

COMPREHENSIVE ZONING BY-LAW  
FOR THE AREA CONTAINED WITHIN THE  
LIMITS OF THE FORMER TOWNSHIP OF CHINGUACOUSY  
NOW IN THE CITY OF BRAMPTON



R 880489

Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 34 of the  
Planning Act, 1983

AND IN THE MATTER OF appeals by Jean  
Micallef and George Gauchi on behalf  
of the Carmena Gauchi Estate, Henry  
Daykin, and others against Zoning  
By-law 151-88 of The Corporation of  
the City of Brampton

**RECEIVED**  
CLERK'S DEPT.

JUN 21 1990

REG. No. 9864  
FILE No. 19-35

**B E F O R E :**

M.E. JOHNSON  
Member

)  
)  
)  
)

Friday, the 27th day  
of October, 1989

THESE APPEALS having come on for public hearing and after the hearing;


THE BOARD ORDERS that the appeals against By-law 151-88 are allowed in part and said by-law is hereby amended as follows:

- 1) by deleting from the provisions of By-law 151-88 those lands outlined in Sheet 56A and 56B of Schedule "A" to said by-law.
- 2) Section 1.2 of said by-law is amended by deleting By-law 37-61 from said section.
- 3) By-law 151-88 is amended by adding thereto the following as Section 1.3:  
"1.3 By-law 37-61 is hereby repealed except as it applies to those lands shown outlined on Schedule A, Sheets 56A and 56B."

- 4) By-law 151-88 is hereby amended by adding the following as permitted uses in the Industrial One (M1) Zone with respect to those lands as set out in Schedule "A" attached hereto and forming part of this order: "a take-out restaurant" and "a drive-in restaurant";

AND THE BOARD ORDERS that in all other respects, the appeals against By-law 151-88 are hereby dismissed.

  
SECRETARY

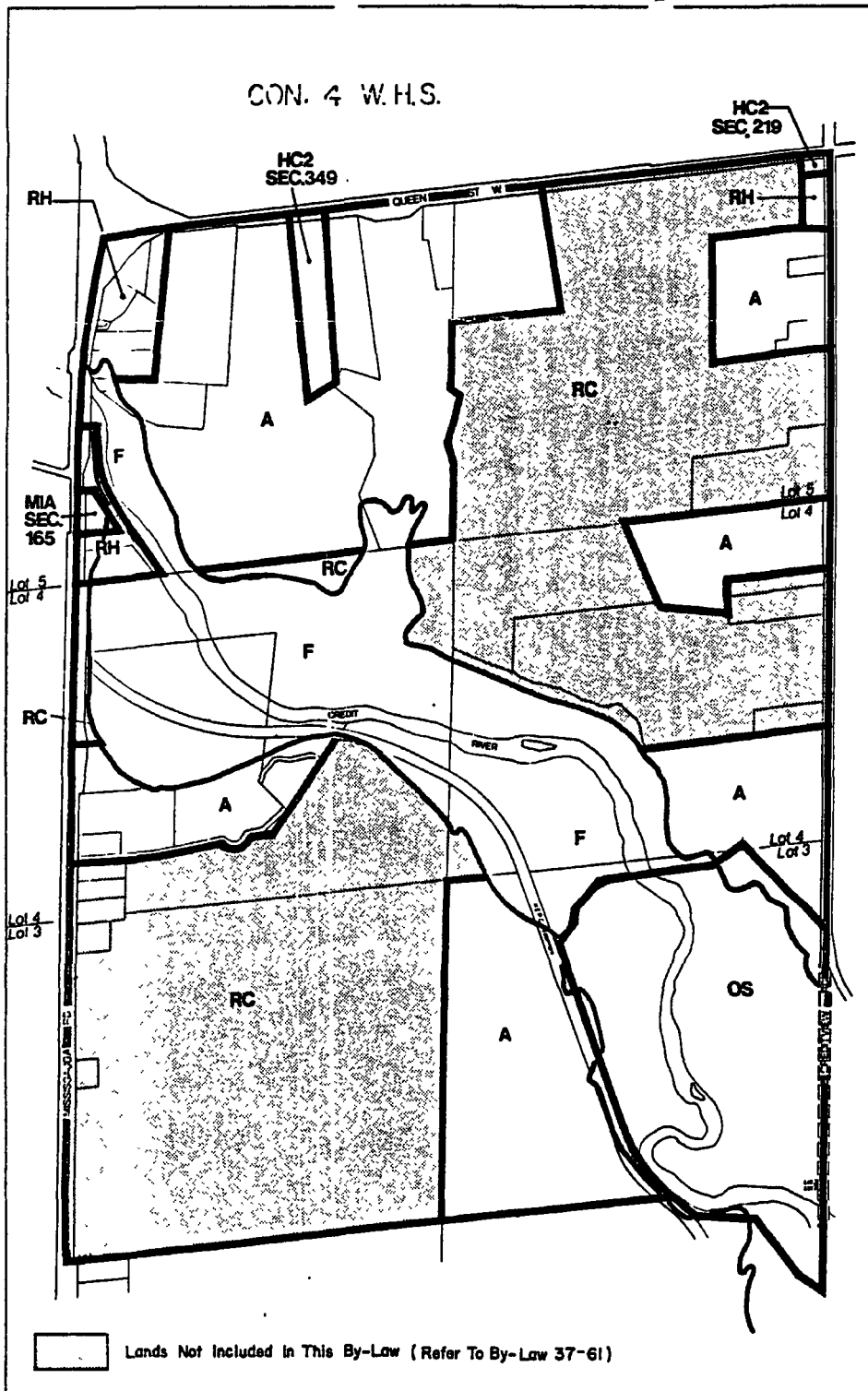
<b>ENTERED</b>
O.B. No. .... <i>R88-2</i> .....
Folio No. <i>1117</i> .....
<b>JUN 18 1990</b>

SECRETARY, ONT. MUNICIPAL BOARD



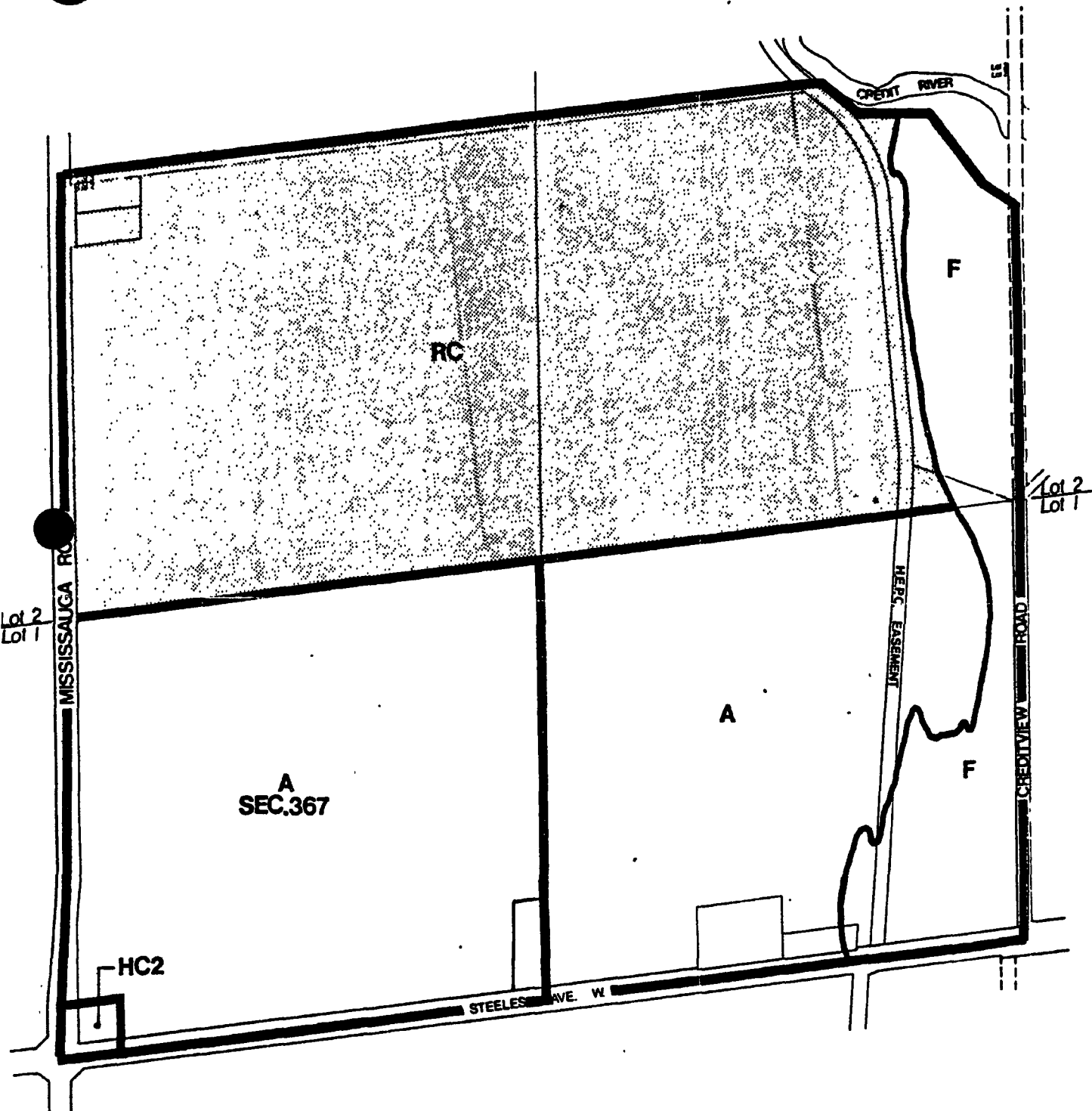
Ontario Municipal Board  
 Commission des affaires municipales de l'Ontario

Schedule "A"

to the order of  
 the Ontario Municipal Board  
 made on the 27th day of OCTOBER, 1989



CON. 4 W.H.S.



 Lands Not Included In This By-Law (Refer To By-Law 37-61)

 ZONE BOUNDARY

Schedule A Sheet 56B  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

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(Bound Separately)

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PART I

GENERAL



AMENDED BY BY-LAW 307-2004

THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 151-88

A by-law to regulate and permit the use of land and the erection, use, bulk, height and location of buildings in the part of the City of Brampton within the Former Township of Chinguacousy.

The Council of the Corporation of the City of Brampton ENACTS as follows

## SECTION 1.0 APPLICATION

- 1.1 This by-law applies to those lands within the geographic boundaries of the former Township of Chinguacousy which are shown outlined on Schedule A attached hereto.
- 1.2 The by-laws of the former Township of Chinguacousy and of the City of Brampton set out below no longer apply to the lands to which this by-law applies:

861	877	16-60	23-60	13-61
17-61	37-61	5-62	23-62	29-62
31-62	32-62	10-63	35-63	41-63
42-63	24-64	5-65	20-65	21-65
22-65	33-66	34-66	67-66	32-67
35-67	51-67	65-67	84-67	85-67
95-67	106-67	107-67	115-67	118-67
22-68	86-68	91-68	100-68	121-68
122-68	123-68	124-68	125-68	126-68
127-68	129-68	130-68	131-68	132-68
133-68	136-68	137-68	138-68	22-69
23-69	24-69	35-69	41-69	52-69
53-69	54-69	73-69	82-69	126-69
138-69	144-69	153-69	154-69	23-70
24-70	26-70	34-70	101-70	116-70
126-70	129-70	132-70	151-70	181-70
182-70	208-70	217-70	19-71	21-71
96-71	127-71	141-71	143-71	172-71



17-72	30-72	32-72	48-72	49-72
50-72	51-72	52-72	55-72	56-72
57-72	74-72	77-72	92-72	107-72
117-72	144-72	154-72	157-72	162-72
166-72	167-72	168-72	169-72	190-72
209-72	217-72	221-72	223-72	252-72
11-73	21-73	35-73	43-73	54-73
64-73	65-73	71-73	94-73	95-73
113-73	114-73	155-73	156-73	168-73
172-73	175-73	181-73	186-73	187-73
197-73	198-73	201-73	203-73	205-73
222-73	223-73	258-73	276-73	277-73
286-73	287-73	305-73	306-73	307-73
308-73	309-73	310-73	311-73	312-73
313-73	314-73	317-73	318-73	319-73
320-73	321-73	322-73	323-73	337-73
354-73	357-73	21-74	24-74	72-74
123-74	124-74	143-74	20-75	113-75
130-75	131-75	195-75	227-75	246-75
249-75	251-75	260-75	40-76	75-76
80-76	84-76	87-76	94-76	95-76
100-76	132-76	244-76	247-76	3-77
22-77	55-77	57-77	60-77	71-77
96-77	120-77	155-77	220-77	241-77
275-77	294-77	90-78	103-78	189-78
198-78	201-78	203-78	206-78	213-78
230-78	284-78	295-78	3-79	11-79
19-79	28-79	70-79	139-79	147-79
153-79	155-79	175-79	176-79	180-79
194-79	195-79	196-79	197-79	198-79
208-79	264-79	280-79	282-79	284-79
314-79	317-79	322-79	331-79	347-79
1-80	2-80	40-80	52-80	55-80
64-80	81-80	101-80	111-80	113-80
115-80	132-80	157-80	181-80	189-80
191-80	219-80	228-80	229-80	254-80
256-80	268-80	271-80	283-80	284-80
288-80	302-80	304-80	2-81	4-81
9-81	11-81	22-81	29-81	53-81
55-81	56-81	58-81	65-81	66-81
78-81	88-81	89-81	94-81	112-81
130-81	146-81	148-81	156-81	157-81
160-81	168-81	175-81	202-81	210-81
213-81	216-81	253-81	256-81	279-81
290-81	294-81	301-81	314-81	4-82
13-82	42-82	53-82	65-82	68-82
78-82	88-82	98-82	118-82	120-82

171-82	174-82	190-82	196-82	211-82
231-82	234-82	235-82	241-82	242-82
261-82	277-82	41-83	49-83	64-83
69-83	80-83	106-83	117-83	123-83
128-83	155-83	157-83	197-83	217-83
220-83	222-83	237-83	258-83	266-83
326-83	301-83	8-84	32-84	39-84
49-84	61-84	63-84	108-84	118-84
130-84	132-84	134-84	143-84	152-84
156-84	195-84	201-84	234-84	262-84
277-84	288-84	303-84	13-85	22-85
37-85	40-85	77-85	83-85	102-85
124-85	129-85	147-85	149-85	153-85
154-85	168-85	176-85	179-85	186-85
201-85	211-85	214-85	215-85	216-85
229-85	233-85	242-85	270-85	292-85
308-85	319-85	325-85	341-85	370-85
17-86	23-86	25-86	43-86	64-86
65-86	66-86	67-86	90-86	98-86
110-86	139-86	143-86	145-86	149-86
150-86	169-86	191-86	197-86	199-86
202-86	228-86	241-86	256-86	262-86
285-86	286-86	290-86	293-86	315-86
320-86	329-86	330-86	10-87	15-87
20-87	51-87	57-87	70-87	75-87
83-87	84-87	86-87	87-87	121-87
135-87	150-87	152-87	167-87	168-87
178-87	180-87	182-87	188-87	196-87
242-87	263-87	264-87	272-87	277-87
289-87	292-87	294-87	297-87	9-88
19-88	22-88	30-88	38-88	47-88
64-88	71-88	103-88		

SECTION 2.0 ADMINISTRATION

2.1 Administration

This by-law shall be administered by the Commissioner of Public Works and Building and such other persons who may from time to time be appointed by by-law or by resolution of Council.

2.2 Conformity with By-law

No lands shall be used and no building or structure shall be erected or altered, nor shall the use of any building, structure or lot be changed, in whole or in part, except in conformity with the provisions of this by-law.

2.3 Existing Uses Continued

Nothing in this by-law shall prevent the use of any lot, building or structure for any purpose prohibited by this by-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this by-law, so long as it continues to be used for that purpose.

2.4 Certificate of Occupancy

A person may not make or permit a change in the type of use of any land to which this by-law applies, or in the type of use of any building or structure on any such land, without first applying to the Chief Building Official for, and obtaining from him, a certificate of occupancy.

2.5 Compliance with Other Restrictions

This by-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions.

SECTION 3.0 ZONES AND SCHEDULES

3.1 Zones

For the purpose of this by-law, the following zones are hereby established:

<u>CLASS</u>	<u>ZONE</u>	<u>SYMBOL</u>
1. Residential	Residential Estate One	RE1
	Residential Estate Two	RE2
	Residential Hamlet	RH
	Residential Single-Family A	R1A
	Residential Single-Family A(1)	R1A(1)
	Residential Single-Family A(2)	R1A(2)
	Residential Single-Family A(3)	R1A(3)
	Residential Single-Family B	R1B
	Residential Single-Family B(1)	R1B(1)
	Residential Single-Family B(2)	R1B(2)
	Residential Single-Family B(3)	R1B(3)
	Residential Single-Family C	R1C
	Residential Single-Family C(1)	R1C(1)
	Residential Single-Family D	R1D
	Residential Two-Family A	R2A
	Residential Two-Family A(1)	R2A(1)
	Residential Two-Family A(2)	R2A(2)
	Residential Two-Family B	R2B
	Residential Two-Family C	R2C
	Residential Townhouse A	R3A
	Residential Townhouse A(1)	R3A(1)
	Residential Townhouse A(2)	R3A(2)
	Residential Townhouse A(3)	R3A(3)
	Residential Townhouse A(4)	R3A(4)
	Residential Street Townhouse B	R3B
	Residential Street Townhouse B(1)	R3B(1)
	Residential Apartment A	R4A
Residential Apartment A(1)	R4A(1)	
Residential Apartment A(2)	R4A(2)	
Residential Apartment A(3)	R4A(3)	
Residential Apartment B	R4B	

<u>CLASS</u>	<u>ZONE</u>	<u>SYMBOL</u>
2. Commercial	Commercial One	C1
	Commercial Two	C2
	Commercial Three	C3
	Service Commercial	SC
	Highway Commercial One	HC1
	Highway Commercial Two	HC2
	Recreation Commercial	RC
	Commercial Agricultural	CA
3. Industrial	Industrial One	M1
	Industrial One A	M1A
	Industrial Two	M2
	Industrial Two A	M2A
	Industrial Three	M3
	Industrial Three A	M3A
	Industrial Four	M4
	Industrial Four A	M4A
4. Institutional	Institutional One	I1
	Institutional Two	I2
5. Open Space	Open Space	OS
6. Flood Plain	Flood Plain	F
7. Agricultural	Agricultural	A

3.2 Schedules

Schedules A, B, C and D with the notations and references shown thereon, are hereby declared to be part of this by-law and are described as follows:

Schedule A: ZONE MAPS

Each of the Zone Maps covers a certain part of the area to which this by-law applies and is identified by a Sheet Number (for example: Schedule A, Sheet 1).

Schedule B: ROAD SETBACKS

Schedule B is comprised of two tables, Schedules B-1 and B-2.

Schedule C: SPECIAL PROVISIONS

Schedule C is comprised of site plans and subdivision plans upon which are indicated provisions applicable only to a particular property or subdivision. The location and areal extent of the specific site plans and plans of subdivision are indicated on Schedule A by the applicable zoning category followed by the appropriate section number (for example, R4A-Section 74).

Schedule D: GROUP HOMES

Schedule D is composed of a map showing areas within which group homes are permitted subject to section 10.15.

The plans comprising Schedule C are as follows:

- Schedule C - Section 101
- Schedule C - Section 125
- Schedule C - Section 126(a)
- Schedule C - Section 126(b)
- Schedule C - Section 126(c)
- Schedule C - Section 126(d)
- Schedule C - Section 126(e)
- Schedule C - Section 126(f)
- Schedule C - Section 127(a)
- Schedule C - Section 127(b)
- Schedule C - Section 128(a)
- Schedule C - Section 128(b)
- Schedule C - Section 128(c)
- Schedule C - Section 128(d)
- Schedule C - Section 128(e)
- Schedule C - Section 128(f)
- Schedule C - Section 128(g)
- Schedule C - Section 128(h)
- Schedule C - Section 128(i)
- Schedule C - Section 128(j)
- Schedule C - Section 129
- Schedule C - Section 130
- Schedule C - Section 131(a)
- Schedule C - Section 131(b)
- Schedule C - Section 136
- Schedule C - Section 137
- Schedule C - Section 145
- Schedule C - Section 147
- Schedule C - Section 148
- Schedule C - Section 149
- Schedule C - Section 150

Schedule C - Section 158  
Schedule C - Section 173  
Schedule C - Section 178  
Schedule C - Section 183  
Schedule C - Section 184  
Schedule C - Section 186  
Schedule C - Section 191  
Schedule C - Section 196  
Schedule C - Section 201  
Schedule C - Section 206  
Schedule C - Section 208  
Schedule C - Section 208(a)  
Schedule C - Section 209  
Schedule C - Section 213  
Schedule C - Section 223  
Schedule C - Section 239  
Schedule C - Section 240  
Schedule C - Section 241  
Schedule C - Section 243  
Schedule C - Section 246  
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Schedule C - Section 375  
Schedule C - Section 381  
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Schedule C - Section 387  
Schedule C - Section 389  
Schedule C - Section 390  
Schedule C - Section 391  
Schedule C - Section 392  
Schedule C - Section 393  
Schedule C - Section 394  
Schedule C - Section 395  
Schedule C - Section 396  
Schedule C - Section 397  
Schedule C - Section 398  
Schedule C - Section 401  
Schedule C - Section 414  
Schedule C - Section 421  
Schedule C - Section 425  
Schedule C - Section 429  
Schedule C - Section 430  
Schedule C - Section 431  
Schedule C - Section 434  
Schedule C - Section 435



## SECTION 4.0 INTERPRETATION

### 4.1 Scope

The provisions of this by-law shall be interpreted and applied so as to recognize that their purpose is to promote the public health, safety, convenience and general welfare of the residents of the area governed by this by-law.

### 4.2 Interpretation of Zone Boundaries

Where the boundary of any zones, as shown on the attached schedules, is uncertain, the following provisions shall apply:

- (a) Where a zone boundary is indicated as following a street or lane, the boundary shall be the centre line of such street or lane;
- (b) Where a zone boundary is indicated as approximately following the lot lines shown on a registered plan of subdivision or of lots registered in the Land Registry Office, the boundary shall follow such lot lines;
- (c) Where a street, lane, railroad or railway right-of-way, electrical transmission line right-of-way, or watercourse, is shown on the zoning maps, said street, lane, railroad, or railway right-of-way, electrical transmission line right-of-way, or watercourse shall, unless otherwise indicated, be included in the zone of the abutting property on either side thereof;
- (d) Where a zone boundary is indicated as following the limits of the municipality of the former Town of Chinguacousy, the limits shall be the boundary;
- (e) Where none of the above provisions apply, the zone boundary shall be scaled from the attached schedules; and,
- (4) Where none of the above provisions apply for the Flood Plain (F) Zone, the zone boundary shall be determined in consultation with the appropriate conservation authority having jurisdiction.

### 4.3 Interpretation of Certain Words

#### (a) Singular and Plural Words:

In this by-law, unless the context requires otherwise,

- (1) words used in the singular number include the plural; and,
- (2) words used in the plural include the singular number.

(b) Shall is Mandatory:

In this by-law, the word "shall" is mandatory.

(c) Used and Occupied:

In this by-law, unless the context requires otherwise:

- (1) the word "used" shall include "designed to be used" and "arranged to be used"; and
- (2) the word "occupied" shall include "designed to be occupied" and "arranged to be occupied".

(d) Building, Structure and Use Classification:

In this by-law, all buildings, structures and uses permitted and classified under the headings "RESIDENTIAL USES" or "NON-RESIDENTIAL USES" may be referred to as Residential or Non-Residential buildings, structures or uses, respectively.

4.4 Reserves

- (a) Any front yard, rear yard or side yard that is separated from a street by a reserve of less than 1.0 metre in width, owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, shall be deemed to directly abut that street for the purposes of this by-law, except where the context of a specific section requires otherwise.
  
- (b) Any reserves of 1.0 metre or less owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, may be considered as part of the required front yard, rear yard or side yard, except where the context of a specific section requires otherwise.

SECTION 5.0 DEFINITIONS

ACCESSORY BUILDING shall mean a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon, and shall include garages, sheds, barns and similar storage facilities.

ACCESSORY USE shall mean a use which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon.

ADULT ENTERTAINMENT shall mean a trade, calling, business or occupation, acts or services which appeal to or are designed to appeal to erotic and sexual appetites or inclinations.

ADULT ENTERTAINMENT PARLOUR shall mean any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, acts or services which appeal to or are designed to appeal to erotic and sexual appetites or inclinations.

AGRICULTURAL USE shall mean the use of land, structures or buildings for the purpose of general farming and, without limiting the generality of the foregoing, includes forestry, field crops, fruit farming, market gardening, dairying, pasturage, animal husbandry and the sale of produce grown on the farm from which the sale is made.

AMUSEMENT DEVICE shall mean any machine, device or contrivance used for playing any game of chance or skill or of mixed chance or skill, which is used to offer entertainment or amusement to the operator, and, without limiting the generality of the foregoing, is commonly known as a pinball game, an electronic game, and a video game.

ANIMAL HOSPITAL shall mean the premises where animals, birds or other livestock are kept for the purposes of veterinary treatment within a building or structure, and shall include the offices of a veterinary surgeon.

ART GALLERY shall mean a building, place or area where paintings, sculptures or other works of art are exhibited or sold.

BANQUET HALL shall mean a building or portion thereof used for the assembly of persons for charitable, civic, cultural, educational, fraternal, political, recreational, social or like purposes, or for the consumption of food and beverages operated on a profit making basis.

BASEMENT shall mean that portion of a building between two floor levels which is partly underground but which has at least one half of its height from finished floor to finished ceiling above adjacent finished grade.

BUILDING shall mean any structure, whether temporary or permanent, used or erected for the shelter, accommodation or enclosure of persons, animals, materials or equipment, and shall not include a house trailer or mobile home.

BUILDING AREA shall mean the greatest horizontal area of a building measured to the centre of party walls and to the outside surface of exterior walls, including air wells and all other spaces within the building, but excluding open air porches, verandahs, steps, cornices, chimney breasts, fire escapes, exterior stairways, breezeways, accessory buildings, ramps and open loading platforms.

BUILDING HEIGHT shall mean the vertical distance between the established grade and,

- (a) in the case of a flat roof, the highest point of the roof surface;
- (b) in the case of a mansard roof, the deck line; or
- (c) in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

BUILDING, MAIN shall mean the building in which the principal purpose for which the lot is used is carried on.

BULK STORAGE YARD shall mean a place where land is used for the storage in the open of goods and materials such as coal, lumber, building supplies, construction equipment and the like, but does not include salvage, junk or scrap yards.

CARPORT means an accessory building or structure or part thereof, the perimeter of which is more than 40 percent unenclosed and which is used for the parking or temporary storage of vehicles.

CELLAR means that portion of a building between two floor levels which is partly or wholly underground and which has more than one half of its height, from finished floor to finished ceiling, below adjacent finished grade.

CEMETERY shall mean a cemetery, crematorium, mausoleum, or columbarium within the meaning of the Cemeteries Act.

COMMERCIAL USE shall mean the use of land, buildings or structures for the purposes of buying and selling of commodities and supplying of services, as distinguished from the manufacturing, assembling or storage of goods.

COMMUNITY CENTRE shall mean a building or place used for community activities of a social, cultural or recreational character and operated on a non-profit basis.

COMMUNITY CLUB shall mean a building or place operated by a social organization.

CONSERVATION AREA shall mean an area of land owned by a conservation authority.

CONVENIENCE STORE shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 600 square metres.

COVERAGE shall mean the percentage of the land or lot area covered by buildings.

CRISIS CARE FACILITY shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations.

CUSTOM WORKSHOP shall mean a building or place where goods are produced to special order and sold on the premises.

DAIRY BAR shall mean a retail establishment engaged in the business of selling ice cream and baked goods to the general public.

DAIRY PRODUCTS PLANT means a milk pasteurization and bottling plant, a cheese factory or butter factory, condensed or powdered milk factory, creamery, casein factory, milk or cream shipping or receiving station, ice cream factory and any other premises where milk or cream is received for shipment, distribution, processing or manufacture.

DAY NURSERY shall mean a day nursery within the meaning of the Day Nurseries Act.

DETACHED, when used in reference to a building, shall mean a building which is not dependent on any other building for structural support or enclosure.

DINING THEATRE shall mean a restaurant that offers a dinner and theatre package.

DRY CLEANING AND LAUNDRY DISTRIBUTION STATION shall mean a building or place used for the purpose of receiving and distributing articles or goods or fabrics to be dry cleaned, dry-dyed, cleaned or pressed off the premises.

DRY CLEANING AND LAUNDRY ESTABLISHMENT shall mean a building or place where dry cleaning, dry-dying, cleaning or pressing of articles or goods or fabrics is carried on.

DWELLING shall mean a building occupied or capable of being occupied as a home or sleeping place by one or more persons.

DWELLING, APARTMENT shall mean a building containing six or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements.

DWELLING, DOUBLE DUPLEX shall mean a detached building that consists of 2 duplex dwellings attached to each other, containing a total of 4 dwelling units.

DWELLING, DUPLEX shall mean a building that is divided horizontally into 2 dwelling units, each of which has an independent entrance either directly or through a common vestibule.

DWELLING, LINK shall mean one of three or more dwelling units attached on a vertical plane in any manner above grade, each of which has independent entrance from the outside. Where the dwelling units do not abut they shall be joined by a predominantly masonry wall not less than 1.5 metres in height.

DWELLING, MAISONETTE shall mean a building that is divided vertically into 3 or more dwelling units, each of which has at least 2 independent entrances, at least one of which is directly accessible from the outside yard area abutting the said dwelling unit.

DWELLING, MULTIPLE FAMILY shall mean a building or place containing 3 or more dwelling units.

DWELLING, SEMI-DETACHED shall mean a building divided vertically, into two separate dwelling units, with at least 50 percent of the above-grade area of a main wall on one side of each dwelling unit attached to or the same as a main wall on one side of the other dwelling unit.

DWELLING, SINGLE-FAMILY DETACHED shall mean a completely detached residential building containing only one dwelling unit.

DWELLING, STREET TOWNHOUSE shall mean a dwelling unit in a townhouse dwelling, which dwelling unit is located on its own lot.

DWELLING, TOWNHOUSE shall mean a building that is divided vertically above established grade into 3 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with

at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

DWELLING, TRIPLEX shall mean a detached building that is divided horizontally into three dwelling units, each of which has an independent entrance either directly or through a common vestibule.

DWELLING UNIT shall mean one or more habitable rooms designed or intended to be used together as a single and separate housekeeping unit by one person or jointly by two or more persons, containing its own kitchen and sanitary facilities, with a private entrance from outside the unit itself.

DWELLING UNIT, BACHELOR shall mean a dwelling unit designed for occupancy by one or two persons and consisting of a combined living and bedroom, a kitchen or kitchenette and a bathroom.

EAST-WEST AXIS shall mean a direction along a line drawn between due east and due west.

ERECT shall mean to build, construct, reconstruct, alter or relocate and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, and structurally altering any existing building or structure by an addition, removal, enlargement or extension.

FARM PRODUCE STAND shall mean a building or place used for the sale of farm produce and located upon the farm where the produce is actively grown.

FLOOD PLAIN shall mean those lands which are subject to flooding under regulatory storm conditions, as determined by the conservation authority having jurisdiction.

FLOOR AREA, GROSS shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.

FLOOR AREA, GROSS COMMERCIAL shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building

used for mechanical equipment, stairwells, elevators, or any part of the building below established grade used for storage purposes.

FLOOR AREA, GROSS INDUSTRIAL shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.

FLOOR AREA, GROSS RESIDENTIAL shall mean the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, cellar or any floor area used for building maintenance or service equipment, loading area, common laundry facilities, common washroom, children's play area, recreation area, parking of motor vehicles, or storage.

FLOOR AREA, GROSS LEASABLE COMMERCIAL shall mean the aggregate of the areas of each storey, at, above or below established grade, measured from the centre line of joint interior partitions and from the exterior of outside walls, and used or capable of being used for commercial purposes, such as sales, display, storage and offices, but excluding storage areas below established grade.

FLOOR SPACE INDEX shall mean the figure obtained by dividing the aggregate of the area of all floors in a building measured between the exterior walls of the building, by the area of the lot to be built upon.

GARAGE, PRIVATE shall mean an enclosed structure for the storage of one or more vehicles, from which no business, occupation or service is conducted for profit.

GARAGE, PUBLIC shall mean a building or place where motor vehicles are kept or stored for remuneration.

GARDEN CENTRE SALES ESTABLISHMENT shall mean a retail establishment engaged primarily in the selling of plants and gardening supplies to the general public, with the sale of products associated with and accessory to gardening and landscaping, such as soil, aggregates, concrete and wood products, and fencing materials, and the sale of firewood, also permitted.

GAS BAR shall mean a building or place where fuels and other minor parts, supplies and accessories for motor vehicles are kept for sale at retail, but where no repairs or other automotive services are performed.

GAS REGULATOR FACILITY shall mean a facility used for the reduction and regulation of gas pressure and the distribution of gas to the public,



comprised of above and below ground pipes, appurtenances, valves, regulators, and accessory equipment.

GOLF COURSE shall mean an area operated for the purpose of playing golf and includes a driving range, a miniature golf course and putting greens.

GRADE, ESTABLISHED or GRADE, FINISHED shall mean the average finished surface elevation at the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those outside walls.

GROUP HOME shall mean a residential care facility in a dwelling unit occupied by 3 to 10 persons, inclusive of staff and receiving family, but shall not include:

- (i) a place maintained and operated primarily for the temporary care of, and occupied by, inmates or adults placed on probation or released on parole,
- (ii) a place maintained and operated primarily for the temporary care of, and occupied by, transient or homeless persons, or
- (iii) a place maintained and operated primarily for the treatment and rehabilitation of, and occupied by, persons who are addicted to drugs or alcohol, and,

for the purposes of this by-law, a home with five or more foster children in care at one time shall be deemed to be a group home.

GROUP HOME AUXILIARY shall mean a residential care facility in a dwelling unit occupied by no more than 4 persons in need of supervision or guidance for less than 10 hours per day, but shall not include:

- (i) a place maintained and operated primarily for the temporary care of, and occupied by inmates or adults placed on probation or released on parole;
- (ii) a place maintained and operated primarily for the temporary care of, and occupied by, transient or homeless persons; or,
- (iii) a place maintained and operated primarily for the treatment and rehabilitation of, and occupied by, persons who are addicted to drugs or alcohol.

HABITABLE ROOM means any room in a dwelling unit used or intended to be used for purposes of living, sleeping, cooking or eating.

HOME FURNISHINGS AND IMPROVEMENT RETAIL OUTLET shall mean a building or part thereof where home furnishings and home improvement products, such as furniture, appliances, electrical fixtures, carpets and floor coverings, plumbing fixtures, of which at least 80 percent are new, are stored or kept for sale.

HOME OCCUPATION shall mean an occupation or undertaking conducted for gain or profit within a dwelling unit or an accessory building.

HOSPITAL, PRIVATE shall mean a private hospital as defined by the Private Hospitals Act.

HOSPITAL, PUBLIC shall mean an institution that is approved under the Public Hospitals Act.

HOTEL OR MOTEL shall mean a building or place that provides, for gain or profit, sleeping accommodation for the public without providing individual private cooking facilities.

INDUSTRIAL MALL shall mean a premises upon which a group of at least five separate industrial uses have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

INMATE shall mean a person confined in a correctional institution or otherwise detained in lawful custody pursuant to a court order.

INSTITUTIONAL USE shall mean the use of land, buildings or structures by an organized body or society for the promotion of a particular purpose, with no intent of profit, but shall not include a community club.

KENNEL shall mean a place where cats, dogs, or other household pets are kept for the purpose of raising, breeding, boarding, training, or selling them.

LANDSCAPED BUFFER AREA shall mean open space in a rear yard or exterior side yard which is used exclusively for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a noise attenuation wall.

LANDSCAPED DECK shall mean a deck or similar structure used in the same manner as landscaped open space.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall, or any covered space beneath or within any building or structure.

LANE shall mean a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general circulation of traffic, and shall not include a street.

LOADING SPACE shall mean an unobstructed area of land upon the same lot or lots upon which the principal use is located, for use in connection with that principal use, which area is provided for the parking of one motor vehicle while such vehicle is being loaded or unloaded.

LODGING HOUSE shall mean a dwelling in which rooms or room and board are supplied for hire or gain, for more than two persons, but shall not include a hotel, motel or group home.

LOT shall mean a parcel of land which fronts on or abuts a street and which is permitted to be conveyed by section 49 of the Planning Act, 1983.

LOT, CORNER shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

LOT, INTERIOR shall mean a lot other than a corner lot.

LOT, THROUGH shall mean a lot bounded on 2 opposite sides by streets, provided however that, if any lot qualifies as being both a corner lot and a through lot, such lot shall be deemed to be a corner lot for the purposes of this by-law.

LOT AREA shall mean the total horizontal area enclosed within the lot lines of a lot, excluding the horizontal area covered by water, marsh or flood plain, or between the top and toe of a cliff or embankment having a slope of thirty degrees or more from the horizontal.

LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the rear lot line of the same lot.

LOT WIDTH shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel, and

- (a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 6.0 metres back from the front lot line, or
- (b) where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 15.0 metres back from the front lot line, or

(c) in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

LOT LINE shall mean any boundary of any lot.

LOT LINE, FLANKAGE shall mean the longer of the two lot lines abutting the street on a corner lot.

LOT LINE, FRONT shall mean the line that divides a lot from the street, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed to be the flankage lot line.

LOT LINE, REAR shall mean the lot line opposite the front lot line.

LOT LINE, SIDE shall mean a lot line other than a front or rear lot line.

MOBILE HOME shall mean any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for 1 or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed.

MOTOR VEHICLE includes an automobile, truck, bus, self-propelled mobile home, motorcycle, motor-assisted bicycle, snowmobile, farm implement, and any other vehicle propelled or driven other than by muscular power.

MOTOR VEHICLE BODY SHOP shall mean a building or place used for the repair, rebuilding and painting of the exterior portions of motor vehicles.

MOTOR VEHICLE, LARGE shall mean any motor vehicle having a vehicle weight in excess of 2,300 kilograms, and an overall height greater than 2.5 metres.

MOTOR VEHICLE, BIG shall mean a motor vehicle having a vehicle weight in excess of 3300 kilograms.

MOTOR VEHICLE LEASING ESTABLISHMENT shall mean a building or place used for the display or leasing of motor vehicles.

MOTOR VEHICLE REPAIR SHOP shall mean a building or structure used for the repair and servicing of motor vehicles, but shall not include a motor vehicle body shop as a principal use, a motor vehicle sales establishment, or a service station.

MOTOR VEHICLE SALES ESTABLISHMENT shall mean a building or place used for the display, sale or rental of motor vehicles.

MOTOR VEHICLE WASHING ESTABLISHMENT shall mean a building or place containing facilities for washing motor vehicles by production line methods which may include a conveyor system or similar mechanical devices, whether a self-service operation or attended by operators.

NOISE ATTENUATION BARRIER shall mean a physical structure placed between a noise source and an area where the noise from that source can be heard.

NON-CONFORMING shall mean that the lot, building or structure which is described as such is being used for a purpose not permitted in the zone in which it is located.

NON-COMPLYING shall mean the lot, building or structure which is described as such is being used for a purpose permitted in the zone in which it is located, but does not comply with one or more of the other requirements and restrictions relating to that zone.

NORTH shall mean a range extending from 45 degrees to the east of due north to 45 degrees to the west of due north.

NURSING HOME shall mean any building or place maintained and operated for persons requiring nursing care.

OBNOXIOUS INDUSTRIAL USE shall mean a use which, from its nature of operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, glare or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials, or any other use which is considered to be an obnoxious or offensive trade, business or manufacture.

OFFICE shall mean any building or place in which one or more persons are employed in the management, direction or conduct of an agency, profession, business or brokerage, but shall exclude any office for a veterinary surgeon, a social organization or a community club.

OUTDOOR LIVING AREA shall mean an uninterrupted, screened area immediately adjacent to and accessible from the dwelling unit which provides a quiet and private environment for a range of outdoor living activities, but does not include sideyards or parts of front yards which are less than 2.5 metres in width.

PARK, PUBLIC shall mean a park owned or controlled by the City of Brampton, The Regional Municipality of Peel or any conservation

authority, and shall include a walkway leading from a street to a public park.

PARKING LOT shall mean an area at, above, or below established grade, other than a street, used for the parking of 4 or more motor vehicles and available for public use whether free, for compensation, or as an accommodation for clients, visitors, customers or residents.

PARKING SPACE shall mean an area accessible from a street or a lane for the parking or temporary storage of one motor vehicle but shall not include any part of a driveway or aisle and does not include any area used by a motor vehicle manufacturer or motor vehicle sales establishment for the storage of motor vehicles.

PARKING SPACE, TANDEM shall mean a parking space which has access to a driveway or aisle used for vehicular traffic only over another parking space.

PERSON shall include any association, partnership, corporation, municipal corporation, agent or trustee and the heirs, successors, assigns, executors, administrators or other legal representatives of a person to whom the context can apply according to law.

PUBLIC AUTHORITY includes The Corporation of the City of Brampton, The Regional Municipality of Peel, the Province of Ontario, and the Government of Canada, and any board, commission, committee or body established or exercising any power or authority under a statute of Ontario with respect to any of the affairs or purposes, including school purposes, of the City of Brampton or parts thereof.

RECREATIONAL AREA shall mean an area set aside for recreational purposes, and without limiting the generality of the foregoing may include playgrounds, golf courses, tennis courts, lawn bowling greens, indoor or outdoor skating and hockey rinks, picnic areas, athletic fields, swimming pools, day camps, community centres and similar uses.

RELIGIOUS INSTITUTION shall mean a building or place used by a religious organization for public worship.

RESIDENTIAL CARE FACILITY shall mean a place for the accommodation of persons, who, by reason of their emotional, mental, social or physical condition, or legal status, require a supervised group living arrangement for their well being.

REST HOME shall mean a residential care facility for the accommodation of persons, who, by reason of their emotional, mental, social, or physical condition, or legal status, requires a supervised living arrangement for their well being, in which:

- (a) rooms or room and board are supplied for hire or gain;
- (b) no less than 3, and no more than 8 persons, exclusive of staff, can be accommodated;
- (c) there is a common dining room and common sitting room for the residents;

but shall not include

- (a) a group home;
- (b) an auxiliary group home;
- (c) a nursing home;
- (d) a place maintained and operated primarily for, and occupied by, inmates or adults placed on parole;
- (e) a place maintained and operated primarily for the temporary care of, and occupied by, transient or homeless persons, or
- (f) a place maintained and operated primarily for the treatment and rehabilitation of, and occupied by, persons who are addicted to drugs or alcohol.

RESTAURANT, DINING ROOM shall mean a building or place where food and drink are prepared and offered for sale to the public, to be served by a restaurant employee at the same table or counter where the food and drink were ordered and are to be consumed, and where take-out food services are not available.

RESTAURANT, DRIVE-IN shall mean a building or place where food and drink are prepared, offered for sale and served to the public primarily for consumption in motor vehicles.

RESTAURANT, FAST FOOD shall mean a building or place having more than 10 seats for customers, which is designed for the preparation and offering for sale of a high volume of food from a limited and standardized menu to the public, primarily for consumption within the same building or place, and where the customers do not eat at the same table or counter at which the food is ordered and obtained.

RESTAURANT, STANDARD shall mean a building or place having more than 10 seats for customers, where food and drink are prepared, offered for sale and served to the public, primarily for consumption within the same building or place, but shall not include a fast food restaurant.

RESTAURANT, TAKE-OUT shall mean a building or place having less than 11 seats for customers, where food and drink are prepared and offered for sale to the public primarily to be taken out or delivered for consumption off the premises.

RETAIL ESTABLISHMENT shall mean a building or place where goods or materials are sold or kept for sale to the general public.

RETIREMENT HOME shall mean a residential care facility for the accommodation of persons, who, by reason of their emotional, mental, social, or physical condition, or legal status, require a supervised living arrangement for their well being, in which:

- (a) dwelling units, rooms or room and board are supplied for hire or gain;
- (b) more than 8 persons in addition to the staff and operator are accommodated in the retirement home;
- (c) there is a common dining room and common sitting room for the residents;

but shall not include

- (a) a group home;
- (b) an auxiliary group home;
- (c) a nursing home;
- (d) a place maintained and operated primarily for, and occupied by, inmates or adults placed on parole;
- (e) a place maintained and operated primarily for the temporary care of, and occupied by, transient or homeless persons, or
- (f) a place maintained and operated primarily for the treatment and rehabilitation of, and occupied by, persons who are addicted to drugs or alcohol.

SCHOOL, COMMERCIAL shall mean a building or place where training in language skills, or in secretarial or other trade skills, is provided for compensation.

SCHOOL, PRIVATE shall mean a school that is not a public school but provides essentially the same services as a public school.



SCHOOL, PUBLIC shall mean a school operated by the Peel Board of Education, the Dufferin-Peel Roman Catholic Separate School Board, or the Roman Catholic Episcopal Corporation for the Diocese of Toronto.

SENIOR CITIZEN RESIDENCE shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, for the housing of senior citizens, containing only one or two bedroom dwelling units, in which each one bedroom dwelling unit has a gross floor area of not more than 58.5 square metres and each two bedroom dwelling unit has a gross floor area of not more than 70.0 square metres.

SERVICE SHOP shall mean a building or place used primarily for the repair, servicing, or incidental sales of articles or materials, but shall not include a building or place where articles or materials are assembled or manufactured, or where internal combustion engines or motor vehicles are repaired.

SERVICE SHOP, PERSONAL shall mean an establishment wherein a personal service is provided and, without limiting the generality of the foregoing, includes a barber shop, a beauty salon, a dressmaking shop, a shoe repair shop, a tailor shop, a photographic studio or similar use.

SERVICE STATION shall mean a building or place of which the primary use is the fuelling and servicing of, and the performing of minor repairs to, motor vehicles other than large trucks, but shall not include a motor vehicle repair shop, a motor vehicle sales establishment, a motor vehicle washing establishment, or a gas bar.

SETBACK shall mean the minimum distance between a lot line and the nearest main wall of any building or structure.

SETBACK, CENTRE LINE shall mean a minimum distance between the centre line of a street and the nearest main wall of any building or structure.

SETBACK, STREET LINE shall mean the distance between a lot line and the nearest main wall of any building or structure.

SHOPPING CENTRE shall mean the premises upon which a group of at least five separate commercial uses have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

SIGN shall mean a name, identification, description, device, display or illustration which is affixed to, represented upon or placed nearby a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.

SOCIAL ORGANIZATION shall mean a non-government, not-for-profit, non-commercial organization which carries on social, cultural, welfare, athletic or recreational programmes for the benefit of the community.

STOREY shall mean that portion of a building which is included between one floor level and the next higher floor level or the roof, and which has its floor level not less than 2.0 metres below the line where the roof and outer wall meet.

STREET shall mean a road, avenue, highway, thoroughfare, parkway, bridge or place owned by The Corporation of the City of Brampton, by The Regional Municipality of Peel, or by Her Majesty the Queen in Right of Ontario, and designed and intended for, or used by, the general public for the passage of vehicles, but shall not include a lane.

STRUCTURE shall mean anything that is erected, built, or constructed, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include fences.

SUPERMARKET shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of at least 600 square metres.

SWIMMING POOL shall mean any structure, basin, chamber or tank containing or capable of containing an artificial body of water for swimming, wading, diving or recreational bathing, and having, when filled, a water depth of 0.5 metres or more at any point.

TAVERN shall mean a building or place having as its primary purpose the sale and consumption of alcoholic beverages.

TRAILER, HOUSE shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, and capable of being used for the living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked-up or that its running gear is removed.

TRAILER, TRAVEL shall mean a trailer that is used or intended to be used for short-term or seasonal occupancy and is or is intended to be located or parked on a site for a temporary or seasonal period.

TRAILER, UTILITY shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and capable of being used for the movement of goods or material.

TRAILER, UTILITY LEASING ESTABLISHMENT shall mean a building or place used for the display or leasing of utility trailers but not including a transport terminal.

TRANSPORT TERMINAL shall mean a building or place where trucks are rented, leased, kept for hire or stored or parked for remuneration, or from which trucks or transports are dispatched for hire as common carriers.

