 1996, 11.8 metres or the actual front yard setback, whichever is greater~~
 - .b for all other lots: 15 metres
- .5 ~~Minimum Interior Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.~~
- .6 Maximum Building Height: 7.6 metres
- .7 Minimum Floor Area:
 - ~~.a~~
 - ~~.b.a~~ ~~for a dwelling constructed prior to January 1, 1996, 148 square metres or the actual gross floor area, whichever is greater~~
 - ~~.b~~ for all other lots:
 - .i one storey: 185.8 square metres
 - .ii more than one storey: 232.2 square metres
- .8 ~~Maximum Lot Coverage: 25 percent~~
- .9 ~~Minimum Distance Separation Between Dwellings: 15 metres~~

12.805 Exception —805

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

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

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

- .1 ~~Minimum Lot Area:~~
 - .a Interior Lot: 363 square metres;
 - .b Corner Lot: 417 square metres;
- .2 ~~Minimum Lot Width:~~
 - .a Interior Lot: 12.1 metres;
 - .b Corner Lot: 13.9 metres;
- .3 ~~Minimum Rear Yard Depth: 7.5 metres;~~
- .4 ~~where a garage faces a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;~~
- .5 ~~the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.~~

12.806 Exception —806

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

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

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

- .1 ~~Minimum Lot Area:~~
 - .a Interior Lot: 334.66 square metres
 - .b Corner Lot: 405.35 square metres
- .2 ~~Minimum Lot Width:~~
 - .a Interior Lot: 9.99 metres
 - .b Corner Lot: 12.1 metres
- .3 ~~Minimum Lot Depth: 33.5 metres~~
- .4 ~~Minimum Rear Yard Depth: 7.5 metres~~
- .5 ~~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, and~~
 - .d ~~where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.~~
- .6 ~~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.~~
- .7 ~~for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.~~
- .8 ~~the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.~~

12.807 Exception —807

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

- .1 shall only be used for the purposes permitted in a ~~R1D-R1A~~, R1 zone.

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

- .1 ~~-~~Minimum Lot Area:
 - .a Corner Lot: 318 square metres
- .2 ~~-~~Minimum Lot Width:
 - .a Corner Lot: 10.6 metres
- .3 ~~-~~Minimum Rear Yard Depth: 7.5 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:
 - .a ~~-~~the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
 - .b ~~-~~the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
 - .c ~~-~~the minimum distance between two detached dwellings shall not be less than 1.2 metres;
 - .d ~~-~~where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall. and
 - .e ~~-~~where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .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 the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.
- .7 ~~-~~the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.808 Exception —808

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

- .1 shall only be used for the purposes permitted in a **R2C-R1A, R1 zone**

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

- .1 ~~Minimum Lot Area:~~
 - .a Semi-Detached Dwelling: Interior Lot: 408 square metres per lot and 204 square metres per dwelling unit.
- .2 ~~Minimum Width:~~
 - .a Semi-Detached Dwelling: Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
- .3 ~~Minimum Interior Side Yard Width:~~
 - .a Semi-Detached Dwelling: 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.
- .4 ~~Minimum Rear Yard Depth: 7.5 metres~~
- .5 ~~where a garage faces a front 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 3.0 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.~~
- .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.~~

12.809 Exception —809

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

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

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

- .1 ~~-Minimum Lot Area:~~
 - .a Interior Lot: 490 square metres and 245 square metres per dwelling Unit.
 - .b Corner Lot: 545 square metres and 284 square metres for the dwelling unit closest to the flankage lot line.
- .2 ~~-Minimum Lot Width:~~
 - .a Interior Lot: 13.5 metres and 6.75 metres per dwelling Unit.
 - .b Corner Lot: 14.6 metres and 7.85 metres for the dwelling Unit closest to the flankage lot line.
- .3 ~~-Minimum Lot Depth: 30 metres.~~
- .4 ~~-Minimum Front Yard Depth: 6.0 metres to a garage, 4.0 metres to the front wall of the dwelling.~~
- .5 ~~-Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.~~
- .6 ~~-Minimum Exterior Side Yard Width: 2.85 metres.~~
- .7 ~~-Minimum Rear Yard Depth: 7.6 metres.~~
- .8 ~~-Maximum Building Height: 10.6 metres.~~
- .9 ~~-Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, 60 percent of the front yard of an exterior lot, or 40 percent of the front yard of a lot where the side lot lines converge towards the front lot line.~~
- .10 ~~-where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.~~
- .11 ~~-from an interior lot, where the portion of a garage door is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.~~

12.811 Exception 811

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

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

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

- .1 Minimum Lot Area: 0.26 hectares
Minimum Lot Area for any lot created by consent involving No. 24 Crescent Hill Drive as it was municipally known on July 1, 1997: 0.217 hectares
- .2 Minimum Lot Width: 36.5 metres
- .3 Minimum Lot Depth 35 metres
- .4 Minimum Front Yard Depth:
 - .a for a dwelling constructed prior to January 1, 1996, 11.8 metres or the actual front yard setback, whichever is greater
 - .b for all other lots: 15 metres
- .5 Minimum Interior Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof
- .6 Maximum Building Height: 7.6 metres
- .7 Minimum Floor Area:
 - .a for a dwelling constructed prior to January 1, 1996, 148 square metres or the actual gross floor area, whichever is greater
 - .b for all other lots:
 - .i one storey: 185.8 square metres
 - .ii more than one storey: 232.2 square metres
- .8 Maximum Lot Coverage: 25 percent
- .9 Minimum Distance Separation Between Dwellings: 15 metres

12.812 Exception 812

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

- .1 a gas bar;
- .2 a service station;
- .3 a motor vehicle washing establishment;
- .4 a convenience store;
- .5 a retail establishment having no outside storage;
- .6 a service shop;
- .7 a personal service shop;
- .8 a convenience restaurant; a dining room restaurant, and a take out restaurant;
- .9 a dry cleaning and laundry distribution station;
- .10 a laundromat;
- .11 a printing or copying establishment;
- .12 a community club;
- .13 a health centre;
- .14 a custom workshop;
- .15 a taxi or bus station;
- .16 a banquet facility;
- .17 a tool and equipment rental establishment;
- .18 an office;
- .19 a bank, trust company or finance company;
- .20 a parking lot;
- .21 an animal hospital; and
- .22 purposes accessory to other permitted uses.

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

- .1 a 3 metre wide landscaped open space and a 1.8 metre high masonry wall shall be provided along the northerly limit of the property;

- .2 a 3 metre wide landscaped open space shall be provided along all public roads, except at the location of approved driveways;
- .3 no outside storage or display of goods shall be permitted;
- .4 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- .5 all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed; and
- .6 an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

12.813 Exception ~~—~~813

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

- .1 shall only be used for the purposes permitted in an ~~R1D~~ **R1M** zone.

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

- .1 ~~the~~ Minimum Interior Side Yard 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 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.
- .2 ~~where~~ a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .3 ~~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 garage door width shall not exceed 40% of the lot width.
- .4 ~~a~~ detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semidetached garage coincides with a side lot line, the side yard may be 0 metres.
- .5 ~~a~~ detached garage shall not have a gross floor area in excess of 24.0 square metres.

12.814 Exception —814

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

- .1 shall only be used for the purposes permitted in an **R1D-R1M, R1A zone**.

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

- .1 -Minimum Lot Width: Interior Lot: 10.0 metres Corner Lot: 13.0 metres
- .2 -Minimum Lot Area: Interior Lot: 300 square metres Corner Lot: 390 square metres
- .3 -a detached garage shall not have a gross floor area in excess of 33.0 square metres.
- .4 -a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line
- .5 -the requirements and restrictions contained in **section exceptions 813.2(1) to 813.2(3)** inclusive
- .6 -any building or structure, including any accessory structures or buildings, swimming pools, decks and patios, shall not be located within 5 metres of the Floodplain (F) Zone pertaining to the Fletchers Creek Valley.

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12.815 Exception ~~—~~815

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

- .1 shall only be used for the purposes permitted in an **R1C-R1M, R1A zone**.

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

- .1 -Minimum Front Yard Depth: 4.5 metres.
- .2 -a detached garage shall not have a gross floor area in excess of 39.0 square metres.
- .3 -a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line
- .4 -the requirements and restrictions contained in **section exception 813.2(1), to 813.2(2)** inclusive.
- .5 -any building or structure, including any accessory structures or buildings, swimming pools, decks and patios, shall not be located within 5 metres of the **Floodplain (F) Natural System (NS) Zone** pertaining to the Fletchers Creek Valley.

12.816 Exception —816

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

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

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

- .1 -Minimum Lot Area: Interior Lot: 411 square metres per lot, and 205 square metres per dwelling unit. Corner Lot: 501 square metres per lot, and 295 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: 16.7 metres, and 9.85 metres for the dwelling closest to the flankage lot line.
- .3 -Minimum Front Yard Depth: 4.5 metres.
- .4 -Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 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 -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 garage door width shall not exceed 40% of the lot width.
- .7 -a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semidetached garage coincides with a side lot line, the side yard may be 0 metres.
- .8 -a detached garage shall not have a floor area in excess of 24 square metres.
- .9 -no dwelling or structures shall be located within 7.5 metres of the Highway Number 7 right-of-way.
- .10 -any building or structure, including any accessory structures or buildings, swimming pools, decks and patios, shall not be located within 5 metres of the ~~Floodplain (F)~~Natural System (NS) Zone pertaining to the Fletchers Creek Valley.

12.818 Exception 818

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

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

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

- .1 no dwelling, structures or frontage roads shall be located within 13.7 metres of the Highway Number 7 right-of-way.
- .2 Minimum Dwelling Unit Width: 5.4 metres.
- .3 Minimum Front Yard Depth shall be 10.5 metres except where a unit flanks McLaughlin Road, the minimum front yard depth shall be 7.5 metres.
- .4 Minimum Interior Side Yard Depth: 3.0 metres except where a unit flanks the southerly property line, the minimum interior side yard setback shall be 1.8 metres.
- .5 Maximum Building Height : 3 storeys.
- .6 the maximum number of dwelling units which may be attached shall not exceed 8.
- .7 the maximum number of dwelling units shall be 78.
- .8 Minimum Landscaped Open Space: 45% of the lot area.
- .9 where a garage faces a road or driveway the minimum setback from the limit of the driveway to the front of the garage shall be 6.0 metres.
- .10 where the rear of a dwelling unit faces a lot line, the setback shall be a minimum 7.5 metres.
- .11 no building or structure shall be located within 10.5 metres of the McLaughlin Road right-of-way except where a unit flanks McLaughlin Road, no building or structure shall be located within 7.5 metres of the McLaughlin Road right-of-way.
- .12 where the rear of a dwelling unit faces lands zoned ~~Floodplain (F)~~Natural System (NS), the setback from the rear elevation of the dwelling unit to the lands zoned ~~Floodplain (F)~~Natural System (NS) shall be a minimum of 11.0 metres.
- .13 no building or structure including any accessory structures or buildings, swimming pools, decks and patios, shall be located within a minimum of 5 metres of the ~~Floodplain (F)~~Natural System (NS) Zone pertaining to the Fletchers Creek Valley.

12.820 Exception 820

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

- .1 shall only be used for the purposes permitted in an **GCHC2 zone**

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

- .1 no buildings or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.

12.822 Exception 822

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

- .1 shall only be used for the purposes permitted by **Exceptionsection 822.1(1)**, or the purposes permitted by **Exceptionsection 822.1(2)**, but not both sections and 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 a **R1C-R1 – ExceptionSECTION 866** zone; and
 - .ii a park, playground or recreation facility operated by a public authority

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

- .1 for those uses permitted in an **R1DR1-ExceptionSection 813 zone**, the requirements and restrictions as set out in an **R1DR1-ExceptionSection 813** zone.
- .2 for those uses permitted by **ExceptionSection 822.1(1)**, the requirements and restrictions relating to the I1 zone.
- .3 any building or structure, including any accessory structures or buildings, swimming pools, decks and patios, shall not be located within 5 metres of the **Floodplain-(F)Natural System (NS)** Zone pertaining to the Fletchers Creek Valley.

12.823 Exception —823

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

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

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

- .1 -Minimum Lot Area:

.a Interior Lot: 324 square metres

.b Corner Lot: 405 square metres

- .2 -Minimum Lot Depth: 27 metres

- ~~.3~~ -Minimum Interior Side Yard Width:

~~.a~~ 1.2 metres on one side and 0.6 metres on the other side,

~~a.b~~ where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

- ~~3.4~~ -Minimum Front Yard Depth: 4.5 metres

- ~~4.5~~ -Minimum Rear Yard Depth: 6 metres

- ~~5.6~~ where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

12.824 Exception —824

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

- .1 ~~shall only be used for the purposes permitted in an~~ **R1D-R1M, R1A zone.**

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

- .1 ~~the~~ Minimum Interior Side Yard shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
 - .a ~~the~~ minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
 - .b ~~the~~ side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
 - .c ~~the~~ minimum distance between two detached dwellings shall not be less than 1.2 metres;
 - .d ~~where~~ the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
 - .e ~~where~~ an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .2 ~~where~~ a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
- .3 ~~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 garage door width shall not exceed 40% of the lot width.
- .4 ~~a~~ detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi detached garage coincides with a side lot line, the side yard may be 0 metres.
- .5 ~~a~~ detached garage shall not have a gross floor area in excess of 24.0 square metres.

12.825 Exception —825

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

- .1 shall only be used for the purposes permitted in an ~~R1C-R1M~~ zone.

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

- .1 ~~-~~Minimum Lot Width:
- .a Interior Lot: 10.0 metres.
 - .b Corner Lot: 13.0 metres.
- .2 ~~-~~Minimum Lot Area:
- .a Interior Lot: 300.0 metres.
 - .b Corner Lot: 390.0 metres.
- .3 ~~-~~the requirements and restrictions contained in ~~section exception~~ 824.2.
- .4 ~~-~~a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line.
- .5 ~~-~~a detached garage shall not have a gross floor area in excess of 33.0 square metres.

12.8296 Exception —829826

12.8296.1 The lands shall only be used for the following purposes:

- .1 -shall only be used for the purposes permitted in an **R1C-R1M, R1A zone**.

12.829826.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres.
- .2 a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line.
- .3 detached garage shall not have a gross floor area in excess of 39.0 square metres.
- .4 the requirements and restrictions contained in **section-exception 12.824.2(1)**.