USE OR TO USE shall include anything that is done or permitted by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant or agent acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.

UTILITY INSTALLATION shall mean any building, structure, plant or equipment essential to the provision and operation of electricity, water, sewage disposal, telephone service, telegraph service, pipeline, railway, telecommunications or cable television.

VEHICLE WEIGHT shall mean the weight of the vehicle itself, as set out in the manufacturer's specifications.

WAREHOUSE shall mean a building or part thereof, of which the principal use is the storage of goods and materials.

YARD shall mean an open portion of the land on the same lot with the main building or structure, unoccupied and unobstructed except as specifically permitted elsewhere in this by-law, and located between the main building and one of the lot lines of the said lot.

YARD, FRONT shall mean a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot.

YARD, REAR shall mean, in the case of an interior lot, a yard extending across the full width of the lot between the rear lot line and the nearest wall of any building or structure on the lot, or in the case of a corner lot, a yard extending from a side lot line to an exterior side yard, and between the rear lot line and the nearest wall of any building or structure on the lot.

YARD, SIDE shall mean an interior side yard or an exterior side yard.

YARD, INTERIOR SIDE shall mean a yard, other than an exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest wall of any building or structure on the lot.

YARD, EXTERIOR SIDE shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest wall of any building or structure on the lot.

ZONE shall mean an area of land designated for certain uses by this by-law.

SECTION 6.0 GENERAL PROVISIONS FOR ALL ZONES

6.1 Non-Conforming Uses

Nothing in this by-law shall prevent the repair or renovation of a legally non-conforming building or structure which was erected prior to the date of the passing of this by-law, provided that such repair or renovation shall not:

- (a) cause those provisions of this by-law with which the existing building or structure does not comply to be contravened to a greater extent, or
- (b) cause non-compliance with any other provisions of this by-law.

6.2 Non-Complying Buildings

Where its existing use is to be continued, a building or structure erected prior to the date of the passing of this by-law and used for a purpose permitted by this by-law, but not complying with the minimum requirements and restrictions of this by-law relating to such building or structure or to the lot upon which it is located, may be reconstructed, repaired, renovated or enlarged provided that such reconstruction, repair, renovation or enlargement shall not:

- (a) cause those provisions of this by-law with which the existing building, structure or lot does not comply to be contravened to a greater extent; or
- (b) cause non-compliance with any other provisions of this by-law.

6.3 Lot Width, Depth or Area Reduced by Public Action

Where, by expropriation or highway widening or other land acquisition by the City, the Regional Municipality of Peel or Her Majesty the Queen in Right of Ontario or Canada, a lot is caused to have less lot width, less lot area or less lot depth than that required by this by-law, a building or structure may be erected or used on such a lot if all other requirements of this by-law are complied with, notwithstanding anything to the contrary in this by-law.

6.4 Yards or Building Setbacks Reduced by Public Action

Where, by expropriation or highway widening or other land acquisition by the City, the Regional Municipality of Peel or Her Majesty the Queen in Right of Ontario or Canada, the yards or building setbacks are reduced to less than the requirements of this by-law, an existing building or structure may be repaired, renovated or altered as long as the setbacks or yards are not further reduced by such repair, renovation or alteration, and as long as all other requirements of this by-law are complied with, notwithstanding anything to the contrary in this by-law.

6.5 Frontage on Road or Street

No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon a street.

6.6 Building to be Moved

No building may be moved into any zone where it is not permitted.

6.7 Multiple Uses

Where any land or building is used for more than one purpose, all provisions of this by-law relating to each use shall be complied with.

6.8 Dwelling Unit Prohibited Below Grade

No dwelling unit shall in its entirety be located in a cellar.

6.9 Public Uses Permitted

The provisions of this by-law shall not apply to prevent the use of any land or the erection or use of any building or structure by a public authority for a utility installation, and such use or erection may be permitted subject to the following requirements and restrictions:

- (a) the size, height, coverage and yard regulations required for the zone in which such land, building or structure is located shall be complied with;
- (b) no goods, material or equipment may be stored in the open in a residential zone or in a lot adjacent to a residential zone;
- (c) any parking and loading regulations prescribed for these uses shall be complied with; and
- (d) areas not used for parking, driveways or storage shall be landscaped.

6.10 Special Uses Permitted

Nothing in this by-law shall prevent the use of land or the use or erection of a building or structure for a scaffold or other temporary building or structure, including a sales or rental office incidental to construction in progress, until such time as the work has been discontinued for a period of one year or finished.

6.11 Permitted Yard Encroachments

Every part of any yard required by this by-law shall be open and unobstructed by any building or structure from the ground to the sky except by:

- (a) an accessory building or structure permitted by the provisions of this by-law;
- (b) the structures listed in Table 6.12 (b) which may project into the minimum yards indicated for the distances specified;

(c) drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs or similar accessory uses.

Table 6.12 (b)

<u>STRUCTURE</u>	<u>YARD</u>	<u>MAXIMUM PROJECTION INTO YARD</u>
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies	Any yard	0.5 metre
Window bays	Front, rear and exterior side yards	1.0 metre to a maximum width of 3 metres
Balconies	Front, rear and exterior side yards	1.5 metres
Open, roofed porches not exceeding one (1) storey in height, uncovered terraces	Front, rear and exterior side yards	1.5 metres including eaves and cornices

6.12 The part of any lot or land within a Floodplain zone (F) shall not be used in calculating the lot width, yards or area required by this by-law for uses in abutting zones.

6.13 Visibility Triangle

On a corner lot, a sign, fence, hedge, shrub, bush, or tree or any other structure or vegetation shall not be permitted to be erected or to grow to a height greater than 0.8 metres above the grade of the streets that abut the lot within the triangular area formed by measuring from the actual or projected point of intersection of the lot lines abutting the streets a distance of 6.0 metres along each such lot line to two points and joining those two points, nor shall any sign be permitted to overhang the said triangular area.

6.14 Height regulations in this by-law do not apply to

- (a) church spires, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators, silos, sky lights, chimneys, clock towers or electrical supply facilities, or
- (b) a roof structure which is used only as an ornament or to house the mechanical equipment of any building.

PART II: PARENT ZONE PROVISIONS



6.15 Parking Spaces

Except where provided elsewhere in this by-law, each parking space shall be an angled parking space or a parallel parking space, and conform to the following dimensions:

- (a) An angled parking space shall be a rectangular area measuring not less than 2.7 metres in width and 5.4 metres in length; and,
- (b) A parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.

6.16 Where parking spaces are provided or required for uses other than for a single-family detached dwelling, the following requirements and restrictions shall apply:

- (a) the parking spaces shall be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
- (b) the width of a driveway leading to any parking area shall be a minimum width of 3.0 metres for one-way traffic, and a minimum width of 6.0 metres for two-way traffic;
- (c) each parking space other than a tandem parking space shall have unobstructed access to an aisle leading to a driveway or street; and
- (d) aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(1) up to 50 degrees	4.0 metres
(2) 50 degrees up to 70 degrees	5.75 metres
(3) 70 degrees up to and including 90 degrees	6.6 metres

- 6.17 (a) Travel trailers, house trailers and mobile homes may not be located in any zone if used or intended to be used in that location for the accommodation of and occupation by persons.
- (b) Travel trailers and house trailers may be stored in any zone in accordance with the other provisions of this by-law.

6.18 Loading Space

6.18.1 Each loading space shall

- (a) have a minimum vertical clearance of 4.25 metres;
- (b) not be upon or partly upon any street or lane; and
- (c) be accessible from a street or lane by means of driveways, aisles, manoeuvring or similar areas, no

part of which shall be used for the parking or temporary storage of motor vehicles.

6.18.2 A loading space shall be a rectangular area measuring not less than 3.5 metres in width and 9.0 metres in length.

6.19 No building or structure shall be erected or used except in accordance with the setback requirements of Schedule B to this by-law.

6.20 The use of a dwelling or residential building as a group home or as a lodging house is not permitted in any zone unless it is listed as a permitted purpose in a zone.

6.21 Accessory buildings permitted on lots of less than 4.0 hectares shall not be used for the purpose of keeping pigs, sheep, goats, horses and cattle.

6.23 Provisions for Solar Orientation

6.23.1 (1) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S1)", the following restrictions and requirements shall also apply to that land:

(a) Each dwelling unit shall be constructed so that the vertical plane of the main wall facing south shall not vary from the east-west axis by more than 20 degrees north or south of due east or by more than 20 degrees north or south of due west (see Figure 1).

(2) In the event of conflict between the restrictions and requirements of this section and any others relating to that land, the restrictions and requirements imposed by this section shall prevail.

6.23.2 (1) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S2)", the following restrictions and requirements shall also apply to that land:

(a) The height of any buildings, structures or fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed a place which meets, at 0.6 metres above grade, and at an angle of 71.5 degrees, a vertical plane located on the abutting lot to the north,

at a distance from that lot's rear line equal to the minimum rear yard depth for that lot to the north (see Figures 2 and 3).

- (2) In the event of conflict between the restrictions and requirements of this section and any others relating to that land, the restrictions and requirements imposed by this section will prevail.

6.23.3 (1) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S3)", the restrictions and requirements set out in both sections 6.23.1(1)(a) and 6.23.2(1)(a) shall also apply to that land.

- (2) In the event of conflict between the restrictions and requirements of this section and any others relating to that land, the restrictions and requirements imposed by this section shall prevail.

#### 6.24 Continuation of Agricultural Uses

Nothing contained in this by-law shall prevent the use of any land, building or structure for agricultural purposes or additions to such building or structure, provided such land was used for such purposes prior to the passing of this by-law. Such additions shall be subject to the provisions set forth in Section 56.1.

#### 6.25 Provisions for Holdings Zones

6.25.1 (a) To regulate the height, bulk, location, size, floor area, spacing, character and use of buildings, or structures to be erected within defined area of the overall area covered by this by-law, Holding ("H") Zones are hereby established and identified on Schedule A attached hereto by the letter (H) in parenthesis following a zoning symbol established by Section 3.0.

- (b) Where a zoning symbol is followed by the letter (H) in parenthesis, the provisions of this by-law with respect to the zone defined by such zoning symbol shall be considered to be the prime use category and such provisions shall apply to such zone, but only after an amendment to this by-law to remove the letter (H) in parenthesis following the zoning symbol. The application to remove the "H" designation shall be based upon timing to implement the zone provided financial and engineering

servicing requirements are complied with and site plan agreements, if any are required, are approved and all other municipal requirements are complied with; provided further that the land use originally established shall not be an issue in such application.

6.26 Gas Regulator Facilities

The provisions of this by-law shall not prevent the use of any land in a Commercial, Industrial, or Agricultural Zone for the purposes of a gas regulator facility, and such use may be permitted subject to the following requirements and restrictions:

- (a) a gas regulator facility shall be enclosed by chain link fencing, at least 1.8 metres in height;
- (b) in addition to the requirements set out in section 6.26, a gas regulator facility in a Commercial Zone or on lands abutting a residential Zone shall be enclosed by an opaque fence, at least 1.8 metres in height;
- (c) a gas regulator facility shall not be established closer than 8.0 metres to a Residential Zone;
- (d) there shall be a street line setback of at least 5.0 metres between a street line and a gas regulator facility; and,
- (e) areas not used for the gas regulator facility and fencing shall be landscaped.

(SECTIONS 7, 8, AND 9 ARE RESERVED)

SECTION 10.0 GENERAL PROVISIONS FOR RESIDENTIAL ZONES

10.1 Permitted Purposes

The following provisions shall apply to all residential zones as shown on Schedule A to this by-law, in addition to the general provisions for all zones contained in section 6.0 of this by-law.

10.2 One Dwelling Per Lot

No person shall erect more than one (1) single-family detached dwelling, one (1) semi-detached dwelling, one (1) duplex dwelling, one (1) triplex dwelling, one (1) double duplex dwelling, one (1) street townhouse dwelling or one (1) link house dwelling on one lot.

10.3 Accessory Buildings

Accessory buildings or structures other than a detached garage or carport are subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, and to the following additional requirements and restrictions.

- (a) shall not be constructed in a front yard, exterior or interior side yard;
- (b) shall not be used for human habitation;
- (c) not more than one swimming pool enclosure and one accessory building other than a swimming pool enclosure shall be permitted;
- (d) the gross floor area of any permitted accessory building other than a swimming pool enclosure shall not exceed:
  - (i) 23.0 square metres in a Residential Estate One (RE1), Residential Estate Two (RE2), and Residential Hamlet (RH) Zone; and,
  - (ii) 10.0 square metres in all other residential zones.
- (e) all accessory buildings, except swimming pool enclosures, shall be located in the rear yard, and shall be no closer than 1.2 metres to the nearest lot line;
- (f) a building that covers a swimming pool may be located only in the side or rear yard of a lot provided that it is:
  - (i) no closer than 1.2 metres to a side lot line or a rear lot line; and,

- (ii) no closer to a street than the required setback for a main building;
- (g) the maximum height of any accessory building shall not exceed 4.5 metres, in the case of a peaked roof, and shall not exceed 3.5 metres in height, in the case of a flat roof;
- (h) the exterior design of, and type of any building materials used for, all accessory buildings, other than swimming pool enclosures and greenhouses, shall be compatible with the exterior design and type of building materials used for the main building located on the lot;
- (i) no person shall store or park an unlicensed or derelict or wrecked motor vehicle, or store or keep any construction vehicles or equipment on land to which these accessory building regulations apply, except within an enclosed building;
- (j) where a construction shed is necessary for the storage of tools and materials for use in connection with the construction of the main building on a lot to which these regulations apply, the construction shed may be erected on the lot before the erection of the main building, provided that no such construction shed shall be erected until after a permit has been issued for the main building on the lot, such construction shed shall not be used for any purpose other than the storage of tools and materials for use in the construction of the main building and upon issue of an occupancy permit such construction shed be removed or renovated to accessory building standards;
- (k) where a conflict occurs between the requirements and restrictions of this section, and the particular zone in which the accessory buildings or structures are situated, the latter shall apply; and,
- (l) no doors to accessory buildings shall exceed 2.4 metres in height.

#### 10.4 Detached Garage or Carport

A detached private garage or carport as an accessory building may be located in a side yard or rear yard of a lot in a Residential Zone provided that:

- (a) it is no closer than 1.0 metres to a main building;
- (b) it is no closer than 1.2 metres to a side lot line or rear lot line;
- (c) it is no closer to a street than the required front yard depth for a main building, and in no case shall be closer to the front lot line than 6.0 metres;

- (d) it does not have a gross floor area in excess of 24.0 square metres;
- (e) shall not exceed 4.5 metres in height in the case of a peaked roof, and 3.5 metres in height in the case of a flat roof;
- (f) it is compatible, in exterior design and type of building materials used, with the main building located on the lot; and,
- (g) does not have vehicle garage doors which exceed 2.4 metres in height.

Where a conflict occurs between the requirements and restrictions of this section, and the particular zone in which the accessory buildings or structures are situated, the latter shall apply.

10.5 A detached private garage or carport may be erected in a rear yard or interior side yard with no setback from the side lot line or the rear lot line provided that:

- (a) the garages for the two lots abutting the said side or rear lot line are designed as one building,
- (b) a common wall on and along the said side or rear lot line divides the garages; and,
- (c) the garages for the two lots abutting the said side or rear lot line are constructed or reconstructed simultaneously.

10.6 Attached Garage or Carport

Where a garage or carport is attached to a dwelling unit on the lot which it is located it shall not be considered an accessory building and shall comply with the yard and area requirements for the residential zone or agricultural zone in which it is located. An attached garage shall be considered part of a 1 storey dwelling. Vehicle garage doors shall not exceed 2.4 metres in height.

10.7 Parking of Trailers and Large Vehicles

- (a) A person shall not park or store, or permit to be parked or stored, on any lot in a residential zone, a big motor vehicle (as defined in section 5.0 to this by-law) other than a catering truck, unless it is at the time being used to make a delivery or to provide a service.
- (b) A person shall not park or store, or permit to be parked or stored, on any lot in a residential zone, a large motor vehicle (as defined in section 5.0 to this by-law), unless it is parked or stored within a totally enclosed building

or structure, or unless it is at the time being used to make a delivery or provide a service.

- (c) Except as permitted by clause (d) of this subsection, a person shall not park or store, or permit to be parked or stored, a boat, a snowmobile, or any truck trailer, mobile home, house trailer, travel trailer, or any other type of trailer, in an exterior side yard or in the front yard, including the part of the driveway therein, of any lot in a residential zone.
- (d) A travel trailer not exceeding 5.0 metres in length when closed may be parked or stored in the part of the driveway that is in the front yard.
- (e) Only one of the following vehicles or vehicle combinations may be parked or stored on any one lot in a residential zone:
  - (i) a boat,
  - (ii) a snowmobile,
  - (iii) a trailer,
  - (iv) a boat on a trailer, together not exceeding 7.0 metres in length; and,
  - (v) one or two snowmobiles on a trailer, together not exceeding 7.0 metres in length.
- (f) A boat or trailer:
  - (i) shall not occupy any parking space required under this by-law, unless otherwise permitted, and,
  - (ii) shall not, on a lot of which the rear lot line abuts a street or a reserve owned by a public authority, be parked or stored closer than 7.5 metres to the said rear lot line.

#### 10.8 Unenclosed Swimming Pools

A private, unenclosed swimming pool shall be permitted in the rear or a side yard of a lot provided that it is not closer than 1.2 metres to any lot line or easement.

#### 10.9 Through Lots

One of the front yards of a through lot shall be considered as a required rear yard and shall have the rear yard and shall have the rear yard depth required by this by-law.

#### 10.10 Parking Space Requirements

10.10.1 Parking spaces are required in Residential Zones in accordance with the following provisions:



- (a) Where parking spaces are required or provided for a single-family dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, double duplex dwelling or street townhouse dwelling unit, the following requirements and restrictions shall apply:
- (i) a parking space shall be a rectangular area having a minimum, unobstructed width of 2.75 metres and a minimum, unobstructed length of 6.0 metres;
  - (ii) a parallel parking space shall be a rectangular area having a minimum, unobstructed width of 2.75 metres and a minimum, unobstructed length of 6.5 metres, the long side of which is parallel to an aisle;
  - (iii) except for a parking space on a driveway, no parking space shall be permitted in the front yard;
  - (iv) a garage attached to a dwelling unit may be located in the front yard but may not be located closer than 6.0 metres from the front lot line;
  - (v) the minimum width of a driveway shall be 3.0 metres and shall not exceed 50 percent of the lot width unless such maximum driveway width would conflict with the minimum landscaped open space yard requirement in the applicable zone, in which case, the minimum landscaped open space requirement shall prevail; and,
  - (vi) for each dwelling unit within a single-family dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, double duplex dwelling or street townhouse dwelling a minimum of two parking spaces are required.
- (b) Where a medical or dental office is located in a private residence, a minimum of 6 parking spaces shall be provided for each practitioner.

(c) For other home occupation uses a minimum of one parking space shall be provided for every 20.0 square metres of floor area occupied by the home occupation.

(d) Parking in a rear yard shall not be permitted for a home occupation use.

10.10.2 For each dwelling unit in an apartment or multiple family dwelling, the following number of parking spaces are required:

	<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Recreation Equipment Spaces</u>	<u>Total Spaces</u>
<u>(a) Rental Apartment</u>				
Bachelor Unit	1.00	0.20	0.03	1.23
One-bedroom Unit	1.18	0.20	0.03	1.41
Two-bedroom Unit	1.36	0.20	0.03	1.59
Three-bedroom Unit	1.50	0.20	0.03	1.73
Senior Citizen Unit	0.20	0.25	-	0.45

(b) Condominium Apartment

<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Total Spaces</u>
1.75	0.25	2.00

10.10.3 For each dwelling unit in a townhouse dwelling that does not have a private garage and driveway, the following number of parking spaces shall be provided:

	<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Recreation Equipment Spaces</u>	<u>Total Spaces</u>
<u>(a) Rental Townhouse</u>				
Two-Bedroom Unit	1.25	0.25	0.05	1.55
Three-Bedroom Unit	1.41	0.25	0.05	1.71
Four-Bedroom Unit	1.95	0.25	0.05	2.25

(b) Condominium Townhouse

<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Recreation Equipment Spaces</u>	<u>Total Spaces</u>
2.00	0.25	0.05	2.30

10.10.4 For each dwelling unit in a townhouse dwelling that provides 2 parking spaces in a private or garage, the following number of visitor spaces and recreation equipment spaces shall be provided:

	<u>Visitor Spaces</u>	<u>Recreation Equipment Spaces</u>	<u>Total Spaces</u>
(a) Rental Townhouse	0.25	0.05	0.30
(b) Condominium Townhouse	0.38	0.05	0.43

10.10.5 For lodging houses a minimum of one parking space for each bedroom or bedsitting room, plus one parking space for the proprietor, shall be provided.

10.11 Fences

Subject to section 6.13 and except for a chain link fence for a school or park and for a noise attenuation barrier, no fence or hedge in a Residential Zone:

- (a) within a required front yard, may exceed 1.0 metres in height; and,
- (c) within any other required yard, may exceed 2.0 metres in height.

10.12 Home Occupations

A home occupation may only be carried on subject to the following requirements and restrictions:

- (a) a home occupation may be permitted only within a single-family detached dwelling;
- (b) it is carried on only by the occupant of the dwelling or by members of his family residing there:

- (c) the home occupation is secondary to the use of the dwelling as a private residence, and does not occupy more than 15 percent of the gross floor area of the dwelling, excluding the basement or cellar;
- (d) the home occupation may be carried out in an accessory building or private garage;
- (e) no change in the external character of the dwelling as a private residence results;
- (f) there are no goods, wares or merchandise offered or exposed for sale or sold or kept for sale on the premises other than those produced on the premises;
- (g) there is no outside storage of materials, goods or vehicles in conjunction with the home occupation use;
- (h) not more than one person, other than members of the family residing there, is employed on the premises in connection with the home occupation;
- (i) one sign is permitted that shall be attached to a building and shall be not more than 0.15 square metres in area; and,
- (j) the following shall not be a permitted home occupation use:
  - (i) the repair and servicing of motor vehicles or internal combustion engines; and,
  - (ii) any use, which from its nature of operation, creates a nuisance or is liable to become a nuisance, or offensive by the creation of noise, vibration, or by reason of the emission of gas, fumes, dust, glare or objectionable odour, or any other use which may be considered to be an obnoxious or offensive trade, business or manufacture.

#### 10.13 Minimum Distance-between Driveway and Street Intersection

The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres.

10.14 No side yards are required abutting a side lot line that coincides with the party wall between two dwelling units in a semi-detached dwelling.

10.15 Provisions for Group Homes and Rest Homes

Group and rest homes shall be subject to the following restrictions and requirements:

- (i) a group home or rest home shall be located in a one family dwelling;
- (ii) the group or rest home shall occupy the whole of the one-family dwelling;
- (iii) an auxillary group home shall be located in a one family detached dwelling, a semi-detached dwelling unit, or a multiple family dwelling unit;
- (iv) a minimum separation distance of 305.0 metres shall be maintained between group homes, auxillary group homes, rest homes, retirement homes or other residential care facility. The minimum separation distance between crisis care facilities and any other residential care facility shall be in accordance with section 30.6 of this by-law;
- (v) not more than one group home or rest home shall be permitted on any one street; and,
- (vi) the maximum number of group and rest homes combined, permitted in each area shown and numbered on Schedule D, and listed in Column 1 of the table set out below, shall be as set out in Column 2 of the said Table:

Column 1 Area Number	Column 2 Maximum Number of Group and Rest Homes
1	5
2	6
3	3
4	3
5	7
6	4
7	6
8	5
9	5
10	1
11	3
12	1
13	1
14	2

**SECTIONS 11.1 AND 11.2 ARE RESERVED**

SECTION 11.3 RESIDENTIAL HAMLET - RH

11.3 The lands designated RH on Schedule A to this by-law:

Permitted Purposes

11.3.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) park, playground, recreational area and community centre established and operated by a public authority or its agent:
- (3) a religious institution;
- (4) a public or private school;
- (5) a cemetery;
- (6) a nursing home;
- (7) greenhouse or nursery; and,
- (8) purposes accessory to the other permitted purposes.

Requirements and Restrictions

11.3.2 shall be subject to the following requirements and restrictions:

- |                        |                |
|------------------------|----------------|
| (a) Minimum Lot Area:  | - 0.4 hectares |
| (b) Minimum Lot Width: | - 45.0 metres  |

- (c) Minimum Front Yard Depth: - 12.0 metres
- (d) Minimum Side Yard Width: - 7.6 metres
- (e) Minimum Rear Yard Depth: - 15.0 metres
- (f) Maximum Building Height: - 10.6 metres
- (g) Minimum Floor Area: - 115.0 square metres
- (h) Minimum Landscaped Open Space: - 70 percent of the required front yard.

SECTION 12.1 RESIDENTIAL SINGLE-FAMILY A ZONE - R1A

12.1 The lands designated R1A on Schedule A to this by-law:

Permitted Purposes

12.1.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes; and,
- (2) a home occupation, subject to the requirements and restrictions set out in section 10.12.

Requirements and Restrictions

12.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

Interior Lot - 630 square metres  
Corner Lot - 735 square metres

(b) Minimum Lot Width

Interior Lot - 18.0 metres  
Corner Lot - 21.0 metres

(c) Minimum Lot Depth - 35.0 metres

(d) Minimum Front Yard Depth - 6.0 metres

(e) Minimum Interior Side Yard Width - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof



- (f) Minimum Exterior Side Yard Width - 3.0 metres
- (g) Minimum Rear Yard Depth - 7.6 metres
- (h) Maximum Building Height - 10.6 metres
- (i) Minimum Landscaped Open Space - 70 percent of the front yard, except in the case of a lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60 percent of the front yard.

SECTION 12.2 RESIDENTIAL SINGLE FAMILY A(1) ZONE - R1A(1)

12.2 The lands designated R1A(1) on Schedule A to this by-law:

Permitted Purposes

12.2.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

12.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 1,096 square metres
- (b) Minimum Lot Width: - 30.0 metres
- (c) Minimum Front Yard Depth: - 10.6 metres
- (d) Minimum Interior Side Yard  
Width:

- zero metres provided that:

- (1) the total width of the adjoining side yard is not less than 2.4 metres; and,
- (2) no openings, except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of zero metres;

otherwise:

- 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof.
  
- (e) Minimum Exterior Side Yard  
Width: - 3.0 metres
  
- (f) Minimum Distance Between  
Dwellings:
  - 2.4 metres between two 1 storey dwellings;
  - 3.0 metres between a 1 storey and a 1 1/2 storey or a 2 storey dwelling; and,
  - 3.6 metres in all other cases.
  
- (g) Minimum Rear Yard Depth: - 7.6 metres
  
- (h) Maximum Building Height: - 10.6 metres
  
- (i) Maximum Lot Coverage: - 35 percent
  
- (j) Minimum Landscaped Open Space:
  - 70 percent of the front yard, except in the case of a lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60 percent of the front yard.

SECTION 12.3 RESIDENTIAL SINGLE FAMILY A(2) ZONE - R1A(2)

12.3 The lands designated R1A(2) on Schedule A to this by-law:

Permitted Purposes

12.3.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

12.3.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 882.0 square metres
- (b) Minimum Lot Width: - 22.0 metres
- (c) Minimum Front Yard Depth: - 9.0 metres
- (d) Minimum Interior Side Yard Width:  
- 1.8 metres for the first storey, plus 0.6 metres for each additional storey or part thereof.
- (e) Minimum Exterior Side Yard Width: - 4.5 metres
- (f) Minimum Rear Yard Depth: - 7.6 metres
- (g) Maximum Building Height: - 7.6 metres

(h) Maximum Lot Coverage: 25 percent

(i) Minimum Landscaped Open Space:

- 70 percent of the front yard area, except in the case of a lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60 percent of the front yard.

SECTION 12.4 RESIDENTIAL SINGLE FAMILY A(3) ZONE - R1A(3)

12.4 The lands designated R1A(3) on Schedule A to this by-law:

Permitted Purposes

12.4.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

12.4.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 650.0 square metres
- (b) Minimum Lot Width: - 18.0 metres
- (c) Minimum Front Yard Depth:
  - 6.0 metres, provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.
- (d) Minimum Interior Side Yard Width:
  - zero metres provided that:
    - (1) the total width of the adjoining side yard is not less than 2.4 metres; and,

- (2) no openings except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of zero metres.

otherwise:

- 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof.
- (e) Minimum Exterior Side Yard  
Width: - 3.0 metres
- (f) Minimum Distance Between  
Dwellings:
- 2.4 metres between two 1 storey dwellings;
  - 3.0 metres between a 1 storey dwelling and a 1 1/2 storey or a 2 storey dwelling; and,
  - 3.6 metres in all other cases.
- (g) Minimum Rear Yard Depth: - 7.6 metres
- (h) Maximum Building Height: - 10.6 metres
- (i) Maximum Lot Coverage: - 35 percent
- (j) Minimum Landscaped Open Space:
- 70 percent of the front yard, except in the case of a lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60 percent of the front yard.

SECTION 13.1 RESIDENTIAL SINGLE FAMILY B ZONE - R1B

13.1 The lands designated R1B on Schedule A to this by-law:

Permitted Purposes

13.1.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

13.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

Interior Lot:	- 450 square metres
Corner Lot:	- 540 square metres

(b) Minimum Lot Width:

Interior Lot:	- 15.0 metres
Corner Lot:	- 18.0 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard

Width: - 1.2 metres for the first storey or part thereof,



plus 0.6 metres for each additional storey or part thereof.

- (f) Minimum Exterior Side Yard Width: - 3.0 metres
- (g) Minimum Rear Yard Depth: - 7.6 metres
- (h) Maximum Building Height: - 10.6 metres
- (i) Minimum Landscaped Open Sapce: - 60 percent of the minimum front yard area of an interior lot, and 70 per cent of the minimum front yard area of a corner lot, and 50 per cent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.

SECTION 13.2 RESIDENTIAL SINGLE FAMILY B(1) ZONE - R1B(1)

13.2 The lands designated R1B(1) on Schedule A to this by-law:

Permitted Purposes

13.2.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

13.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 557.0 square metres
- (b) Minimum Lot Width: - 15.0 metres
- (c) Minimum Front Yard Depth: - 7.6 metres
- (d) Minimum Interior Side Yard Width:
  - 1.2 metres for the first storey plus 0.6 metres for each additional storey or part thereof.
- (e) Minimum Exterior Side Yard Width: - 3.0 metres
- (f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 7.6 metres

(h) Maximum Lot Coverage: - 35 percent

(i) Minimum Landscaped Open Space:

- 60 percent of the minimum front yard area of an interior lot, and 70 percent of the minimum front yard area of a corner lot, and 50 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.

SECTION 13.3 RESIDENTIAL SINGLE FAMILY B(2) ZONE - R1B(2)

13.3 The lands designated R1B(2) on Schedule A to this by-law:

Permitted Purposes

13.3.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

13.3.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 492.0 square metres
- (b) Minimum Lot Width: - 15.0 metres
- (c) Minimum Front Yard Depth:
  - 4.5 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line
- (d) Minimum Interior Side Yard Width:
  - zero metres provided that:
    - (1) the total width of the adjoining side yard is not less than 2.4 metres; and,

- (2) no openings except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of zero metres.

otherwise:

- 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof.
- (e) Minimum Exterior Side Yard  
Width: - 3.0 metres
- (f) Minimum Distance Between Dwellings:
- 2.4 metres between two 1 storey dwellings;
  - 3.0 metres between a 1 storey dwelling and a 1 1/2 storey or a 2 storey dwelling; and,
  - 3.6 metres in all other cases.
- (g) Minimum Rear Yard Depth: - 7.6 metres
- (h) Maximum Building Height: - 10.6 metres
- (i) Maximum Lot Coverage: - 40 percent
- (j) Minimum Landscaped Open Space:
- 60 percent of the minimum front yard area of an interior lot, and 70 percent of the minimum front yard area of a corner lot, and 50 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.

SECTION 13.4 RESIDENTIAL SINGLE FAMILY B(3) ZONE - R1B(3)

13.4 The lands designated R1B(3) on Schedule A to this by-law:

Permitted Purposes

13.4.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

13.4.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 464.0 square metres
- (b) Minimum Lot Width: - 15.0 metres
- (c) Minimum Front Yard Depth:
  - 3.0 metres, provided that the following minimum setbacks from the front lot line are maintained:
    - (1) 4.5 metres to the centre of the front wall of any building; and,
    - (2) 7.0 metres to the front of any garage or carport
- (d) Minimum Interior Side Yard Width:

- zero metres provided that:
  - (1) the width of the adjoining side yard is not less than 2.4 metres; and,
  - (2) no openings except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of zero metres;

otherwise:

- 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof.

(e) Minimum Exterior Side Yard

Width: - 3.0 metres

(f) Minimum Distance Between Dwellings:

- 2.4 metres between 1 storey dwellings;
- 3.0 metres between a 1 storey and a 1 1/2 store or a 2 storey dwelling; and,
- 3.6 metres in all other cases.

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.6 metres

(i) Maximum Lot Coverage: - 40 percent

(j) Minimum Landscaped Open Space:

- 60 percent of the minimum front yard area of an interior lot, and 70 percent of the minimum front yard area of a corner lot, and 50 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.

SECTION 14.1 RESIDENTIAL SINGLE FAMILY C ZONE - R1C

14.1 The lands designated R1C on Schedule A to this by-law:

Permitted Purposes

14.1.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

14.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

- Interior Lot: - 360 square metres
- Corner Lot: - 450 square metres

(b) Minimum Lot Width

- Interior Lot: - 12.0 metres
- Corner Lot: - 15.0 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width: - 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between



detached buildings not to be less than 2.1 metres.

- 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.

- (f) Minimum Exterior Side Yard Width: - 3.0 metres
- (g) Minimum Rear Yard Depth: - 7.6 metres
- (h) Maximum Building Height: - 10.6 metres
- (i) Minimum Landscaped Open Space: - 50 percent of the minimum front yard area of an interior lot, and 60 percent of the minimum front yard area of a corner lot, and 40 percent of the minimum front yard area of a lot where the lot lines converge towards the front lot line.

SECTION 14.2 RESIDENTIAL SINGLE FAMILY C(1) ZONE - R1C(1)

14.2 The lands designated R1C(1) on Schedule A to this by-law:

Permitted Purposes

14.2.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

14.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 371.0 square metres
- (b) Minimum Lot Width: - 12.0 metres
- (c) Minimum Front Yard Depth:
  - 3.0 metres, provided that the following minimum setbacks from the front lot line are maintained:
    - (1) 4.5 metres to the centre of the front wall of any building; and,
    - (2) 7.0 metres to the front of any garage or carport
- (d) Minimum Interior Side Yard Width:
  - zero metres provided that:

- (1) the width of the adjoining side yard is not less than 2.4 metres; and,
- (2) no openings except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of zero metres;

otherwise:

- 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof.

(e) Minimum Exterior Side Yard

Width: - 3.0 metres

(f) Minimum Distance Between

Dwellings: - 2.4 metres.

(g) Minimum Rear Yard Depth:

- 3.0 metres, provided that the centre of the rear wall of any building shall not be closer than 7.6 metres to the rear lot line

(h) Maximum Building Height: - 10.6 metres

(i) Maximum Lot Coverage: - 45 percent

(j) Minimum Landscaped Open Space:

- 50 percent of the minimum front yard area of an interior lot, and 60 percent of the minimum front yard area of a corner lot, and 40 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.

SECTION 15.1 RESIDENTIAL SINGLE FAMILY D ZONE - R1D

15.1 The lands designated R1D on Schedule A to this by-law:

Permitted Purposes

15.1.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (5) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

15.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

Interior Lot:	- 270 square metres
Corner Lot:	- 360 square metres

(b) Minimum Lot Width

Interior Lot:	- 9.0 metres
Corner Lot:	- 12.0 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 4.5 metres

(e) Minimum Rear Yard Depth: - 7.6 metres

(f) Minimum Interior Side Yard

Width:	- 1.2 metres on one side and 0.9 metres on the
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other side, with the minimum distance between two detached buildings not to be less than 2.1 metres

- 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.

(g) Minimum Exterior Side Yard Width:

- 3.0 metres

(h) Maximum Building Height:

- 10.6 metres

(i) Minimum Landscaped Open Space:

- 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.

SECTION 16.1 RESIDENTIAL TWO FAMILY A ZONE - R2A

16.1 The lands designated R2A on Schedule A to this by-law:

Permitted Purposes

16.1.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a semi-detached dwelling;
- (3) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (4) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

16.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For a Single Family Detached Dwelling

Interior Lot - 450 square metres  
Corner Lot - 540 square metres

(2) For a Semi-Detached Dwelling

Interior Lot - 540 square metres per lot, and 270 square metres per dwelling unit.

Corner Lot - 630 square metres per lot, and 360 square metres for the dwelling unit closest to the flankage lot line.

(b) Minimum Lot Width:

(1) For a Single Family Detached Dwelling

Interior Lot - 15.0 metres  
Corner Lot - 18.0 metres

(2) For a Semi-Detached Dwelling:

Interior Lot - 18.0 metres, and 9.0 metres per dwelling unit;  
Corner Lot - 21.0 metres for the dwelling unit closest to the flankage lot line.

(c) Minimum Lot Depth - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width: - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres.

(f) Minimum Exterior Side Yard Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.6 metres

(i) Minimum Landscaped Open Space:

(1) Single-Family Detached Dwelling - 60 percent of the front yard of an interior lot, 70 percent of the front yard of a corner lot, and 50 percent of the front yard of a lot where the side lot lines converge towards the front lot line

(2) Semi-Detached Dwelling - 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.



SECTION 16.2 RESIDENTIAL TWO FAMILY A(1) ZONE R2A(1)

16.2 The lands designated R2A on Schedule A to this by-law:

Permitted Purposes

16.2.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a semi-detached dwelling;
- (3) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (4) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

16.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For a Single Family  
Detached Dwelling: - 557.0 square metres
- (2) For a Semi-Detached  
Dwelling: - 715.0 square metres

(b) Minimum Lot Width:

- (1) For a Single Family  
Detached Dwelling: - 16.5 metres

- (2) For a Semi-Detached Dwelling: - 21.0 metres
- (c) Minimum Front Yard Depth: - 7.6 metres
- (d) Minimum Interior Side Yard Width:
  - (1) For a Single Family Detached Dwelling:
    - 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof.
  - (2) For a Semi-Detached Dwelling: - 3.0 metres
- (e) Minimum Exterior Side Yard Width:
  - (1) For a Single Family Detached Dwelling: - 3.0 metres
  - (2) For a Semi-Detached Dwelling: - 4.5 metres
- (f) Minimum Rear Yard Depth: - 7.6 metres
- (g) Maximum Building Height: - 7.6 metres
- (h) Maximum Lot Coverage:
  - (1) For a Single Family Detached Dwelling: - 35 percent
  - (2) For a Semi-Detached Dwelling: - 33.3 percent
- (i) Where semi-detached dwellings are situated on corner lots and where one or both dwellings front on the flanking road allowance, the following shall apply:
  - (1) Minimum Rear Yard Depth:
    - 7.6 metres, except where there is an attached garage or carport, the minimum requirement shall be 3.0 metres

(2) Minimum Interior Side

Yard Width:

- 7.6 metres, except where there is an attached garage or carport, the minimum requirement shall be 3.0 metres

(3) Minimum Exterior Side

Yard Width:

- 4.5 metres

(j) Minimum Landscaped Open Space:

- (1) Single-Family Detached Dwelling - 60 percent of the front yard of an interior lot, 70 percent of the front yard of a corner lot, and 50 percent of the front yard of a lot where the side lot lines converge towards the front lot line; and,
- (2) Semi-Detached Dwelling - 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.

SECTION 16.3 RESIDENTIAL TWO FAMILY A(2) ZONE - R2A(2)

16.3 The lands designated R2A(2) on Schedule A to this by-law:

Permitted Purposes

16.3.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling, subject to the requirements and restrictions set out in section 16.2.2.;
- (2) a semi-detached dwelling, subject to the requirements and restrictions set out in section 16.3.2;
- (3) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (4) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwellings, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

16.3.2 shall be subject to the following requirements and restrictions, with respect to a semi-detached dwelling:

(a) Minimum Lot Area:

- 557.0 square metres per lot and 269.0 square metres per dwelling unit

(b) Minimum Lot Width: - 18.0 metres

(c) Minimum Front Yard Depth:

- 3.0 metres provided that:

(1) the centre of the front wall of any dwelling unit shall not be closer than 4.5 metres from the front lot line; and,

(2) the front of any garage or carport shall not be closer than 7.0 metres from the front lot line

(d) Minimum Interior Side Yard

Width:

- 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport, in which case the minimum requirement shall be 2.4 metres

(e) Minimum Exterior Side Yard

Width:

- 3.0 metres, except that in the case where the flankage side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area, the adjacent exterior side yard shall be of a minimum depth of 1.2 metres for the first storey plus 0.6 metres for each additional storey or part thereof

(f) Minimum Rear Yard Depth:

- 3.0 metres, provided that the centre of the rear wall of any building shall not be closer than 7.6 metres to the rear lot line

(g) Maximum Building Height: - 10.6 metres

(h) Maximum Lot Coverage: - 55 percent

(i) 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.

SECTION 17.1 RESIDENTIAL EXTENDED ZONE - R2B

17.1 The lands designated R2B on Schedule A to this by-law:

Permitted Purposes

17.1.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling, subject to the requirements and restrictions set out in section 16.2.2;
- (2) a semi-detached dwelling, subject to the requirements and restrictions set out in section 16.2.2;
- (3) a link house dwelling, subject to the requirements and restrictions set out in section 17.1.2;
- (4) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (5) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

17.1.2 shall be subject to the following requirements and restrictions with respect to a link-house dwelling:

(a) Minimum Lot Area:

- 278.0 square metres per dwelling unit

(b) Minimum Lot Width:

- 9.0 metres per dwelling unit

(c) Minimum Front Yard Depth:

- 4.0 metres, provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line

(d) Minimum Interior Side Yard

Width:

- 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof

(e) Minimum Exterior Side Yard

Width:

- 3.0 metres, except that in the case where the flankage side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area, the adjacent exterior side yard shall be of a minimum depth of 1.2 metres for the first storey plus 0.6 metres for each additional storey or part thereof

(f) Minimum Rear Yard Depth:

- 3.0 metres, provided that the centre of the rear wall of any building shall not be closer than 7.6 metres to the rear lot line

(g) Maximum Building Height: - 10.6 metres

(h) Maximum Lot Coverage: - 50 percent

SECTION 18.1 RESIDENTIAL TWO FAMILY C ZONE - R2C

18.1 The lands designated R2C on Schedule A to this by-law:

Permitted Uses

18.1.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a semi-detached dwelling;
- (3) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (4) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

18.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) Single-Family Detached Dwelling

Interior Lot - 270 square metres  
Corner Lot - 360 square metres

(2) Semi-Detached Dwelling

Interior Lot - 540 square metres per lot, and 270 square metres per dwelling unit;  
Corner Lot - 630 square metres per lot, with 360 square metres for the dwelling unit closest to the flankage lot line;



(b) Minimum Lot Width:

(1) Single-Family Detached Dwelling

Interior Lot - 9.0 metres  
Corner Lot - 12.0 metres

(2) Semi-Detached Dwelling

Interior Lot - 18.0 metres, and 9.0 metres per dwelling unit;  
Corner Lot - 21.0 metres, with 12.0 metres for the dwelling unit closest to the flankage lot line.

(c) Minimum Lot Depth - 30.0 metres

(d) Minimum Front Yard Depth - 6.0 metres

(e) Minimum Interior Side Yard Width:

(1) Single-Family Detached Dwelling

- (1) a side yard, other than a side yard abutting a street, a public park or walkway, or a lot not in the R2C zone, may be reduced to zero metres;
- (2) the minimum distance between detached buildings shall not be less than 1.8 metres;
- (3) in no event shall the total width of both side yards on any lot be less than 2.1 metres
- (4) the minimum width of a side yard abutting a public park or walkway, or a lot not in the R2C zone, shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

(2) Semi-Detached Dwelling

1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres.

(f) Minimum Exterior Side Yard

Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.6 metres

(i) 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.

SECTION 19.1 RESIDENTIAL TOWNHOUSE A ZONE - R3A

19.1 The lands designated R3A on Schedule A to this by-law:

Permitted Purposes

19.1.1. shall only be used for the following purposes:

(a) Residential

(1) a townhouse dwelling;

(b) Non-Residential

(1) purposes accessory to the other permitted purposes;  
and,

(2) an auxillary group home, subject to the requirements  
and restrictions set out in section 10.15.

Requirements and Restrictions

19.1.2 shall be subject to the following requirements and restrictions:

- |                                                   |                                        |
|---------------------------------------------------|----------------------------------------|
| (a) Minimum Lot Area                              | - 230 square metres per dwelling unit. |
| (b) Minimum Lot Width                             |                                        |
| Interior Lot                                      | - 30.0 metres                          |
| Corner Lot                                        | - 33.0 metres                          |
| (c) Minimum Lot Depth                             | - 30.0 metres                          |
| (d) Minimum Front Yard Depth                      | - 7.6 metres                           |
| (e) Minimum Interior Side Yard Width              | - 3.6 metres                           |
| (f) Minimum Exterior Side Yard Width              | - 4.6 metres                           |
| (g) Minimum Rear Yard Depth                       | - 7.6 metres                           |
| (h) Maximum Building Height                       | - 10.6 metres                          |
| (i) Maximum Lot Coverage by Principal Building(s) | - 30 percent of lot area               |

(j) Minimum Landscaped Open Space - 50 percent of the lot area

(k) Minimum Distance Between Buildings

- (1) Between two exterior walls which contain no windows to habitable rooms - 3.0 metres;
- (2) Between two exterior walls one of which contains windows to habitable rooms - 7.6 metres;
- (3) Between two exterior walls both of which contain windows to habitable rooms - 15.0 metres;
- (4) Notwithstanding clauses (1), (2), and (3) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls.

SECTION 19.2 RESIDENTIAL TOWNHOUSE A(1) ZONE - R3A(1)

19.2 The lands designated R3A(1) on Schedule A to this by-law:

Permitted Purposes

19.2.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a semi-detached dwelling;
- (3) a townhouse dwelling;
- (4) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (5) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

19.2.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling  
Units: - 17.29 units per hectare
- (b) Minimum Lot Area:  
- 222.5 square metres per dwelling unit
- (c) Minimum Lot Width: - 9.0 metres
- (d) Minimum Front Yard Depth:  
- 3.6 metres, except for any garage or carport the minimum front yard depth shall be 6.0 metres

(e) Minimum Interior Side Yard

Width:

- zero metres provided that no openings except to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of zero metres

(f) Minimum Exterior Side Yard

Width:

- 3.0 metres

(g) Minimum Distance Between

Buildings:

- 1.5 metres between single family detached dwellings; and,
- 3.0 metres between all other dwellings

(h) Minimum Rear Yard Depth:

- 6.0 metres

(i) Maximum Building Height:

- 10.6 metres

(j) Maximum Building Coverage:

- 35 percent

(k) All dwellings within the R3A(1) zone shall be setback a minimum of 6.0 metres from the boundary of any other residential or commercial zone.

(l) A maximum of 6 townhouse dwelling units shall be attached in the R3A(1) zone.

(m) Minimum Landscaped Open Space:

- 40 percent of the front yard of an interior lot, 50 percent of the front yard of a corner lot and 30 percent of the front yard where the side lot lines converge towards the front lot line.

SECTION 19.3 RESIDENTIAL TOWNHOUSE A(2) ZONE - R3A(2)

19.3 The lands designated R3A(2) on Schedule A to this by-law:

Permitted Purposes

19.3.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a semi-detached dwelling;
- (3) a townhouse dwelling;
- (4) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (5) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

19.3.2 shall be subject to the following requirements and restrictions:

(a) Maximum Number of Dwelling

Units: - 24.7 units per hectare

(b) Minimum Lot Area:

- 222.5 square metres per dwelling unit

(c) Minimum Lot Width:

- 9.0 square metres

(d) Minimum Front Yard Depth:

- 3.6 metres, except for any garage or carport the minimum front yard depth shall be 6.0 metres

(e) Minimum Interior Side Yard

Width:

- zero metres provided that no openings except to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of zero metres

(f) Minimum Exterior Side Yard

Width: - 3.0 metres

(g) Maximum Building Coverage: - 45 percent

(h) Minimum Rear Yard Depth: - 6.0 metres

(i) Maximum Building Height: - 10.6 metres

(j) Minimum Distance Between Buildings:

- 1.5 metres between single family detached dwellings; and,
- 3.0 metres between all other dwellings.