12.~~827~~799 Exception ~~827~~—799

12.~~799~~827.1 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.~~799~~827.2 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 -Semi-Detached Dwelling:
 - .i Interior Lot: 194.0 square metres; and,
 - .ii Corner Lot: 241.0 square metres.
 - .b -Townhouse Dwelling:
 - .i Interior Lot: 177.0 square metres; and,
 - .ii Corner Lot: 241.0 square metres.
- .3 -Minimum Lot Width per Dwelling Unit:
 - .a -Semi-Detached Dwelling:
 - .i Interior Lot: 9.15 metres; and,
 - .ii Corner Lot: 11.35 metres.
 - .b -Townhouse Dwelling:
 - .i Interior Lot: 8.35 metres; and,
 - .ii Corner Lot: 11.35 metres.
- .4 -Minimum Lot Depth: 22.0 metres.
- .5 -Minimum Front Yard Depth: 4.5 metres.
- .6 -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.
- .7 -Minimum Exterior Side Yard Width: 3.0 metres

- .8 -Minimum Rear Yard Depth: 6.0 metres.
- .9 -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.
- .10 -where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .11 -a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semidetached garage coincides with a side lot line, the side yard may be 0 metres.
- .12 -a detached garage shall not have a gross floor area in excess of 24.0 square metres
- .13 -no accessory building shall have a gross floor area in excess of 5.0 square metres, or be located within a front yard, an interior side yard or an exterior side yard.
- .14 -maximum number of dwelling units per townhouse dwelling: 6

12.828 Exception — 828

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

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

12.828.2 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: 194.0 square metres; and,
 - .b Corner Lot: 241.0 square metres.
- .3 Minimum Lot Width per Dwelling Unit:
 - .a Interior Lot: 9.15 metres; and,
 - .b Corner Lot: 11.35 metres.
- .4 Minimum Lot Depth: 22.0 metres.
- .5 ~~Minimum Front Yard Depth: 4.5 metres.~~
- .6 ~~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.~~
- .7 ~~Minimum Exterior Side Yard Width: 3.0 metres~~
- .8 Maximum Driveway Width: 3.0 metres.
- .9 ~~Minimum Rear Yard Depth: 6.0 metres.~~
- .10 ~~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.~~
- .11 ~~Maximum Width of a Garage: 4.0 metres.~~
- .12 ~~the driveway for all semi-detached dwelling units shall be physically attached with the driveway of the adjoining dwelling unit.~~
- .13 ~~no~~ accessory building shall have a gross floor area in excess of 5.0 square metres, or be located within a front yard, an interior side yard or an exterior side yard.

- .14 ~~where~~ a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

12.829 Exception —829

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

- .1 ~~a~~ semi-detached dwelling; and,
- .2 ~~p~~urposes accessory to the other permitted purposes.

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

- .1 ~~M~~inimum Lot Width:
 - .a Interior Lot: 13.7 metres and 6.85 metres per dwelling unit; and,
 - .b Corner Lot: 16.7 metres and 9.85 metres for the dwelling closest to the flankage lot line.
- .2 ~~M~~inimum Lot Area:
 - .a Interior Lot: 411.0 square metres per lot, and 205 square metres per dwelling unit; and,
 - .b Corner Lot: 501.0 square metres per lot, and 295.0 square metres for the dwelling unit closest to the flankage lot line.
- .3 ~~M~~inimum Front Yard Depth: 4.5 metres.
- .4 ~~M~~inimum Interior Side Yard Width: 1.2 metres, except where a common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be zero.
- .5 ~~w~~here a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 ~~f~~or 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 garage door width shall not exceed 40% of the lot width.
- .7 ~~a~~ detached garage shall be located no closer than 1.2 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, then the side yard may be 0 metres.

12.831 Exception —831

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

- .1 shall only be used for the purposes permitted in an **R1D-R1M, R1A zone**.

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

- .1 ~~the~~ Minimum Interior Side Yard 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 dwelling shall not be less than 1.2 metres;
 - .c ~~where~~ the distance between the walls of two dwelling 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.
- .2 ~~where~~ a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .3 ~~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 garage door width shall not exceed 40% of the lot width.
- .4 ~~a~~ detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi detached garage coincides with a side lot line, the side yard may be 0 metres.
- .5 ~~a~~ detached garage shall not have a gross floor area in excess of 24.0 square metres.

12.832 Exception —832

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

- .1 shall only be used for the purposes permitted in an **R1C-R1M, R1A zone**.

12.832.1-2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres
- .2 -a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line.
- .3 -a detached garage shall not have a gross floor area in excess of 39.0 square metres.
- .4 -the requirements and restrictions contained in **section-exception 831.2(1)**.

12.833 Exception —833

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

- .1 ~~a~~ semi-detached dwelling; and,
- .2 ~~p~~urposes accessory to the other permitted purposes.

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

- .1 ~~M~~inimum Lot Area:
 - .a Interior Lot: 411 square metres per lot, and 205 square metres per dwelling unit.
 - .b Corner Lot: 501 square metres per lot, and 295 square metres for the dwelling unit closest to the flankage lot line.
- .2 ~~M~~inimum Lot Width:
 - .a Interior Lot: 13.7 metres, and 6.85 metres per dwelling unit.
 - .b Corner Lot: 16.7 metres, and 9.85 metres for the dwelling closest to the flankage lot line.
- .3 ~~M~~inimum Front Yard Depth: 4.5 metres.
- .4 ~~M~~inimum Interior Side Yard Width: 1.2 metres, except where a common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be zero.
- .5 ~~w~~here a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .6 ~~f~~or 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 garage door width shall not exceed 40% of the lot width.
- .7 ~~a~~ detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, the side yard may be 0 metres.
- .8 ~~a~~ detached garage shall not have a gross floor area in excess of 24.0 square metres.

12.834 Exception —834

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

- .1 shall only be used for the purposes permitted in the **R3b R2 zone**.

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

- .1 no dwelling shall be located within 30.0 metres of a rail right-of-way.

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12.835 Exception —835

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

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

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

- .1 -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; and
- .2 -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 width of the garage door shall not exceed 40 percent of the lot width.
- .3 -Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between two detached buildings not to be less than 1.2 metres.

12.836 Exception —836

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

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

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

- .1 ~~Minimum Lot Area:~~
 - .a Interior Lot: 334 square metres
- .2 ~~the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;~~
- .3 ~~where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres; and~~
- .4 ~~for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the width of the garage door shall not exceed 40 percent of the lot width.~~
 - .a Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between two detached buildings not to be less than 1.2 metres.

12.837 Exception —837

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

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

12.837.1 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 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 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 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(2) 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.

12.838 Exception —838

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

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

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

- .1 -Minimum Lot Area: 485 square metres
- .2 -Minimum Lot Area per unit: 243 square metres
- .3 -Minimum Lot Width: Interior Lot: 13.7 metres 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 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 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 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;
- .9
- .10 -where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 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 ~~(a)~~ the adjoining unit garage has a maximum inside width of 3.2 metres;
 - .b ~~(b)~~ a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;
 - ~~.12.c~~ (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

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Exception Zones

12.840 Exception —840

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

- .1 shall only be used for the purposes permitted in a **R2C-R1A, R1 zone**.

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

- .1 ~~-~~Minimum Lot Area:
- .a Semi-Detached Dwelling:
- .i Interior Lot: 408 square metres per lot and 204 square metres per dwelling unit;
- .ii Corner Lot: 462 square metres per lot and 258 square metres for the dwelling unit closest to the flankage lot line.
- .2 Minimum Lot Width:
- .a Semi-Detached Dwelling:
- .i Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;
- .ii Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line.
- .3 ~~-~~Minimum Interior Side Yard Width:
- .a Semi-Detached Dwelling: 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.
- .4 ~~-~~Minimum Rear Yard Depth: 7.5 metres
- ~~.5~~
- ~~.6.5~~ where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- ~~.7.6~~ 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.