(k) All dwellings within the R3B zone shall be setback a minimum of 6.0 metres from the boundary of any other residential or commercial zone.

(l) A maximum of 6 townhouse dwelling units shall be attached in the R3A(2) zone.

(m) Minimum Landscaped Open Space:

- 40 percent of the front yard of an interior lot, 50 percent of the front yard of a corner lot and 30 percent of the front yard where the side lot lines converge towards the front lot line.



SECTION 19.4 RESIDENTIAL TOWNHOUSE A(3) ZONE - R3A(3)

19.4 The lands designated R3A(3) on Schedule A to this by-law:

Permitted Purposes

19.4.1 shall only be used for the following purposes:

(a) Residential

- (1) a townhouse dwelling; and,
- (2) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

19.4.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- 232.0 square metres per dwelling unit

(b) Minimum Lot Width: - 36.5 metres

(c) Minimum Front Yard Depth: - 7.6 metres

(d) Minimum Interior Side Yard Width: - 3.6 metres

(e) Minimum Exterior Side Yard Width: - 4.5 metres

(f) Minimum Rear Yard Depth: - 13.7 metres

(g) Maximum Building Height: - 10.6 metres

(h) Maximum Lot Coverage: - 25 percent

(i) Minimum Landscaped Open Space:

- 50 percent of the lot area.

SECTION 19.5 RESIDENTIAL TOWNHOUSE A(4) ZONE - R3A(4)

19.5 The lands designated R3A(4) on Schedule A to this by-law:

Permitted Purposes

19.5.1 shall only be used for the following purposes:

(a) Residential

- (1) a townhouse dwelling; and,
- (2) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

19.5.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: - 50 units per hectare
- (b) Minimum Lot Area: - 111.0 square metres per dwelling unit
- (c) Minimum Dwelling Unit Width: - 4.5 metres
- (d) Minimum Front Yard Depth: - 7.6 metres
- (e) Minimum Side Yard Width:
  - (1) 7.6 metres where the wall of the dwelling facing the side lot line has windows; and,
  - (2) 4.5 metres where the wall of the dwelling facing the side lot line has no windows
- (f) Minimum Rear Yard Depth: - 7.6 metres
- (g) Maximum Building Height: - 10.6 metres
- (h) Maximum Building Coverage: - 25 percent

- (i) Minimum Landscaped Open Space: - 40 percent of the lot area
- (j) Minimum Distance Between Buildings:
  - (1) 3.0 metres between two exterior walls, neither of which contains windows to habitable rooms;
  - (2) 7.6 metres between two exterior walls, one of which contains windows to habitable rooms;
  - (3) 15.0 metres between two exterior walls, both of which contain windows to habitable rooms; and,
  - (4) where there is a driveway or privately owned roadway between two exterior walls, the minimum distance between the two exterior walls shall be increased by the width of any driveway or privately owned road way running between such walls.
- (k) Minimum Street Line Setback: - 7.6 metres

SECTION 20.1 RESIDENTIAL STREET TOWNHOUSE B ZONE - R3B

20.1 The lands designated R3B on Schedule A to this by-law:

Permitted Purposes

20.1.1 shall only be used for the following purposes:

(a) Residential

(1) a townhouse dwelling containing street townhouse dwellings; and,

(2) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

(1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

20.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

Interior Lot - 185 square metres

Corner Lot - 275 square metres

(b) Minimum Lot Width:

Interior Lot - 6.0 metres

Corner Lot - 9.0 metres

(c) Minimum Lot Depth - 30.0 metres

(d) Minimum Front Yard Depth - 4.6 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line.

(e) Minimum Interior Side Yard Width - 1.2 metres for the first storey or part thereof, plus 0.6 metre for each additional storey or part thereof

(f) Minimum Exterior Side Yard Width - 3.0 metres

(g) Minimum Rear Yard Depth - 7.6 metres

- (h) Maximum Building Height - 10.6 metres
- (i) Maximum Lot Coverage by Principal Building - 45 percent
- (j) Minimum Landscaped Open Space - 40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard.

SECTION 20.2 RESIDENTIAL STREET TOWNHOUSE B ZONE - R3B(1)

20.2 The lands designated R3B(1) on Schedule A to this by-law:

Permitted Purposes

20.2.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling, subject to the requirements and restrictions set out in section 16.2.2;
- (2) a semi-detached dwelling, subject to the requirements and restrictions set out in section 16.2.2;
- (3) a townhouse dwelling containing a street townhouse dwelling, subject to the requirements and restrictions set out in section 20.2.2;
- (4) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (5) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions of section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

Requirements and Restrictions

20.2.2 shall be subject to the following requirements and restrictions with respect to a street townhouse dwelling:

(a) Minimum Lot Area:

- 185.0 square metres per dwelling unit

(b) Minimum Lot Width:

- 6.0 metres

(c) Minimum Front Yard Depth:

- 4.5 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line

(d) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey plus 0.6 metres for each additional storey or part thereof

(e) Minimum Exterior Side Yard Width:

- 3.0 metres, except in the case where the flankage lot line is adjacent to any part of the road pavement which has been increased in width for a parking area, the adjacent side yard width shall be 1.2 metres for the first storey plus 0.6 metres for each additional storey or part thereof

(f) Minimum Rear Yard Depth:

- 3.0 metres, provided that the centre of the rear wall of any building unit shall not be closer than 7.6 metres from the rear lot line

(g) Maximum Building Height: - 10.6 metres

(h) Maximum Lot Coverage: - 60 percent of the lot area

(i) Minimum Landscaped Open Space:

- 40 percent of the front yard except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard.

SECTION 21.1 RESIDENTIAL APARTMENT A ZONE - R4A

21.1 The lands designated R4A on Schedule A to this by-law:

Permitted Purposes

21.1.1 shall only be used for the following purposes:

(a) Residential

- (1) a multiple family dwelling;
- (2) an apartment dwelling; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

21.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width - 33.0 metres
- (b) Minimum Front Yard Depth - 7.6 metres
- (c) Minimum Side Yard Width - 10.0 metres or 1/2 the height of the building, whichever is greater
- (d) Minimum Rear Yard Depth - 10.0 metres or 1/2 the height of the building, whichever is greater
- (e) Maximum Building Height - 12 storeys
- (f) Maximum Lot Coverage by Main Building(s) - 25 percent
- (g) Maximum Floor Space Index - 1.0
- (h) Minimum Landscaped Open Space - 60 percent of the lot area



SECTION 21.2 RESIDENTIAL APARTMENT A(1) ZONE - R4A(1)

21.2 The lands designated R4A(1) on Schedule A to this by-law:

Permitted Purposes

21.2.1 shall only be used for the following purposes:

(a) Residential

- (1) a townhouse dwelling, subject to the requirements and restrictions set out in section 19.4.2, or section 19.5.2;
- (2) an apartment dwelling, subject to the requirements and restrictions set out in 21.2.2.; and,
- (3) an auxiliary group home, subject to the requirements and restrictions of section 10.15

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes

Requirements and Restrictions

21.2.2 shall be subject to the following requirements and restrictions with respect to an apartment dwelling:

(a) Minimum Lot Area:

- 232.0 square metres per dwelling unit

(b) Minimum Lot Width:

- 36.5 metres

(c) Minimum Front Yard Depth:

- 10.6 metres

(d) Minimum Interior Side Yard Width:

- 3.6 metres or one half of the building height  
whichever is greater

(e) Minimum Exterior Side Yard Width:

- 7.6 metres

(f) Minimum Rear Yard Depth:

- 13.7 metres

(g) Maximum Building Height:

- 12.0 metres or 4  
storeys

- (h) Maximum Lot Coverage: - 35 percent
- (i) Minimum Landscaped Open Space: - 40 percent of the lot area

SECTION 21.3 RESIDENTIAL APARTMENT A(2) ZONE - R4A(2)

21.3 The lands designated R4A(1) on Schedule A to this by-law:

Permitted Purposes

21.3.1 shall only be used for the following purposes:

(a) Residential

- (1) a townhouse dwelling, subject to the requirements and restrictions set out in section 19.4.2 or section 19.5.2;
- (2) an apartment dwelling, subject to the requirements and restrictions set out in section 21.3.2; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes

Requirements and Restrictions

21.3.2 shall be subject to the following requirements and restrictions with respect to an apartment dwelling:

(a) Minimum Lot Area:

- 92.5 square metres per dwelling unit

(b) Minimum Lot Width: - 24.0 metres

(c) Minimum Front Yard Depth: - 9.0 metres

(d) Minimum Interior Side Yard Width:

- 6.0 metres, except where:

- (1) the side lot line abuts a residential zone and the exterior wall facing the said lot line contains no doors, balconies or windows to habitable rooms, the minimum side yard width shall be 6.0 metres or half of the height of the dwelling, whichever is greater; or,

(2) the side lot line abuts a residential zone and the exterior wall facing the said lot line contains either balconies, doors or windows to habitable rooms, the side yard shall be equal to the height of the building

(e) Minimum Exterior Side Yard Width:

Width: - 9.0 metres

(f) Minimum Rear Yard Depth:

- 9.0 metres, except where:

(1) the rear lot line abuts a residential zone and the exterior wall facing the said rear lot line contains no doors, balconies or windows to habitable rooms, the required rear yard depth shall be 9.0 metres or one half the height of the building, whichever is greater; or,

(2) the rear lot line abuts a residential zone and the exterior wall facing the said lot line contains either doors, balconies or windows to habitable rooms, the rear yard shall be equal to the height of the building

(g) Maximum Lot Coverage: - 25 percent

(h) Minimum Distance Between Buildings:

(1) between two exterior walls containing balconies, doors or windows of habitable rooms, the distance between the buildings shall be the greater of:

(i) one half of the sum of the heights of the buildings, or

(ii) the length of overlap of the two buildings

(2) between two exterior walls of which only one exterior wall contains balconies, doors or windows to habitable rooms, the distance between the buildings shall be one half the sum of the heights of the building; and,

(3) between two exterior walls which contain no balconies, doors or windows to habitable rooms, the

distance between the two buildings shall be one quarter the total sum of the heights of the buildings.

- (i) Maximum Floor Space Index: - 1.00
- (j) Minimum Landscaped Open Space: - 40 percent of the lot area

SECTION 21.4 RESIDENTIAL APARTMENT A(3) ZONE - R4A(3)

21.4 The lands designated R4A(3) on Schedule A to this by-law:

Permitted Purpos

21.4.1 shall only be used for the following purposes:

(a) Residential

- (1) a townhouse dwelling, subject to the requirements and restrictions set out in section 19.4.2 or section 19.5.2;
- (2) an apartment dwelling, subject to the requirements and restrictions set out in section 21.4.2; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

21.4.2 shall be subject to the following requirements and restrictions with respect to an apartment dwelling:

(a) Minimum Lot Area:

- 67.0 square metres per dwelling unit

(b) Minimum Lot Width:

- 24.0 metres

(c) Minimum Front Yard Depth:

- 15.0 metres or one half the height of the dwelling whichever is greater

(d) Minimum Interior Side Yard Width:

- 15.0 metres, except where:

- (1) the side lot line abuts a residential zone and the exterior wall facing the said lot line contains no doors, balconies or windows to habitable rooms, the minimum side yard width

shall be 15.0 metres or one half the height of the dwelling, whichever is greater; and,

- (2) the side lot line abuts a residential zone and the exterior wall facing the said lot line contains doors, balconies or windows to habitable rooms, the minimum side yard width shall be equal to the height of the building

(e) Minimum Exterior Side Yard Width: - 15.0 metres

(f) Minimum Rear Yard Depth:

- 15.0 metres, except where:

- (1) the rear lot line abuts a residential zone and the exterior wall facing the said lot line contains no doors, balconies or windows to habitable rooms, the minimum rear yard depth shall be 15.0 metres or one half of the building height; or

- (2) the rear lot line abuts a residential zone and the exterior wall facing the said lot line contains either doors, balconies or windows to habitable rooms, the rear yard depth shall be equal to the height of the building.

(g) Maximum Lot Coverage: - 25 percent

(h) Minimum Distance Between Buildings:

- (1) between two exterior walls containing balconies, doors or windows of habitable rooms, the distance between the buildings shall be the greater of:

(i) one half of the total sum of the heights of the buildings; or,

(ii) the length of the overlap of the two buildings

- (2) between two exterior walls of which only one exterior wall contains balconies, doors or windows to habitable rooms, the distance between the buildings shall be one half of the total sum of the height of the buildings; and,

(3) between two exterior walls which contain no balconies, doors or windows to habitable rooms, the distance between the two buildings shall be one quarter the total sum of the height of the buildings

(i) Maximum Floor Space Index: - 1.5

(j) Minimum Landscaped Open Space: - 40 percent of the lot area



SECTION 22.1 RESIDENTIAL APARTMENT B ZONE - R4B

22.1 The lands designated R4B on Schedule A to this by-law:

Permitted Purposes

22.1.1 shall only be used for the following purposes:

(a) Residential

- (1) an apartment dwelling;
- (2) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

22.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

Interior Lot - 30.0 metres

Corner Lot - 33.0 metres

- (b) Minimum Front Yard Depth - 15.0 metres or 1/2 the height of the building, whichever is greater;
- (c) Minimum Interior Side Yard Width - 15.0 metres or 1/2 the height of the building, whichever is greater;
- (d) Minimum Exterior Side Yard Width - 15.0 metres or 1/2 the height of the building, whichever is greater;
- (e) Minimum Rear Yard Depth - 12.0 metres
- (f) Maximum Building Height - 22 storeys
- (g) Maximum Lot Coverage by Principal Building - 25 percent
- (h) Maximum Floor Space Index - 1.75
- (i) Minimum Landscaped Open Space - 60 per cent of the lot area

(SECTIONS 23 to 29 RESERVED)

SECTION 30.0 GENERAL PROVISIONS FOR COMMERCIAL ZONES

30.1 The following provisions shall apply to all commercial zones as shown on Schedule A to this by-law, in addition to the general provisions for all zones contained in section 6.0 of this by-law.

30.2 Accessory Building

Accessory buildings or structures are permitted in any commercial zone subject to the requirements and restrictions of this by-law for the particular zone in which said building or structure is located but shall:

- (a) be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;
- (b) be permitted only in an interior side yard or rear yard;
- (c) be set back from any lot line abutting a residential, institutional or Open Space zone, a distance equal to the height of the accessory building, but not less than 1.5 metres.

30.3 Parking Spaces

Parking spaces are required in commercial zones in accordance with the following provisions:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
Animal Hospital	1 parking space for each 28 square metres of gross commercial floor area or portion thereof
Art Gallery or Museum	1 parking space for each 28 square metres of gross commercial floor area or portion thereof
Arena	1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof
Bank, Trust Company or Finance Company	1 parking space for each 15 square metres of gross commercial floor area or portion thereof

Building supplies sales  
establishment

1 parking space for each 91.0 square metres of gross commercial floor area or portion thereof devoted to warehousing, plus 1 parking space for each 31.0 square metres of gross commercial floor area or portion thereof devoted to retail use or accessory office use.

Commercial or Technical School

4 parking spaces for each teaching classroom or equivalent facility.

Funeral parlour

1 parking space for each 13.0 square metres of gross commercial floor area or portion thereof accessible to the public plus 1 parking space for each funeral parlour vehicle.

Home furnishings and home  
improvement retail warehouse

1 parking space for each 62.0 square metres of gross commercial floor area or portion thereof.

Hotel or motel

1 parking space for each bedroom plus 1 parking space for each 27.0 square metres of gross floor area or portion thereof devoted to public use, excluding bedrooms, which includes meeting rooms, conference rooms, conference facilities, dining, lounge and tavern areas but excludes wash-rooms, lobbies, hallways, elevators and stairways.

Laundromat or dry cleaning and laundry distribution station

1 parking space for each 19.0 square metres of gross commercial floor area or portion thereof.

Motor vehicle repair shop or motor vehicle body shop

1 parking space for each 18.0 square metres of gross commercial floor area or portion thereof, of which 50 percent of the required spaces may be tandem parking spaces.

Motor vehicle parts retail outlet or combination motor vehicle parts/accessories/sporting goods/hardware

1 parking space for each 12.0 square metres of gross commercial floor area or portion thereof.

Motor vehicle service station or gas bar

1 parking space for each 23.0 square metres of gross commercial floor area or portion thereof.

Motor vehicle washing establishment

5 parking spaces plus 10 car waiting spaces.

For each motor vehicle washing establishment there shall be provided a driveway of at least 65.0 metres in length and 3.0 metres in width providing direct access from the street to the entrance of the motor vehicle washing establishment.

Offices:

(1) Physician, dentist or drug-less practitioner's office

1 parking space for each 12.0 square metres of gross commercial floor area or portion thereof.

(2) Real estate office

1 parking space for each 20.0 square metres of gross commercial floor area or portion thereof.

(3) Other offices	1 parking space for each 31.0 square metres of gross commercial floor area or portion thereof.
Personal Service Establishment:	1 parking space for each 19.0 square metres of gross commercial floor area or portion thereof.
Place of assembly, community club, dance hall, banquet hall, or roller skating rink	1 parking space for each 9.0 square metres of gross commercial floor area or portion thereof.
Radio or television broadcasting establishment	1 parking space for each 31.0 square metres of gross commercial floor area or portion thereof.
Recreational Uses:	
(1) Billiard parlour or Pool hall	1 parking space for each 37.0 square metres of gross commercial floor area or portion thereof.
(2) Bowling alley	4 parking spaces for each lane.
(3) Curling rink	8 parking spaces for each sheet of ice.
(4) Golf driving range	1 parking space for each tee.
(5) Golf course	50 parking spaces for each 9 holes.
(6) Tennis, squash, handball court	4 parking spaces for each court.
(7) Swimming pool	10 parking spaces for every pool.
(8) Accessory uses:	For every building or place containing a bowling alley, tennis, squash or handball court, ice rink or swimming

pool, additional parking spaces for any accessory uses shall be provided in accordance with the requirements set out in this by-law.

Religious institution, stadium, auditorium, theatre or cinema

1 parking space for every 6 fixed seats or 3.0 metres of open bench space or portion thereof.

Restaurant, dining room

1 parking space for each 9.6 square metres of gross commercial floor area or portion thereof.

Restaurant, standard

1 parking space for each 6.0 square metres of gross commercial floor area or portion thereof.

Restaurant, fast food

1 parking space for each 4.6 square metres of gross commercial floor area or portion thereof.

Restaurant, fast food with drive-through facility

1 parking space for each 6.0 square metres of gross commercial floor area or portion thereof.

Restaurant, take-out

1 parking space for each 6.6 square metres of gross commercial floor area or portion thereof.

Retail establishment not specifically mentioned in this section.

1 parking space for each 19.0 square metres of gross commercial floor area or portion thereof.

Shopping centre having a gross leasable commercial floor area of less than 2,000 square metres

1 parking space for each 23.0 square metres of gross leasable commercial floor area or portion thereof for uses other than restaurants,

taverns, and medical offices, plus the parking spaces required for a restaurant, tavern or medical office according to this by-law, if the restaurants, taverns and medical offices occupy more than 10 percent of the total gross leasable commercial floor area of the buildings designed for tenant occupancy. If the restaurants, taverns and medical offices occupy less than 10 percent of gross leasable commercial floor area of the buildings, 1 parking space for each 23.0 square metres of gross leasable commercial floor area shall be required for the entire shopping centre.

Shopping centre having a gross leasable commercial floor area of more than 2,000 square metres

1 parking space for each 19.0 square metres of gross leasable commercial floor area or portion thereof.

Supermarket

1 parking space for each 17.0 square metres of gross commercial floor area or portion thereof.

Tavern

1 parking space for each 12.0 square metres of gross commercial floor area or portion thereof accessible to the public.

All other commercial uses not specifically mentioned in this section

1 parking space for each 23.0 square metres of gross commercial floor area or portion thereof.

30.4 A fast food restaurant with a drive-through facility shall comply with the following requirements:

- (a) the drive-through facility must be effectively separated from the parking area;
- (b) the stacking lane leading to the pick-up windows must accommodate a minimum of 10 cars;
- (c) the stacking lane must be clearly identified;
- (d) the entrance to a stacking lane must be not less than 6 metres from the street line; and
- (e) the access points to a stacking lane must be located so as to minimize the impact of the stacking lane on the internal traffic circulation.

30.5 Loading Spaces

No persons shall erect, alter or use any building, structure or land in any commercial zone for any purpose involving the movement of goods unless loading spaces are provided and maintained in accordance with the following requirements and restrictions:

(a) <u>Gross leasable commercial floor area of retail commercial uses in square metres</u>	<u>Number of loading spaces</u>
2350 or less	1 loading space
over 2350 up to 7450	2 loading spaces
over 7450 up to 14000	3 loading spaces
over 14000	3 loading spaces, plus 1 additional loading space for each 9300 square metres or portion thereof in excess of 14000 square metres;
(b) <u>Gross commercial floor area of office uses in square metres</u>	<u>Number of loading spaces</u>
2350 or less	no loading spaces required
over 2350 up to 11600	1 loading space
over 11600	1 loading space, plus 1 additional loading space for each 9300 square metres or portion thereof in excess of 11600 square metres;



- (c) no loading space shall be within the front yard or within the exterior side yard of a lot; and
- (d) each loading space shall have an unobstructed aisle of not less than 6.0 metres in width for ingress and egress to and from a street or lane.

30.6 Crisis Care Facilities

A crisis care facility shall be subject to the following restrictions:

- (i) the crisis care facility may occupy a single-family detached dwelling or any building converted or newly constructed for that purpose, but, in every case, the crisis care facility shall occupy the whole of the building; and,
- (ii) no crisis care facility shall be located less than 800 metres from any other crisis care facility, group home or residential care facility.

SECTION 31.1 COMMERCIAL ONE ZONE - C1

31.1 The lands designated C1 on Schedule A to this by-law:

Permitted Purposes

31.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a convenience store;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company, finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot; and
- (10) a dining room restaurant, a standard restaurant, a take-out restaurant.

(b) Accessory

- (1) purposes accessory to the other permitted purposes;

(c) Non-Commercial

- (1) a religious institution, including an associated place of public assembly; and
- (2) a library.

Requirements and Restrictions

31.1.2 shall be subject to the following requirements and restrictions:

- |                                       |                                                                                                                                                     |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Minimum Front Yard Depth:         | 15.0 metres.                                                                                                                                        |
| (b) Minimum Interior Side Yard Width: | 3.0 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard shall be 6.0 metres. |
| (c) Minimum Exterior Side Yard Width: | 6.0 metres.                                                                                                                                         |
| (d) Minimum Rear Yard Depth:          | 6.0 metres, except that where the rear yard abuts                                                                                                   |

a Residential or Institutional zone, the minimum rear yard depth shall be 9.0 metres.

- (e) Minimum Lot Width: 38.0 metres.
- (f) Minimum Building Height: 2 storeys.
- (g) Minimum Landscaped Open Space:
  - (1) in the front yard, 20 percent of the minimum required front yard; and
  - (2) in the exterior side yard, 50 percent of the minimum required exterior side yard.

SECTION 31.2 COMMERCIAL TWO ZONE - C2

31.2 The lands designated C2 on Schedule A to this by-law:

Permitted Purposes

31.2.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a standard restaurant, a take-out restaurant;
- (11) a service station;
- (12) a printing or copying establishment;
- (13) a commercial school;
- (14) a garden centre sales establishment;
- (15) an amusement arcade;
- (16) a temporary open air market;
- (17) a place of commercial recreation;
- (18) a community club;
- (19) a health centre;
- (20) a tavern;
- (21) a taxi or bus station;
- (22) a theatre; and
- (23) a custom workshop.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

31.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 21.0 metres.
- (b) Minimum Interior Side Yard Width: 3.0 metres, except that in the case where the interior side yard abuts a Residential or Institutional zone, the

minimum interior side yard width shall be 18.0 metres.

- (c) Minimum Exterior Side Yard Width: - 18.0 metres.
- (d) Minimum Rear Yard Depth: - 6.0 metres, except that:
  - (1) where the rear yard abuts a Residential or Institutional zone, 18.0 metres; and
  - (2) where the rear yard abuts a 0.3 metre reserve or a street, 21.0 metres.
- (e) Minimum Lot Width: - 21.0 metres.
- (f) Maximum Building Height: - 6 storeys.
- (g) Minimum Landscaped Open Space: - 8 percent of the lot area.

SECTION 31.3 COMMERCIAL THREE ZONE - C3

31.3 The lands designated C3 on Schedule A to this by-law:

Permitted Purposes

31.3.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a standard restaurant, a take-out restaurant;
- (11) a service station;
- (12) a printing or copying establishment;
- (13) a commercial school;
- (14) a garden centre sales establishment;
- (15) an amusement arcade;
- (16) a temporary open air market;
- (17) a place of commercial recreation;
- (18) a community club;
- (19) a health centre;
- (20) a tavern;
- (21) a taxi or bus station;
- (22) a theatre;
- (23) a custom workshop;
- (24) a motor vehicle or boat sales establishment;
- (25) a motor vehicle repair shop; and
- (26) a swimming pool sales and service establishment.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

31.3.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 21.0 metres

- (b) Minimum Interior Side Yard Width: 3.0 metres, except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 18.0 metres.
- (c) Minimum Exterior Side Yard Width: 18.0 metres.
- (d) Minimum Rear Yard Depth: 6.0 metres, except that;
- (1) where the rear yard abuts a Residential or Institutional zone, 18.0 metres, and
  - (2) where the rear yard abuts a 0.3 metre reserve or a street, 21.0 metres.
- (e) Minimum Lot Width: 21.0 metres.
- (f) Maximum Building Height: No restriction.
- (g) Minimum Landscaped Open Space: 8 percent of the lot area.

**(SECTION 32 RESERVED)**

SECTION 33.1 SERVICE COMMERCIAL ZONE - SC

33.1 The lands designated SC on Schedule A to this by-law:

Permitted Purposes

33.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (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 drive-in restaurant, a standard restaurant, a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a garden centre sales establishment;
- (12) a community club;
- (13) a health centre;
- (14) a custom workshop; and
- (15) a tavern.

(b) Non-Commercial

- (1) a day nursery;
- (2) crisis care facilities subject to requirements and restrictions of section 30.6;
- (3) a religious institution including an associated place of public assembly; and,
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

33.1.2 shall be subject to the following requirements and restrictions:

- |                                       |                                                                                                                                                           |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Minimum Front Yard Depth:         | 5.0 metres.                                                                                                                                               |
| (b) Minimum Interior Side Yard Width: | 3.0 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 5.0 metres. |



- (c) Minimum Exterior Side Yard Width: 5.0 metres.
- (d) Minimum Rear Yard Depth: 6.0 metres, except that where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth shall be 9.0 metres.
- (e) Minimum Lot Width: 38.0 metres.
- (f) Maximum Building Height: 3 storeys.
- (g) Minimum Landscaped Open Space: (1) in the front yard, 60 percent of the required front yard depth, and  
(2) in an exterior side yard, 60 percent of the required exterior side yard.

SECTION 34.1 HIGHWAY COMMERCIAL ONE ZONE - HC1

34.1 The lands designated HC1 on Schedule A to this by-law:

Permitted Purposess

34.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) a hotel or motel;
- (2) a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- (3) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- (4) a parking lot;
- (5) a dining room restaurant, a drive-in restaurant, a standard restaurant, a take-out restaurant;
- (6) a tavern;
- (7) a taxi or bus station;
- (8) banquet facilities;
- (9) a community club;
- (10) a tool and equipment rental establishment;
- (11) a service station;
- (12) a motor vehicle washing establishment; and
- (13) only in conjunction with a service station, a retail establishment having no outside storage, a convenience store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company.

(b) Non-Commercial

- (1) Crisis care facilities subject to the requirements of section 30.6.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

34.1.2.1 in respect of the purposes in subsection 34.1.1, numbered (1) through (10), shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 15.0 metres.

- (b) Minimum Interior Side Yard Width: 3.0 metres, except that where the Residential or Institutional zone, the minimum interior side yard width shall be 6.0 metres.
- (c) Minimum Exterior Side Yard Width: 6.0 metres.
- (d) Minimum Rear Yard Depth: 6.0 metres, except that where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth shall be 9.0 metres.
- (e) Minimum Lot Width: 38.0 metres.
- (f) Maximum Building Height: No restrictions except for a building on a lot which abuts a Residential Zone, in which case the maximum building height is 3 storeys.
- (g) Minimum Landscaped Open Space:
  - (1) 20 per cent of the minimum front yard; and
  - (2) 50 per cent of the minimum exterior side yard.

34.1.2.2 in respect of the purposes in subsection 34.1.1, numbered (11), (12) and (13), shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 45.0 metres.
- (b) Minimum Lot Depth: 45.0 metres.
- (c) Minimum Front Yard Depth: 15.0 metres.
- (d) Minimum Interior Side Yard Width: 3.0 metres, except that where the interior side yard abuts a Residential or Institutional Zone,

the minimum interior side yard width shall be 6.0 metres.

- (e) Minimum Exterior Side Yard Width: 6.0 metres.
- (f) Minimum Rear Yard Depth: 6.0 metres, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9.0 metres.
- (g) Maximum Building Height: 2 storeys.
- (h) All gasoline pump islands and related canopies shall be located a minimum of 6.0 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3.0 metres back from a straight line between points on the lot lines abutting the streets, each such point being distant 15.0 metres back from the intersection of the said lot lines.
- (i) Entrance and exit ramps shall be a minimum of 7.5 metres in width measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15.0 metres from any intersecting road right-of-way and a minimum of 6.0 metres from the side or rear lot lines of the site. The minimum distance between ramps shall be 10.5 metres.
- (j) On-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site.
- (k) The minimum size of a waiting space shall be 2.75 metres by 6.0 metres.
- (l) Open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs,

flower beds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site.

- (m) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height shall be provided and maintained along the lot lines abutting such areas or zones.
- (n) No underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to Residential Zones.

SECTION 34.2 HIGHWAY COMMERCIAL TWO ZONE - HC2

34.2 The lands designated HC2 on Schedule A to this by-law:

Permitted Purposes

34.2.1 shall only be used for the following purposes:

- (a) a gas bar;
- (b) a service station;
- (c) a motor vehicle washing establishment; and
- (d) only in conjunction with a gas bar or service station, a retail establishment having no outside storage, a convenience store, a personal service shop, a standard restaurant, a take-out restaurant, a dry cleaning and laundry distribution station, or a bank, trust company or finance company.

Requirements and Restrictions

34.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 45.0 metres.
- (b) Minimum Lot Depth: 45.0 metres.
- (c) Minimum Front Yard Depth: 15.0 metres.
- (d) Minimum Interior Side Yard Width: 3.0 metres, except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 6.0 metres.
- (e) Minimum Exterior Side Yard Width: 6.0 metres.
- (f) Minimum Rear Yard Depth: 6.0 metres, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9.0 metres.
- (g) Maximum Building Height: 2 storeys.

- (h) All gasoline pump islands and related canopies shall be located a minimum of 6.0 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3.0 metres back from a straight line between points on the lot lines abutting the streets, each such point being distant 15.0 metres from the intersection of the said lot lines;
- (i) Entrance and exit ramps shall be a minimum of 7.5 metres in width measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15.0 metres from any intersecting road right-of-way and a minimum of 6.0 metres from the side or rear lot lines of the site. The minimum distance between ramps shall be 10.5 metres;
- (j) On-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site;
- (k) Open areas of land between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flowerbeds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site;
- (l) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height shall be provided and maintained along the lot lines abutting such areas or zones; and,
- (m) No underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to Residential Zones.

SECTION 35.1 RECREATION COMMERCIAL - RC

35.1 The lands designated RC on Schedule A to this by-law:

Permitted Purposes

35.1.1 shall only be used for the following purposes:

- (a) a golf course;
- (b) a driving range;
- (c) a fish or game farm or club;
- (d) tent or trailer camping facilities;
- (e) a swimming pool;
- (f) a skating rink;
- (g) a curling rink;
- (h) racquet or handball court;
- (i) lawn bowling greens;
- (j) a residential unit for a caretaker employed on the lot;  
and,
- (k) purposes accessory to the other permitted purposes.

Requirements and Restrictions

35.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 15.0 metres.
- (b) Minimum Interior Side Yard Width: - 7.5 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum side yard width shall be 15.0 metres.
- (c) Minimum Exterior Side Yard Width: - 15.0 metres.
- (d) Minimum Rear Yard Depth: - 15.0 metres.
- (e) Minimum Lot Width: - 38.0 metres.
- (f) Maximum Building Height: - 2 storeys.
- (g) Minimum Landscaped Open Space: - 20 percent of the minimum required



front yard area; and,

- 50 percent of the minimum required exterior side yard area.

SECTION 36.1 COMMERCIAL AGRICULTURAL - CA

36.1 The lands designated CA on Schedule A to this by-law:

Permitted Purposes

36.1.1 shall only be used for the following purposes:

- (a) a garden centre sales establishment;
- (b) a farm produce stand; and,
- (c) purposes accessory to the other permitted purposes.

Requirements and Restrictions

36.1.2 shall be subject to the requirements and restrictions:

- (a) Minimum Front Yard Depth: - 15.0 metres.
- (b) Minimum Interior Side Yard Width: - 7.5 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard width shall be 15.0 metres.
- (c) Minimum Exterior Side Yard Width: - 15.0 metres.
- (d) Minimum Rear Yard Depth: - 15.0 metres.
- (e) Minimum Lot Width: - 38.0 metres.
- (f) Maximum Building Height: - 2 storeys.
- (g) Minimum Landscaped Open Space: - (1) 20 percent of the minimum front yard area; and,  
(2) 50 percent of the minimum exterior side yard area.

(h) Outdoor Storage:

- (1) No storage of plants shall be permitted outside a building or structure except in a side yard or the rear yard.
- (2) No storage of soil, sand, aggregates, concrete products, wood products, fencing materials or firewood shall be permitted outside a building or structure, except in the rear yard or that portion of a side yard not used as a landscaped open space, with both such areas to be completely screened from streets and from any properties used for residential or institutional purposes by a solid opaque fence having a minimum height of 1.8 metres and a maximum height of 2.4 metres;
- (3) Where solid opaque fencing screening is required because of outside storage, the materials and items stored outside shall not exceed the height of the solid opaque fence screening; and,
- (4) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

(SECTION 37-39 RESERVED)

SECTION 40.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES

40.1 The following provisions shall apply to all Industrial Zones as shown on Schedule A to this by-law, in addition to the General Provisions for all zones included in section 6.0 of this by-law.

40.2 Environmental Concerns  
Obnoxious industrial uses shall not be permitted.

40.3 Accessory Buildings  
(a) Accessory buildings or structures used for a purpose other than an office are permitted in any Industrial Zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but shall:

- (1) not be used for human habitation,
- (2) not exceed 4.5 metres in height,
- (3) not have a floor area in excess of 100 square metres,
- (4) be at least 3 metres from any lot line, and
- (5) except for a gatehouse, not be constructed in a minimum required front yard or minimum required exterior side yard.

(b) Accessory buildings used for the purpose of an office are permitted in any Industrial Zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but the gross commercial floor area of any accessory building or buildings on a lot shall not exceed the gross industrial floor area of the main building.

40.4 Loading Spaces  
Loading spaces are required to be provided and maintained on a lot in accordance with the following provisions:

<u>(a) Gross industrial floor area of building in square metres</u>	<u>Number of loading spaces</u>
280 or less	1 loading space
over 280 up to 7450	2 loading spaces
over 7450 up to 14000	3 loading spaces
over 14000	3 loading spaces, plus 1 additional loading space for each 9300 square metres of gross industrial floor area or part thereof in excess of 14000 square metres;

(b) Each loading space shall:

- (1) be a rectangular area measuring not less than 3.7 metres in width and 9.0 metres in length,
- (2) have a minimum vertical clearance of 4.25 metres; and
- (3) have an unobstructed ingress and egress of not less than 6.0 metres in width to and from a street by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

40.5 Parking Spaces

(a) Parking spaces are required to be provided and maintained on a lot in accordance with the following provisions:

- |                                                                                                  |                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Manufacturing, cleaning, packaging, processing, repairing, assembling, or printing operation | 1 parking space for each 45.0 square metres of gross industrial floor area, plus 1 parking space for each 31.0 square metres of gross floor area devoted to accessory office, retail or educational uses. |
| (2) Motor vehicle repair shop or motor vehicle body shop                                         | 1 parking space for each 18.0 square metres of gross floor area or portion thereof (50 per cent of the required parking spaces may be tandem parking spaces).                                             |
| (3) Warehouse                                                                                    | 1 parking space for each 91.0 square metres of gross floor area devoted to warehousing, plus 1 parking space for each 31.0 square metres of gross floor area devoted to accessory office use.             |
| (4) Mixed use industrial building                                                                | 1 parking space for each 45.0 square metres of gross industrial floor area or portion thereof,                                                                                                            |

except where floor area is used for the purpose of a motor vehicle repair shop or motor vehicle body shop, in which case the parking requirements as set out in paragraph (2) above shall be complied with for the appropriate amount of gross floor area.

(5) Non-industrial uses

Parking requirements in accordance with section 30.3.

40.6 Torbram Road

(a) No building or structure located in an industrial zone and within 178.0 metres east of the easterly limits of Torbram Road shall be higher than 9.0 metres above grade.

40.7 Fences

No fences shall be permitted in the front yard of any lot in an industrial zone.

40.8 The following ancillary commercial uses shall be permitted within any industrial zone, provided such uses are located in an industrial mall as defined in section 5.0 of this by-law:

- (1) A bank, trust company or financial institution;
- (2) A dining room restaurant;
- (3) A standard restaurant;
- (4) A banquet hall; and,
- (5) An office, excluding offices for medical, health care, or dental practitioners.

SECTION 41.1 INDUSTRIAL ONE ZONE - M1

41.1 The lands designated M1 on Schedule A to this by-law:

Permitted Purposes

41.1.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and,
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a home furnishings and improvement retail warehouse;
- (3) a recreational facility or structure; and
- (4) a community club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by section 41.1.1(a), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

41.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 9.0 metres.
- (b) Minimum Rear Yard Depth: - 7.0 metres, except where it abuts:
  - (1) a rail line, in which case there is no minimum requirement, and

(2) a street, a 0.3 metre reserve, or a lot in a residential or institutional zone, in which case the minimum requirement is 12.0 metres.

(c) Minimum Exterior Side Yard: - 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 12.0 metres.

(d) Minimum Interior Side Yard: - 4.0 metres, except that where it abuts:  
(1) an institutional or residential zone, the minimum requirement is 9.0 metres; and  
(2) a rail line, there is no requirement.

(e) Minimum Lot Width: - 60.0 metres.

(f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a residential zone, in which case the maximum building height is 2 storeys.

(g) Minimum Landscaped Open Space: (1) 30 percent of the minimum required front yard area; and  
(2) 50 percent of all of the following:  
(a) minimum required exterior side yard area;



(b) minimum required interior side yard area abutting a lot in a residential or institutional zone; and

(c) minimum required rear yard area abutting a street or lot in a residential or institutional zone.

(3) 100 percent of a minimum required rear yard or exterior side yard abutting a 0.3 metre reserve.

(h) Outdoor Storage:

No storage shall be permitted outside a building.

SECTION 41.2 INDUSTRIAL ONE A ZONE - M1A

41.2 The lands designated M1A on Schedule A to this by-law:

Permitted Purposes

41.2.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and,
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure;
- (3) a community club; and,
- (4) a home furnishings and improvement retail warehouse.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by section 41.2.1(a), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

41.2.2 shall be subject to the following requirements and restrictions:

- |                               |                       |
|-------------------------------|-----------------------|
| (a) Minimum Front Yard Depth: | - 24.0 metres.        |
| (b) Minimum Lot Area:         | - 1858 square metres. |
| (c) Minimum Rear Yard Depth:  | - 12.0 metres.        |

- (d) Minimum Interior and Exterior Side Yard: - 7.6 metres, except for any lot having a width in excess of 50.0 metres, in which case the minimum side yard width on each side of the building shall be 15 percent of the lot width to a maximum of 30.5 metres.
- (e) Maximum Lot Coverage: - 50 percent.
- (f) Maximum Building Height:
- (1) 2 storeys for manufacturing uses.
  - (2) 3 storeys for office uses.
- (g) Minimum Landscaped Open Space:
- 50 percent of the following:
- (1) minimum required front yard area; and,
  - (2) minimum required side yard.
- (h) Outdoor Storage: - No storage shall be permitted outside a building.

SECTION 42.1 INDUSTRIAL TWO ZONE - M2

42.1 The lands designated M2 on Schedule A to this by-law:

Permitted Purposes

42.1.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials, including a motor vehicle repair shop and a motor vehicle body shop;
- (2) non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental of equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit;
- (3) a printing establishment;
- (4) a warehouse;
- (5) a parking lot; and,
- (6) a freight classification yard.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a building supplies sales establishment;
- (3) a recreational facility or structure; and,
- (4) a community club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by sections 42.1.1(a)(1) and 42.1.1(a)(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

42.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 9.0 metres.

- (b) Minimum Rear Yard Depth: - 7.0 metres, except that where it abuts:
- (1) a rail line, there is no minimum requirement; and,
  - (2) a street, a 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15.0 metres.
- (c) Minimum Exterior Side Yard: - 6.0 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15.0 metres.
- (d) Minimum Interior Side Yard: - 4.0 metres, except that where it abuts:
- (1) an institutional or residential zone, the minimum requirement is 9.0 metres; and,
  - (2) a rail line, there is no minimum requirement.
- (e) Minimum Lot Width: - 30.0 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a residential zone, in which case the maximum building height is 2 storeys.
- (g) Minimum Landscaped Open Space: (1) 30 percent of the minimum required front yard area, and

(2) 50 percent of all of the following:

(a) minimum required exterior side yard area;

(b) minimum required interior side yard area abutting a lot in a residential or institutional zone.

(c) minimum required rear yard area abutting a street or a lot in a residential or institutional zone.

(h) Outdoor Storage:

(1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or to that portion of an exterior side yard not used as landscaped open space; and,

(2) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

(3) No storage shall be permitted outside a building, except where such storage is adequately screened from the streets and any lots used for residential and institutional purposes by a solid fence having a minimum height of 1.8 metres.

SECTION 42.2 INDUSTRIAL TWO A ZONE - M2A

42.2 The lands designated M2A on Schedule A to this by-law:

Permitted Purposes

42.2.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials, including a motor vehicle repair shop and a motor vehicle body shop;
- (2) non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental of equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit;
- (3) a printing establishment;
- (4) a warehouse;
- (5) a parking lot
- (6) a freight classification yard.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a building supplies sales establishment;
- (3) a recreational facility or structure; and,
- (4) a community club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by sections 42.2.1(a)(1) and 42.2.1(a)(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

42.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 15.0 metres.

- (b) Minimum Lot Area: - 1858 square metres.
- (c) Minimum Rear Yard Depth: - 7.6 metres, except where it abuts a rail line, there is no minimum requirement.
- (d) Minimum Interior Side Yard: - 7.6 metres.
- (e) Minimum Exterior Side Yard: - 7.6 metres.
- (f) Outdoor Storage:
  - (1) No storage shall be permitted outside a building except where such storage is confined to the rear yard; and,
  - (2) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.



SECTION 43.1 INDUSTRIAL THREE ZONE - M3

43.1 The lands designated M3 on Schedule A to this by-law:

Permitted Purposes

43.1.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) industrial uses involving the storage of goods and materials in the open;
- (3) a printing establishment;
- (4) a warehouse;
- (5) a parking lot

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure; and,
- (3) a community club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purposes permitted by sections 43.1.1(a)(1) and 43.1.1(a)(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 per cent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

43.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 9.0 metres.
- (b) Minimum Rear Yard Depth: - 7.0 metres, except that where it abuts:

- (1) a rail line, there is no minimum requirement, and
- (2) a street, a 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15.0 metres.

(c) Minimum Exterior Side Yard: - 6.0 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15.0 metres.

(d) Minimum Interior Side Yard: - 4.0 metres, except that where it abuts:

- (1) an institutional or residential zone, the minimum requirement is 9.0 metres; and,
- (2) a rail line, there is no minimum requirement.

(e) Minimum Lot Width: - 30.0 metres.

(f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a residential zone, in which case the maximum building height is 2 storeys.

(g) Minimum Landscaped Open Space: (1) 30 percent of the minimum

required front yard area; and

(2) 50 percent of all of the following:

(a) minimum required exterior side yard area;

(b) minimum required interior side yard area abutting a lot in a residential or institutional zone; and

(c) minimum required rear yard abutting a street or a lot line in a residential or institutional zone.

(h) Outdoor Storage:

(1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or that portion of an exterior side yard not used as landscaped open space, and is adequately screened from the streets and any abutting lots used for residential and institutional purposes by a solid fence

having a minimum  
height of 1.8  
metres;

- (2) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

SECTION 43.2 INDUSTRIAL THREE A ZONE - M3A

43.2 The lands designated M3A on Schedule A to this by-law:

Permitted Purposes

43.2.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) industrial uses involving the storage of goods and materials in the open;
- (3) a printing establishment;
- (4) a warehouse;
- (5) a parking lot

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure; and,
- (3) a community club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purposes permitted by sections 43.2.1(a)(1) and 43.2.1(a)(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 per cent of the total gross industrial floor area of the particular industrial use; and,
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

43.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth:

- (1) For a building not exceeding  
8.0 metres in height: - 15.0 metres.

- (2) For a building not exceeding 9.0 metres in height: - 18.0 metres.
- (3) For a building not exceeding 12.0 metres in height: - 21.0 metres.
- (4) For a building not exceeding 15.0 metres in height: - 24.0 metres.
- (b) Minimum Lot Area: - 1858 square metres.
- (c) Minimum Rear Yard Depth: - 7.6 metres, except that where it abuts a rail line, there is no minimum requirement.
- (d) Minimum Exterior Side Yard: - 7.6 metres, except that where it abuts a rail line, there is not minimum requirement.
- (e) Minimum Interior Side Yard: - 7.6 metres, except that where it abuts a rail line, there is no minimum requirement.
- (f) Maximum Building Height: - 15.0 metres.
- (g) Minimum Landscaped Open Space: - 50 percent of the minimum required front yard area.
- (h) Outdoor Storage: (1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard and

not closer than 1.2 metres to any lot line, and is totally enclosed with a solid fence screening having a minimum height of 1.8 metres and a maximum height of 3.0 metres, provided no fence shall be required on the rear lot line where a rear yard abuts a rail line;

(2) Where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening; and,

(3) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

SECTION 44.1 INDUSTRIAL FOUR ZONE - M4

44.1 The lands designated M4 on Schedule A to this by-law:

Permitted Purposes

44.1.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure; and,
- (3) a community club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by sections 44.1.1(a)(1) and 44.1.1(a)(2), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

44.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 9.0 metres.
- (b) Minimum Rear Yard Depth: - 7.0 metres, except that where it abuts:



- (1) a rail line, there is no minimum requirement; and
- (2) a street, a 0.3 metre reserve, or a lot in a residential zone, the minimum requirement is 12.0 metres.

(c) Minimum Exterior Side Yard: - 6.0 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 12.0 metres.

(d) Minimum Interior Side Yard: - 4.0 metres, except that where it abuts:

- (1) an institutional or residential zone, the minimum requirement is 9.0 metres; and
- (2) a rail line, there is no minimum requirement.

(e) Minimum Lot Width: - 60.0 metres.

(f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a residential zone, the maximum building height is 2 storeys.

(g) Minimum Landscaped Open Space: (1) 30 percent of the minimum required front yard area; and

(2) 50 percent of all of the following:

- (a) minimum required exterior side yard area;

(b) minimum required interior side yard area abutting a lot in a residential or institutional zone; and

(c) minimum required rear yard area abutting a street, a 0.3 metre reserve or a lot in a residential or institutional zone.

(3) 100 percent of a minimum required rear yard or exterior side yard abutting a 0.3 metre reserve.

(h) Outdoor Storage:

No storage shall be permitted outside a building.

SECTION 44.2 INDUSTRIAL FOUR A ZONE - M4A

44.2 The lands designated M4A on Schedule A to this by-law:

Permitted Purposes

44.2.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure; and,
- (3) a community club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by sections 44.2.1(a)(1) and 44.2.1(a)(2), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

44.2.2 shall be subject to the following requirements and restrictions:

- |                               |                         |
|-------------------------------|-------------------------|
| (a) Minimum Front Yard Depth: | - 25.0 metres.          |
| (b) Minimum Lot Area:         | - 1858.0 square metres. |

- (c) Minimum Rear Yard Depth: - 20.0 metres.
  
- (d) Minimum Interior Side Yard: - 8.0 metres, except for a lot having a width in excess of 50.0 metres, the minimum side yard width shall be 15 percent of the lot width to a maximum of 30.0 metres.
  
- (e) Minimum Exterior Side Yard: - 8.0 metres, except for a lot having a width in excess of 50.0 metres, the minimum side yard shall be 15 percent of the lot width to a maximum of 30.0 metres.
  
- (f) Maximum Building Height:
  - (1) 2 storeys for a manufacturing use; and,
  - (2) 5 storeys for office uses.
  
- (g) Maximum Lot Coverage: - 50 percent.
  
- (h) Minimum Landscaped Open Space: - 50 percent of the minimum required front yard area.
  
- (i) Outside Storage: - No storage shall be permitted outside a building.

(SECTIONS 45-52 RESERVED)

SECTION 53.1 INSTITUTIONAL ONE ZONE - I1

53.1 The lands designated I1 on Schedule A to this by-law:

Permitted Purposes

53.1.1 shall only be used for the following purposes:

(a) Institutional

- (1) a public or private school;
- (2) a religious institution; and,
- (3) a day nursery.

(b) Non-Institutional

- (1) a park, playground or recreation facility operated by a public authority.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

53.1.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Lot Coverage: - 33.3 percent.
- (b) Minimum Front Yard Depth: - 7.6 metres.
- (c) Minimum Interior Side Yard Depth: - 7.6 metres or 1/2 the height of the building, whichever is the greater.
- (d) Minimum Exterior Side Yard Depth: - 7.6 metres or 1/2 the height of the building, whichever is the greater.
- (e) Minimum Rear Yard Depth: - 7.6 metres or 1/2 the height of the building, whichever is the greater.

(f) Parking:

Parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 30.3 of this by-law.

(g) Maximum Height:

- 3 storeys.

SECTION 53.2 INSTITUTIONAL TWO ZONE - I2

53.2 The lands designated I2 on Schedule A to this by-law:

Permitted Purposes

53.2.1 shall only be used for the following purposes:

(a) Institutional

(1) an administrative office or facility of a public authority;

(2) an arena;

(3) an art gallery operated by a public authority;

(4) a cemetery;

(5) a college or university;

(6) a community centre;

(7) a fairground;

(8) a hospital, public or private;

(9) a library;

(10) a nursing home;

(11) a reform or penal institution;

(12) a YMCA, YWCA, or similar use; and,

(13) a curling rink.

(b) Non-Institutional

(1) a park, playground or recreation facility operated by a public authority.

(c) Accessory

(1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

53.2.2 shall be subject to the following requirements and restrictions:

(a) Maximum Lot Coverage: - 33.3 percent.

(b) Minimum Front Yard Depth: - 7.6 metres.

(c) Minimum Interior Side Yard Depth: - 7.6 metres or 1/2 the height of the building, whichever is the greater.

(d) Minimum Exterior Side Yard Depth: - 7.6 metres or 1/2 the height of the building, whichever is the greater.

(e) Minimum Rear Yard Depth: - 7.6 metres or 1/2 the height of the building, whichever is the greater.

(f) Parking: Parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 30.3 of this by-law.

(g) Maximum Building Height: - 3 storeys.



SECTION 54.1 OPEN SPACE ZONE - OS

54.1 The lands designated OS on Schedule A to this by-law:

Permitted Purposes

54.1.1 shall only be used for the following purposes:

- (a) an indoor or outdoor recreation facility operated by a public authority;
- (b) any conservation area or purpose; and,
- (c) purposes accessory to other permitted purposes.

Regulations and Restrictions

54.1.2 shall be subject to the following regulations and restrictions:

- (a) Maximum Lot Coverage: - 33.3 percent.
- (b) Minimum Front Yard Depth: - 7.6 metres.
- (c) Minimum Interior Side Yard Depth: - 7.6 metres or 1/2 the height of the building, whichever is the greater.
- (d) Minimum Exterior Side Yard Depth: - 7.6 metres or 1/2 the height of the building, whichever is the greater.
- (e) Minimum Rear Yard Depth: - 7.6 metres or 1/2 the height of the building, whichever is the greater.
- (f) Parking: Parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 30.0 of this by-law.

SECTION 55.1 FLOODPLAIN - F

55.1 The lands designated F on Schedule A to this by-law:

Permitted Purposes

55.1.1 shall only be used for the following purposes:

- (a) flood and erosion control;
- (b) conservation area or purpose;
- (c) public park; and,
- (d) golf course.

Requirements and Restrictions

55.1.2 shall be subject to the following requirement and restriction:

- (a) No person shall, within any floodplain zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control.

SECTION 56.1 AGRICULTURAL - A

56.1 The lands designated A on Schedule A to this by-law:

Permitted Purposes

56.1.1 shall only be used for the following purposes:

(a) Agricultural

(1) agricultural purposes, as defined in section 5.0 to this by-law.

(b) Non-Agricultural

- (1) a single-family detached dwelling;
- (2) a group home, but only in areas not designated Industrial in the Official Plan;
- (3) a cemetery;
- (4) a home occupation;
- (5) an animal hospital;
- (6) a kennel; and,
- (7) purposes accessory to the other permitted purposes.

Requirements and Restrictions

56.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Agricultural Purpose permitted by Section 56.1.1(a):

(i) for a lot created prior to the enactment of this by-law:

- 0.2 hectares.

(ii) for a lot created after the enactment of this by-law:

- 30 hectares (75 acres).

(2) For a Non-Agricultural Purpose permitted by Section 56.1.1(b):

(i) for a lot created prior to the enactment of this by-law:

- 0.2 hectares.

(ii) for a lot created after the enactment of this by-law:

- 0.4 hectares.

(b) For a lot having an area of 5 hectares or less:

(1) Minimum Lot Width:

For a lot created prior to the enactment of this by-law:

- 45.0 metres or the actual width of the lot

For a lot created after the enactment of this by-law:

- 45.0 metres

(2) Minimum Front Yard Depth: - 12.0 metres

(3) Minimum Side Yard Depth: - 7.6 metres

(4) Minimum Rear Yard Depth: - 15.0 metres

(5) Maximum Height of buildings - 10.6 metres  
other than those used for  
agricultural purposes or  
purposes accessory thereto:

(6) Minimum Floor Area for Main Building: - 115.0 square metres

(c) For a lot having an area greater than 5.0 hectares:

(1) Minimum Lot Width: - 150.0 metres

(2) Minimum Front Yard Depth: - 22.0 metres

(3) Minimum Side Yard Width: - 15.0 metres

(4) Minimum Rear Yard Depth: - 15.0 metres

(5) Maximum Height of buildings  
other than those used for  
agricultural purposes or  
purposes accessory thereto: - 10.6 metres

(6) Minimum Floor Area for Main - 115.0 square metres  
Building:

- (d) Where a lot is used for other than agricultural purposes:

Minimum Landscaped Open Space: - 70 percent of the  
required front yard  
area.

- (e) Any buildings, structures, enclosures or yards used in connection with a kennel shall not be located closer than 152.0 metres to the property limits of an abutting or adjacent lot;

- (f) On a lot having an area of 2.0 hectares or less, accessory buildings shall be subject to the requirements and restrictions of section 10.3 of this by-law;

- (g) On a lot having an area greater than 2.0 hectares, accessory buildings shall be subject to the following requirements and restrictions:

- (i) not be located in a front yard;  
(ii) not be closer than 3.0 metres to the nearest lot line.

- (h) On a lot having an area greater than 2.0 hectares, detached garages and carports shall be subject to the requirements and restrictions of section 10.0 of this by-law;

- (i) Attached garages or carports shall be subject to the provisions of section 10.6 of this by-law;

- (j) For the purposes of section 56.1.2(a) and 56.1.2(b), the creation of a lot shall mean the time at which a certificate of consent is issued by the Regional Land Division Committee.

SCHEDULE B-1 TO BY-LAW \_\_\_\_\_

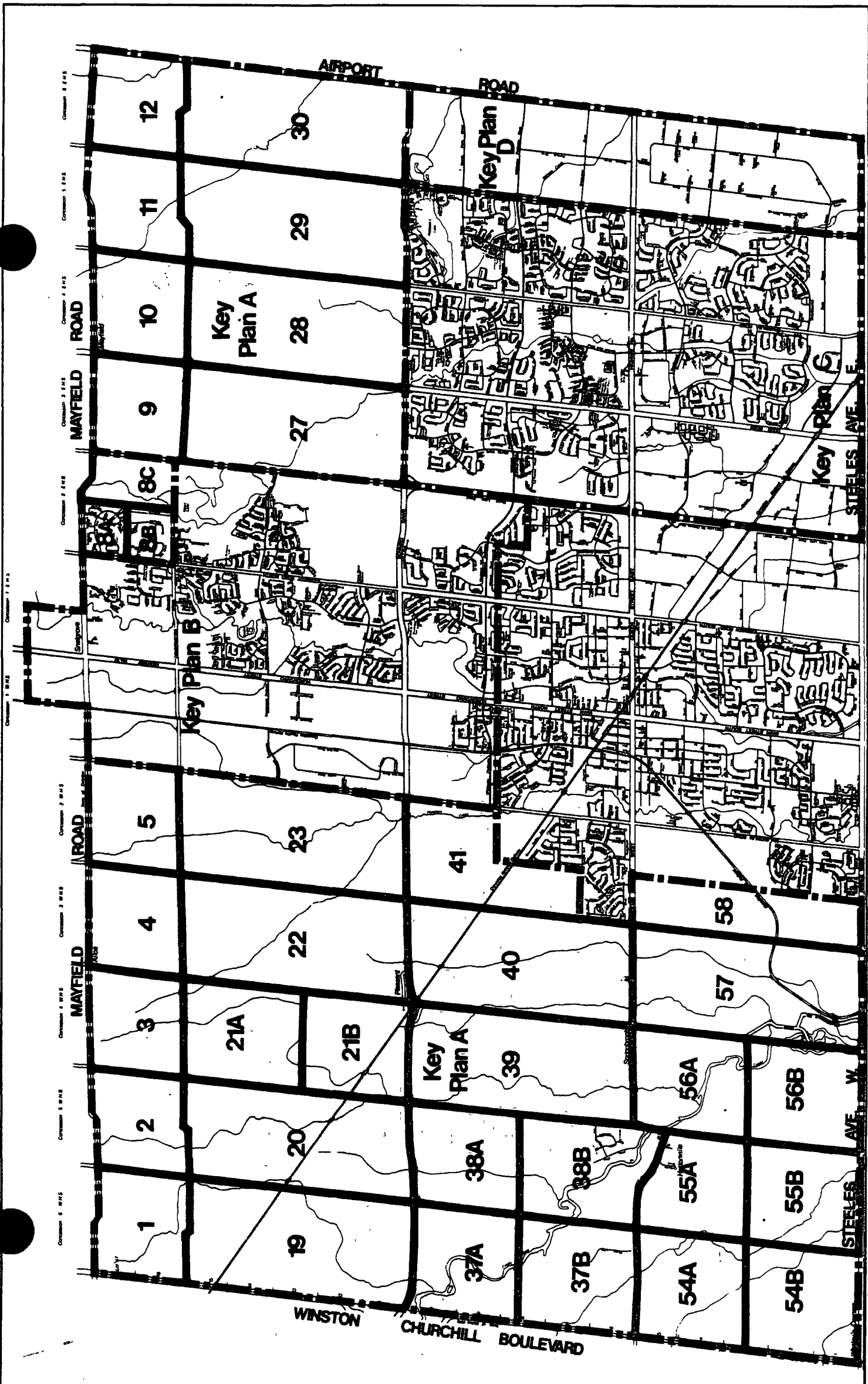
ROAD ALLOWANCES FOR REGIONAL ROADS

ROAD	SECTION DESCRIPTION	DESIGNATED ROAD ALLOWANCE
STEELES AVENUE	FROM WINSTON CHURCHILL BOULEVARD TO HIGHWAY NUMBER 50	36 metres (120 feet)
QUEEN STREET	McMURCHY TO MISSISSAUGA ROAD	36 metres (120 feet)
EMBLETON ROAD	ENTIRE SECTION FROM WINSTON CHURCHILL BLVD. TO MISSISSAUGA ROAD	26 metres (85 feet)
NUMBER 17 SIDEROAD	FROM WINSTON CHURCHILL BOULEVARD TO HIGHWAY NUMBER 50	36 metres (120 feet)
WINSTON CHURCHILL BOULEVARD	MISSISSAUGA/BRAMPTON BOUNDARY TO NUMBER 17 SIDEROAD	36 metres (120 feet)
MISSISSAUGA ROAD	SOUTH OF HIGHWAY NUMBER 7 TO MISSISSAUGA/BRAMPTON BOUNDARY	45 metres (150 feet)
MISSISSAUGA ROAD	FROM HIGHWAY NUMBER 7 TO NUMBER 17 SIDEROAD	36 metres (120 feet)
KENNEDY ROAD	STEELES AVENUE TO BOVAIRD DRIVE	30 metres (100 feet)
DIXIE ROAD	SOUTH OF NUMBER 17 SIDEROAD TO BOVAIRD DRIVE	45 metres (150 feet)
DIXIE ROAD	FROM BOVAIRD DRIVE TO HILLSIDE DRIVE	40 metres (130 feet)
DIXIE ROAD	FROM HILLSIDE DRIVE TO MISSISSAUGA/BRAMPTON BOUNDARY	45 metres (150 feet)
AIRPORT ROAD	FROM STEELES AVENUE TO NUMBER 17 SIDEROAD	45 metres (150 feet)
THE GORE ROAD	FROM HIGHWAY NUMBER 50 TO NUMBER 17 SIDEROAD	36 metres (120 feet)

SCHEDULE B-2 TO BY-LAW

MINIMUM CENTE LINE SETBACK			
Designated Road Allowance	All Non-Residential Development With Access	All Non-Residential Development With No Access Permitted	All Residential Development With or Without Access
45m (150')	36m (120')	30m (100')	36m (120')
40m (130')	34m (110')	28m ( 90')	34m (110')
36m (120')	32m (105')	26m ( 86')	32m (105')
30m (100')	29m ( 95')	23m ( 75')	29m ( 95')
26m ( 86')	27m ( 88')	21m ( 68')	27m ( 88')
20m ( 66')	17m ( 58')	17m ( 58')	17m ( 58')

MINIMUM STREET LINE SETBACK		
All Non-Residential Development With Access	All Non-Residential Development With No Access	All Residential Development With or Without Access
14m (45')	8m (25')	14m (45')
14m (45')	8m (25')	14m (45')
14m (45')	8m (25')	14m (45')
14m (45')	8m (25')	14m (45')
14m (45')	8m (25')	14m (45')
8m (25')	8m (25')	8m (25')

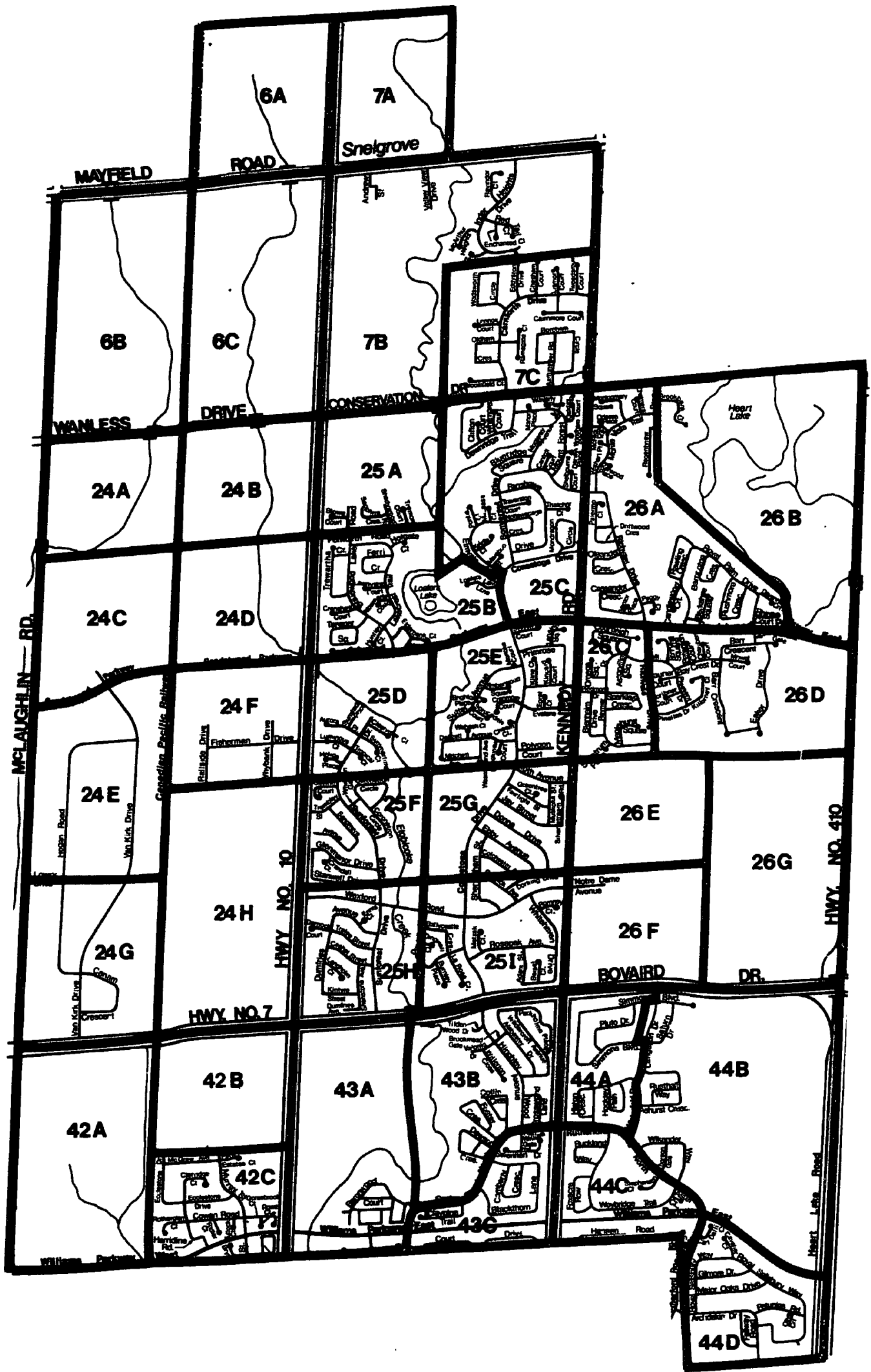


# KEY PLAN A



**CITY OF BRAMPTON**  
 Planning and Development

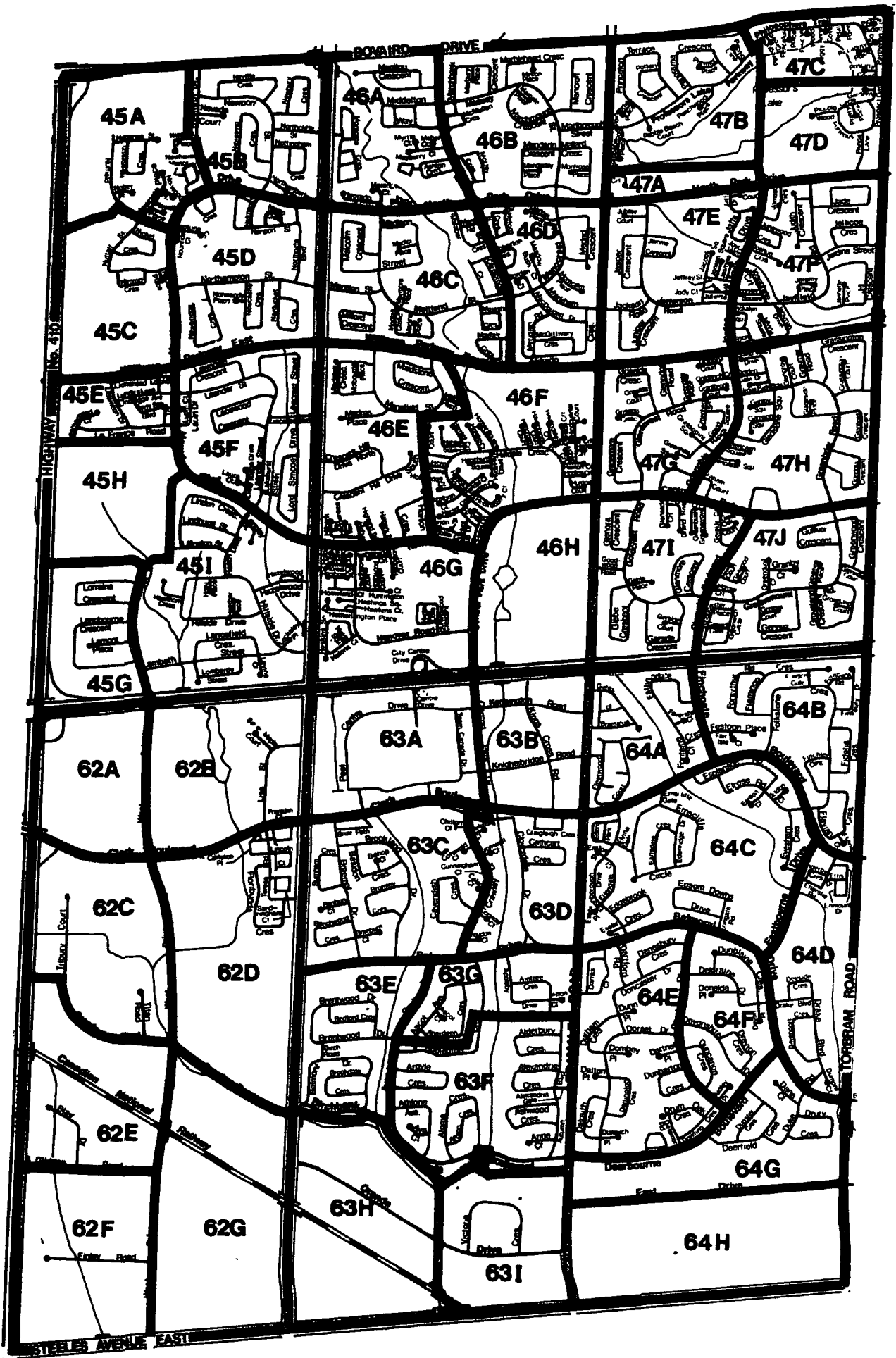




KEY PLAN B



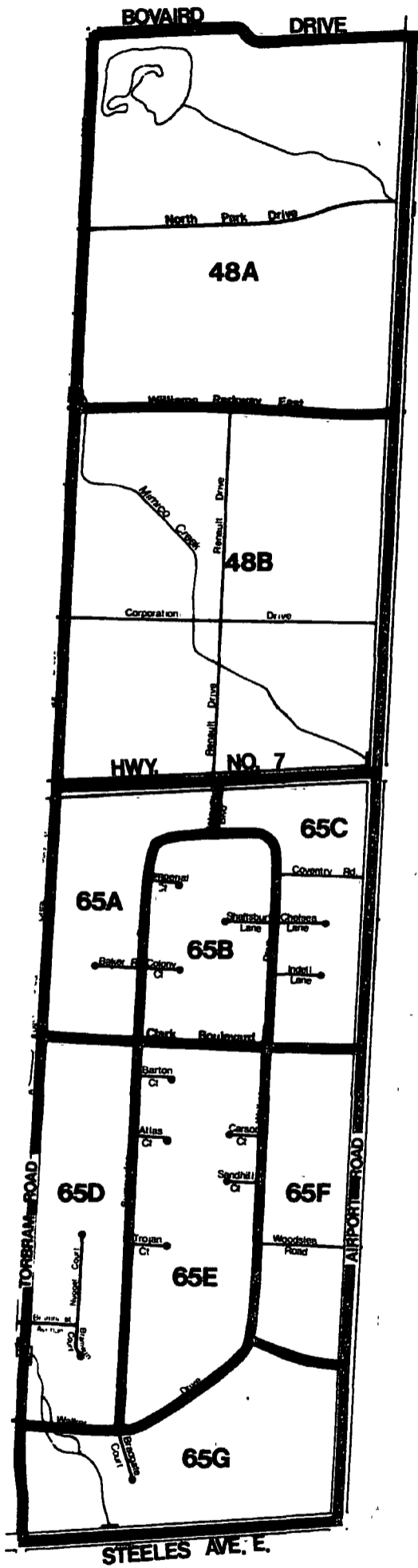
**CITY OF BRAMPTON**  
 Planning and Development



**KEY PLAN C**



**CITY OF BRAMPTON**  
 Planning and Development



# KEY PLAN D



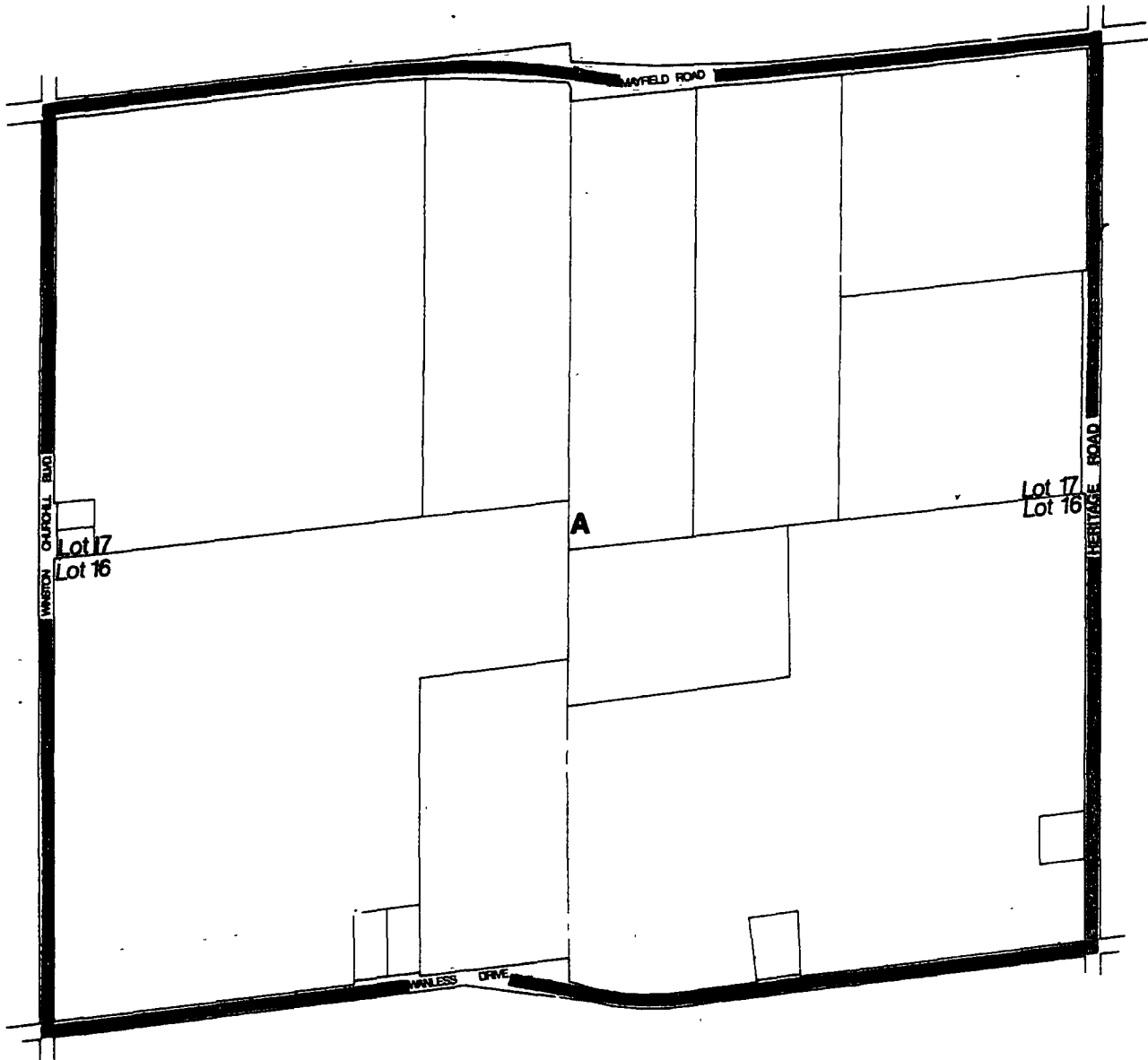
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 Planning and Development

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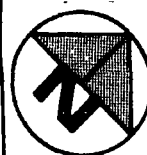
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 Map no.

CON. G W.H.S.

TOWN OF CALEDON



Schedule A Sheet 1  
**BY-LAW 151-88**

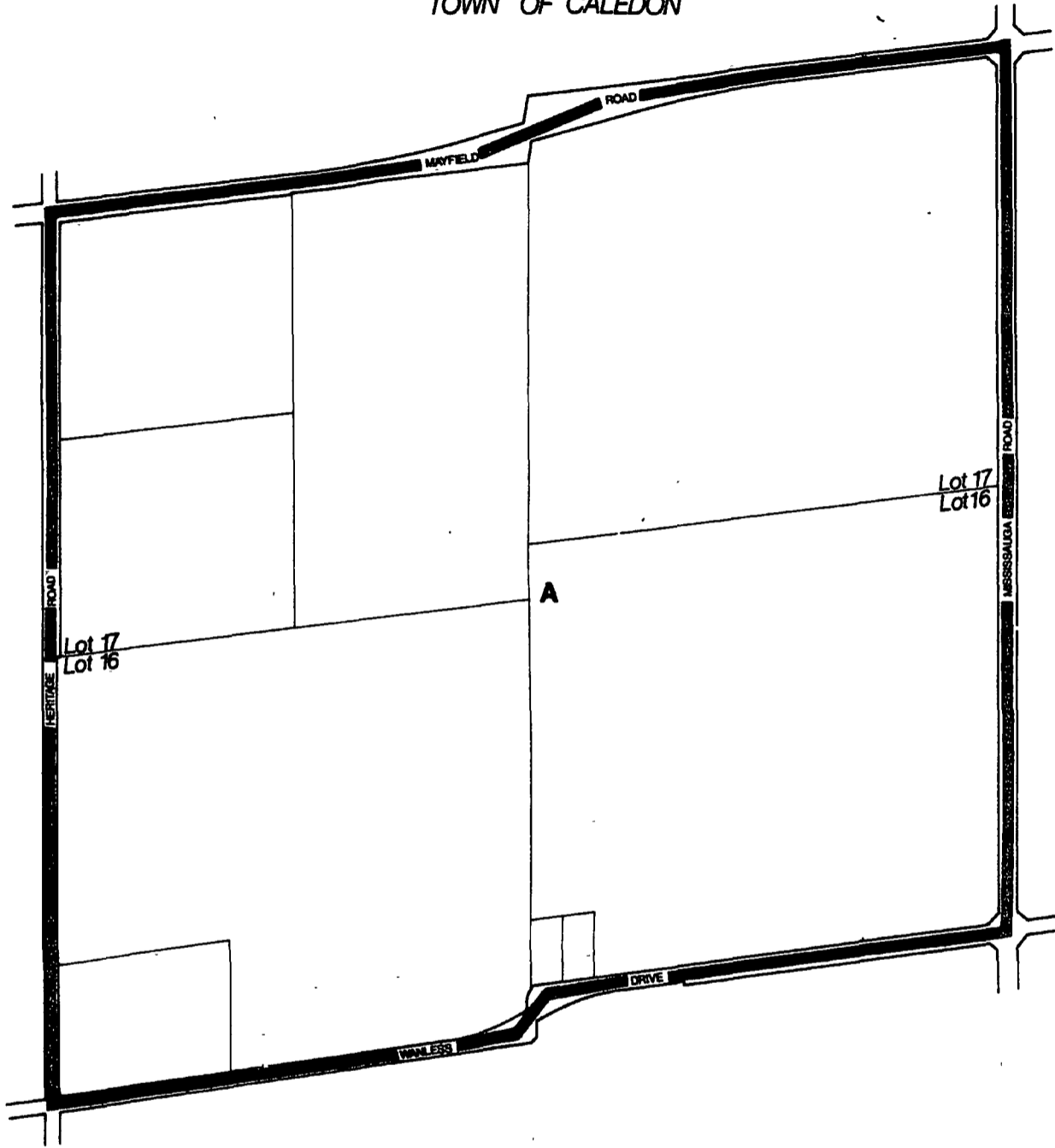


1:9320

**CITY OF BRAMPTON**  
Planning and Development

CON. 5 W.H.S.

TOWN OF CALEDON



Schedule A  
**BY-LAW 151-88**

Sheet 2

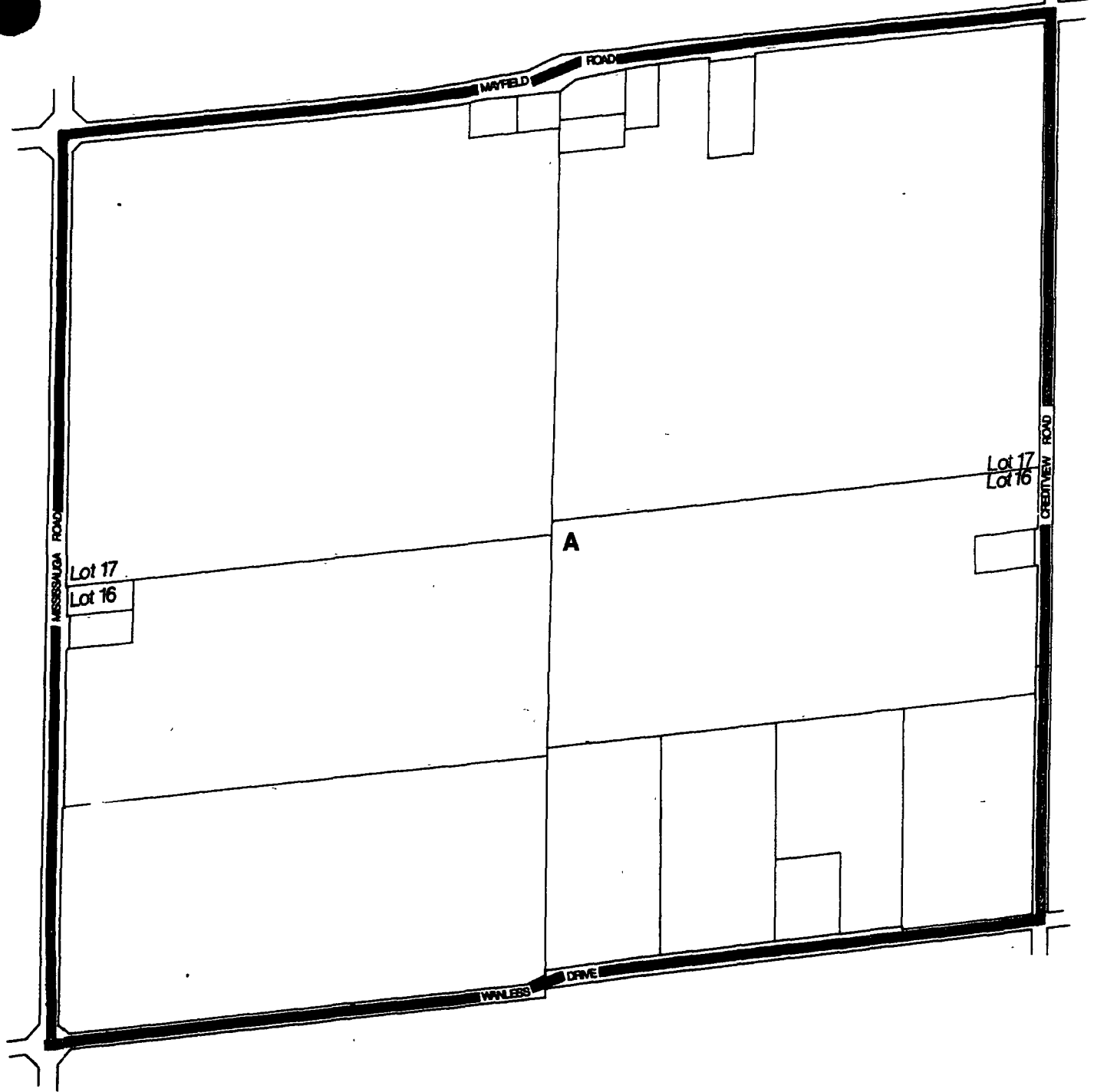


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**CITY OF BRAMPTON**  
Planning and Development

CON. 4 W. H. S.

TOWN OF CALEDON



Schedule A

Sheet 3

**BY-LAW 151-88**

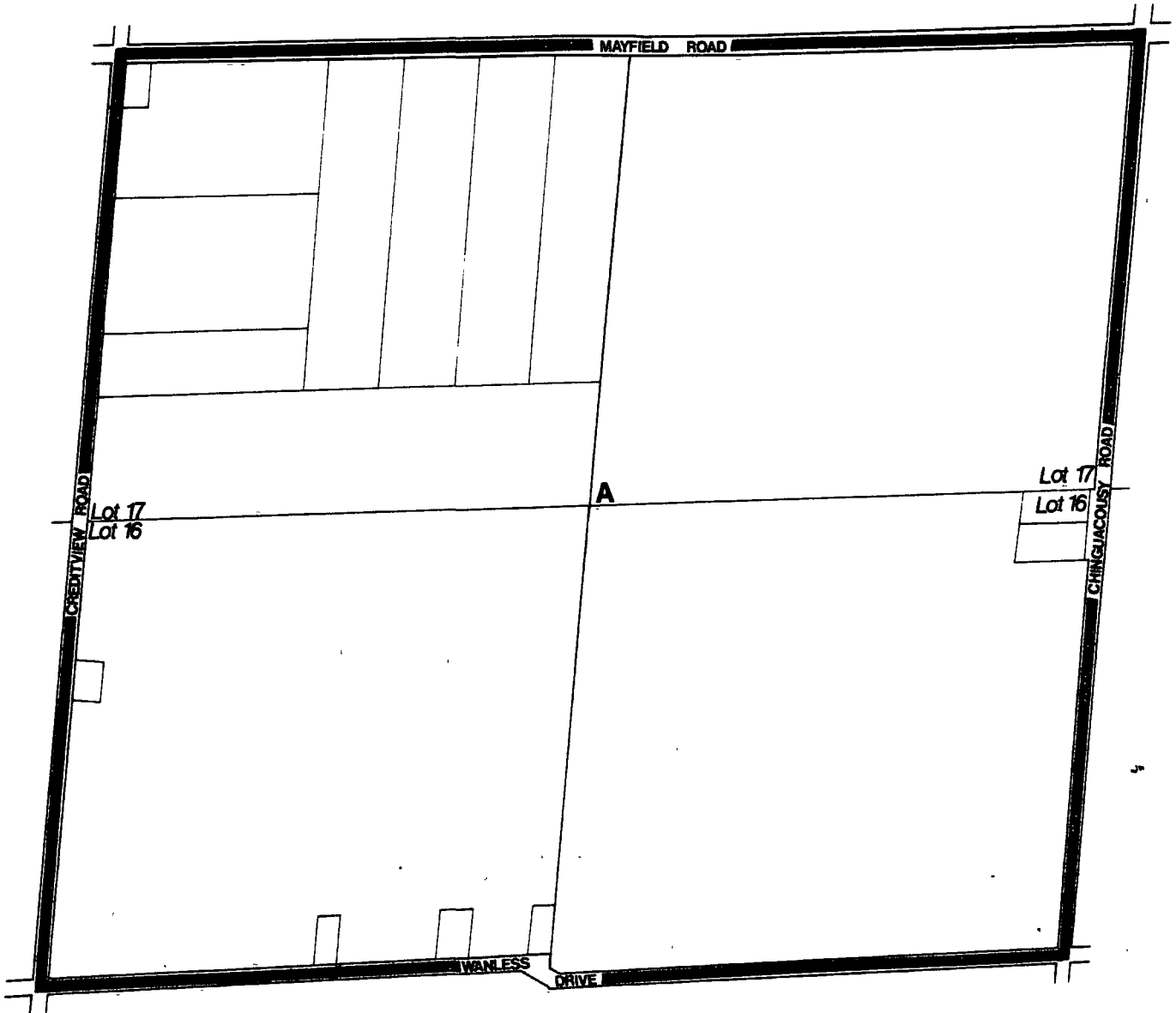


1:8011

**CITY OF BRAMPTON**  
Planning and Development

CON. 3 W. H. S.

TOWN OF CALEDON



Schedule A Sheet 4  
**BY-LAW 151-88**

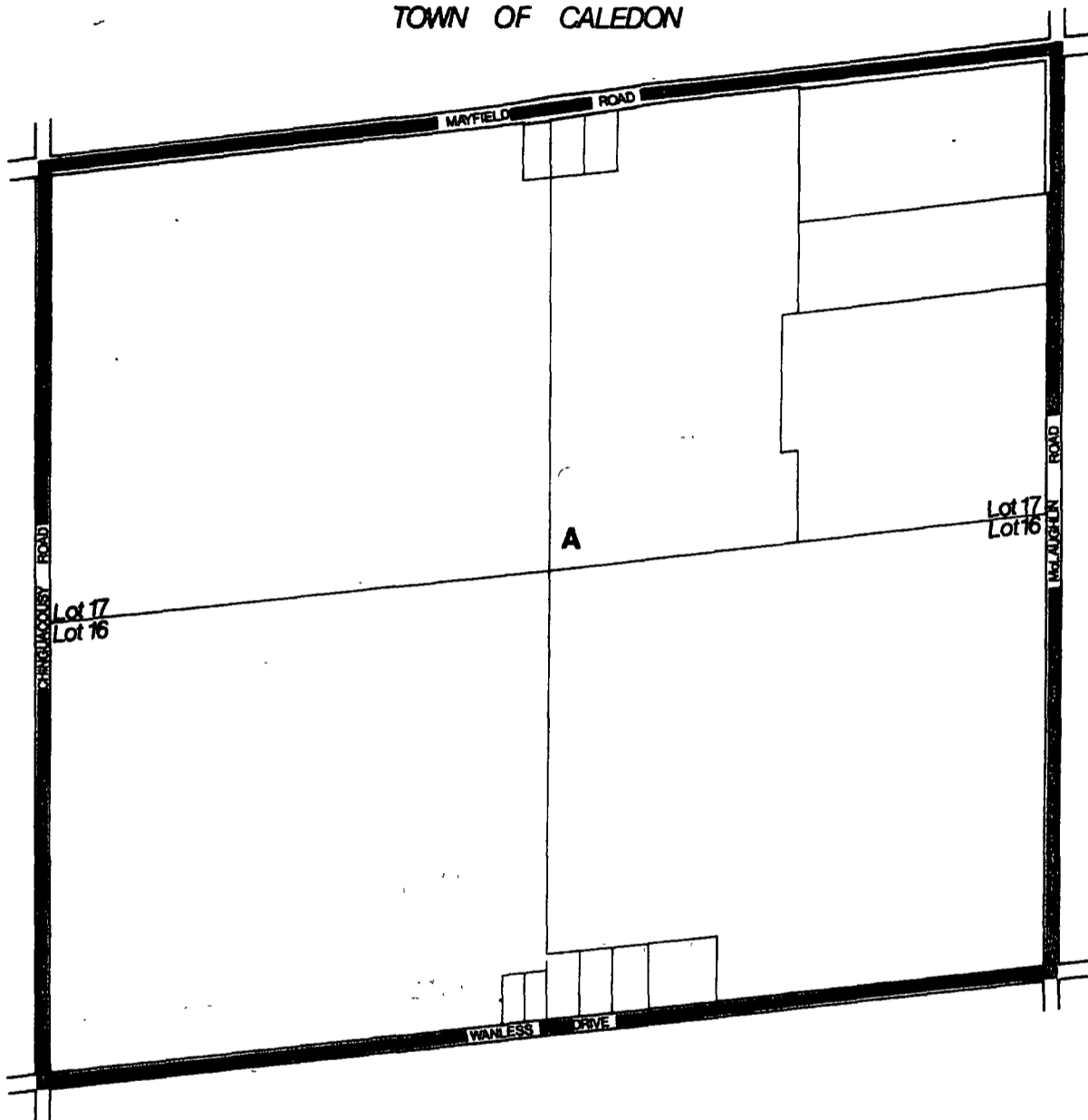


1:8769

**CITY OF BRAMPTON**  
Planning and Development

CON. 2 W. H. S.

TOWN OF CALEDON



Schedule A

Sheet 5

**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:9328



CON. I W. H. S.

TOWN OF CALEDON

The City of Brampton Boundary

Lot 18

A

HWY. NO. 10

MAYFIELD ROAD

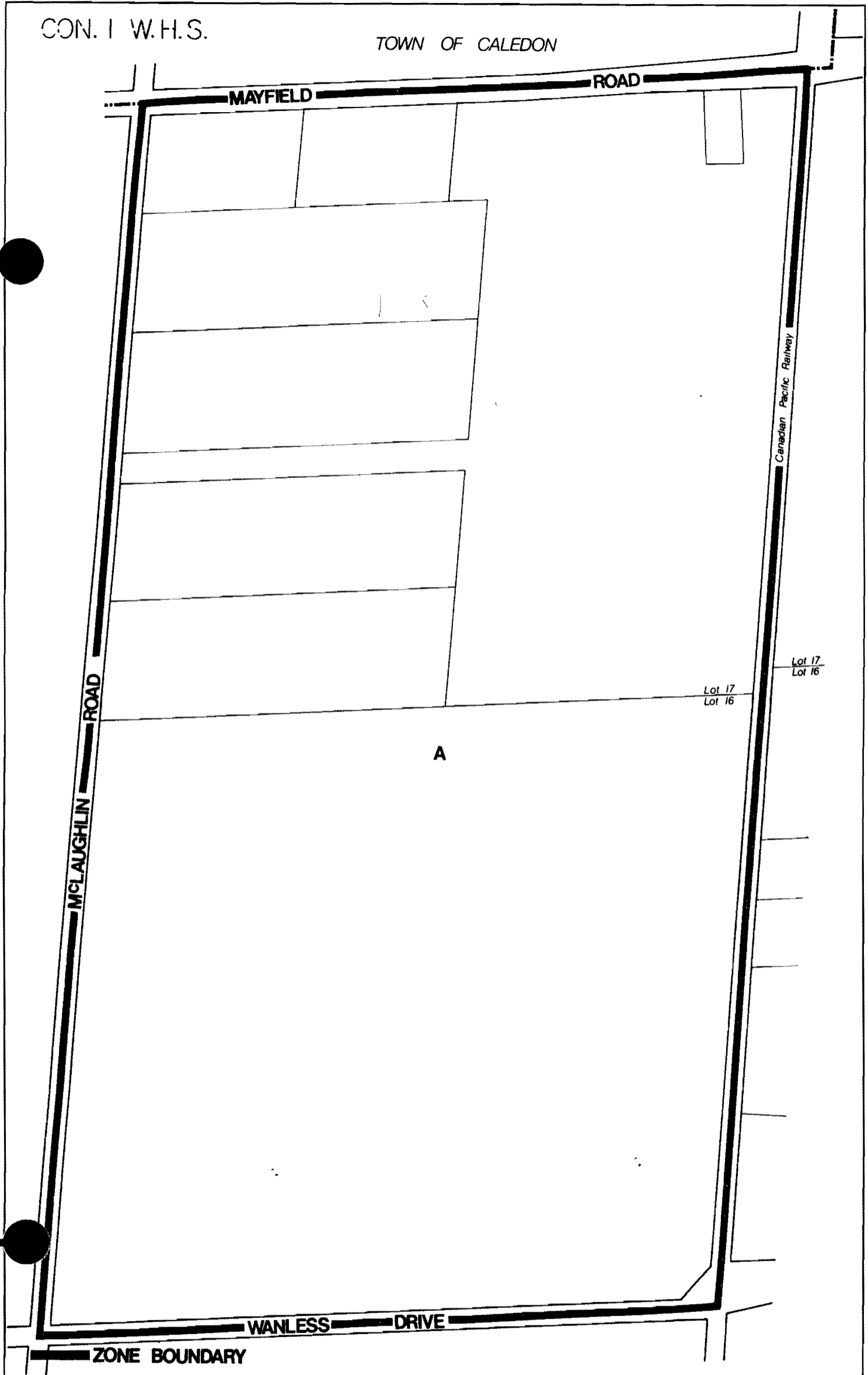
 ZONE BOUNDARY

Schedule A Sheet 6-A  
**BY-LAW 151-88**



1:4000

**CITY OF BRAMPTON**  
Planning and Development



Schedule A Sheet 6-B  
**BY-LAW 151-88**



1:4478

**CITY OF BRAMPTON**  
 Planning and Development

CON. I W.H.S.