12.841 Exception —841

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

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

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

- .1 -Minimum Lot Area: Corner Lot: 318 square metres
- .2 -Minimum Lot Width: Corner Lot: 10.6 metres
- .3 -Minimum Rear Yard Depth: 7.5 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:
 - .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 1.8 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.
- .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 the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.
- .7 -the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.842 Exception —842

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

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

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

- .1 -Minimum Lot Area: Interior Lot: 334.66 square metres
- .2 -Minimum Lot Width: Interior Lot: 9.99 metres
- .3 -Minimum Lot Depth: 33.5 metres
- .4 -Minimum Rear Yard Depth: 7.5 metres
- .5 -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 1.8 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 -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.
- .7 -for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling units itself, the garage door width shall not exceed 40 percent of the lot width.
- .8 -the minimum distance measure along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.843 Exception —843

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

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

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

- .1 -Minimum Lot Area: 407 square metres
- .2 -Minimum Lot Width: 13.8 metres
- .3 -Minimum Lot Depth: 29.5 metres
- .4 -Minimum Rear Yard Depth: 7.5 metres
- .5 -the Minimum Interior Side Yard shall be 0.6 metres provided that:
- .6 -the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .7 -where the distance between the walls of two dwellings is less than 1.8 metres, no door or window below grade will be permitted in any such wall; and,
- .8 -where an interior side yard width is less than 0.9 metres, the distance that the structures listed in **Table 6.13.A** may project into the yard shall not exceed 35 centimetres.
- .9 -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.
- .10 -the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

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12.845 Exception 845

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

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

12.845.2 The following purposes shall not be permitted:

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

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

- .1 Minimum Front Yard Depth: 20 metres;
- .2 Minimum Interior Side Yard Width: 0 metres; except where abutting a residential zone, then the minimum interior side yard width shall be 12.0 metres;
- .3 Minimum Rear Yard Depth: 11 metres; and
- .4 Minimum Lot Width: 180 metres.
- .5 Maximum Building Height: one Storey;

- .6 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;
- .7 Maximum Gross Leasable Commercial Floor Area: 16,966 square metres;
- .8 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .9 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,
- .10 Parking shall be provided on the basis of 1 parking space for every 19 square metres of gross leasable commercial floor area.

12.845.4 for the purposes of Exception 845:

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

12.846 Exception —846

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

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

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

- .2 no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.
- .3 a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.846.3 for the purposes of ~~section exception~~ 846:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C-R1-Section Exception 735 zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **section Exception 846.2**.

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12.848 Exception 848

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

- .1 an office, including a medical office, a retail establishment, a convenience store, a personal service shop, a bank, a trust company or financial company, a dry cleaning establishment and laundry distribution station, a laundromat, a farm produce stand, a health centre, a commercial school, a garden centre establishment and a gas bar; and
- .2 the purposes permitted by the **Industrial Four A – ExceptionSection 186 Zone (PEM4A – ExceptionSection 186)**.

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

- .1 in respect of the permitted purposes in **12.848.1(1)**:
 - .a the Maximum Gross Floor Area shall be 7,432 square metres;
 - .b a Maximum Gross Leasable Commercial Floor Area used for retail purposes, excluding a convenience store and a garden centre establishment, shall be 1,115 square metres;
 - .c all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
 - .d all garbage and refuse storage, other than that associated with a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;
 - .e an adult video store and an amusement arcade shall not be permitted; and
 - .f the Minimum Lot Area shall be 31,970 square metres.
- .2 in respect of the permitted purposes in **12.848.1(2)**
 - .a only one dinning room or convenience restaurant is permitted within an industrial mall as defined in section 5.0 of this by-law provided that the maximum gross floor area of the restaurant is limited to 465 square metres or 5 percent of the gross floor area of the building, which ever is less;
 - .b the Minimum Lot Area shall be 31,970 square metres; and
 - .c the corresponding requirements and restrictions of the **PEM4A – ExceptionSection 186 Zone**.

12.849 Exception 849

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

- .1 the purposes permitted in the GEM3A zone; or
- .2 the purposes permitted in the SC zone;

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

- .1 in respect of the permitted purposes in 12.849.1 (1)
 - .a the requirements and restrictions of the GEM3A zone;
- .2 in respect of the permitted purposes in 12.849.1 (2)
 - .a the requirements and restrictions of the SC zone

12.851 Exception 851

12.851.1 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, finance company;
- .5 an office;
- .6 a dry cleaning and laundry distribution station;
- .7 a laundromat;
- .8 a parking lot;
- .9 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .10 a printing or copying establishment;
- .11 a place of commercial recreation, but not including a billiard hall;
- .12 a community centre;
- .13 a health centre;
- .14 a custom workshop
- .15 a service station;
- .16 a commercial school;
- .17 a garden centre sales establishment;
- .18 an amusement arcade; but not including a billiard hall;
- .19 a temporary open air market;
- .20 a tavern;
- .21 a taxi or bus station;
- .22 a motor vehicle or boat sales establishment;
- .23 a motor vehicle repair shop;
- .24 a swimming pool sales and service establishment;
- .25 an animal hospital;
- .26 a dairy bar;

- .27 a motor vehicle washing establishment;
- .28 a hotel;
- .29 a furniture and appliance store;
- .30 a convenience store;
- .31 an art gallery;
- .32 a retail warehouse;
- .33 a department store;
- .34 a home and auto supply store;
- .35 a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with the purposes permitted by Section 12.851.1(17), 12.851.1(22), 12.851.1(24), 12.851.1(29), 12.851.1(32), 12.851.1(33), 12.851.1(34) and 12.851.1(36);
- .36 only one supermarket; and,
- .37 purposes accessory to the other permitted purposes.
- .38 movie theatres

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

- .1 except for driveway locations, landscaped open spaces shall be provided as follows:
 - .a a minimum 6.0 metre wide strip abutting Bovaird Drive;
 - .b a minimum 3.0 metre wide strip abutting Highway Number 410;
 - .c a minimum 5.0 metre wide strip abutting the easterly extension of Nasmith Street.
- .2 Minimum Front Yard Depth: 9.0 metres;
- .3 Minimum Exterior Side Yard Depth: 9.0 metres;
- .4 Minimum Interior Side Yard Depth: 9.0 metres;
- .5 Minimum Rear Yard Depth: 9.0 metres;
- .6 no buildings or structures shall be located within 13.7 metres of the Highway Number 410 right-of-way;
- .7 Maximum Building Height: no restriction;
- .8 restaurant refuse storage shall be enclosed in a climate-controlled area within a building;
- .9 any commercial unit having a floor area greater than 600 square metres shall have the opening of waste disposal and loading facilities facing away from residential uses, and shall be appropriately screened;

- .10 Minimum Landscaped Open Space: 5% of the lot area;
- .11 Minimum Parking Space Requirements:
 - .a for a hotel, as per section 20;
 - .b for an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof;
 - .c for all other uses listed in ~~Exception~~section 12.851.1 of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof, except for the purpose permitted by ~~Exception~~section 12.851.1.35 that shall have a parking requirement of 1 parking space for every 100 square metres.
- .12 notwithstanding any other provision of this Zoning By-law, to the contrary, the lands zoned ~~GCC3-Exception~~Section 851, shall be treated as a single lot for zoning purposes.
- .13 the Aggregate Maximum Gross Leasable Floor Area for the purposes permitted by ~~Exception~~Section 12.851.1, excluding the uses permitted by ~~Exception~~Section 12.851.1.5, shall not exceed 84,000 square metres.
- .14 movie theatres shall only be permitted to an aggregate of 16 screens and 3,860 seats.

12.851.3 for the purposes of ~~Exception~~section 851:

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food products. A Retail Warehouse is not defined as a furniture and appliance store as permitted by ~~Exception~~Section 12.851.1.29
- .2 Department Store shall mean a building occupied by a store primarily engaged in general merchandising at retail of a wide range of commodities organized into a number of individual departments within such building.
- .3 Home And Auto Supply Store shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a specialty auto repair establishment.

12.852 Exception 852

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

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

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

- .1 Minimum Dwelling Unit Width: 5.4 metres.
- .2 Minimum Front Yard Depth: 5.0 metres.
- .3 Minimum Interior Side Yard Depth: 3.0 metres.
- .4 Minimum Rear Yard Depth: 6.9 metres.
- .5 Maximum Building Height: 3 storeys.
- .6 Minimum Landscaped Open Space: 45% of the lot area.
- .7 where a garage faces a road or driveway the minimum setback from the limit of the driveway to the front of the garage shall be 6.0 metres.
- .8 no more than two townhouse dwellings shall contain a maximum of 9 townhouse dwelling units.
- .9 Maximum Number of Dwelling Units: 182

12.853 Exception —853

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

- .1 shall only be used for the purposes permitted in an R2A-Section 737 zone.

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

- .2 no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.
- .3 a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.853.3 for the purposes of ~~section exception~~ 853:

- .1 shall also be subject to the requirements and restrictions relating to the R1CR1-Section 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in ~~section exception~~ 853.2.

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12.854 Exception —854

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

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

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

- .1 ~~Minimum Interior Side Yard Width:~~
 - .a 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
 - .b ~~where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,~~
 - .c ~~where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;~~
- .2 ~~Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,~~
- .3 ~~no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.~~

12.854.3 for the purposes of ~~section-exception~~ 854:

- .1 shall also be subject to the requirements and restrictions relating to the **R1CR1-Section 735 zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **~~section-exception~~ 854.2**.

12.855 Exception —855

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

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

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

- .1 ~~Minimum Interior Side Yard Width:~~
 - .a 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
 - .b ~~where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,~~
 - .c ~~where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;~~
- .2 ~~Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,~~
- .3 ~~no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.~~
- .4 a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.855.3 for the purposes of ~~section-exception~~ 855:

- .1 shall also be subject to the requirements and restrictions relating to the **R1CR1-Section 735 zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **~~section-exception~~ 855.2.**

12.856 Exception —856

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

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

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

- .1 -Minimum Lot Area: 333.0 metres.
- .2 -Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
 - .b -where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,
 - .c -where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;
- .3 -Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,
- .4 -no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.
- .5 a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.856.3 for the purposes of ~~section-exception~~ 856:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C-R1-Section 735 zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **section-exception 856.2.**

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12.857 Exception —857

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

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

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

- .1 -Minimum Lot Area: 333.0 metres.
- .2 -Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
 - .b -where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,
 - .c -where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;
- .3 -Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,
- .4 -no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.
- .5 a driveway to a garage shall be provided having a minimum length of 5.4 metres;
- .6 a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

12.857.3 for the purposes of **section exception 857**:

- .1 shall also be subject to the requirements and restrictions relating to the **R1C-R1-Section 735 zone** and all the general provisions of this by-law which are not in conflict with the ones set out in **section exception 857.2**.
- .2 Lot Depth shall mean the straight line distance, from the front lot line to the rear lot line of the same lot, which is measured 7.0 metres from the longest of the two side lot lines.

12.858 Exception ~~—~~858

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

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

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

- .1 ~~-~~Minimum Lot Area: 333.0 metres.
- .2 ~~-~~Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
 - .b ~~-~~where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,
 - .c ~~-~~where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;
- .3 ~~-~~Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,
- .4 ~~-~~no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

12.858.3 for the purposes of ~~section exception~~ 858:

- .1 shall also be subject to the requirements and restrictions relating to the ~~R1CR1-Section-Exception~~ 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in ~~section-Exception~~ 858.2.

12.860. Exception 860

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

- .1 shall only be used for the purposes permitted by ~~Exceptionsection~~ 12.860.1.2, or the purposes permitted by ~~Exceptionsection~~ 12.860.1.3, but not both sections or not any combination of both sections:
- .2 either:
 - .a a public or private school;
 - .b a day nursery;
 - .c a park, playground or recreation facility operated by a public authority; and,
 - .d purposes accessory to the other permitted purposes.
- .3 or:
 - .a those purposes permitted in an ~~R1A, R1A~~~~R1C-ExceptionSection~~ 855 zone; and,
 - .b a park, playground or recreation facility operated by a public authority.

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

- .1 for those uses permitted in a ~~R1A, R1A~~~~R1C-ExceptionSection~~ 855 zone, the requirements and restrictions as set out in a ~~R1A, R1A~~~~R1C-ExceptionSection~~ 855 zone.

12.865 Exception —865

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

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

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

- .1 -Minimum Lot Area: Interior Lot: 328 square metres Corner Lot: 365 square metres
- .2 -Minimum Lot Width: Interior Lot: 13.7 metres Corner Lot: 15.5 metres
- .3 -Minimum Lot Depth: 24 metres
- .4 -Minimum Front Yard Depth: 4.5 metres
- .5 -the Minimum Interior Side Yard Width shall be 1.2 metres on one side and 0.6 metres on the other side provided that:
- .6 -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;
- .7 -the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- .8 -where the distance between the walls of row dwellings is less than 1.8 metres, no door or window below grade will be permitted in any such wall; and,
- .9 -where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- .10 -Minimum Rear Yard Depth: 6.0 metres;
- .11 -the minimum width for a side yard flanking a public walkway or lands **zoned OS** shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .12 -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;

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12.866 Exception —866

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

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

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

- .1 -where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .2 -Minimum Front Yard Depth: 4.5 metres
- .3 -the minimum distance between detached dwellings is not to be less than 1.8 metres

12.867 Exception —867

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

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

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

- .1 ~~a~~Minimum Lot Area:
 - .a Interior Lot: 438 square metres per lot and 219 square metres per dwelling unit;
 - .b Corner Lot: 482 square metres per lot and 254 square metres for the dwelling units closest to the flankage lot line;
- .2 ~~a~~Minimum Lot Width:
 - .a Interior Lot: 18.3 metres per lot and 9.1 per dwelling unit;
 - .b Corner Lot: 20.1 metres per lot and 10.9 for the dwelling unit closest to the flankage lot line;
- .3 ~~a~~Minimum Lot Depth: 24 metres;
- .4 ~~a~~Minimum Front Yard Depth: 4.5 metres
- .5 ~~a~~Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semidetached dwelling units coincide with a side lot line, the side yard may be zero metres;
- .6 ~~a~~the minimum width for a side yard flanking a public walkway shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- .7 ~~a~~Minimum Rear Yard Depth: 6.0 metres
- .8 ~~a~~where a garage faces s front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres

12.868 Exception —868

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

- .1 shall only be used for the purposes permitted in a **R3B-R2 zone**.

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

- .1 -Minimum Lot Area per Dwelling Unit:
- .a Interior Lot: 225 square metres
 - .b Corner Lot: 280 square metres
- .2 -Minimum Lot Width per Dwelling Unit:
- .a Interior Lot: 7.5 metres
 - .b Corner Lot: 9.5 metres
- .3 -Minimum Front Yard Depth: 4.5 metres
- ~~.4~~
- ~~5.4~~ -where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- ~~6.5~~ -Minimum Interior Side Yard Width: 1.2 metres except where the common wall of the dwelling unit coincides with a side lot line, the side yard may be zero metres
- ~~7.6~~ -Minimum Rear Yard Depth: 7.5 metres
- ~~8.7~~ -each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- ~~9.8~~ -a maximum of 8 dwelling units shall be attached.