MAYFIELD ROAD

ROAD

I2

A

Canadian Pacific Railway

No. 10

HIGHWAY

SC

Lot 17

Lot 16

Lot 17  
Lot 16

M2

M1

WANLESS DRIVE

ZONE BOUNDARY

Schedule A Sheet 6-C  
**BY-LAW 151-88**



1:4490

**CITY OF BRAMPTON**  
Planning and Development

CON. I E. H. S.

TOWN OF CALEDON

Lot 18

*To City of Brampton Boundary*

A

HWY. NO. 10

I1

HCI  
SEC. 233

MAYFIELD ROAD

VALL

EEI

— ZONE BOUNDARY

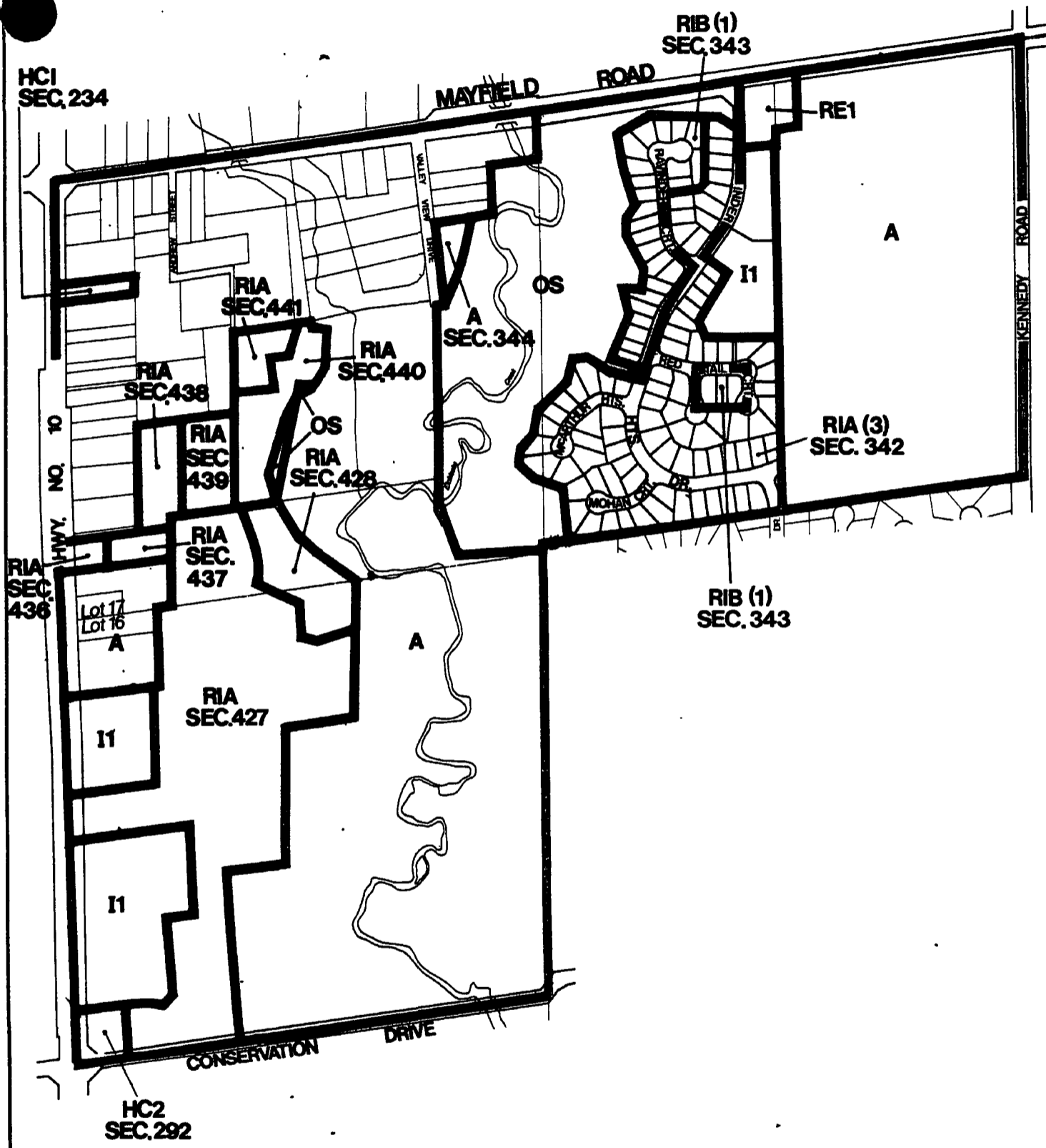
Schedule A Sheet 7A  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:3770

CON. 1 E.H.S.



— ZONE BOUNDARY

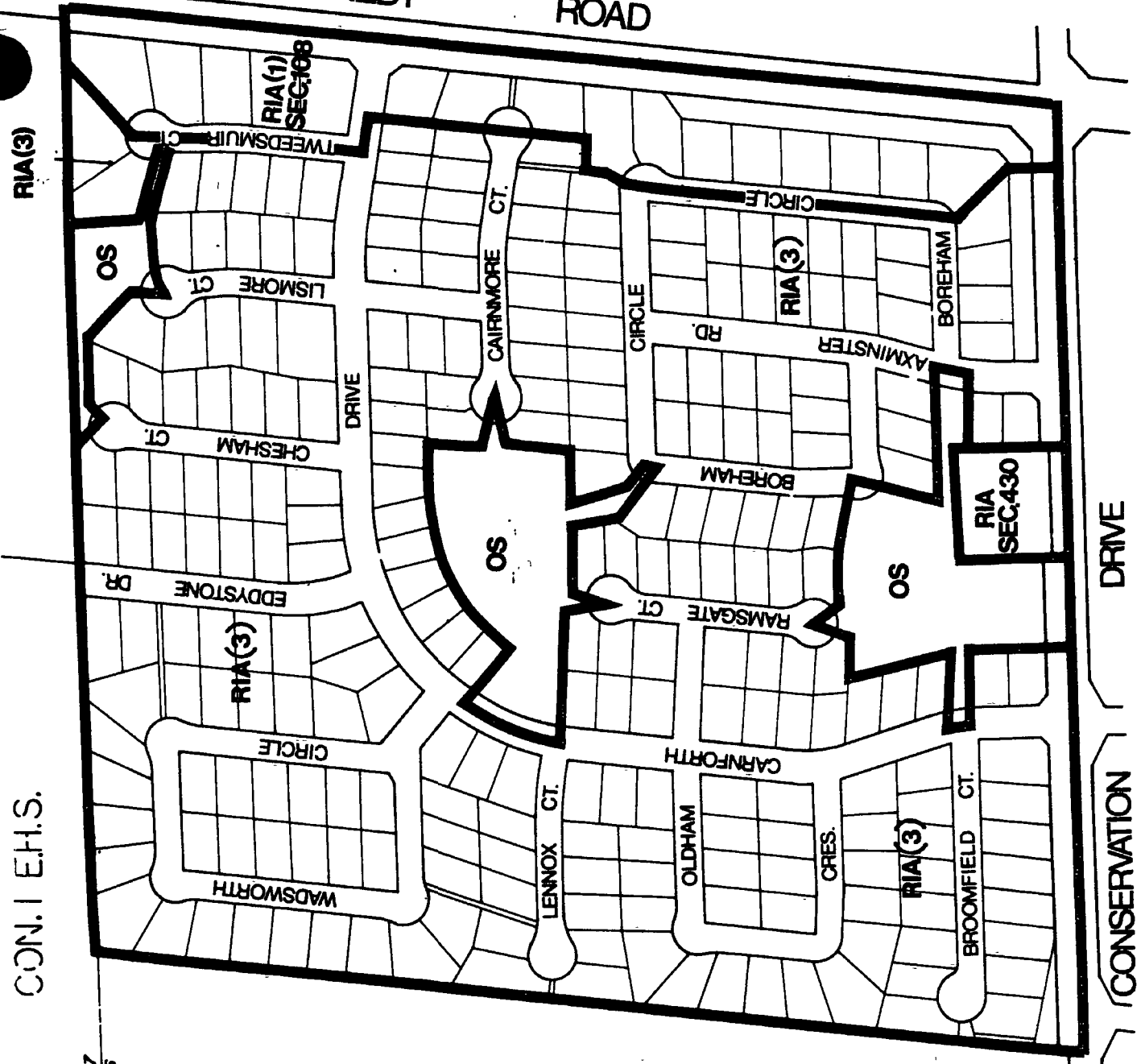
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**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:7717

KENNEDY ROAD

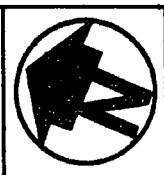


CON. I E.H.S.

Lot 17  
Lot 16  
Lot 17  
Lot 16

— ZONE BOUNDARY

Schedule A Sheet 7-C  
**BY-LAW 151-88**

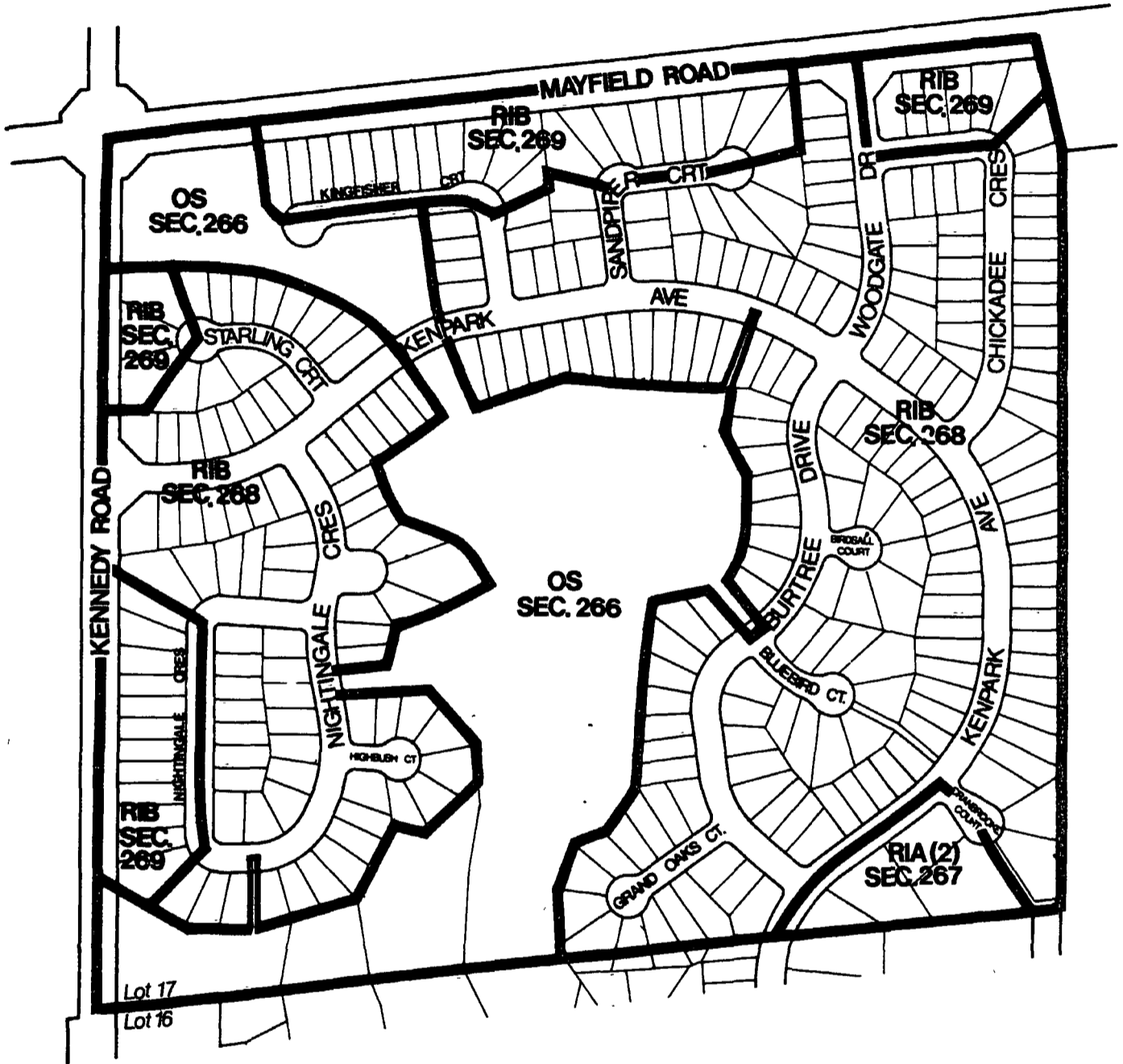


**CITY OF BRAMPTON**  
 Planning and Development

1:3788

CON. 2 E. H. S.

TOWN OF CALEDON



Schedule A  
**BY-LAW 151-88**

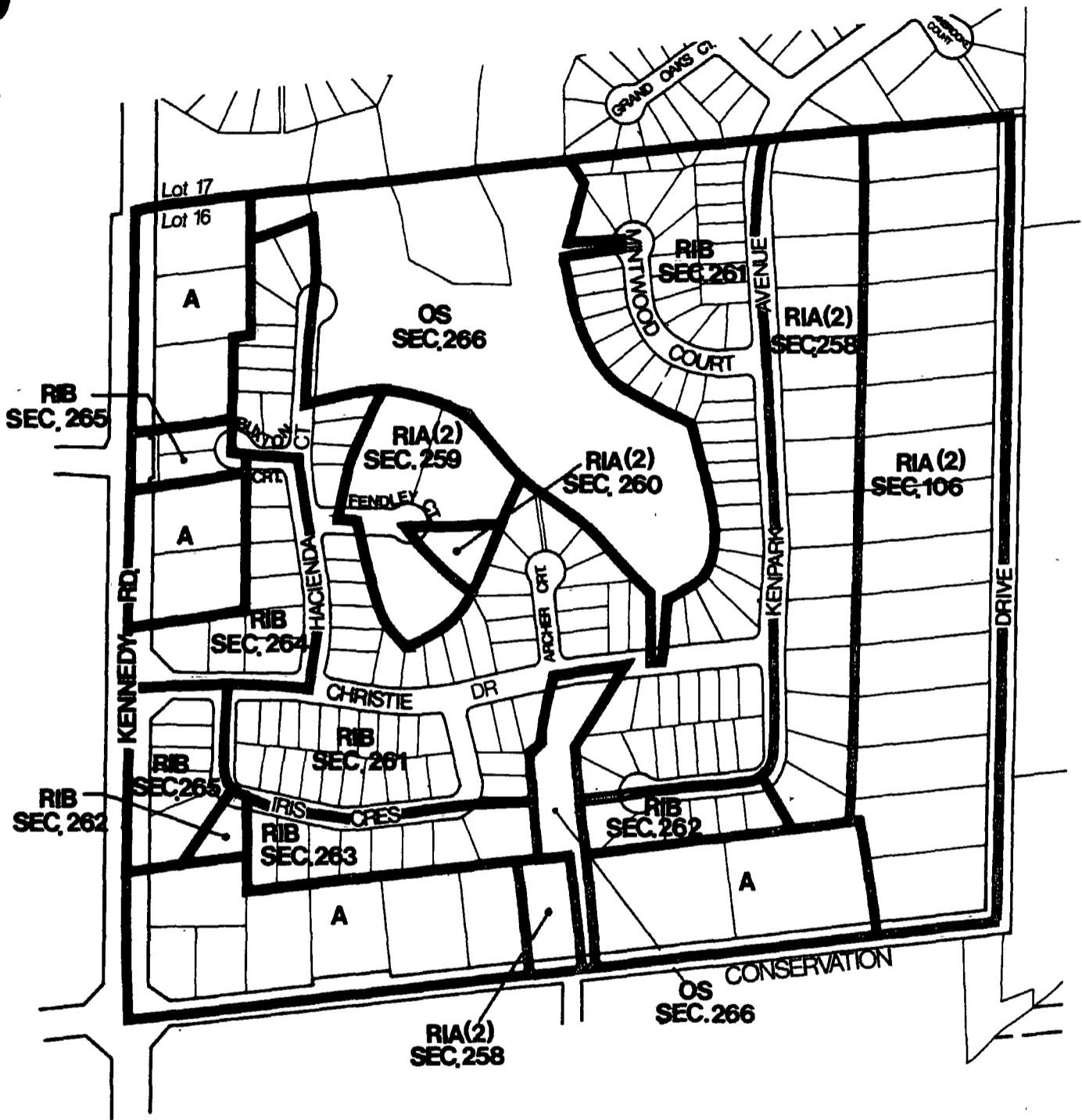
Sheet 8A



14297

**CITY OF BRAMPTON**  
Planning and Development

CON. 2 E.H. S.



Schedule A  
**BY-LAW 151-88**

Sheet 8B



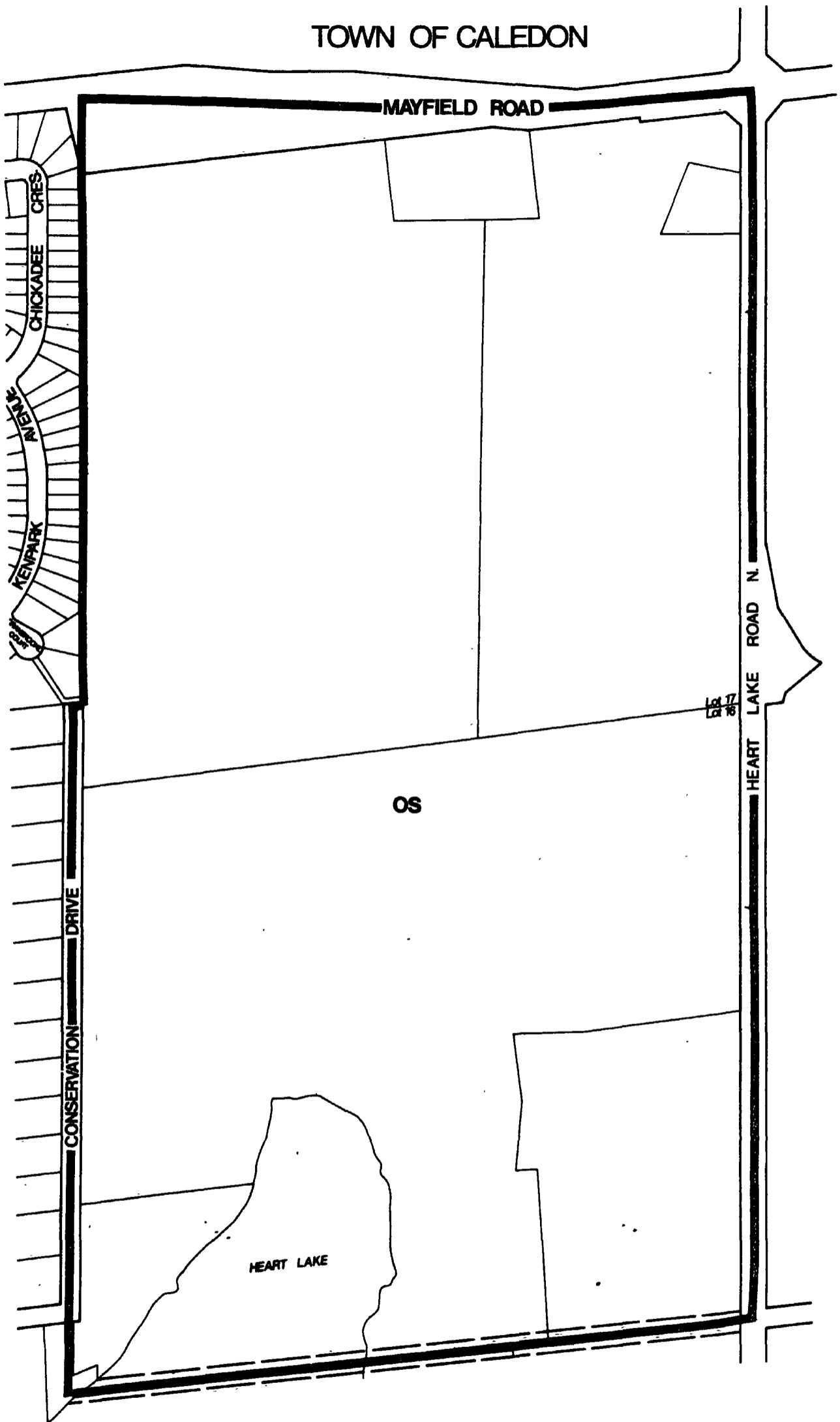
**CITY OF BRAMPTON**  
Planning and Development

1:4545



CON. 2 E.H.S.

TOWN OF CALEDON



Schedule A

Sheet 8C

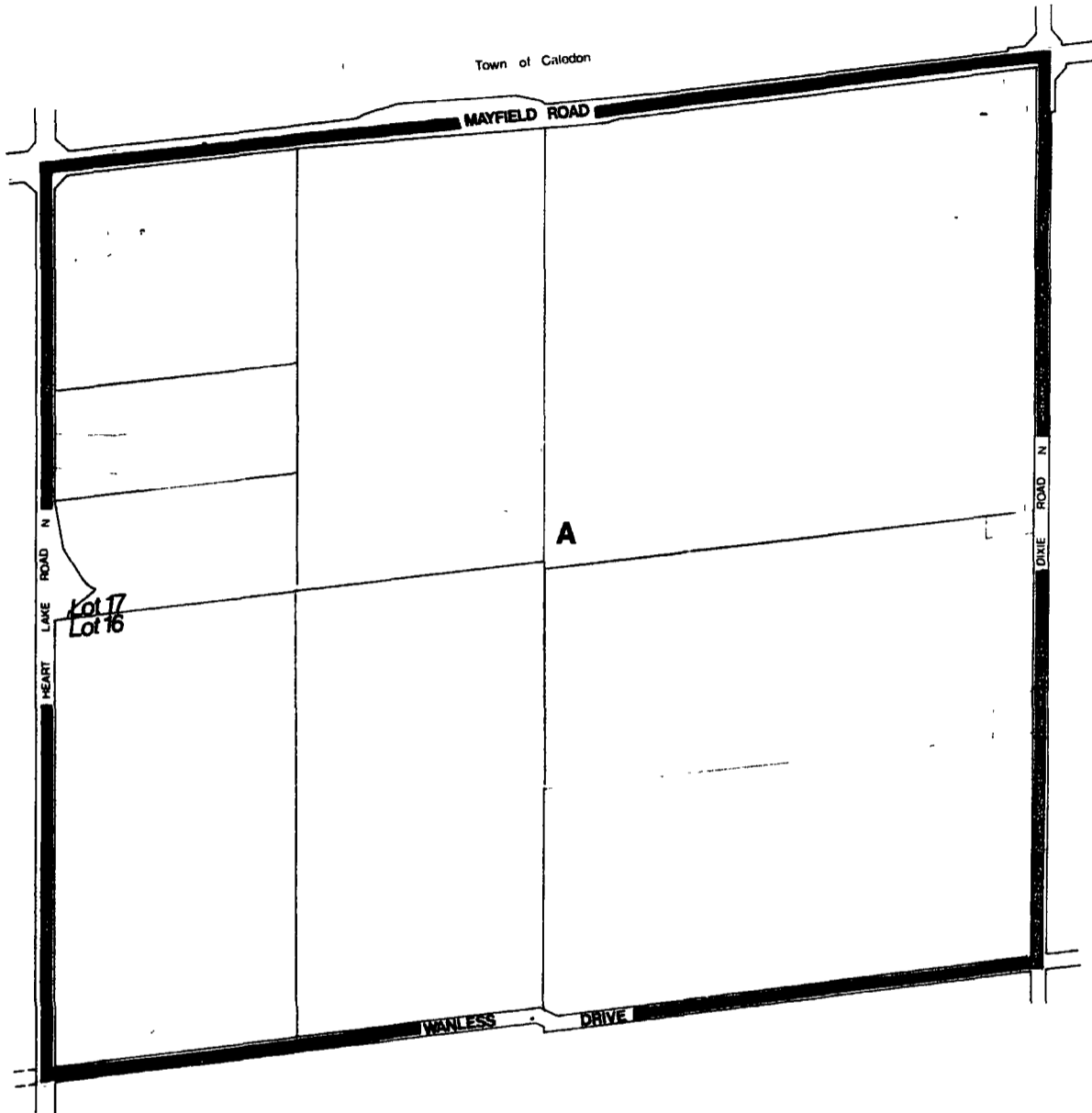
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4993

CON. 3 E.H.S.



Schedule A Sheet 9  
**BY-LAW 151-88**

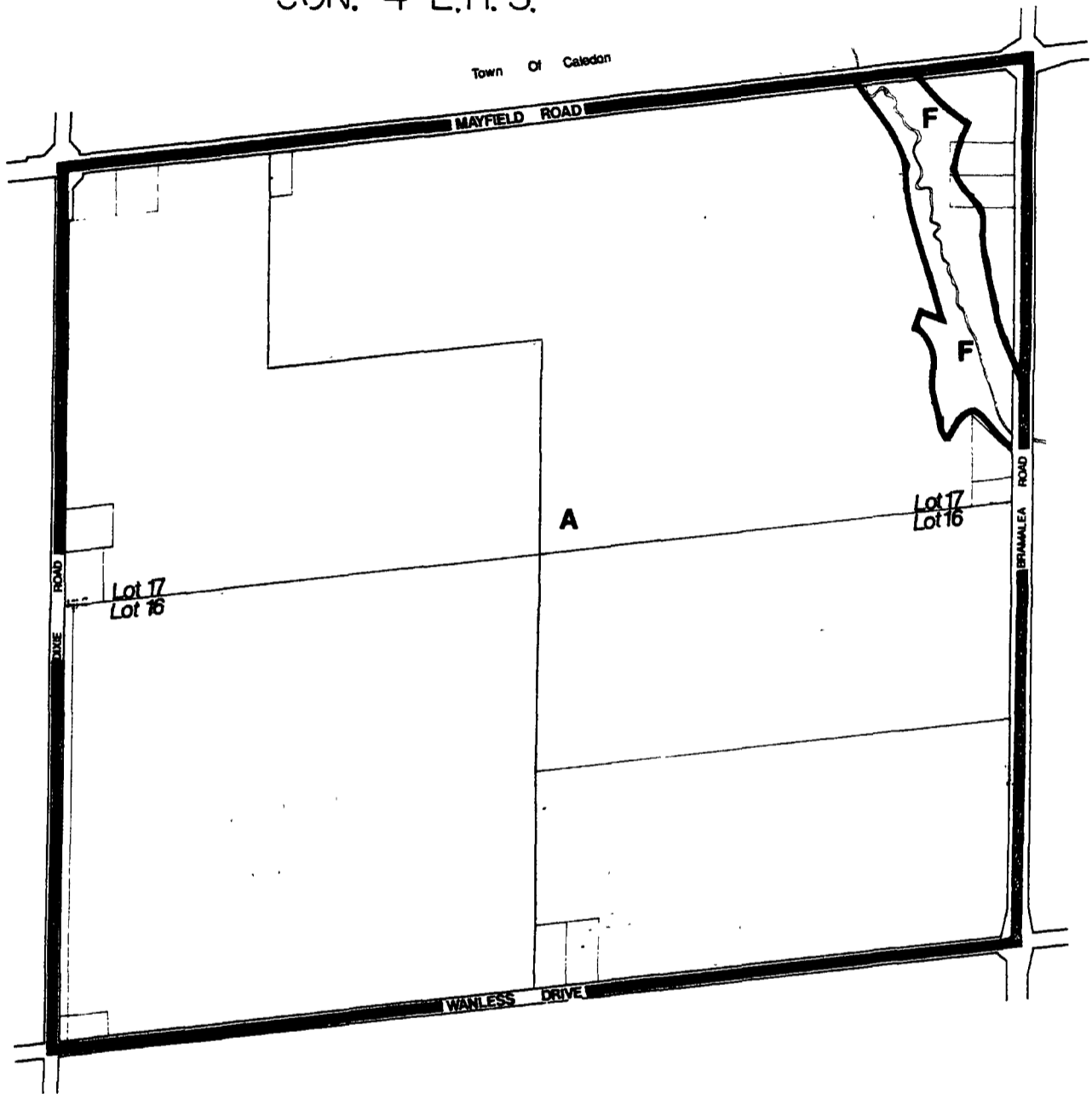


**CITY OF BRAMPTON**  
Planning and Development

1:9521

CON. 4 E.H.S.

Town of Caledon



Schedule A

Sheet 10

**BY-LAW 151-88**

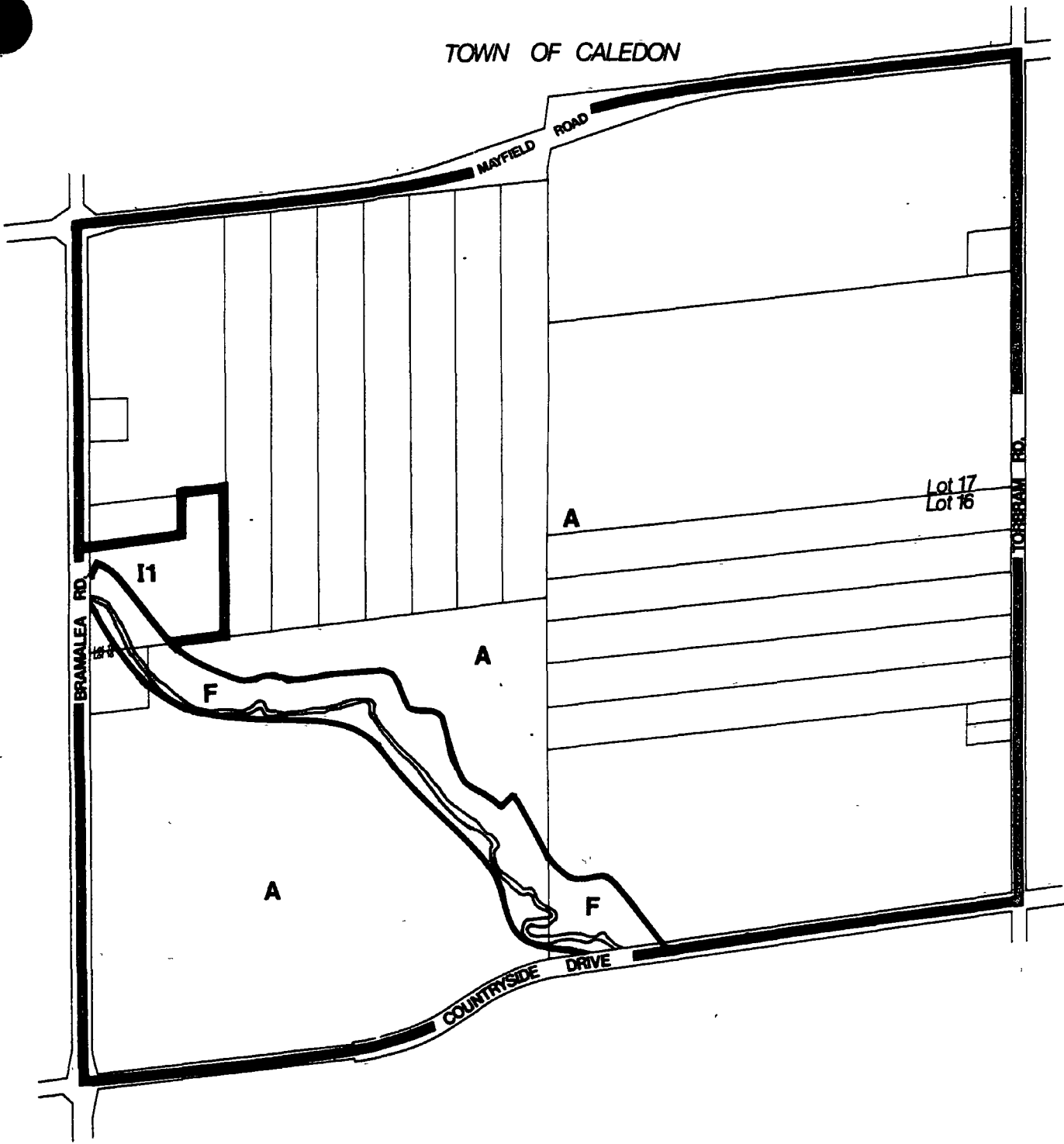


**CITY OF BRAMPTON**  
Planning and Development

19090

CON. 5 E.H.S.

TOWN OF CALEDON



Schedule A  
**BY-LAW 151-88**

Sheet 11



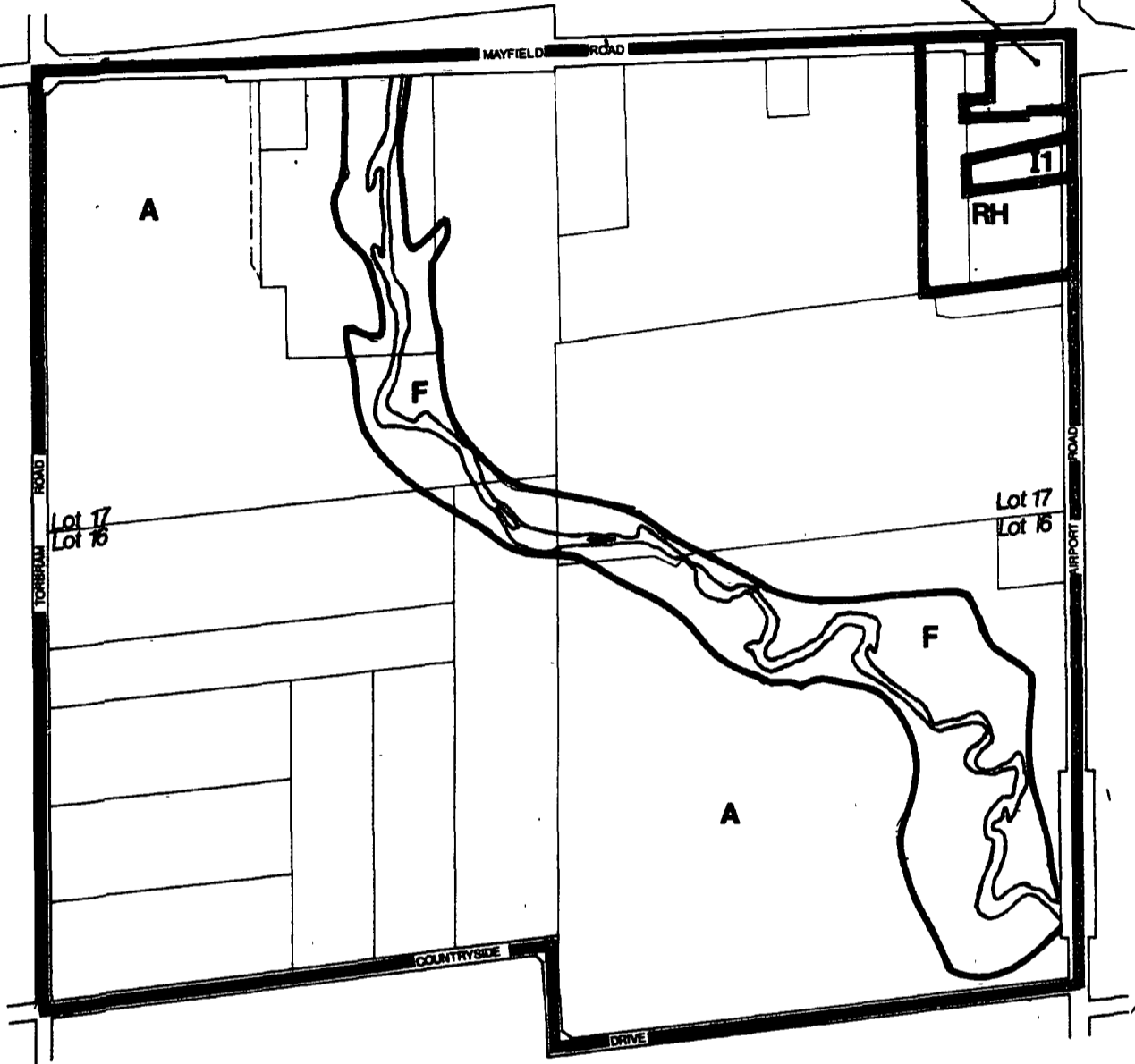
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**CITY OF BRAMPTON**  
Planning and Development

CON. 6 E.H. S.

TOWN OF CALEDON

HC2  
SEC. 213



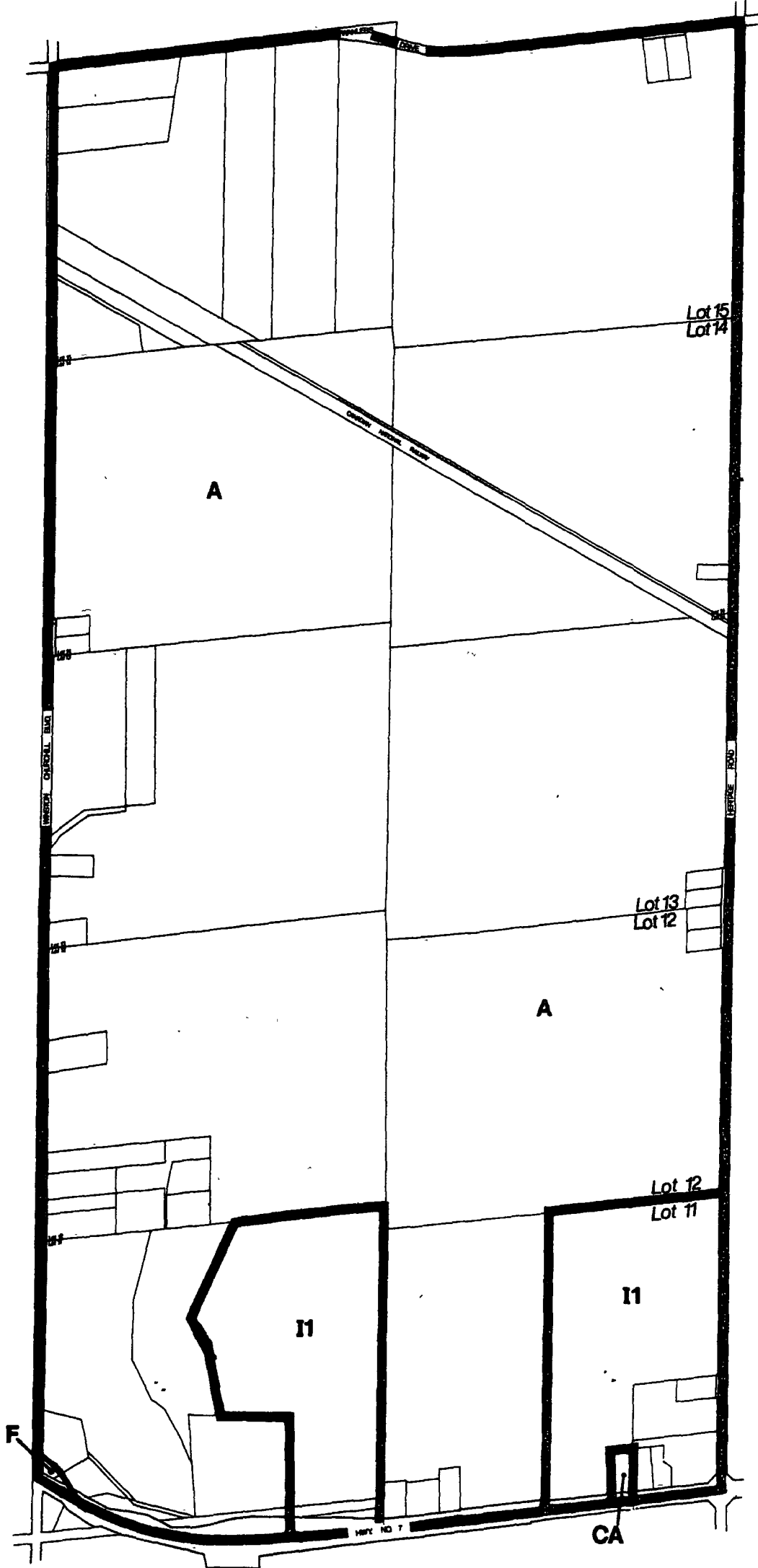
Schedule A Sheet 12  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:8920

CON. 6 W.H.S.



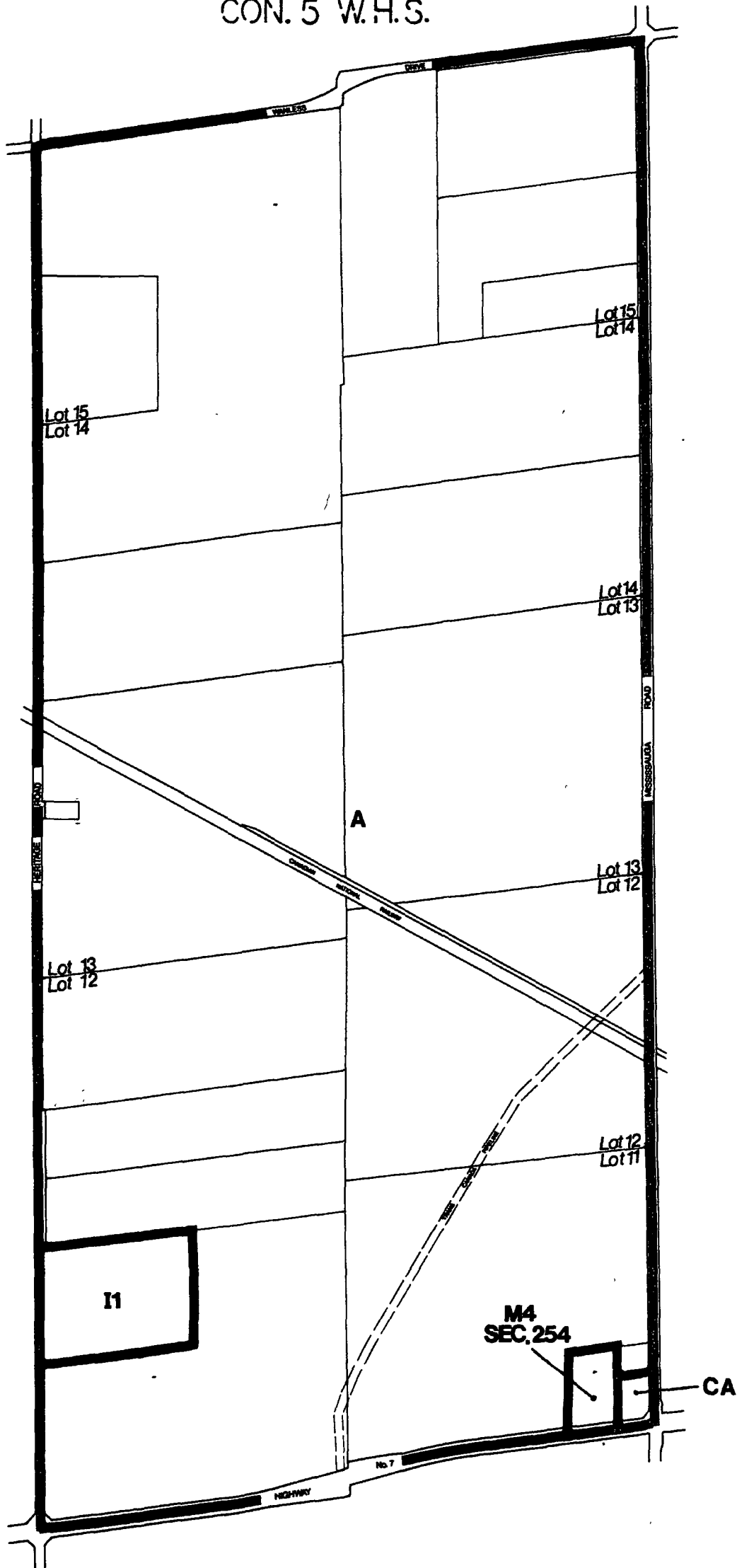
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**BY-LAW 151-88**



1:11451

**CITY OF BRAMPTON**  
Planning and Development

CON. 5 W.H.S.



— ZONE BOUNDARY

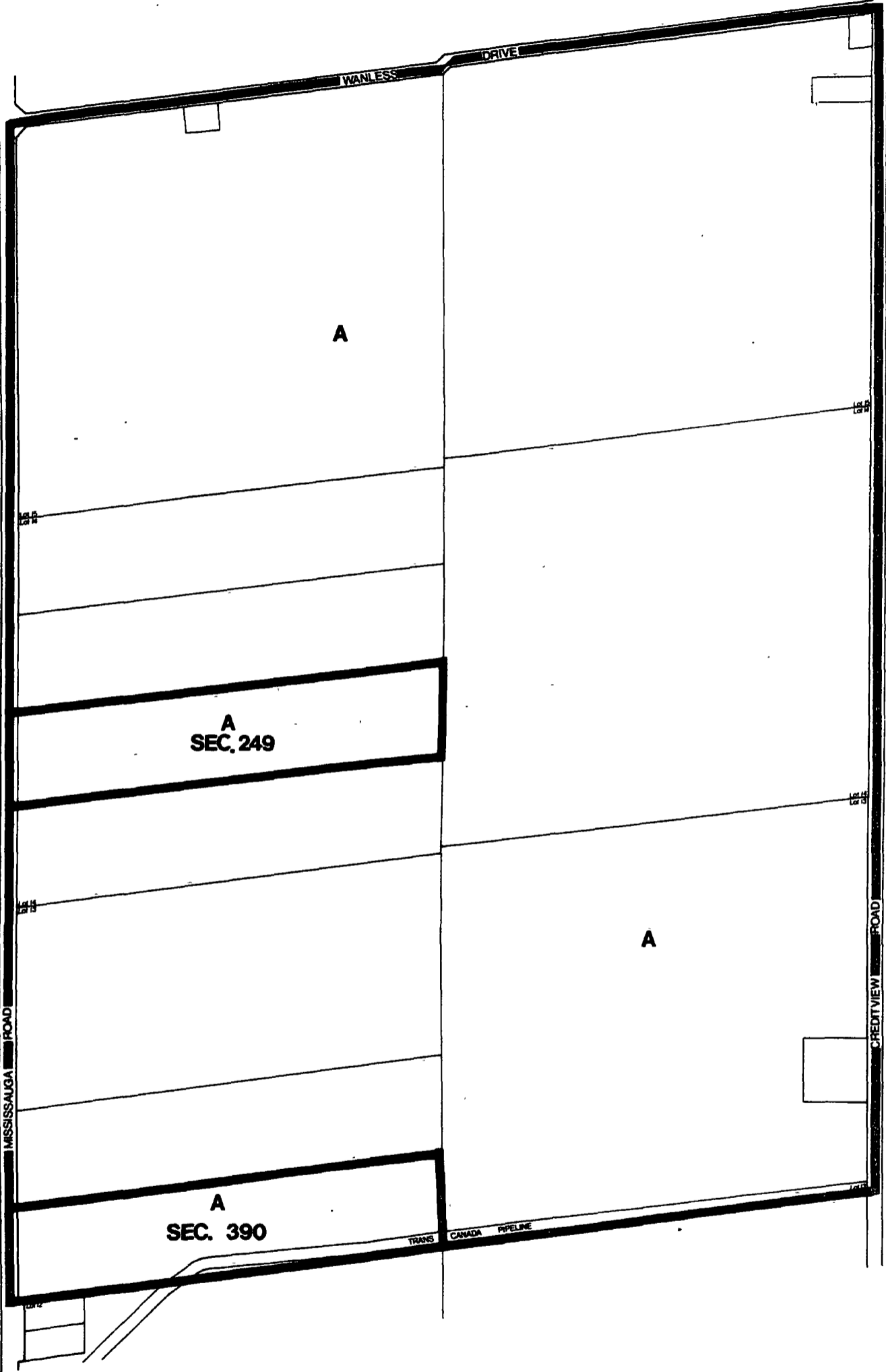
Schedule A Sheet 20  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:11805

CON. 4 W. H. S.