12.869 Exception 869

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

- .1 shall only be used for the purposes permitted by **Exceptionsection 869.1(1)**, or the purposes permitted by **Exceptionsection 869.1(2)**, but not both sections and 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 a **R1A, R1R1C – ExceptionSECTION 865** zone; and
 - .ii a park, playground or recreation facility operated by a public authority

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

- .1 for those purposes permitted in a **R1A, R1R1C – ExceptionSECTION 865** zone, the requirements and restrictions as set out in a **R1A, R1R1C – ExceptionSECTION 865** zone.

12.872 Exception —872

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

- .1 shall only be used for the purposes permitted in a **R3B-R2 zone**.

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

- .1 -Minimum Lot Area per Dwelling Unit:

- .a Interior Lot: 185 square metres
- .b Corner Lot: 275 square metres

- .2 -Minimum Lot Width per Dwelling Unit:

- .a Interior Lot: 6.0 metres
- .b Corner Lot: 9.0 metres

- .3 -Minimum Front Yard Depth: 4.5 metres

~~.4~~

- ~~5.4~~ -where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

- ~~6.5~~ -Minimum Interior Side Yard Width: 1.2 metres except where the common wall of the dwelling units coincide with a side lot line, the side yard may be zero metres;

- ~~7.6~~ -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; and,

- ~~8.7~~ -a maximum of 8 dwellings units shall be attached.

12.874. Exception 874

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

- .1 a gas bar;
- .2 a convenience store;
- .3 a car washing establishment;
- .4 a dry cleaning establishment;
- .5 a convenience restaurant; with or without a drive-through facility, and,
- .6 purposes accessory to the other permitted purposes.

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

- .1 Minimum Lot Width: 63.0 metres
- .2 Minimum Setback to the right-of-way of Highway 410: 13.7 metres
- .3 Minimum Lot Area: 0.4 hectares
- .4 Minimum Front Yard Landscaping: 5.0 metres except at approved access locations.

12.875 Exception —875

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

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

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

- .1 -for a quattroplex dwelling, the requirements and restrictions as set out in an **R2B-SECTION EXCEPTION 768** zone.
- .2 -for a semi-detached dwelling, the following:
 - .a -Minimum Lot Area:
 - .i Interior Lot: 351 square metres and 207 square metres per dwelling unit.
 - .ii Corner Lot: 382 square metres and 191 square metres for the dwelling unit closest to the flankage lot line.
 - .b -Minimum Lot Width:
 - .i Interior Lot: 13.5 metres and 6.75 metres per dwelling unit
 - .ii Corner Lot: 15.3 metres and 8.55 metres for the dwelling unit closest to the flankage lot line.
 - .c -Minimum Lot Depth: 26 metres.
 - .d -Minimum Front Yard Depth: 6.0 metres to a garage, and 4.5 metres to the front wall of the dwelling.
 - .e -Minimum Interior Side Yard: 1.2 metres except where the common wall of the semidetached dwelling units coincide with a side lot line, the side yard may be 0 metres.
 - .f -Minimum Exterior Side Yard Width: 3.0 metres.
 - .g -Minimum Rear Yard Depth: 7.5 metres.
 - .h -Maximum Building Height: 10.6 metres.
 - .i -where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

12.875.3 for the purposes of ~~section~~ exception 875:

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

12.877 Exception —877

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

- .1 shall only be used for the purposes permitted in a **R3B-R2 zone**.

12.877.2 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: 252 square metres
- .2 ~~-~~Minimum Lot Depth: 28 metres
- ~~.3~~
- ~~.4.3~~ where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- ~~.5.4~~ each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room; and
- ~~.6.5~~ the maximum number of dwelling units which may be attached shall not exceed 8.

12.878. Exception 878

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

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

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

- .1 Minimum Lot Area per Dwelling Unit:
 - .a Interior Lot: 165 square metres
 - .b Corner Lot: 203 square metres
- .2 Minimum Lot Width per Dwelling Unit:
 - .a Interior Lot: 7.5 metres
 - .b Corner Lot: 9.5 metres
- .3 Minimum Lot Depth: 22 metres
- .4 Minimum Front Yard Depth: 4.5 metres
- .5 Minimum Side Yard Width: 1.2 metres
- .6 Minimum Rear Yard Depth: 6 metres
- .7 where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- .8 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room; and
- .9 the maximum number of dwelling units which may be attached shall not exceed 8.

12.879 Exception —879

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

- .1 shall only be used for the purposes permitted in a **R2C-R1 zone**.

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

- .1 -Minimum Lot Area:
- .a Semi-Detached Dwelling:
- .i Interior Lot: 488.0 square metres per lot and 244.0 square metres per dwelling unit;
- .2 -Minimum Lot Width:
- .a Semi-Detached Dwelling:
- .i Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;
- .3 -Minimum Lot Depth: 36.0 metres
- .4 -Minimum Interior Side Yard Width:
- .a Semi-Detached Dwelling: 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.
- .5 -Minimum Rear Yard Depth: 7.5 metres
- ~~.6~~
- ~~.7.6~~ -where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- ~~.8.7~~ -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.

12.880 Exception 880

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

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

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 300.0 square metres
 - .b Corner Lot: 350.0 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.6 metres
- .3 Minimum Rear Yard Depth: 7.5 metres
 - .a 1.2 metres on one side and 0.6 metres on the other side.
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
 - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .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.
- .5 for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.
- .6 the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.881 Exception —881

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

.1 shall only be used for the purposes permitted in a ~~R1R1D~~ zone.

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

- .1 Minimum Lot Area:
 - .a Interior Lot: 335.0 square metres
 - .b Corner Lot: 360.0 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.0 metres
 - .b Corner Lot: 10.8 metres
- .3 Minimum Rear Yard Depth: 7.5 metres
- .4 Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.6 metres on the other side.
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
 - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .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 the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling units itself, the garage door width shall not exceed 40 percent of the lot width.
- .7 the minimum distance measure along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

12.885 Exception 885

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

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

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

- .1 Minimum Lot Area: 230 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 30 metres
 - .b Corner Lot: 33 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Yard Setbacks: 3 metres, but 6 metres to the front of a garage, 4.5 metres to the building wall where the front entrance to a dwelling unit is located
- .5 Separation of Buildings: 2.4 metres
- .6 Minimum Landscape Open Space: 40%, including a 3 metre wide landscaped area abutting public roads except at approved driveway locations
- .7 Coverage by Principle Building: none
- .8 the maximum number of dwelling units which may be attached shall not exceed 8; and
- .9 for a townhouse dwelling unit, a minimum amenity area of 6 metres by the width of the townhouse dwelling unit shall be provided abutting each dwelling unit.