Schedule A  
**BY-LAW 151-88**

Sheet 21A

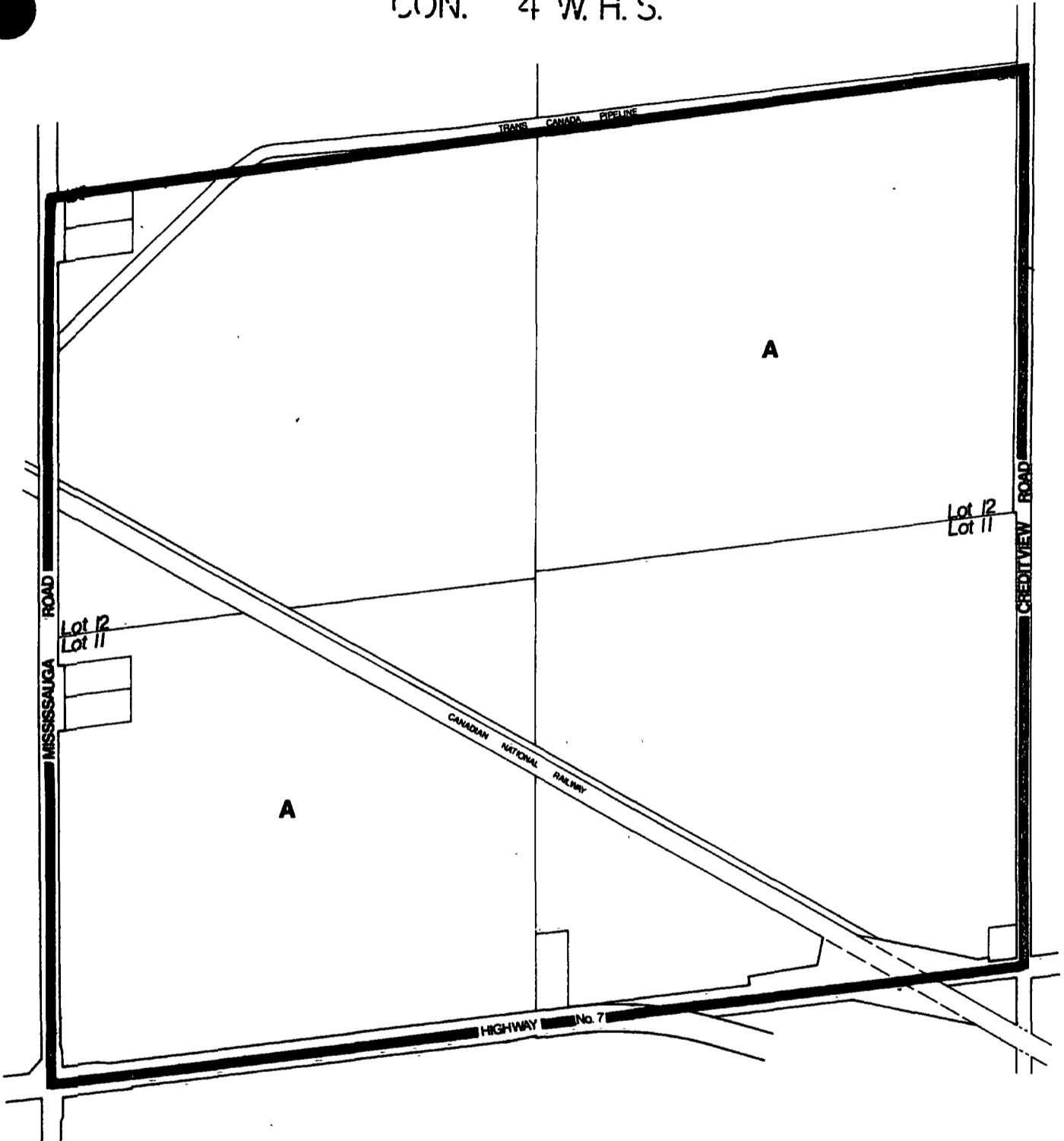


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**CITY OF BRAMPTON**  
Planning and Development



CON. 4 W. H. S.



Schedule A  
**BY-LAW 151-88**

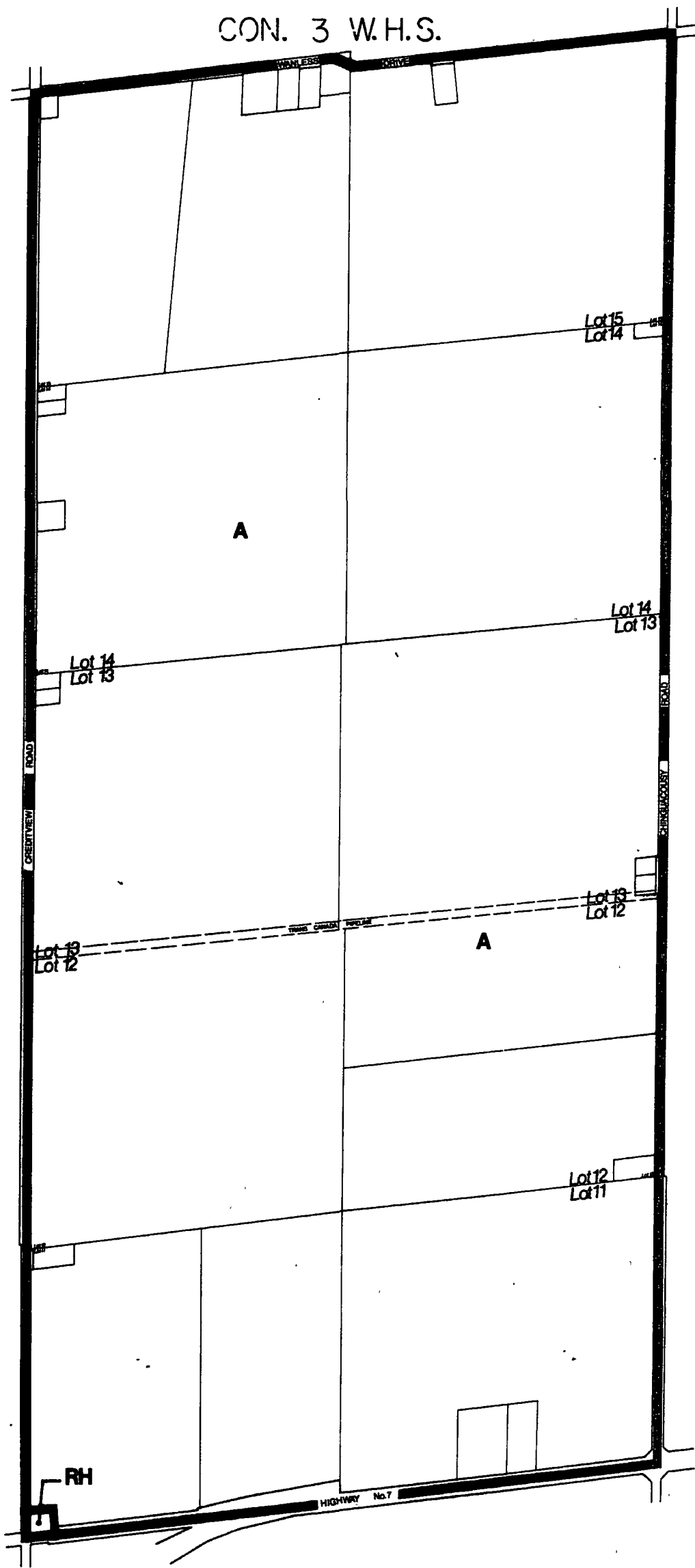
Sheet 21B



1:8023

**CITY OF BRAMPTON**  
Planning and Development

CON. 3 W.H.S.

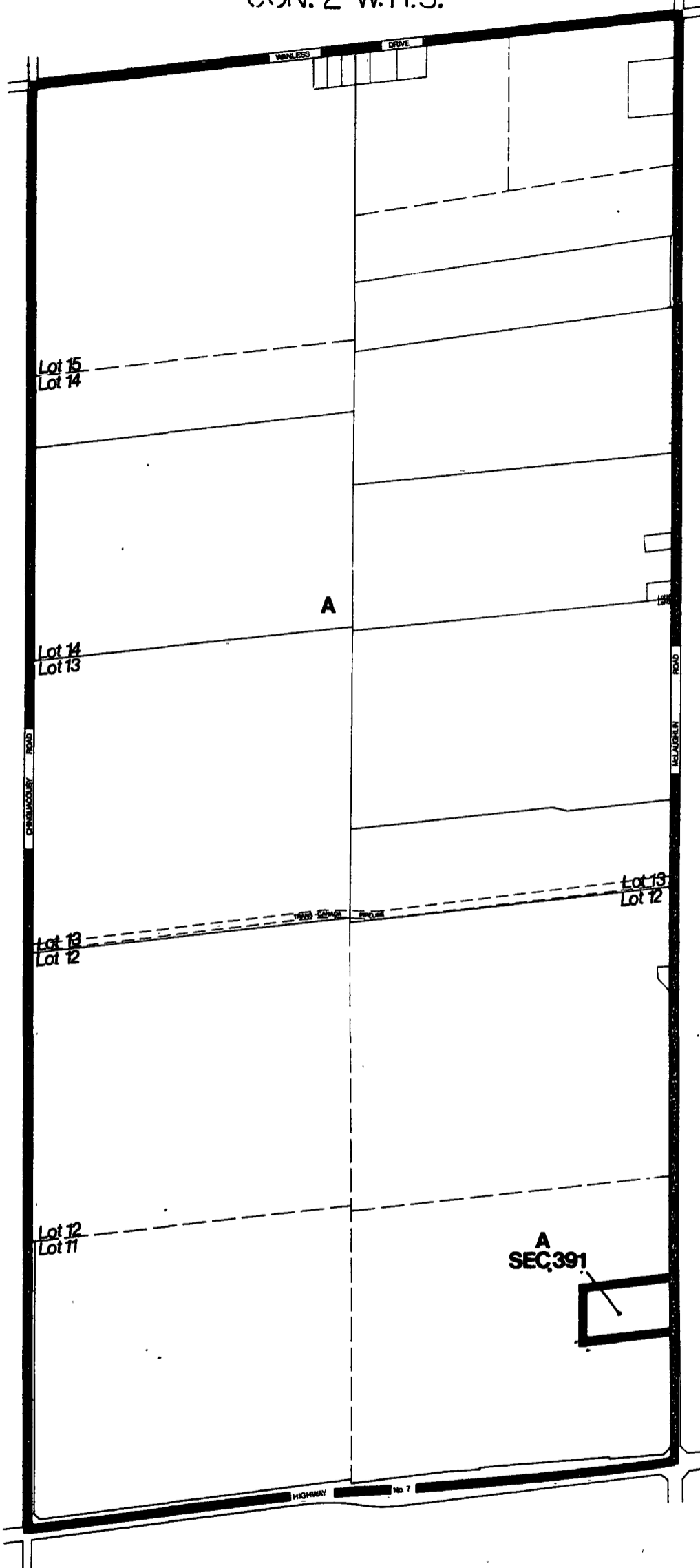


Schedule A Sheet 22  
**BY-LAW 151-88**



1:11081

**CITY OF BRAMPTON**  
Planning and Development

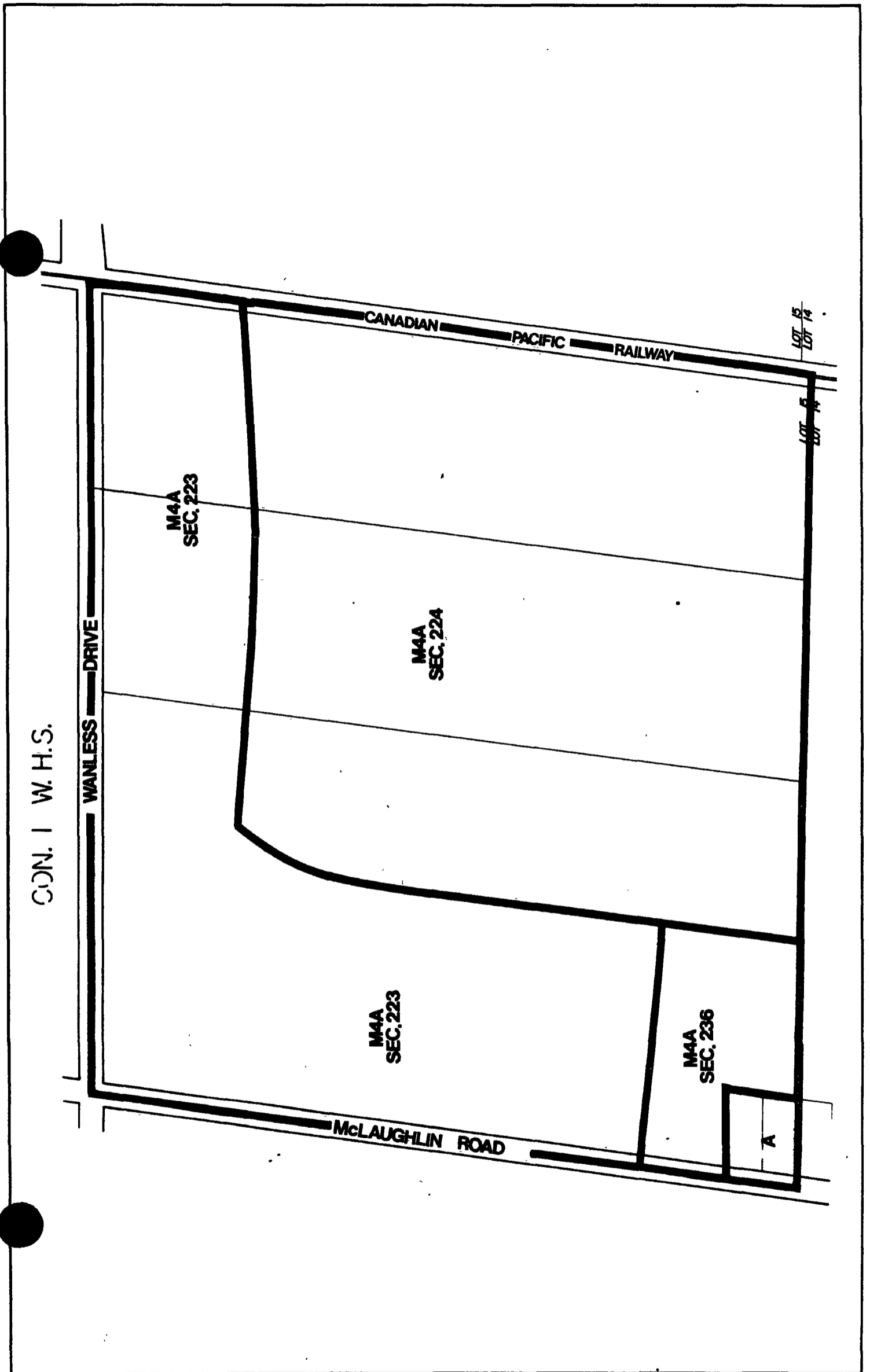


Schedule A Sheet 23  
**BY-LAW 151-88**

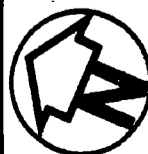


1:10967

**CITY OF BRAMPTON**  
 Planning and Development



Schedule A Sheet 24-A  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

1:3765

CON. I W.H.S.

WANLESS DRIVE

HWY. NO. 10

M1

M2

CANADIAN PACIFIC RAILWAY

LOT 15  
LOT 14

LOT 13  
LOT 12

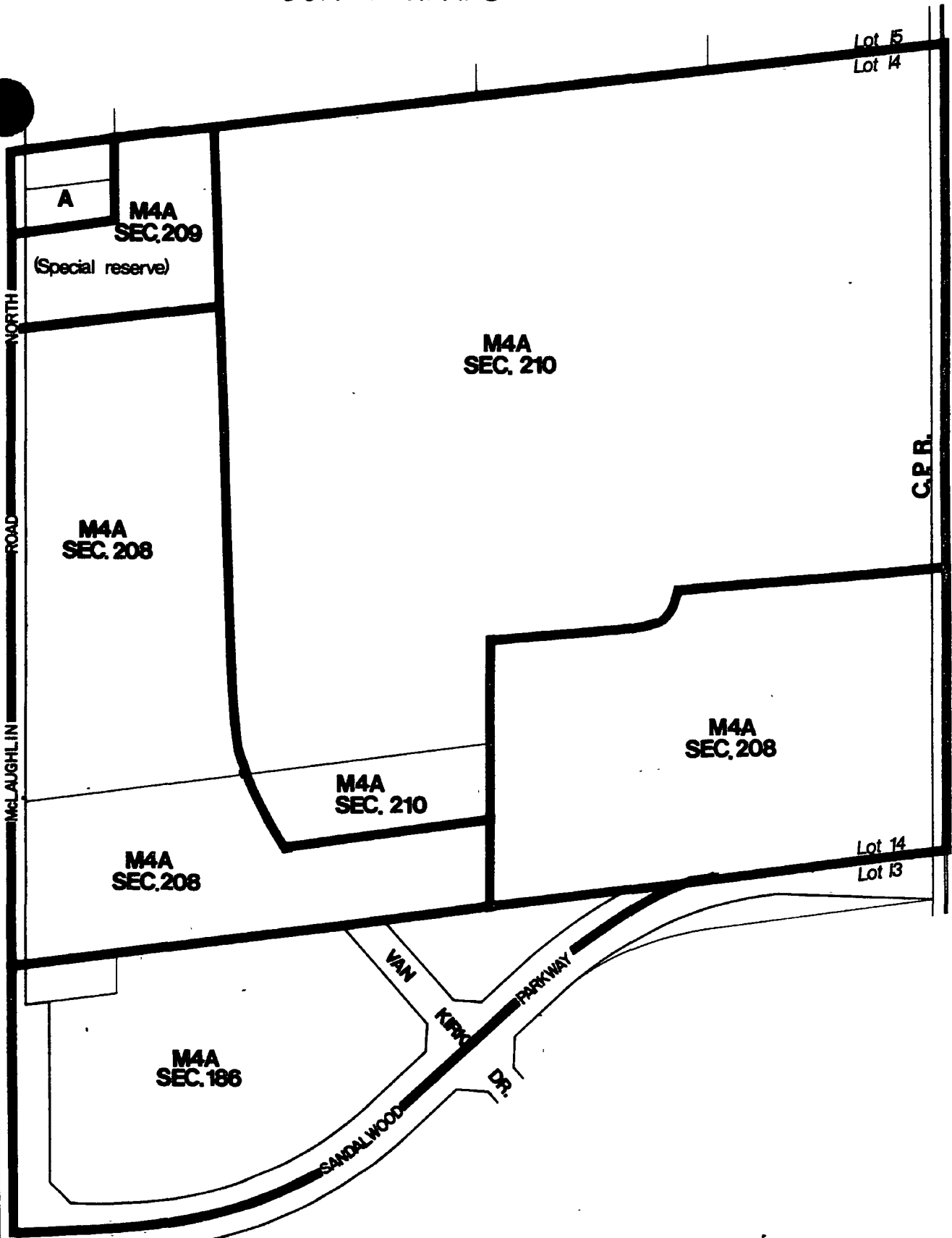
Schedule A Sheet 24-B  
**BY-LAW 151-88**



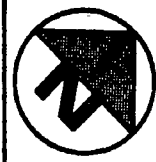
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**CITY OF BRAMPTON**  
Planning and Development

CON. I W. H. S.

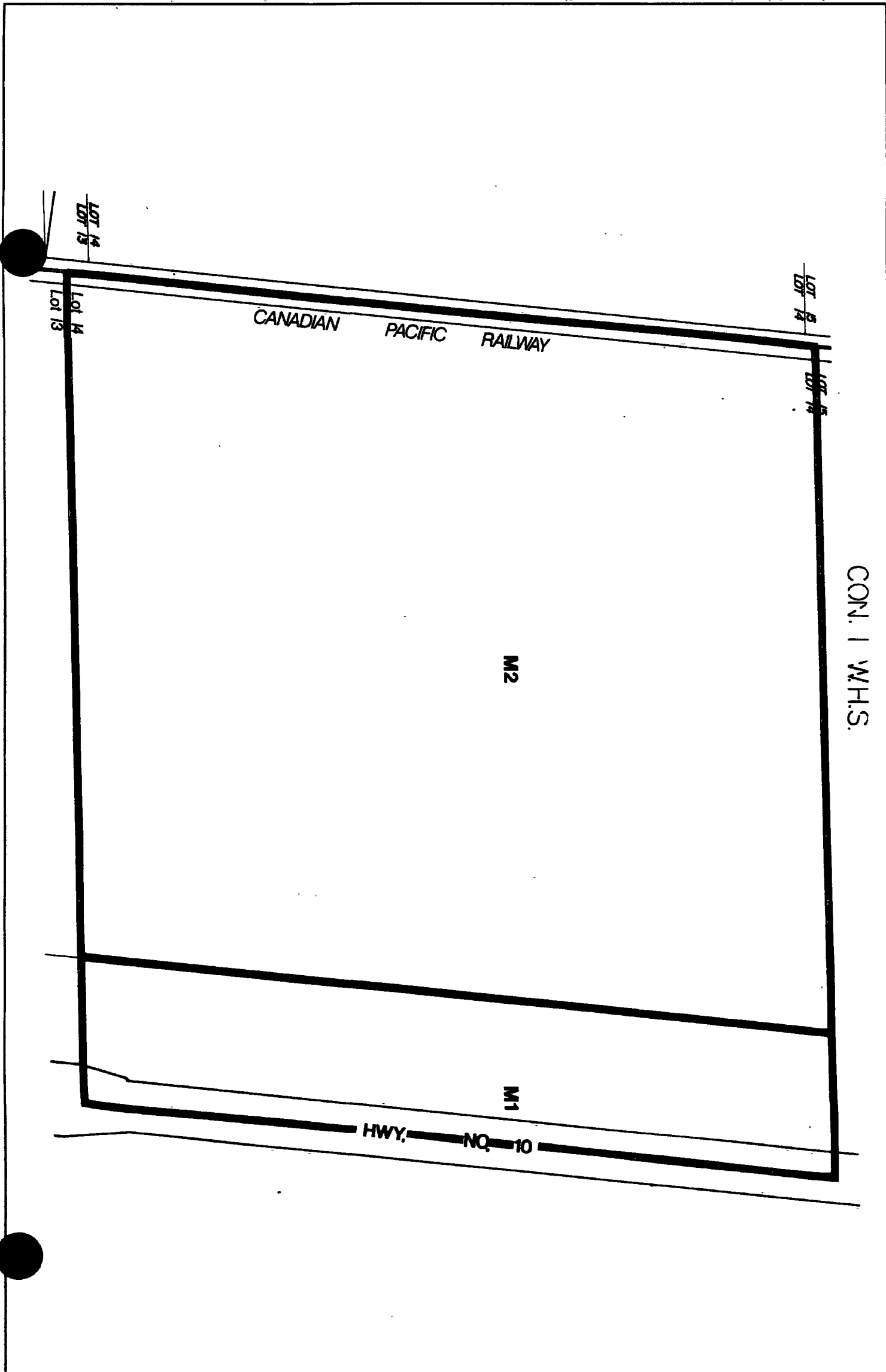


Schedule A Sheet 24-C  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4094



Schedule A Sheet 24-D  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

1:3765

CON. I W. H. S.

M4A  
SEC. 186

M4A  
SEC. 186

M4A  
SEC. 157

Lot 13  
Lot 12

MCLAUGHLIN ROAD N.

REGAN RD.

TRANS CANADA PIPELINE

VAN KIRK DR.

C.P.R.

LOWRY DR.

ZONE BOUNDARY

Schedule A Sheet 24-E  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4000



CANADIAN PACIFIC RAILWAY

CON. I W.H.S.

LOT 12  
LOT 13  
LOT 14

LOT 14  
LOT 15

LOT 14  
LOT 15

Pipelines

M2  
SEC. 202

M3  
SEC. 203

M4A  
SEC. 360

M4  
SEC. 204

M2

M1

HCI  
SEC. 444

HWY. NO. 10

— ZONE BOUNDARY

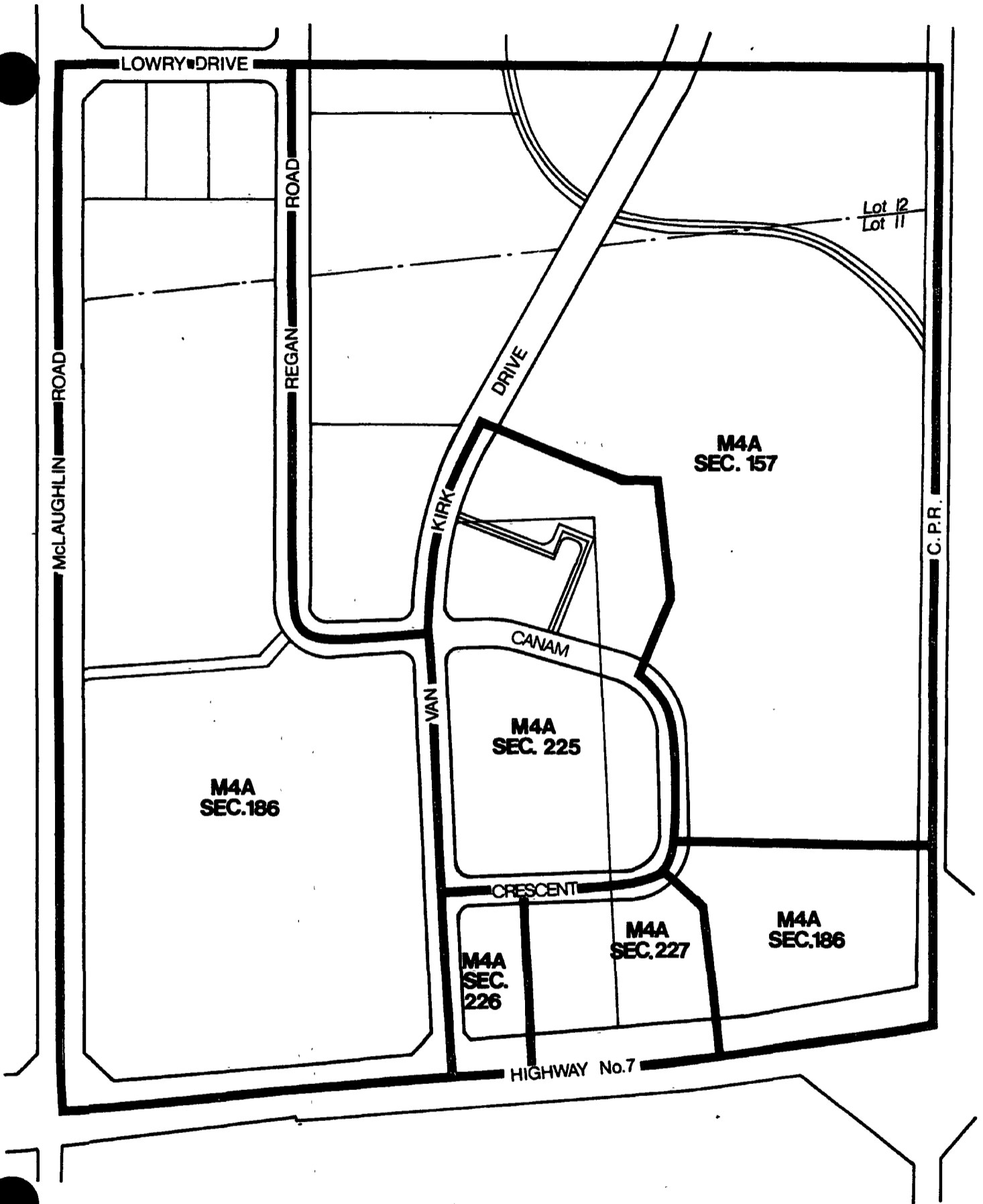
Schedule A Sheet 24-F  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:3693

CON. I W. H. S.



Schedule A Sheet 24-G  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:3983

CON. I W. H. S.

Pipelines

LOT 13  
LOT 12

LOT 13  
LOT 12

CANADIAN PACIFIC RAILWAY

M1  
SEC. 422

M1

HC2  
SEC. 221

M1

HWY. NO. 10

M1  
SEC. 422

LOT 12  
LOT 11

LOT 12  
LOT 11

M1

MIA  
SEC. 250

MIA  
SEC. 160

MIA  
SEC. 161

MIA  
SEC. 159

SC  
SEC. 289

HCI

MIA

HCI

HWY. NO. 7

ZONE BOUNDARY

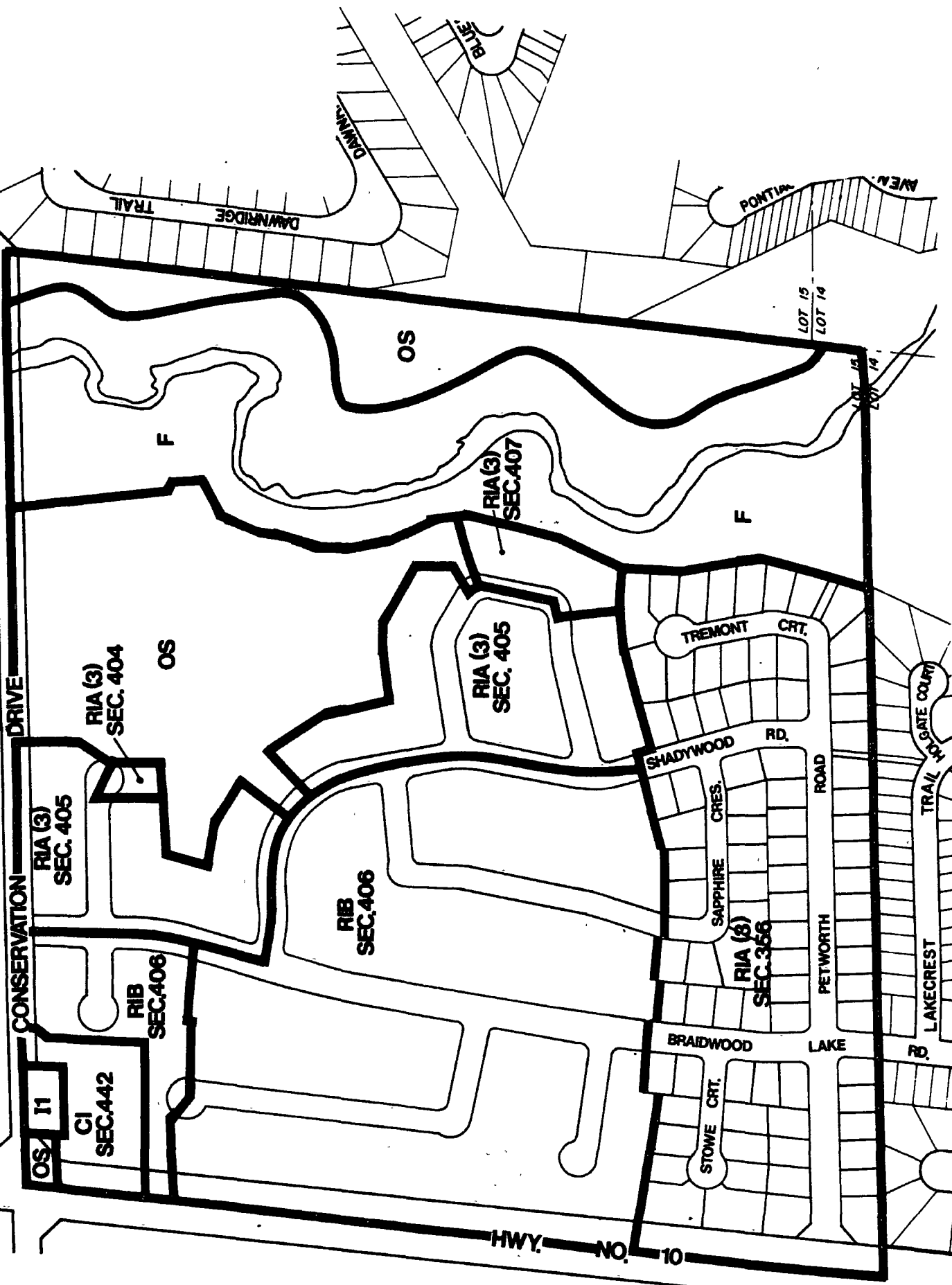
Schedule A Sheet 24-H  
BY-LAW 151-88



1:4545

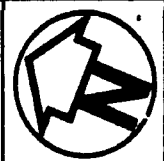
CITY OF BRAMPTON  
Planning and Development

CON. | E.H.S.



— ZONE BOUNDARY

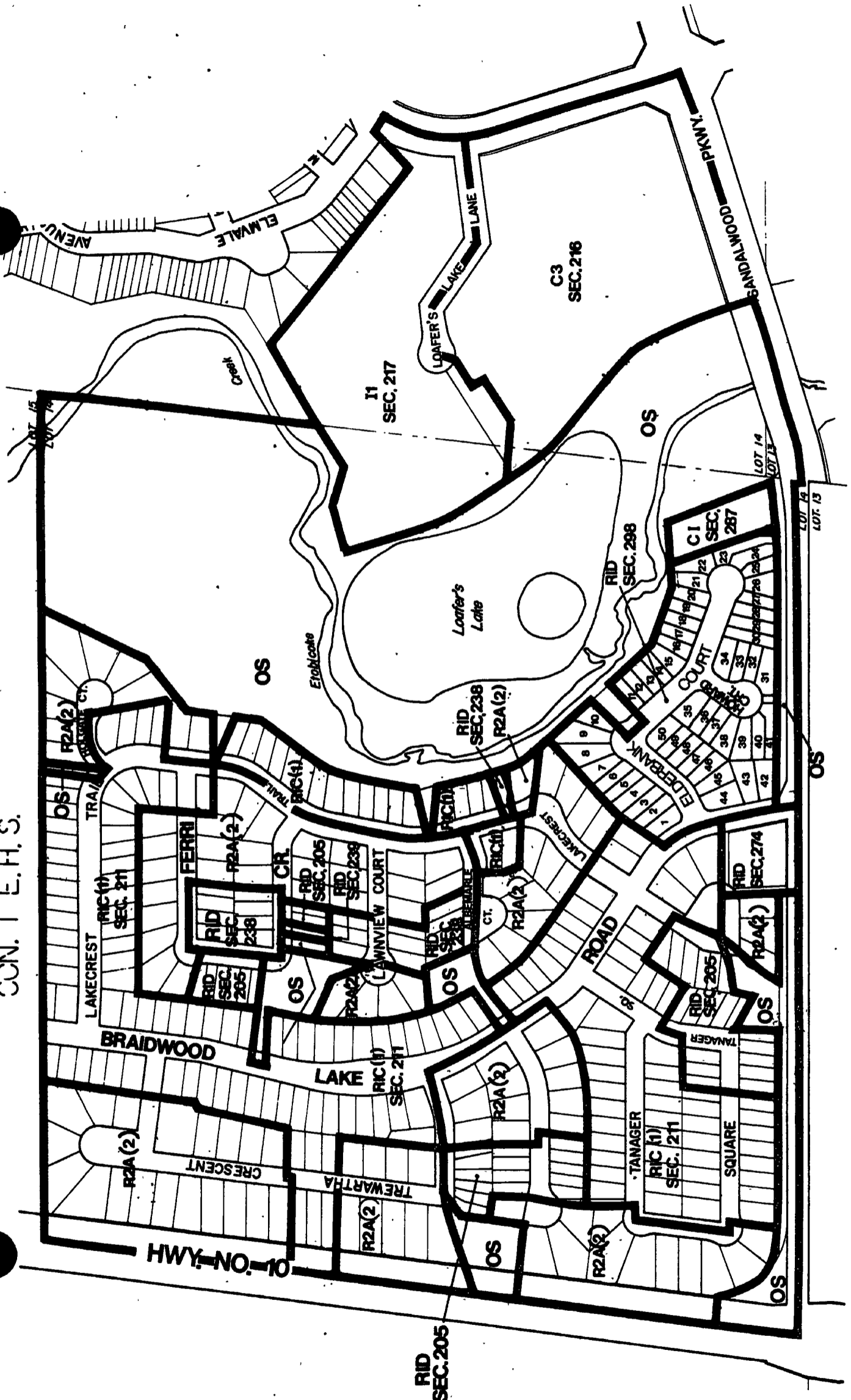
Schedule A Sheet 25-A  
**BY-LAW 151-88**



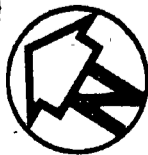
**CITY OF BRAMPTON**  
 Planning and Development

1-3259

CCN. | E.H.S.

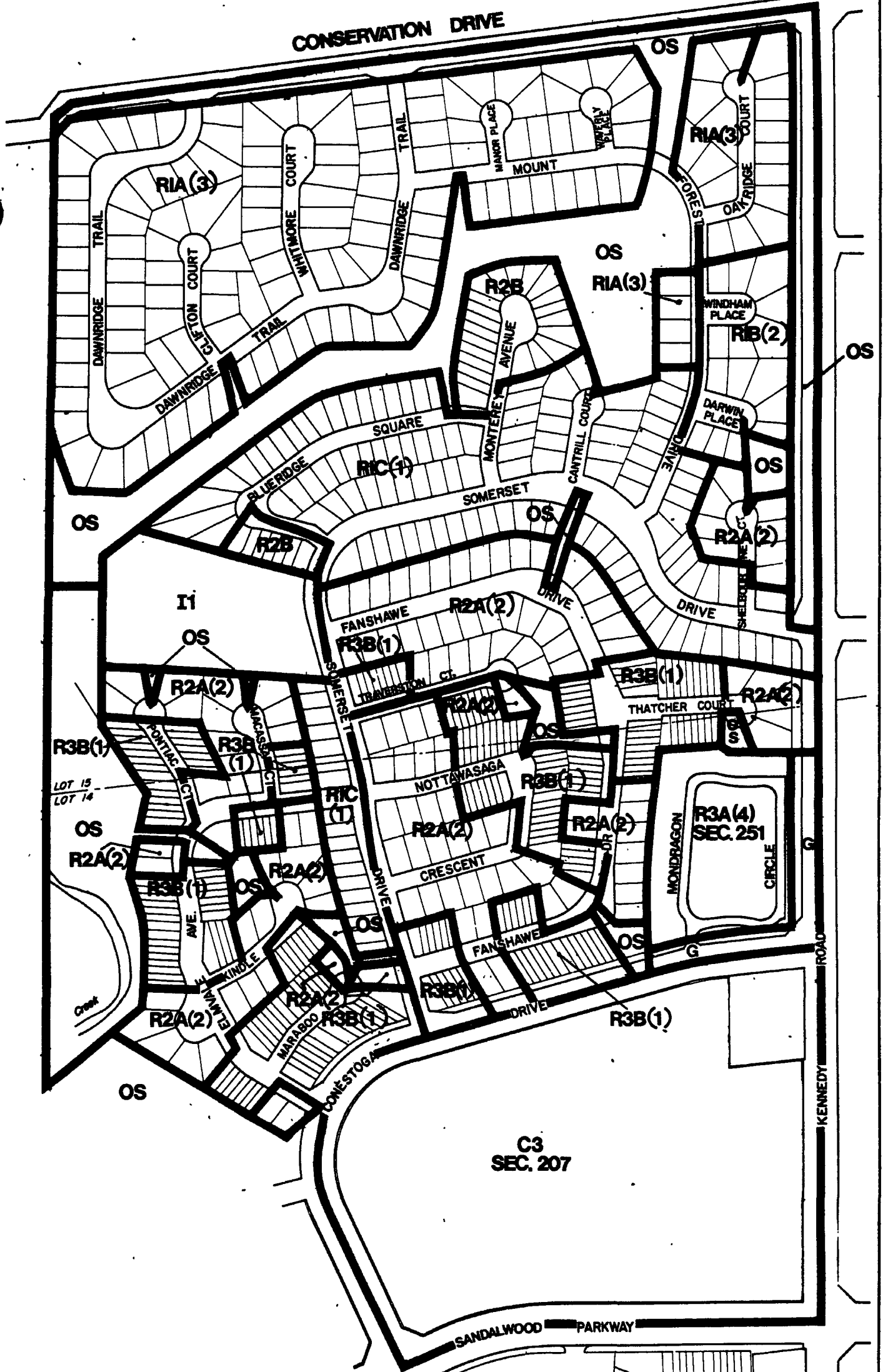


Schedule A Sheet 25-B  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

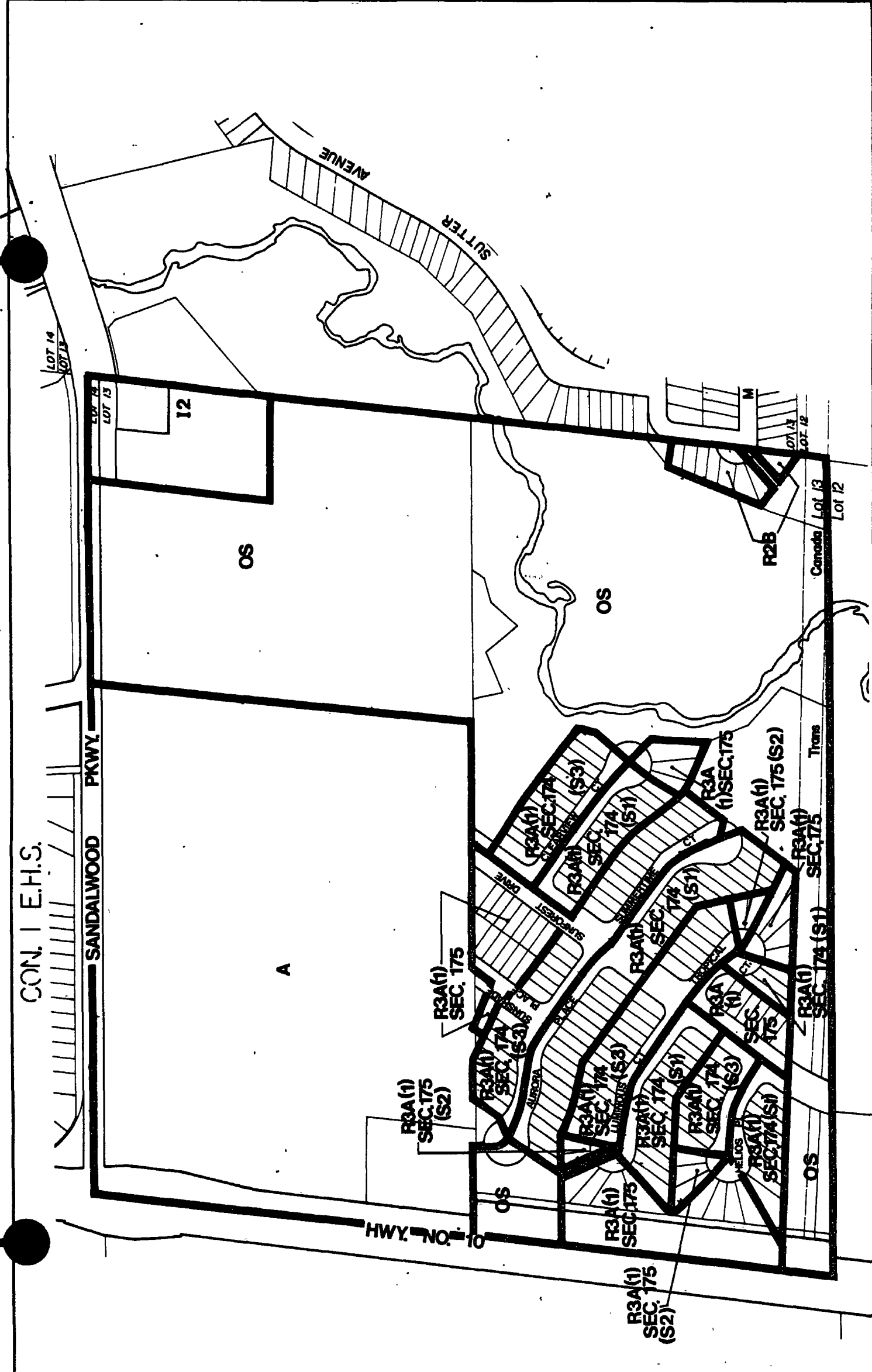
CONSERVATION DRIVE



Schedule A Sheet 25-C  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



Schedule A Sheet 25-D  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

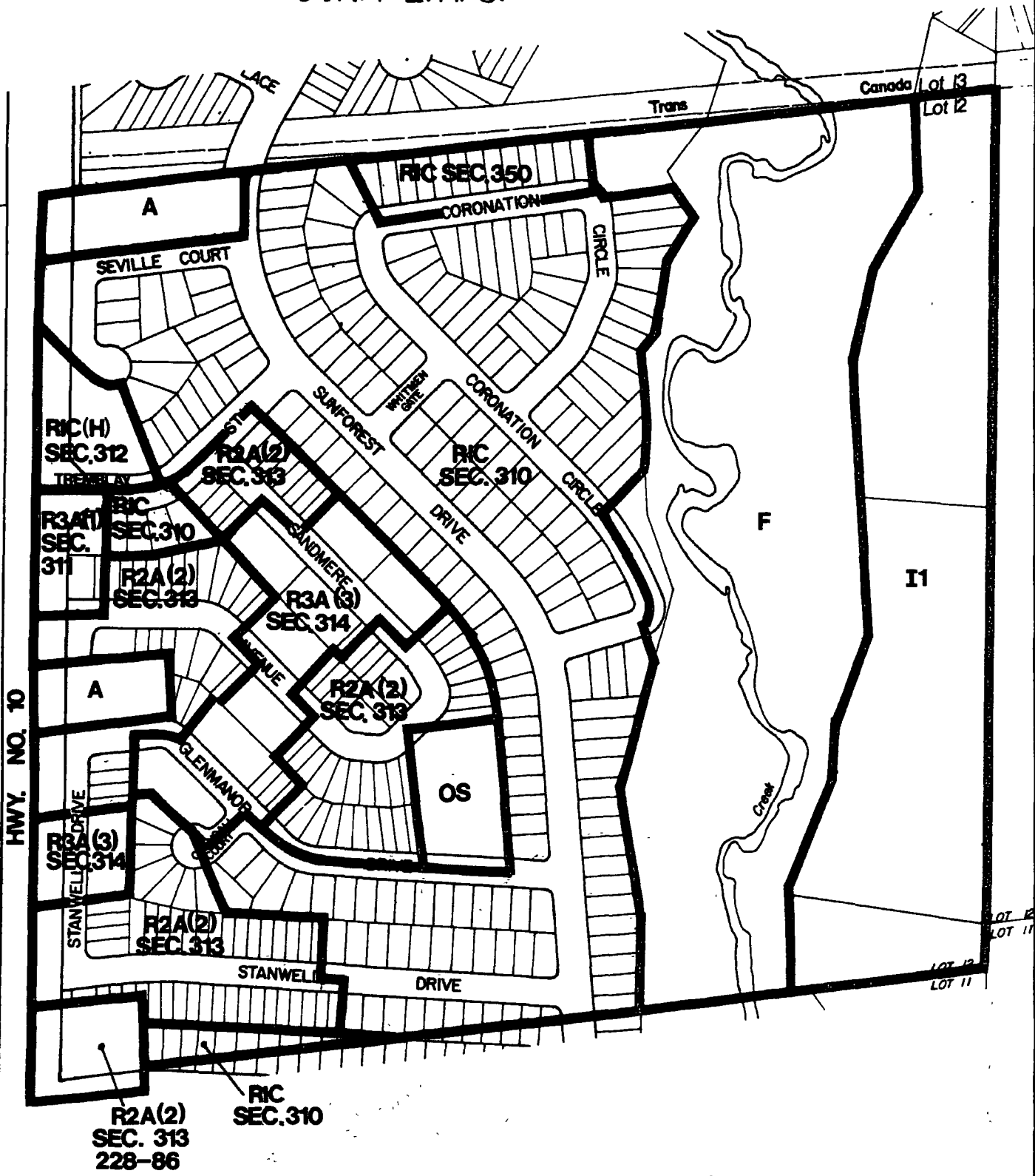
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CON. I E.H.S.





CON. I E. H. S.