12.886 Exception —886

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

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

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

- .1 ~~-~~Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.6 metres on the other side
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .2 ~~-~~where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres; and
- .3 ~~-~~where an interior lot has a portion of a garage located 3 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

12.887 Exception —887

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

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

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

- .1 ~~-~~Minimum Lot Depth: 38 metres
- .2 ~~-~~Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.6 metres on the other side
 - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- .3 ~~-~~Minimum Rear Yard Depth: 15 metres
- .4 ~~-~~where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres; and
- .5 ~~-~~where an interior lot has a portion of a garage located 3 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

12.888 Exception —888

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

- .1 shall only be used for the purposes permitted in the R2A R1A, R1 zone

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

- .1 -Minimum Lot Area:
- .a Interior Lot: 420 square metres per lot, and 210 square metres per dwelling unit
 - .b Corner Lot: 480 square metres per lot and 270 square metres for the dwelling unit closest to the flankage lot line
- .2 -Minimum Lot Width:
- .a Interior Lot: 14 metres, and 7 metres per dwelling unit
 - .b Corner Lot: 16 metres, and 9 metres for the dwelling closest to the flankage lot line
- .3 -Minimum Front Yard Depth: 4.5 metres
- .4 -Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero
- .5 -where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

12.889 Exception —889

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

- .1 shall only be used for the purposes permitted in the **R2A-R1A zone**

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

- .1 ~~-~~Minimum Lot Area:
- .a Interior Lot: 490 square metres per lot, and 245 square metres per dwelling unit
 - .b Corner Lot: 560 square metres per lot and 315 square metres for the dwelling unit closest to the flankage lot line
- .2 ~~-~~Minimum Lot Width:
- .a Interior Lot: 14 metres, and 7 metres per dwelling unit
 - .b Corner Lot: 16 metres, and 9 metres for the dwelling closest to the flankage lot line
- .3 ~~-~~Minimum Lot Depth: 35 metres
- .4 ~~-~~Minimum Front Yard Depth: 4.5 metres
- .5 ~~-~~Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero
- .6 ~~-~~Minimum Rear Yard Depth: 12 metres
- .7 ~~-~~where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

12.890 Exception ~~—~~890

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

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

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

- .1 ~~-~~Minimum Front Yard Depth: 4.5 metres
- .2 ~~-~~Minimum Interior Side Yard Width:
 - .a 1.2 metres on one side and 0.6 metres on the other side
 - .b ~~-~~where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
 - .c ~~-~~1.2 metres where a side yard abuts a public walkway or a nonresidential zone
- .3 ~~-~~where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

12.891 Exception —891

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

- .1 shall only be used for the purposes permitted in the **R3B-R2** zone.

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

- .1 ~~-~~Minimum Interior Side Yard Width: 1.2 metres, except that where a common wall of the dwelling units coincide with a side lot line the setback may be zero
- .2 ~~-~~where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- .3 ~~-~~the maximum number of dwelling units which may be attached shall not exceed 8; and
- .4 ~~-~~each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

12.892 Exception —892

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

- .1 shall only be used for the purposes permitted in the **R3B-R2 zone**.

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

- .1 ~~-~~Minimum Lot Area:
 - .a Interior Lot: 220 square metres
 - .b Corner Lot: 340 square metres
- .2 ~~-~~Minimum Lot Depth: 38 metres
- .3 ~~-~~Minimum Interior Side Yard Width: 1.2 metres, except that where a common wall of the dwelling units coincide with a side lot line the setback may be zero
- .4 ~~-~~Minimum Rear Yard Depth: 12 metres
- .5 ~~-~~where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- .6 ~~-~~the maximum number of dwelling units which may be attached shall not exceed 8; and
- .7 ~~-~~each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

12.895-893 Exception —~~8953~~

12.895893.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R3B-R2** zone.

12.895893.2 The lands shall be subject to the following requirements and restrictions:

.1 ~~(1)~~ Minimum Lot Area:

.a Interior Lot: 210 square metres

.b Corner Lot: 315 square metres

.2 ~~(2)~~ Minimum Lot Depth: 35 metres ~~(3)~~

.3 Minimum Interior Side Yard Width: 1.2 metres, except that where a common wall of the dwelling units coincide with a side lot line the setback may be zero

.4 ~~(4)~~ Minimum Rear Yard Depth: 12 metres ~~(5)~~

.5 where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres; ~~(6)~~

.6 the maximum number of dwelling units which may be attached shall not exceed 8; and ~~(7)~~

.2.7 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

12.894 Exception 894

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

- .1 a retail establishment having no outside storage or display of goods and materials;
- .2 a retail warehouse;
- .3 a building supplies outlet;
- .4 a garden centre sales establishment;
- .5 an automobile service station and repair facility;
- .6 a dining room restaurant, a convenience restaurant, a take-out restaurant;
- .7 a convenience store;
- .8 a personal service shop;
- .9 an office;
- .10 a bank, trust company and finance company;
- .11 a hotel;
- .12 a motel;
- .13 a dry cleaning and laundry distribution station;
- .14 a place of commercial recreation;
- .15 a community club;
- .16 a banquet hall;
- .17 a service shop;
- .18 a furniture and appliance store;
- .19 a motor vehicle sales and leasing establishment; and,
- .20 purposes accessory to the other permitted purposes.

12.894.2 the following purposes shall not be permitted:

- .1 adult entertainment parlours;
- .2 adult video stores;
- .3 pool halls;
- .4 amusement arcades;

- .5 temporary open air markets;
- .6 a supermarket;
- .7 movies theatres; and,
- .8 a department store;

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

- .9 the Maximum Floor Space Index for office purposes shall be 0.5;
- .10 a maximum of two dining room restaurants;
- .11 Maximum Gross Floor Area: 21,533 square metres;
- .12 Minimum Front Yard Depth: 5.0 metres;
- .13 Minimum Interior Side Yard Width: 9.0 metres;
- .14 Minimum Exterior Side Yard Width: 4.5 metres;
- .15 Minimum Rear Yard Depth: 6.0 metres;
- .16 Minimum Lot Width: 38 metres;
- .17 Maximum Building Height: no restrictions;
- .18 Landscaped Buffer Areas:
 - .a except at approved driveway locations, a landscaped buffer area having a minimum width of 4.5 metres shall be provided abutting Highway Number 7;
 - .b except at approved driveway locations, a landscaped buffer area having a minimum width of 3.0 metres shall be provided abutting Chrysler Drive; and,
 - .c a landscaped buffer area having a minimum width of 7.0 metres shall be provided along the northerly property line.
- .19 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .20 all garbage and refuse storage areas, including containers for recycling materials, shall be located within a building;
- .21 no permanent outside storage of goods, materials or machinery shall be permitted;
- .22 a retail establishment or a retail warehouse with a floor area selling in excess of 929 square metres of food shall not be permitted; and,
- .23 a maximum of 3% of the maximum commercial floor area shall comprise retail establishments less than 465 square metres.

12.894.4 for the purposes of Exception~~section~~ 894:

- .1 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user, where the principal uses is the sale of products displayed and stored in a warehouse format.