— ZONE BOUNDARY

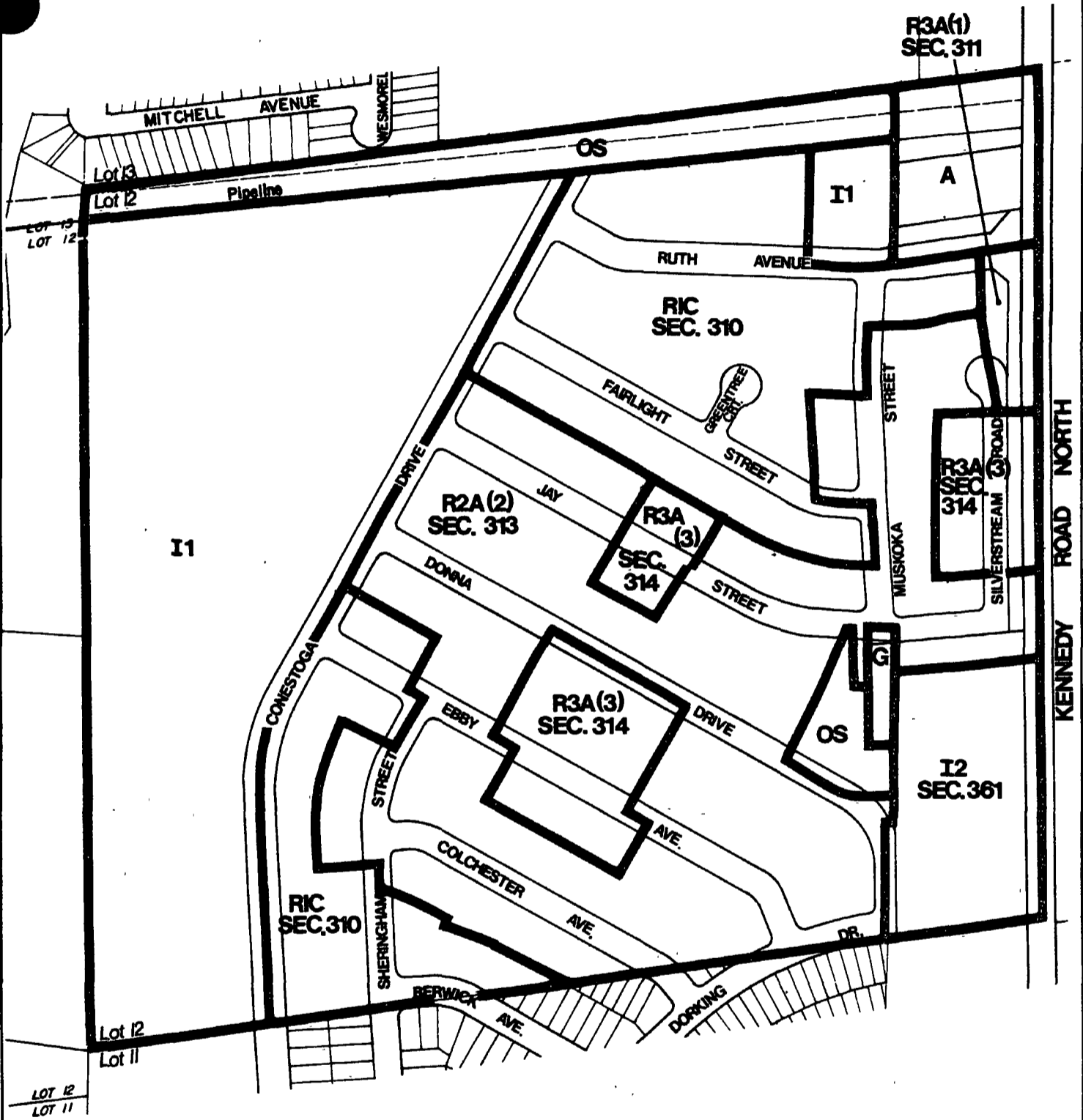
Schedule A Sheet 25-F  
**BY-LAW 151-88**



1:4000

**CITY OF BRAMPTON**  
 Planning and Development

CON. I E.H.S.



**—** ZONE BOUNDARY

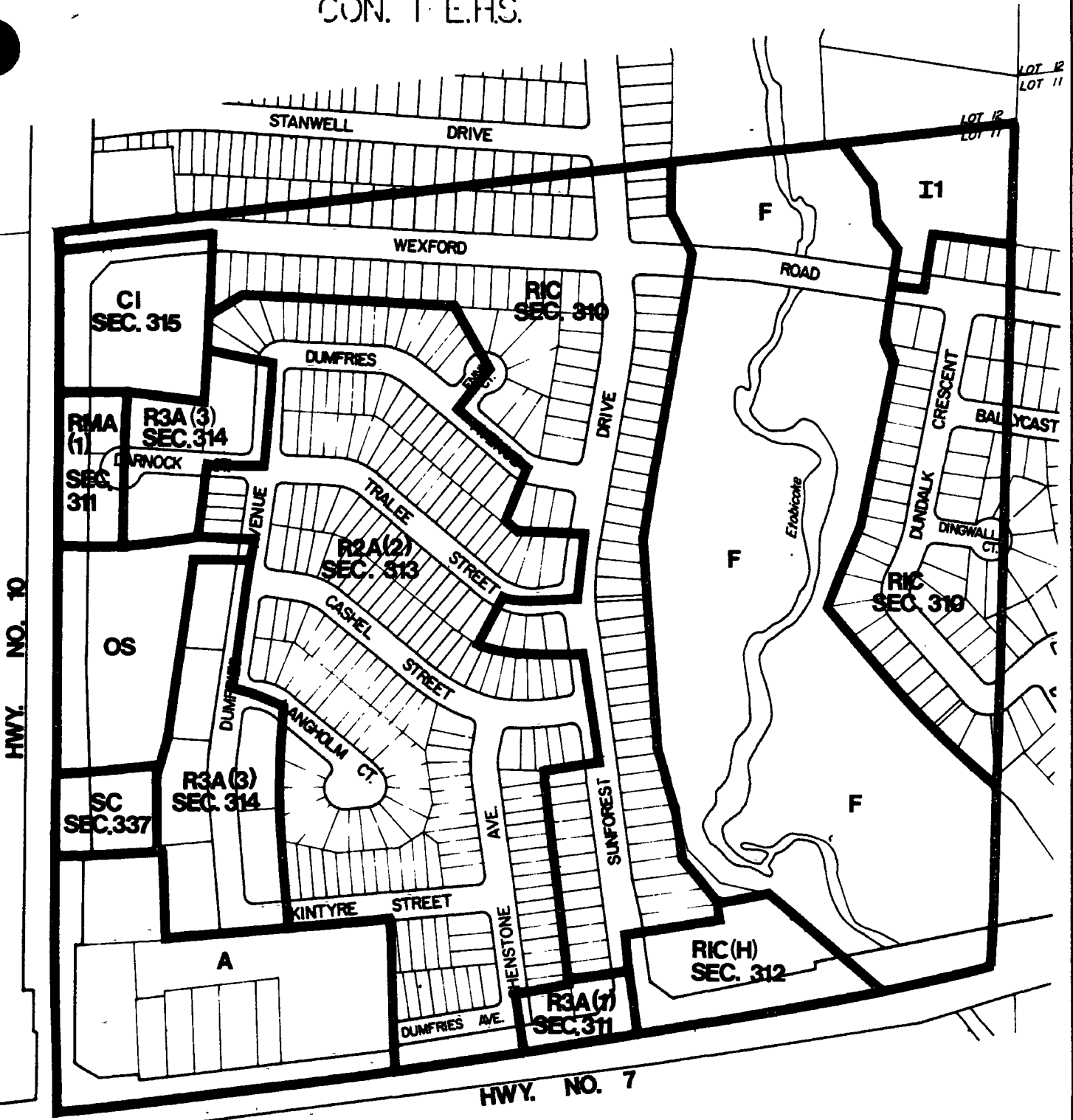
Schedule A Sheet 25-G  
**BY-LAW 151-88**



1:4000

**CITY OF BRAMPTON**  
Planning and Development

CON. I.E.H.S.



— ZONE BOUNDARY

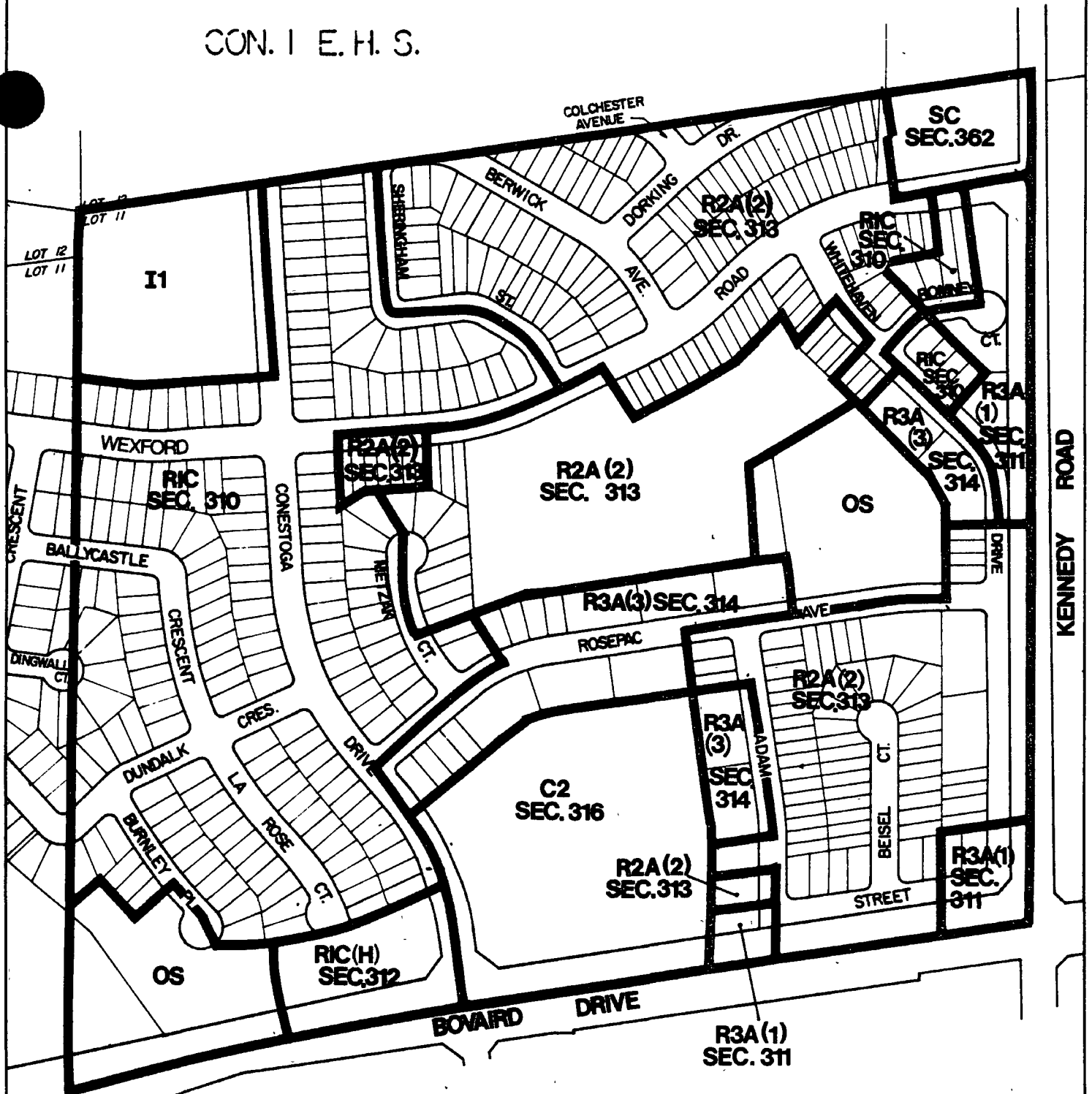
Schedule A Sheet 25-H  
**BY-LAW 151-88**



1:4000

**CITY OF BRAMPTON**  
Planning and Development

CON. I E. H. S.



**—** ZONE BOUNDARY

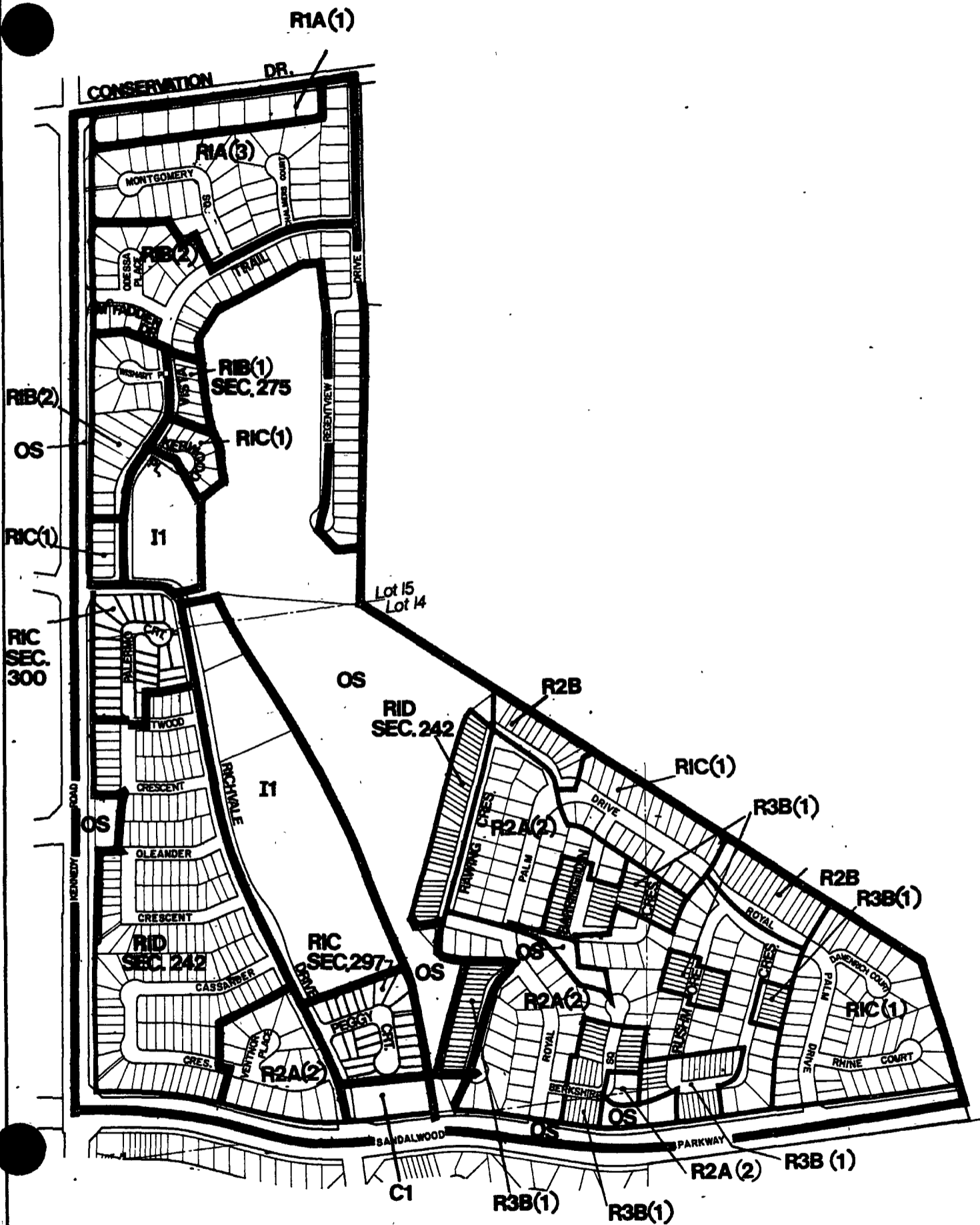
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**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4000

CON. 2 E.H.S.



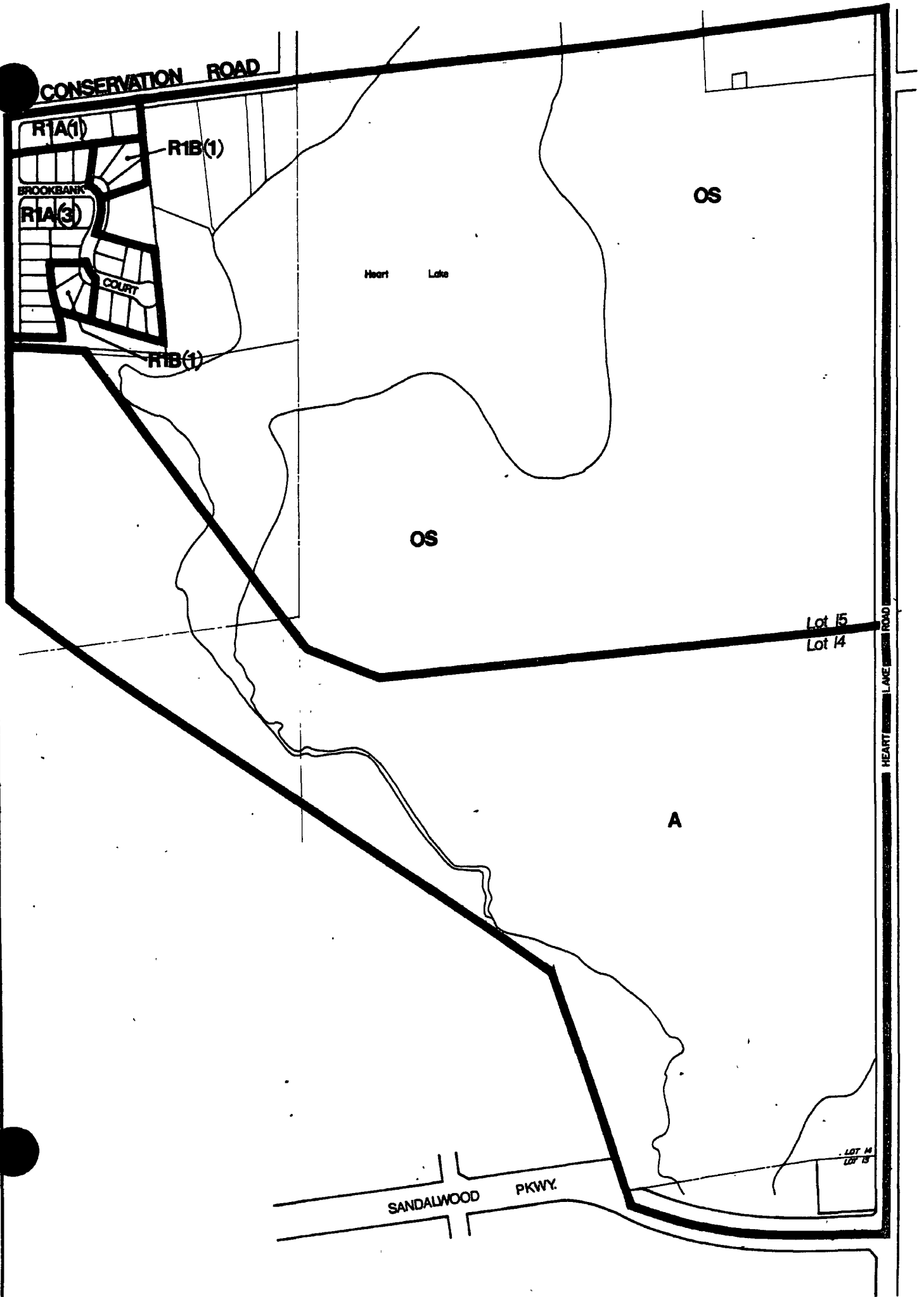
Schedule A Sheet 26-A  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:5953

CON. 2 E.H.S.

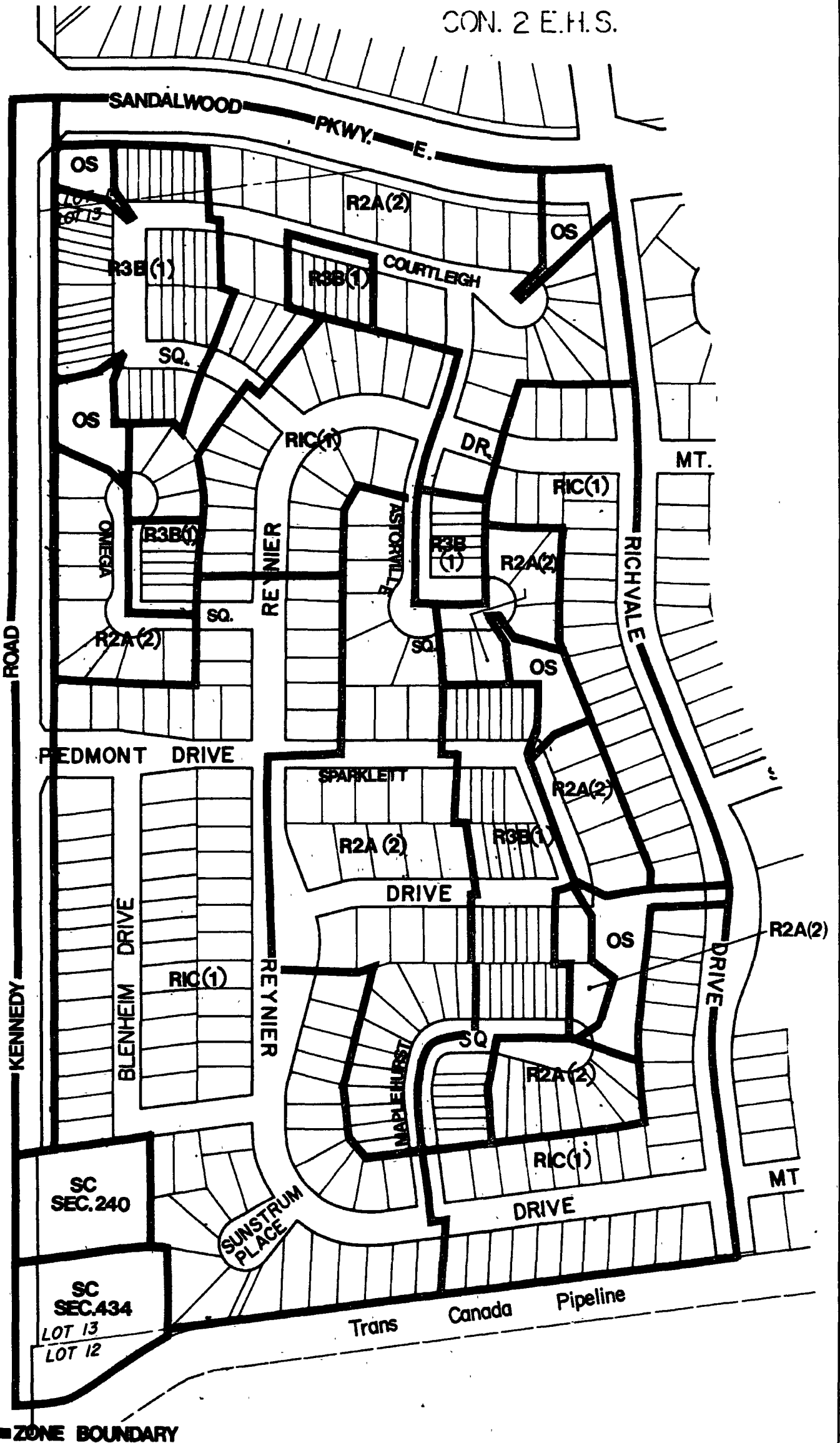


Schedule A Sheet 26-B  
**BY-LAW 151-88**



1:5670

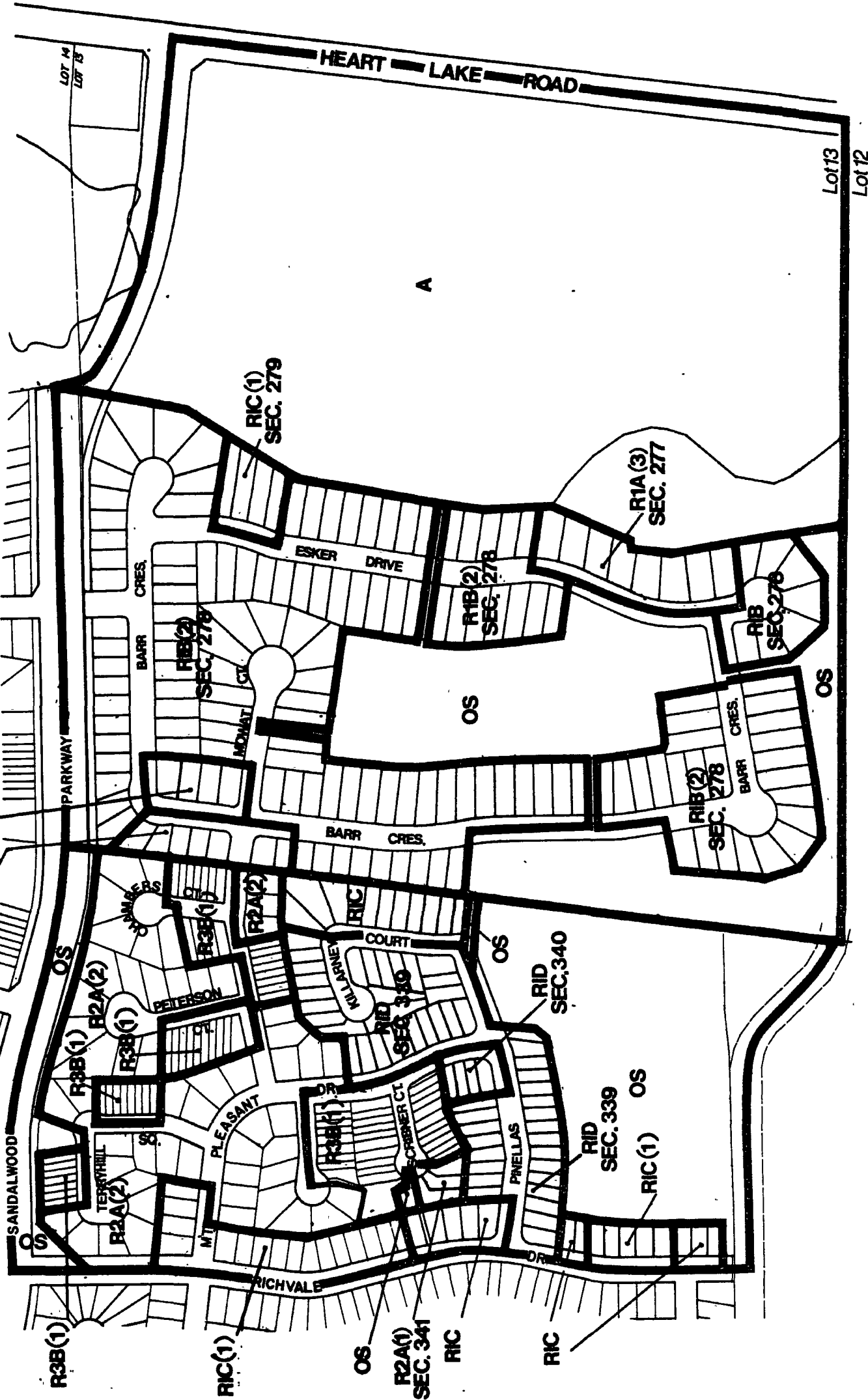
**CITY OF BRAMPTON**  
Planning and Development



CON-2 E.H.S.

RIB(2)  
SEC. 280

RIC(1)  
SEC. 279



Schedule A Sheet 26-D  
**BY-LAW 151-88**

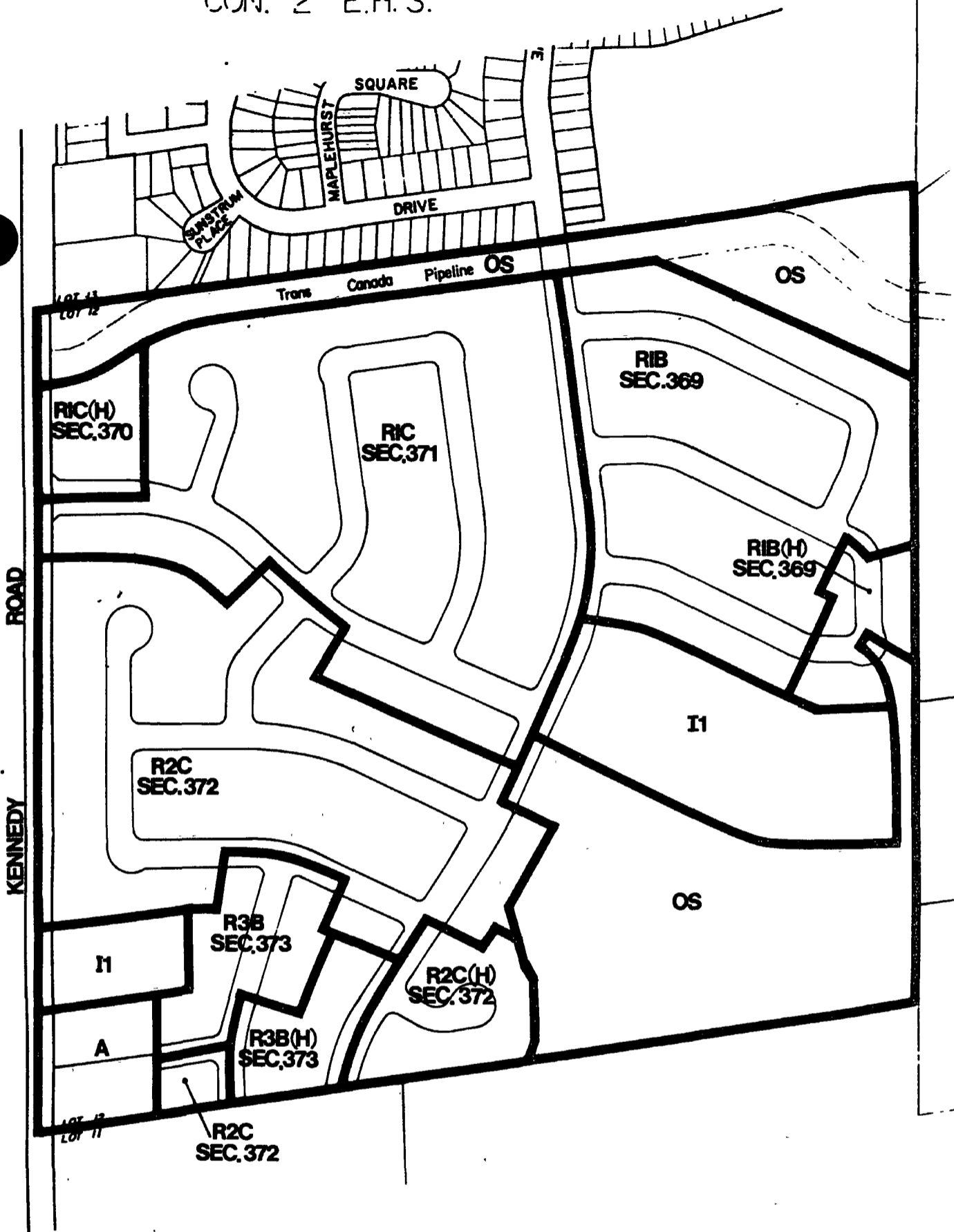


1:3994

**CITY OF BRAMPTON**  
Planning and Development



CON. 2 E.H.S.



— ZONE BOUNDARY

Schedule A Sheet 26-E  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

1:4119

CON. 2 E.H.S.

KENNEDY ROAD

LOT 12  
LOT 11  
HC2  
SEC.359

RID  
SEC.  
358

RID  
SEC.358(H)

I1

A

OS

RID  
SEC.358(H)

RID SEC.358

BOVAIRD DRIVE

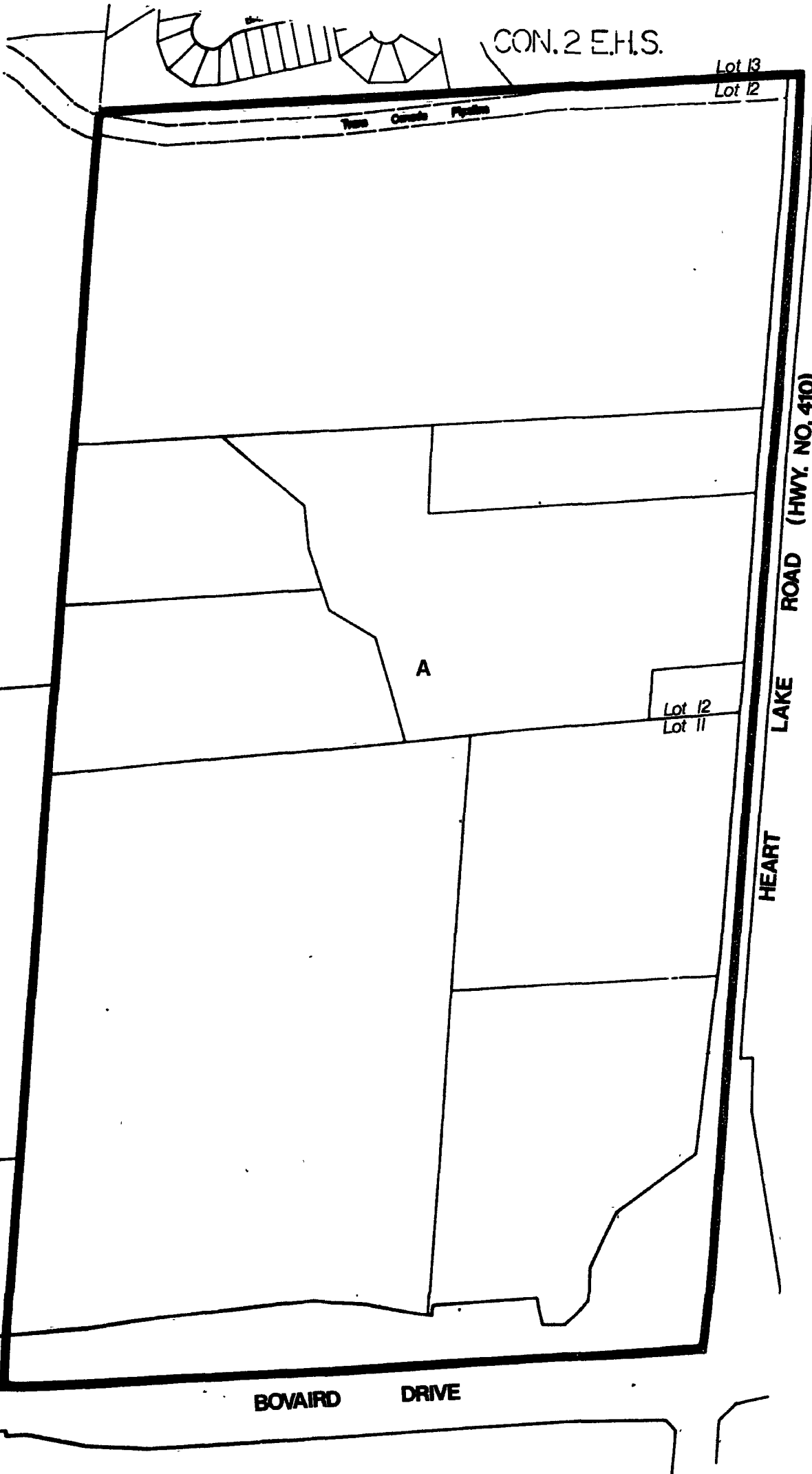
— ZONE BOUNDARY

Schedule A Sheet 26-F  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4015



CON. 2 E.H.S.

Lot 13  
Lot 12

New Canada Pipeline

A

Lot 12  
Lot 11

LAKE HEART ROAD (HWY. NO. 410)

BOVAIRD DRIVE

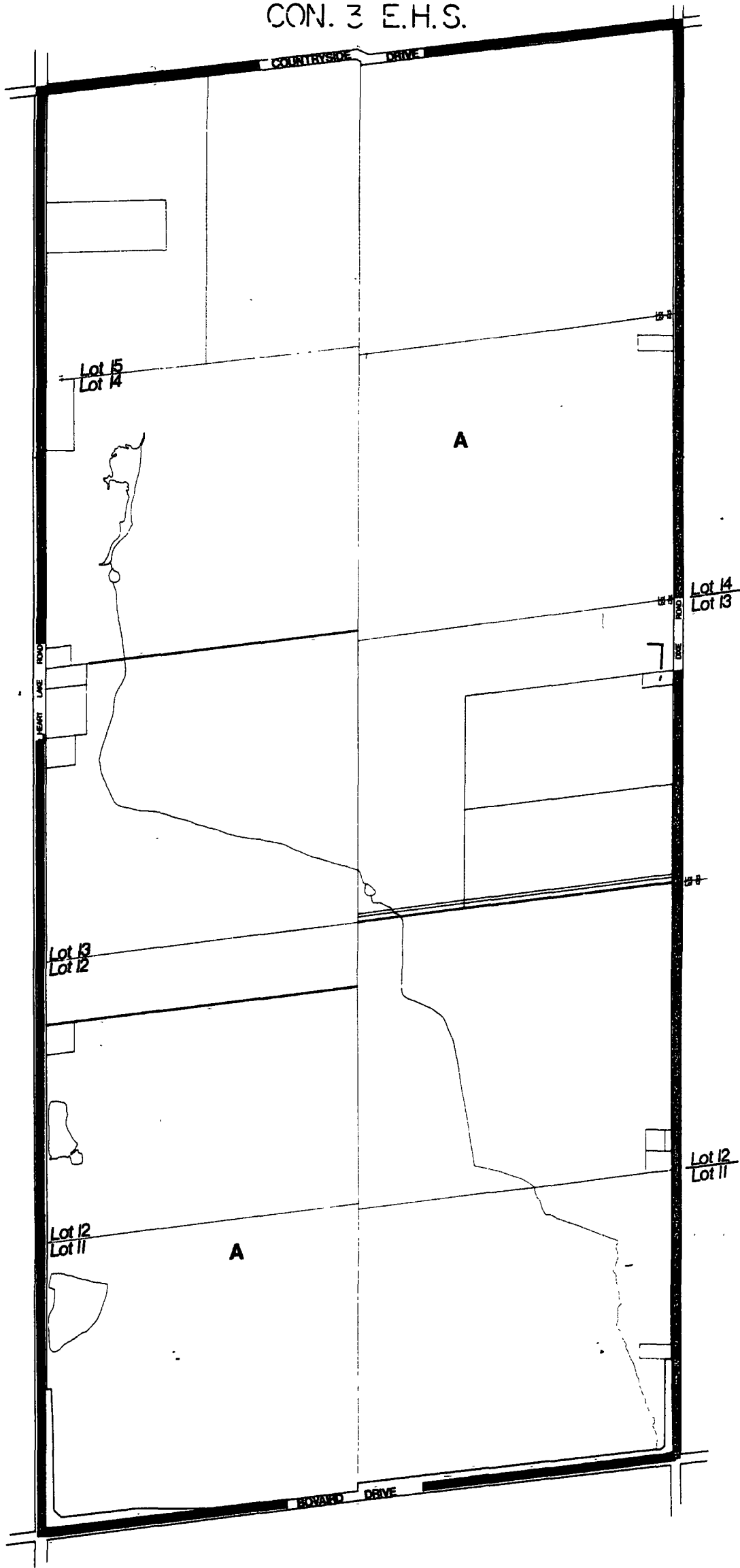
**—** ZONE BOUNDARY

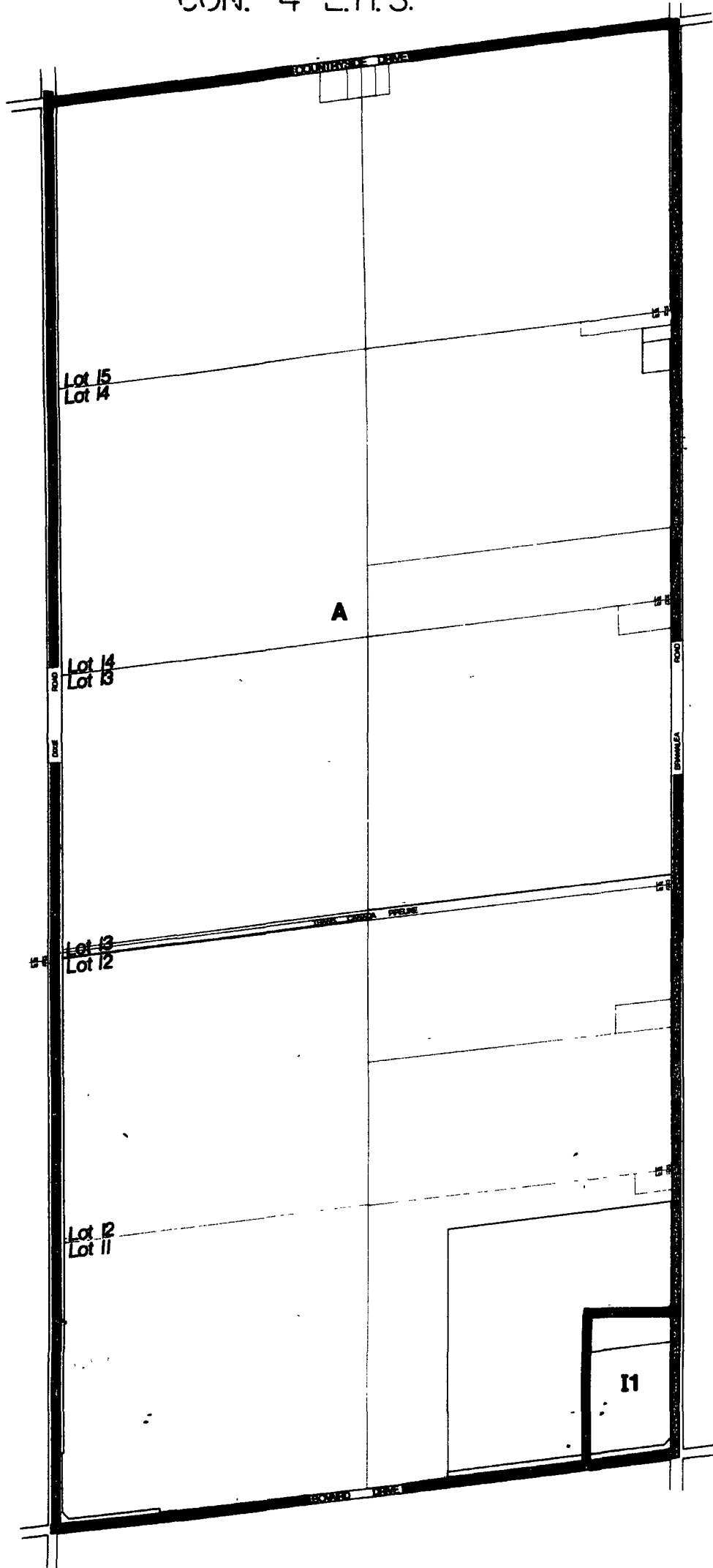
Schedule A Sheet 26-G  
**BY-LAW 151-88**



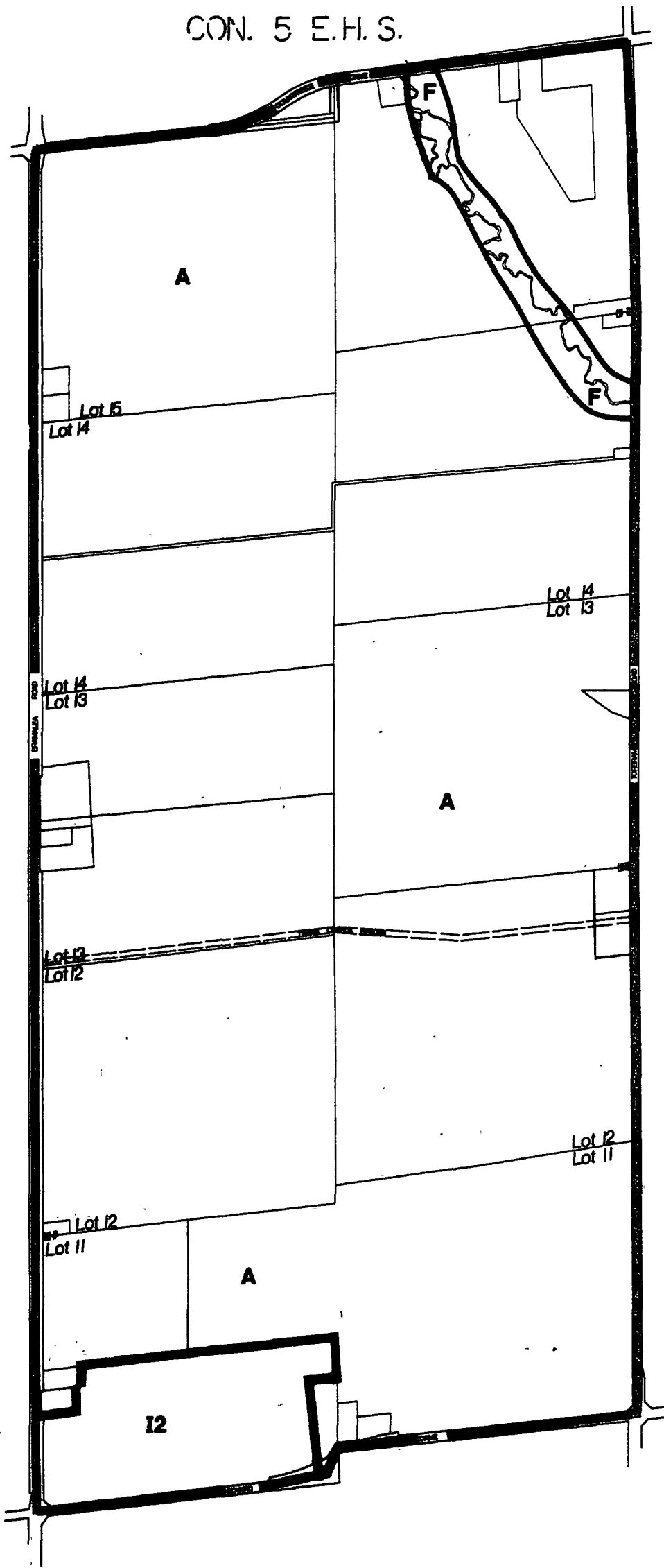
**CITY OF BRAMPTON**  
Planning and Development

1:5039





CON. 5 E.H. S.