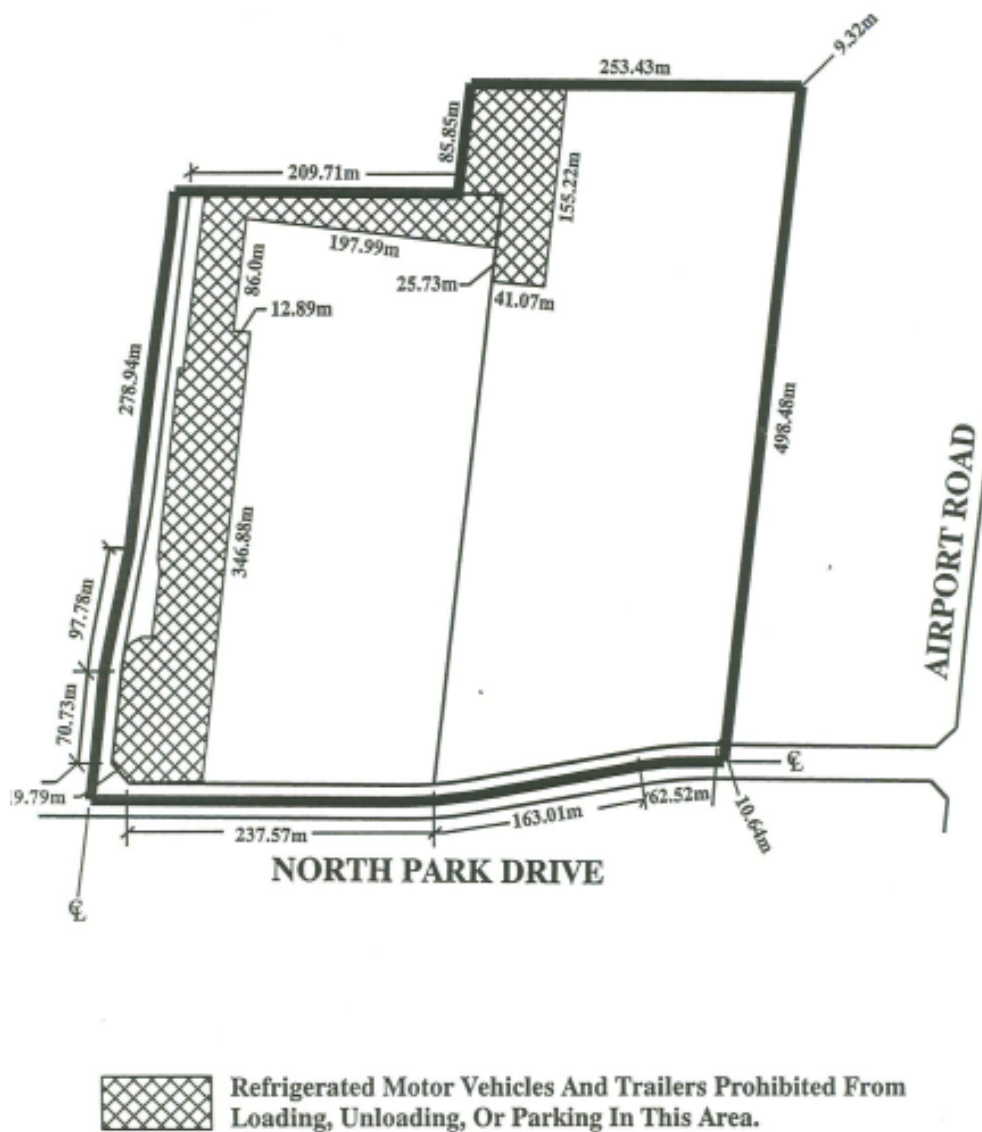
12.896. Exception 896

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

- .1 shall only be used for the following purposes while the holding symbol (H) remains in effect:
 - .a Industrial within an enclosed building:
 - .i the warehouse and storage of goods and products and materials;
 - .ii the manufacturing and assembly of the following products:
 - 1. clothing and finished textile or fabric products;
 - 2. printing and bookbinding and lithographing;
 - 3. die castings involving the use of plastics and light metals including aluminum and zinc; and,
 - 4. light manufacturing activities including the manufacturing of tubing, pipes, tools and instruments electrical components, hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.
 - .iii shops for the repair or manufacturing of small goods and wares;
 - .iv the manufacturing, assembly, storage and distribution of semi finished and finished products;
 - .v dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use; and,
 - .vi dairy products, plants and bakeries.
 - .b a transport terminal
 - .c Non-Industrial
 - .i exhibition and conference halls; and,
 - .ii radio, television, broadcasting and transmission facilities.
 - .d Accessory
 - .i business, professional and administrative offices connected with another permitted use of the land; and,
 - .ii purposes accessory to the other permitted purposes.
- .2 shall also be used for the following purpose, once the holding symbol (H) is removed:
 - .a a builders supply yard.

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

- .1 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts:
 - .a a residential zone, the minimum requirement is 20 metres.
- .2 Minimum Landscaped Open Space shall be:
 - .a 15 metres wide abutting a residential zone;
 - .b 10 metres wide abutting an open space zone; and,
 - .c 3 metres wide abutting a public street.
- .3 refrigerated motor vehicles and refrigerated trailers shall not be loaded, unloaded, stored or parked within the area outlined on **Schedule C — Section 896 Figure 1.**
- .4 no outside storage shall be permitted in the yard within 30 metres of a residentially zoned property;
- .5 no outside storage shall exceed the height of the fencing screening located at the west and north property lines.

Figure 1

12.897 Exception 897

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

- .1 the warehousing, storage and distribution of finished goods; and,
- .2 purposes accessory to the other permitted purposes.

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

- .1 the following purposes shall not be permitted:
 - .a a cold storage operation as a principal or accessory use except as a cold storage associated with a restaurant use.
- .2 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts:
 - .a a residential zone, the minimum requirement is 20 metres.
- .3 Minimum Landscaped Open Space shall be:
 - .a 6 metres wide abutting a residential zone;
 - .b 3 metres wide abutting an open space zone; and,
 - .c 3 metres wide abutting a public street.
- .4 no outside storage shall be permitted other than outside storage of stock and custom mobile offices and buildings.
- .5 refrigerated motor vehicles shall not be operated, loaded, unloaded, stored or parked in the yard abutting a residential or open space zone.

12.898. Exception 898

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

- .1 the purposes permitted in an PEM4 zone, I1 zone, I2 zone, and OS zone; and,
- .2 purposes accessory to other permitted purposes.

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

- .1 the following purposes shall not be permitted:
 - .a a cold storage operation as a principal or accessory use except as a cold storage associated with a restaurant use.
- .2 Minimum Rear Yard Depth: 7.0 metres, except that where it abuts:
 - .a a residential zone, the minimum requirement is 20 metres.
- .3 Minimum Landscaped Open Space shall be:
 - .a 6 metres wide abutting a residential zone;
 - .b 3 metres wide abutting an open space zone; and,
 - .c 3 metres wide abutting a public street.
- .4 refrigerated motor vehicles shall not be operated, loaded, unloaded, stored or parked in the yard abutting a residential or open space zone.
- .5 one parking space shall be provided for every 66 square metres of gross floor area.
- .6 limited open storage shall be permitted subject to the following:
 - .a the outdoor storage area shall not exceed an area of more than 10% of the gross area of the building;
 - .b the outdoor storage area shall be screened with opaque fencing that is not less than two metres in height no more than 3 metres in height; and,
 - .c no outdoor storage shall exceed the height of the screening fencing.

12.898.3 for the purposes of Exception 898:

- .1 the lands shall also be subject to the requirements and restrictions of the PEM4 zone, I1 zone, I2 zone and OS zone and all the general provisions of this by-law which are not in conflict with those in 12.898.2.

12.899 Exception —899

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

- .1 shall only be used for the purposes permitted in the **R2A-R1A, R1 zone**.

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

- .1 -Minimum Lot Area:
- .a Interior Lot: 532 square metres per lot, and 266 square metres per dwelling unit
 - .b Corner Lot: 608 square metres per lot and 342 square metres for the dwelling unit closest to the flankage lot line
- .2 -Minimum Lot Width:
- .a Interior Lot: 14 metres, and 7 metres per dwelling unit
 - .b Corner Lot: 16 metres, and 9 metres for the dwelling closest to the flankage lot line
- .3 -Minimum Lot Depth: 38 metres
- .4 -Minimum Front Yard Depth: 4.5 metres
- .5 -Minimum Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero
- .6 -Minimum Rear Yard Depth: 15 metres
- ~~.7~~
- ~~.8.7~~ -where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.