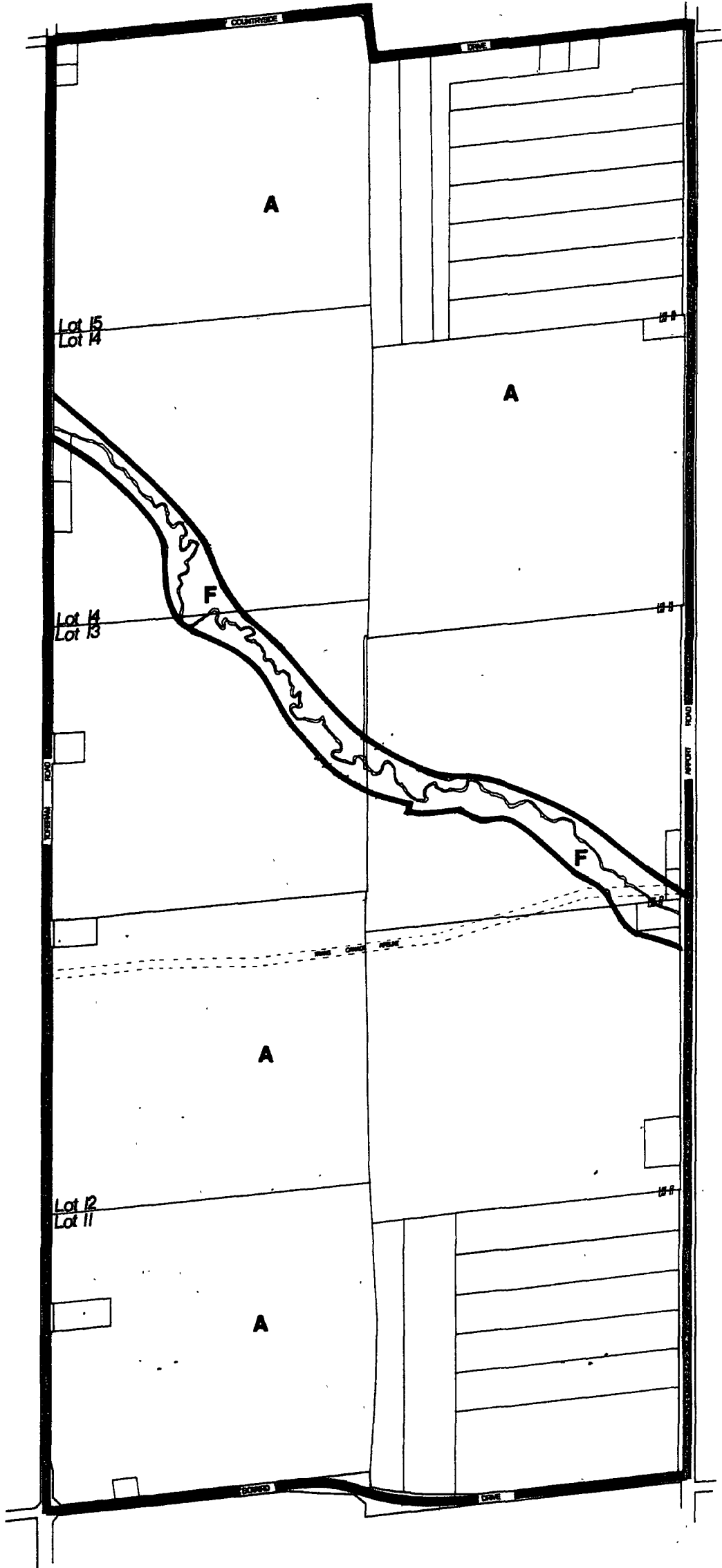
Schedule A  
**BY-LAW 151-88**

Sheet 29



**CITY OF BRAMPTON**  
Planning and Development

1-11899



Schedule A  
**BY-LAW 151-88**

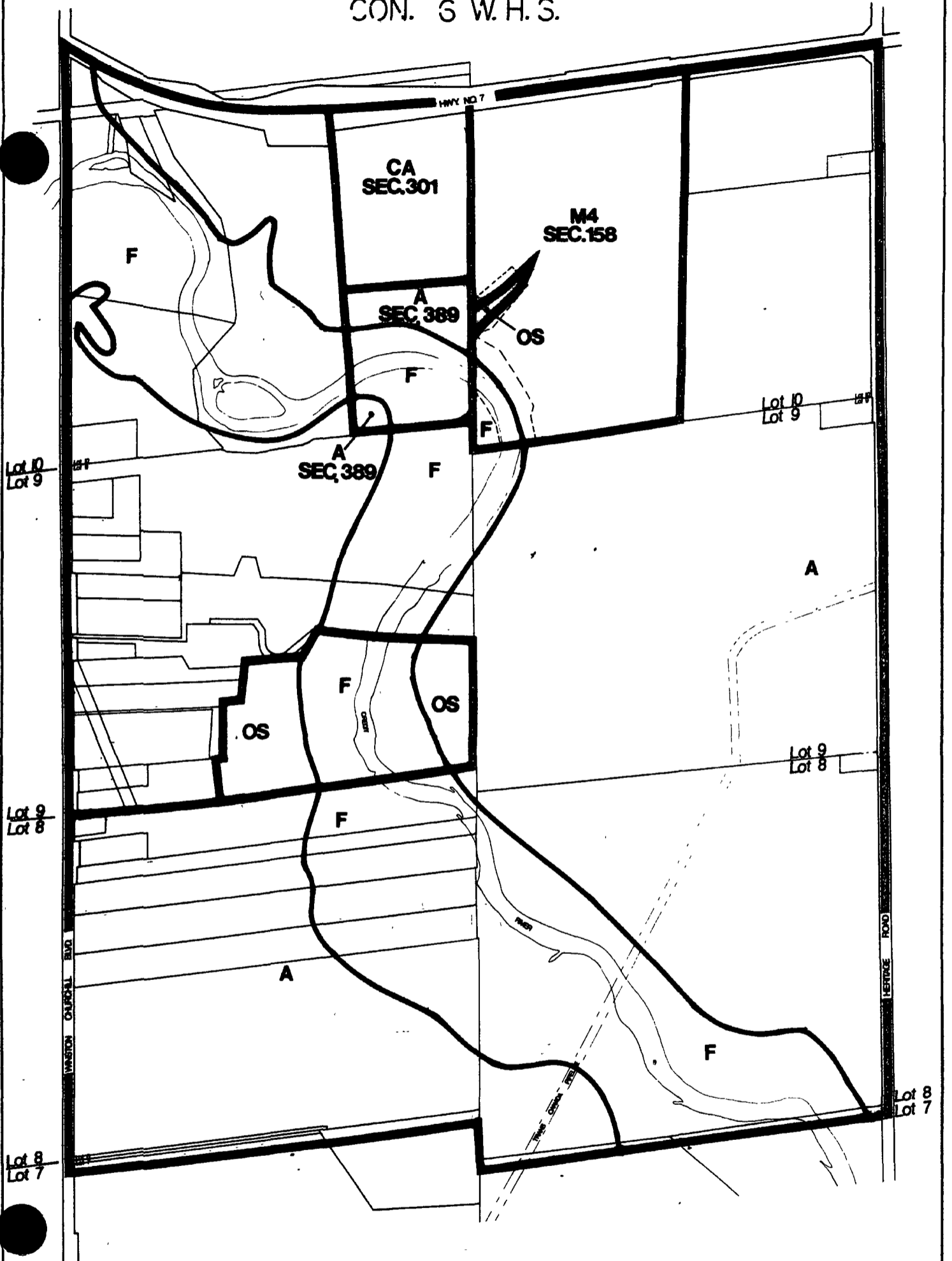
Sheet 30



**CITY OF BRAMPTON**  
 Planning and Development

1:11093

CON. S W.H.S.



ZONE BOUNDARY 

Schedule A  
**BY-LAW 151-88**

Sheet 37A

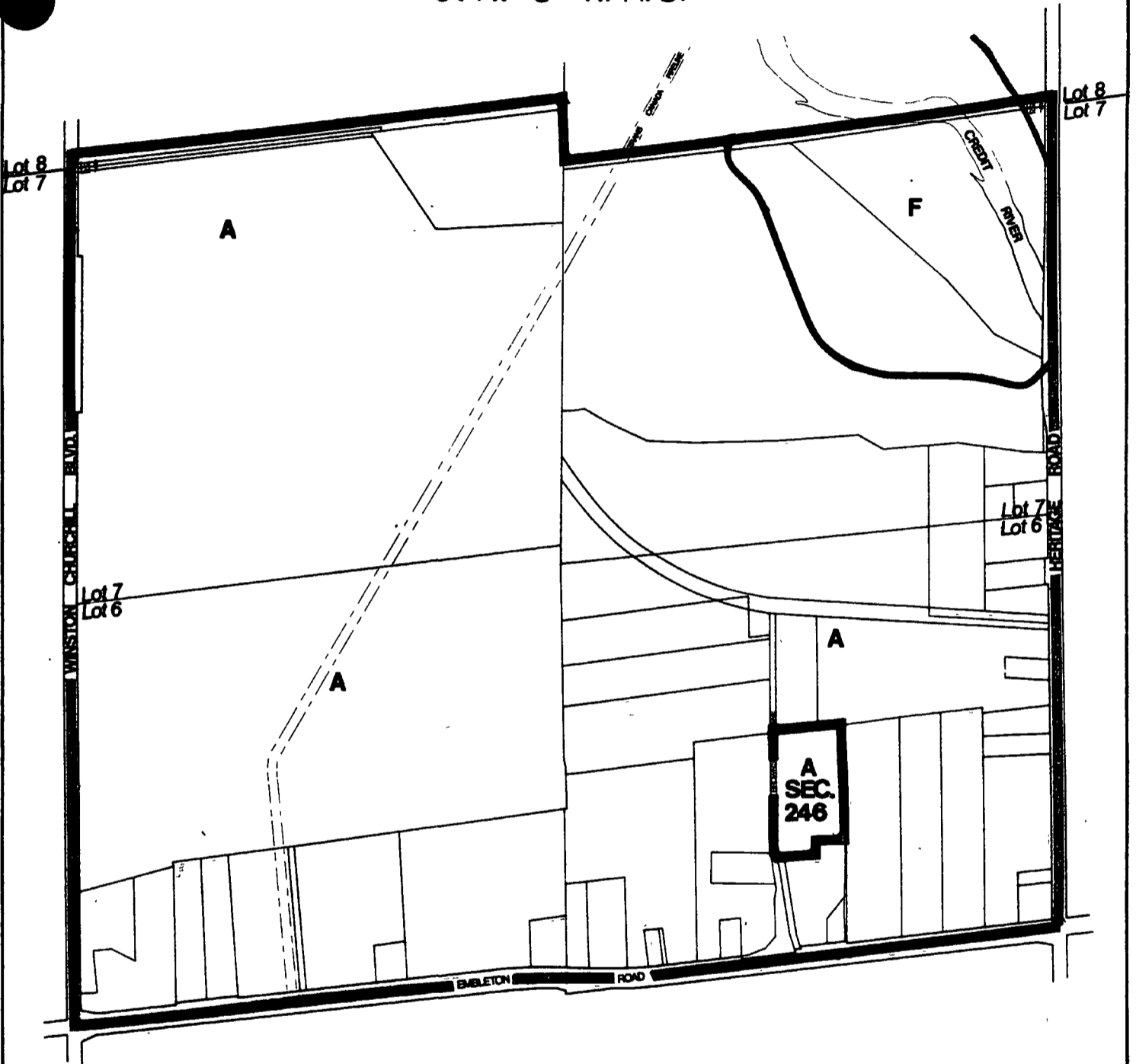


**CITY OF BRAMPTON**  
Planning and Development

1:8428



CON. S W.H.S.



ZONE BOUNDARY 

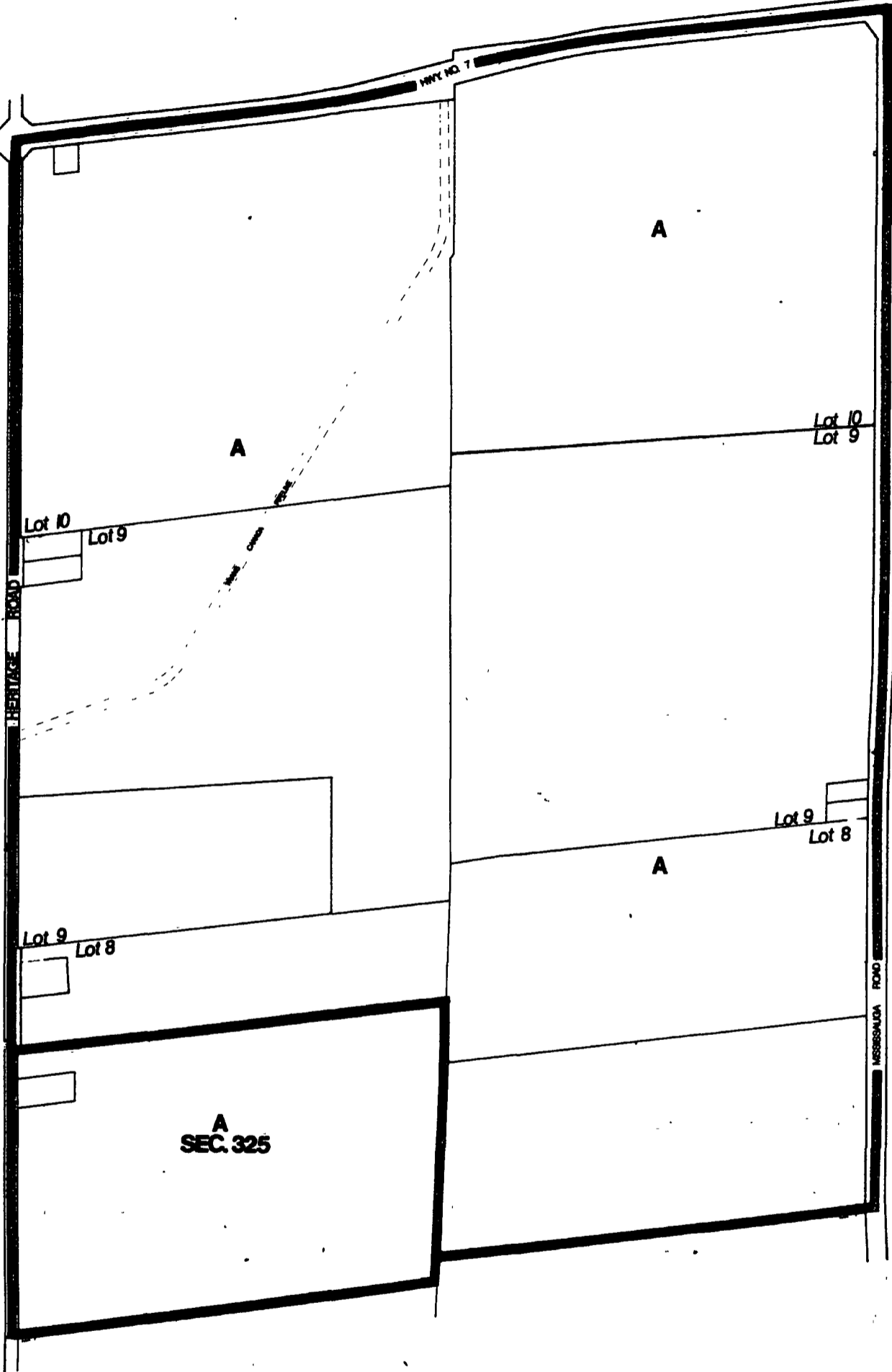
Schedule A Sheet 37B  
**BY-LAW 151-88**



1:8428

**CITY OF BRAMPTON**  
Planning and Development

CON. 5 W.H.S.



Schedule A  
**BY-LAW 151-88**

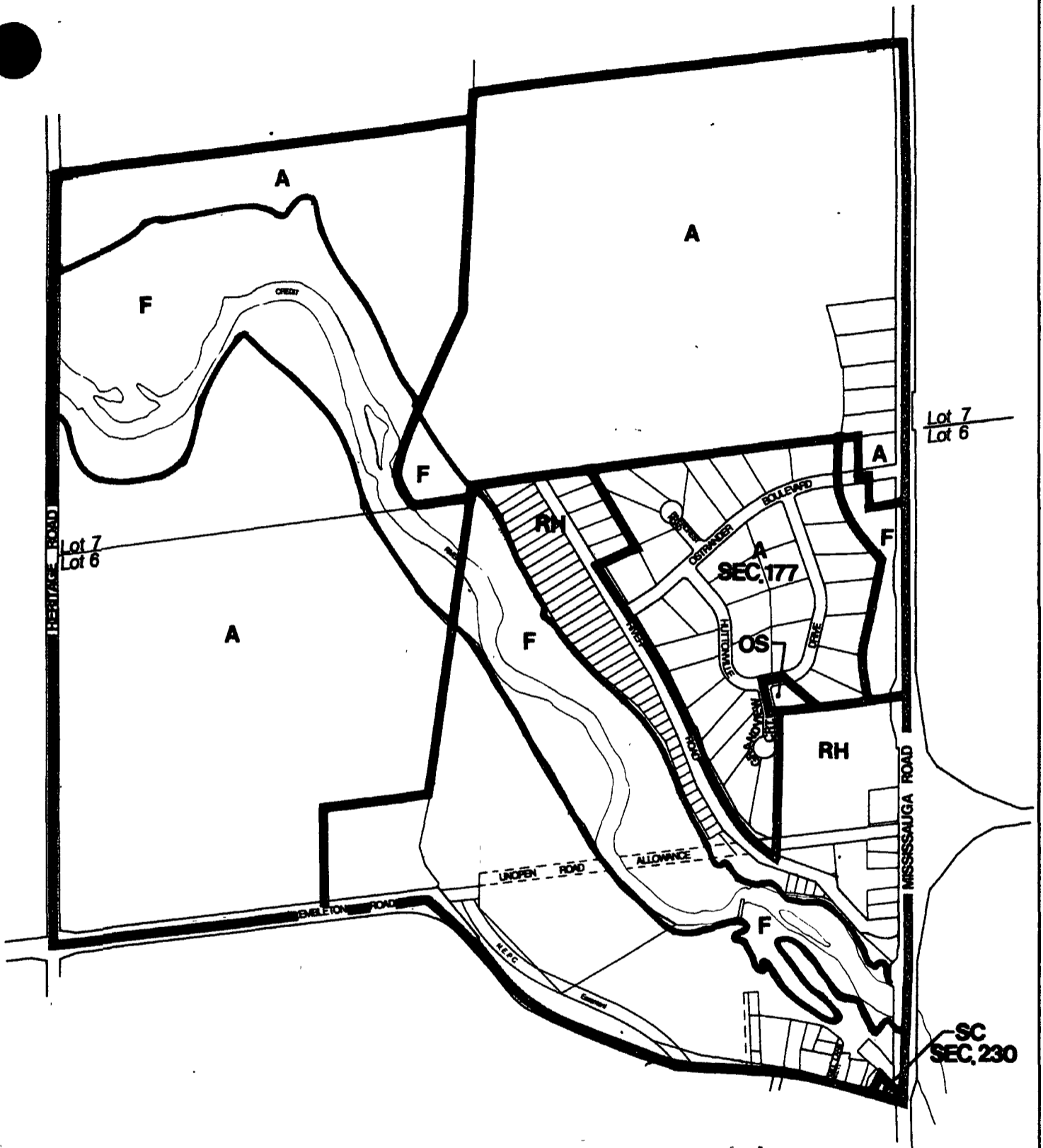
Sheet 38A



1:8507

**CITY OF BRAMPTON**  
Planning and Development

CON. 5 W.H.S.



Schedule A  
**BY-LAW 151-88**

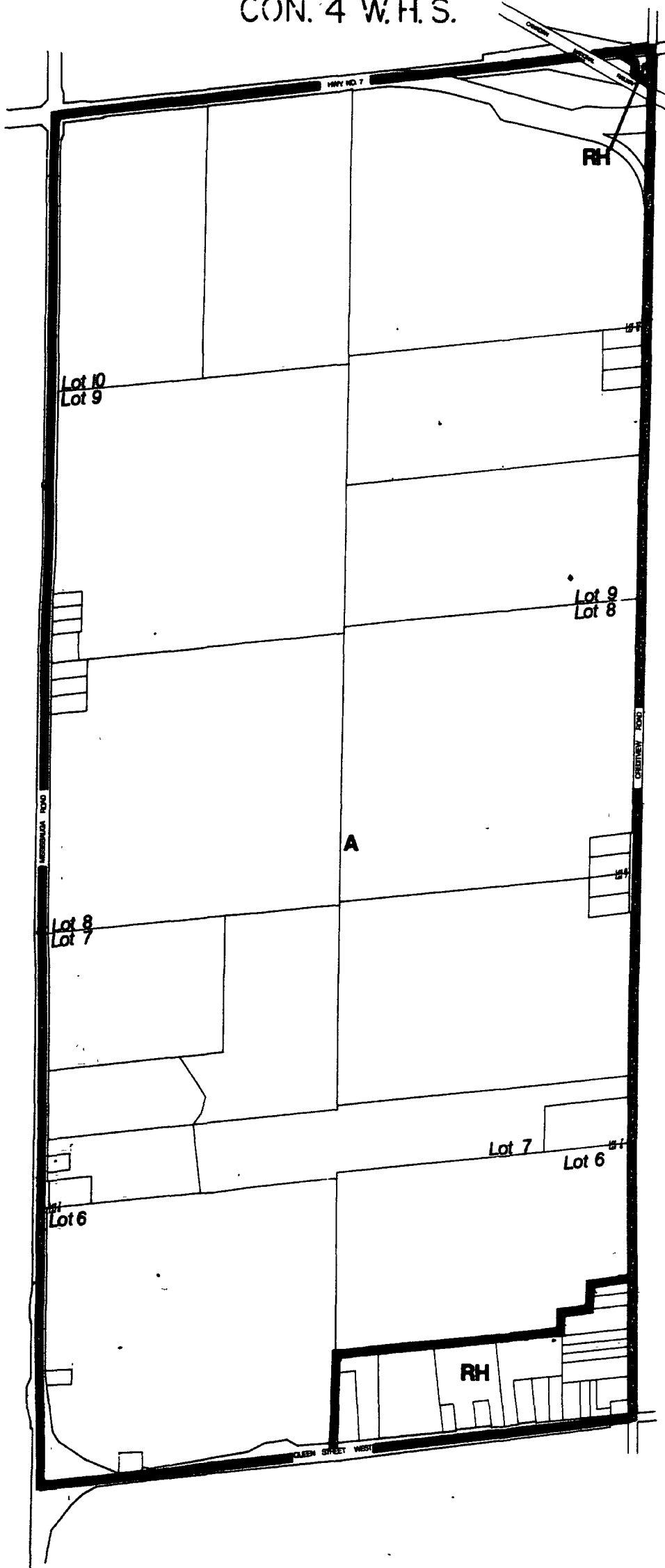
Sheet 38B



1:8507

**CITY OF BRAMPTON**  
Planning and Development

CON. 4 W.H.S.



Schedule A

Sheet 39

**BY-LAW 151-88**

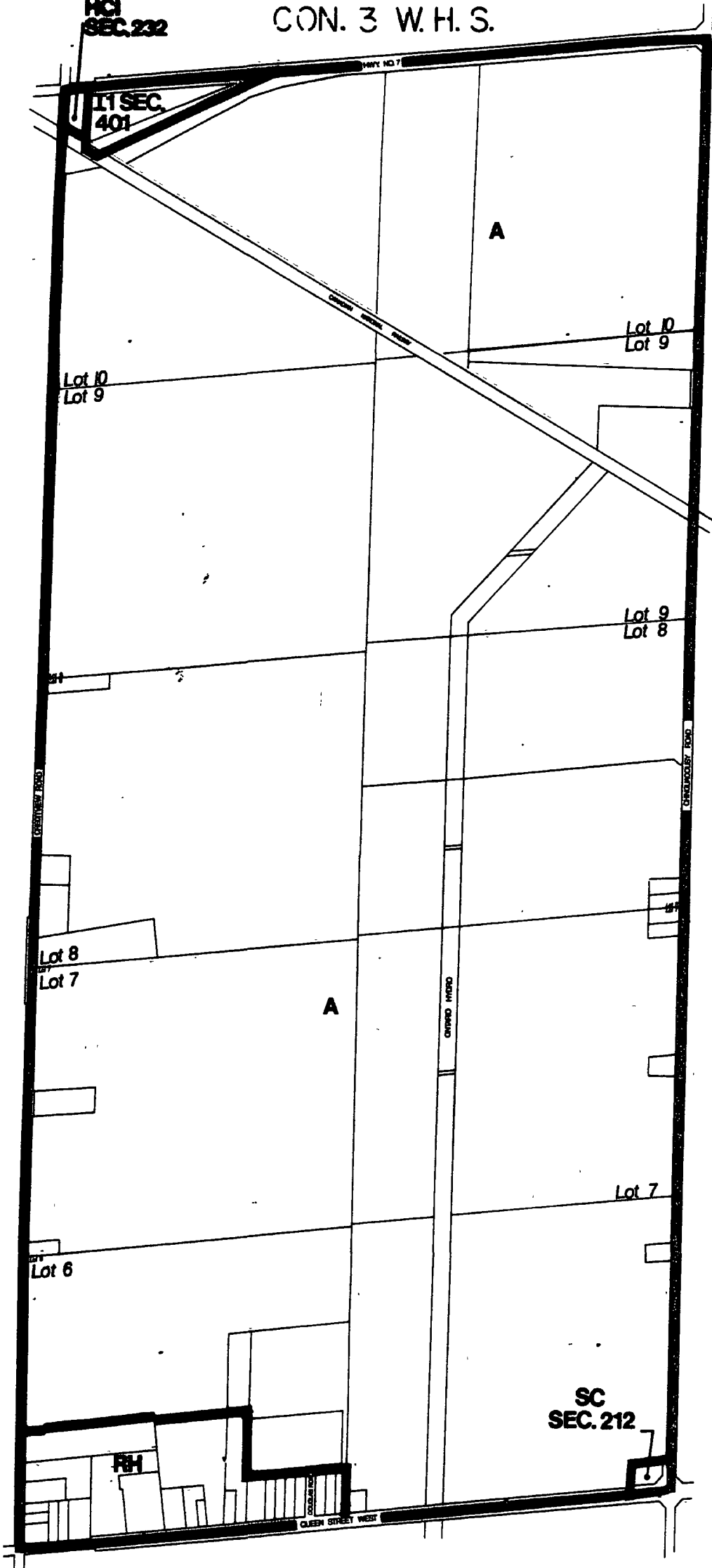


**CITY OF BRAMPTON**  
Planning and Development

1:11944

HCI  
SEC. 232

CON. 3 W. H. S.



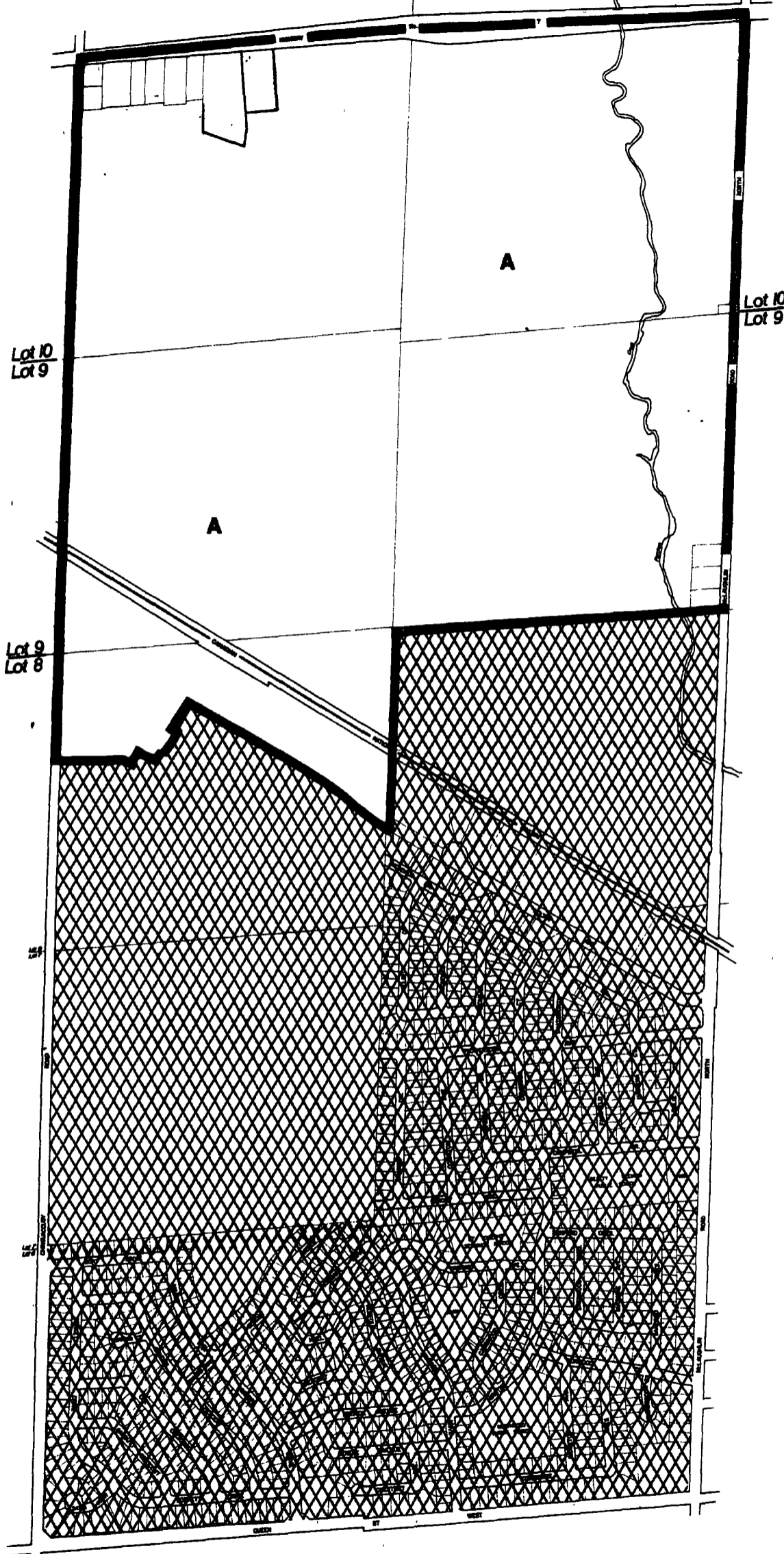
Schedule A Sheet 40  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

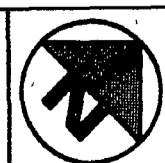
1:11241

CON. 2 W.F.S.



Schedule A

Sheet 41



**CITY OF BRAMPTON**  
Planning and Development

**BY-LAW**  
**151-88**

 Area not subject to this by-law.

1:10903

CON. I W. H. S.

HWY.

NO. 7

Lot 10

MIA  
SEC 164

Lot 10  
Lot 9

ROAD

McLAUGHLIN

Garfield

Pacific

Lot 9  
Lot 8

MARTINDALE

ZONE BOUNDARY

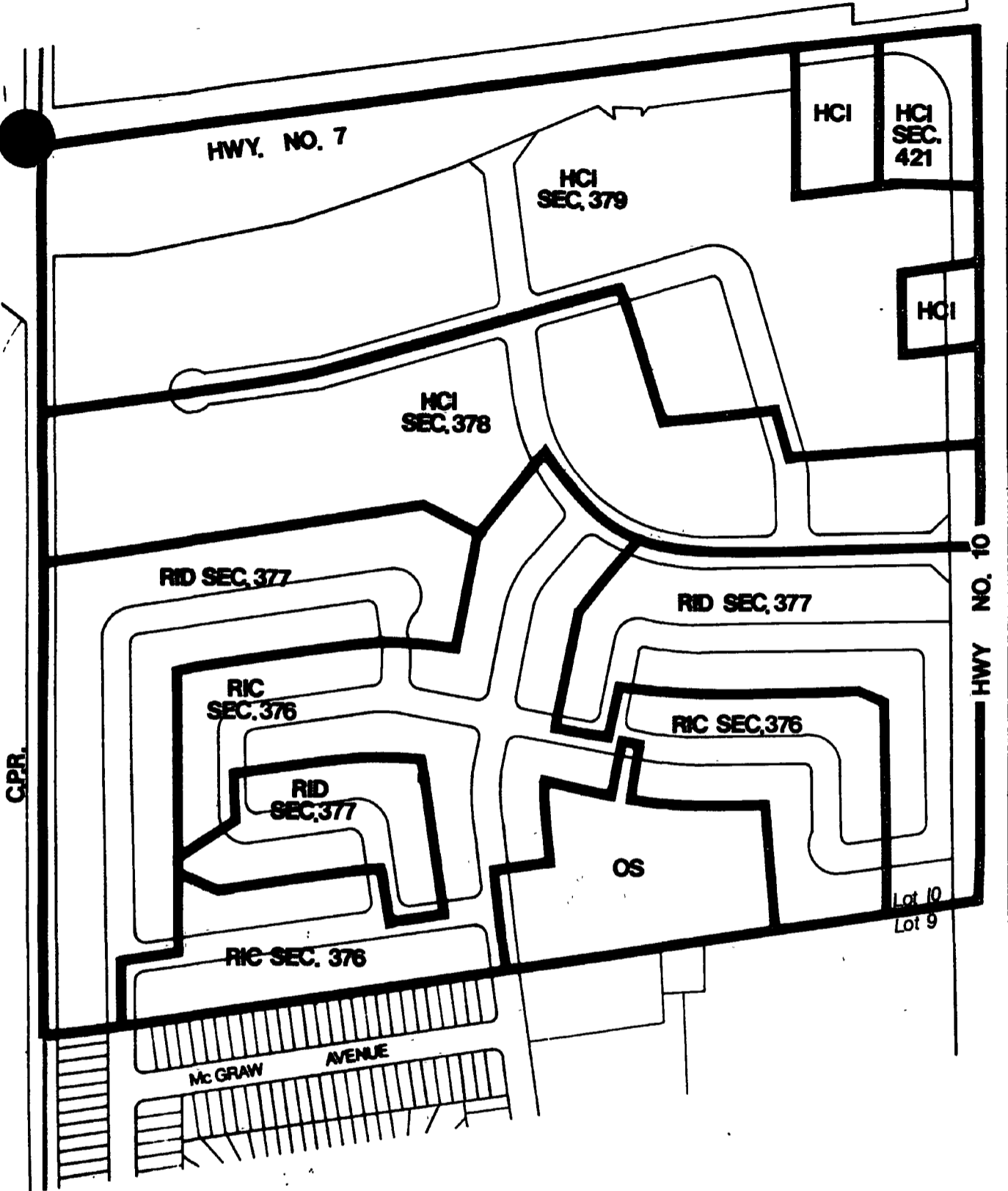
Schedule A Sheet 42-A  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4536

CON. I W. H. S.



Schedule A Sheet 42-B  
**BY-LAW 151-88**

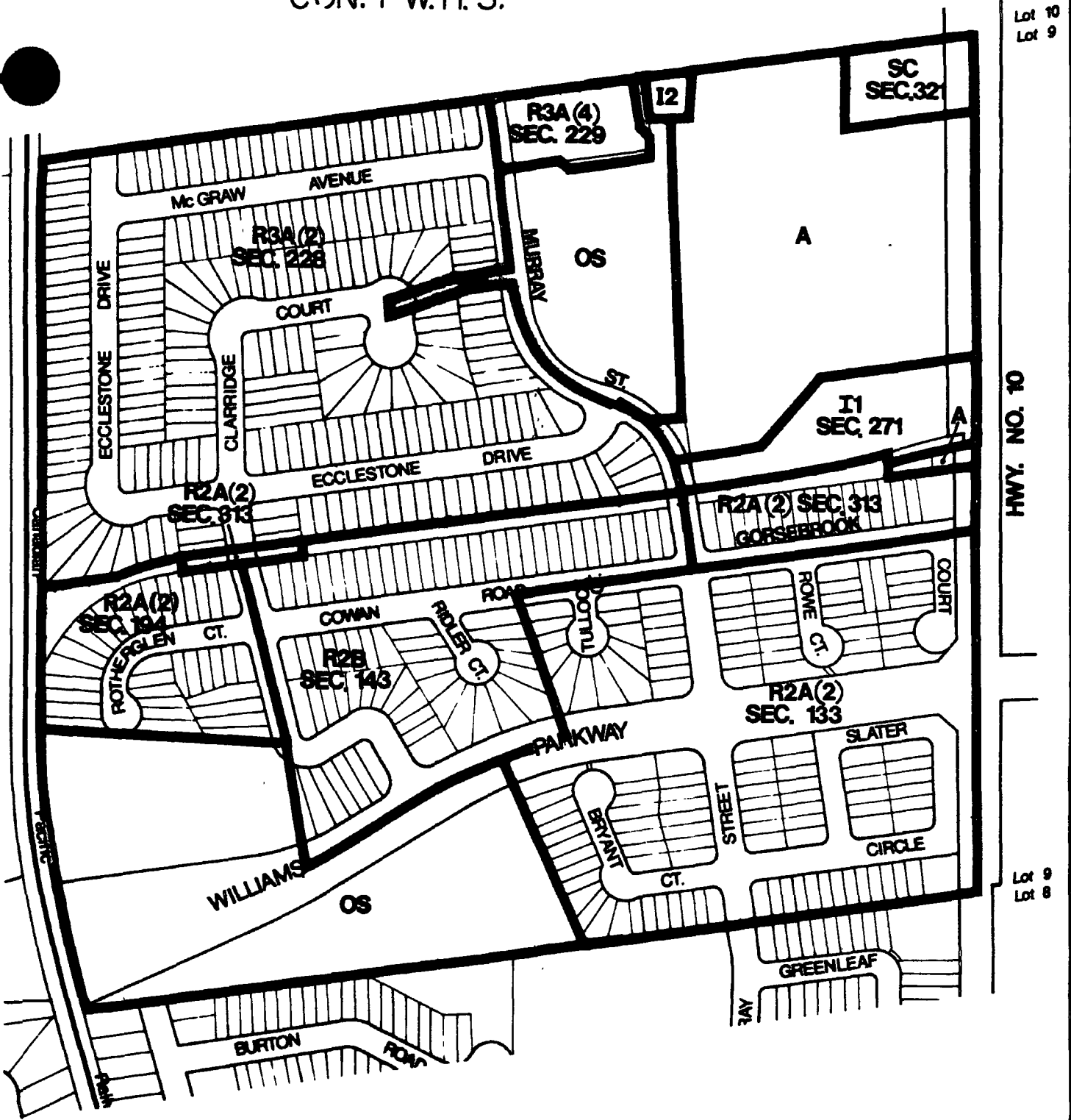


1-4044

**CITY OF BRAMPTON**  
 Planning and Development



CON. I W.H.S.



**—** ZONE BOUNDARY

Schedule A Sheet 42-C  
**BY-LAW 151-88**



1:4000

**CITY OF BRAMPTON**  
Planning and Development

CON. I E. H. S.

BOVARD DRIVE

HC2  
SEC. 281

OS

A

HWY. NO. 10

HC2 SEC. 432  
HC2 SEC. 219  
HC2 SEC. 220

OS

OS

OS

R3A(4)  
SEC. 135

ETOBICOKE

WILLIAMS PARKWAY

ST. N

R2A(2)  
SEC. 132

A

OS

ELDERWOOD PLACE  
PROUSE DRIVE

CENTRE

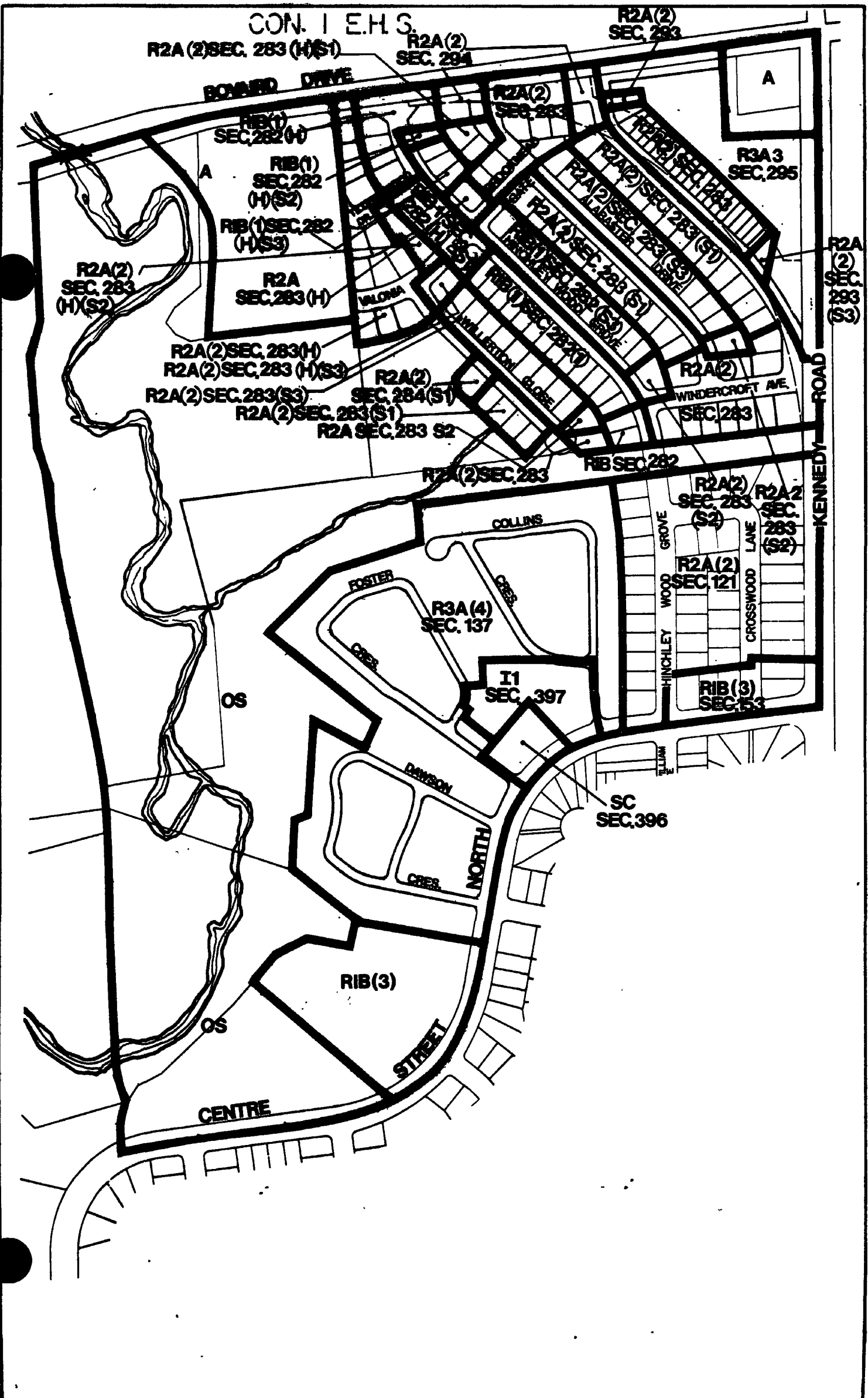
ZONE BOUNDARY

Schedule A Sheet 43-A  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1-4646



**Schedule A Sheet 43-B**  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

CON. | E.H.S.

KENNEDY ROAD

NORTH

PALM WILLIAM GATE  
R2A(2)  
SEC. 121

SWENNEN DRIVE

R1B(3)  
SEC. 153

CRESCENT

CAMBERLEY  
R2A(2)  
SEC. 121

BLACKTHORN LANE

CARTER DRIVE

SKEGBY ROAD

STREET

OS

PARKWAY

CENTRE

R1B(3)  
SEC. 153

CLAYPINE TRAIL

WILLIAMS

R2A(2)  
SEC. 121

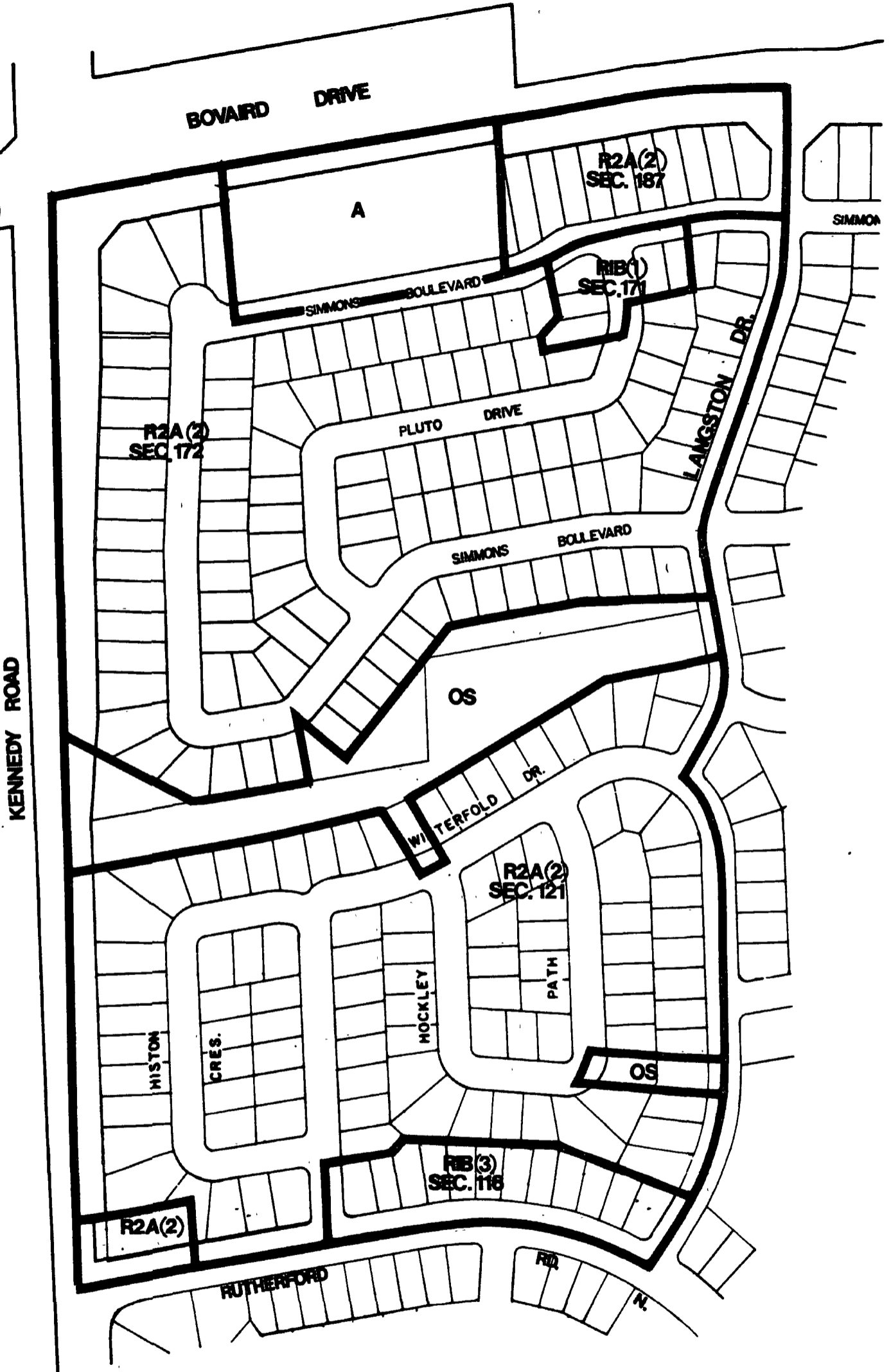
RADFORD

Schedule A Sheet 43-C  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:3766

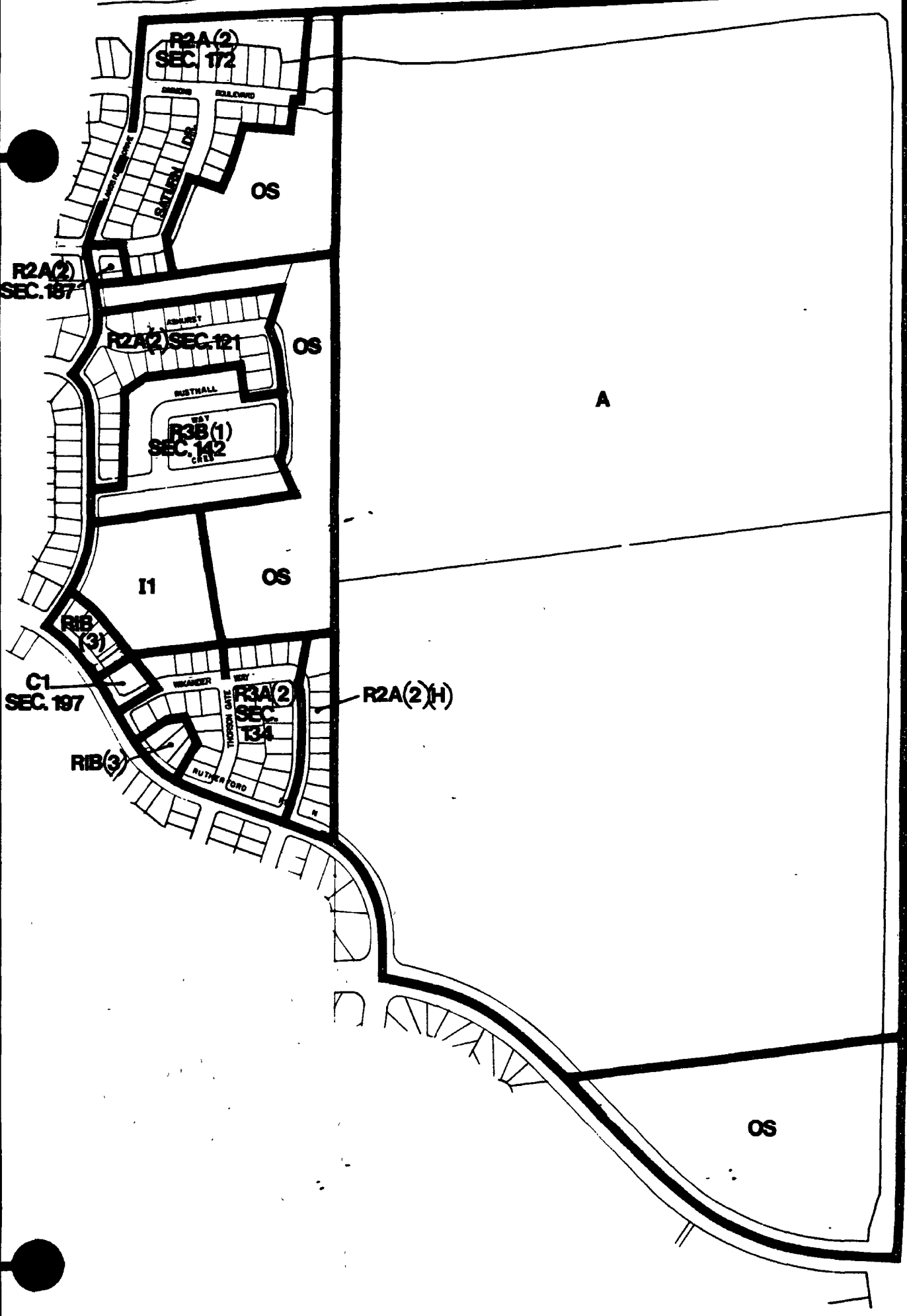


Schedule A Sheet 44-A  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

BOARD DRIVE



HEART LAKE ROAD (HWY. NO. 410)

— ZONE BOUNDARY

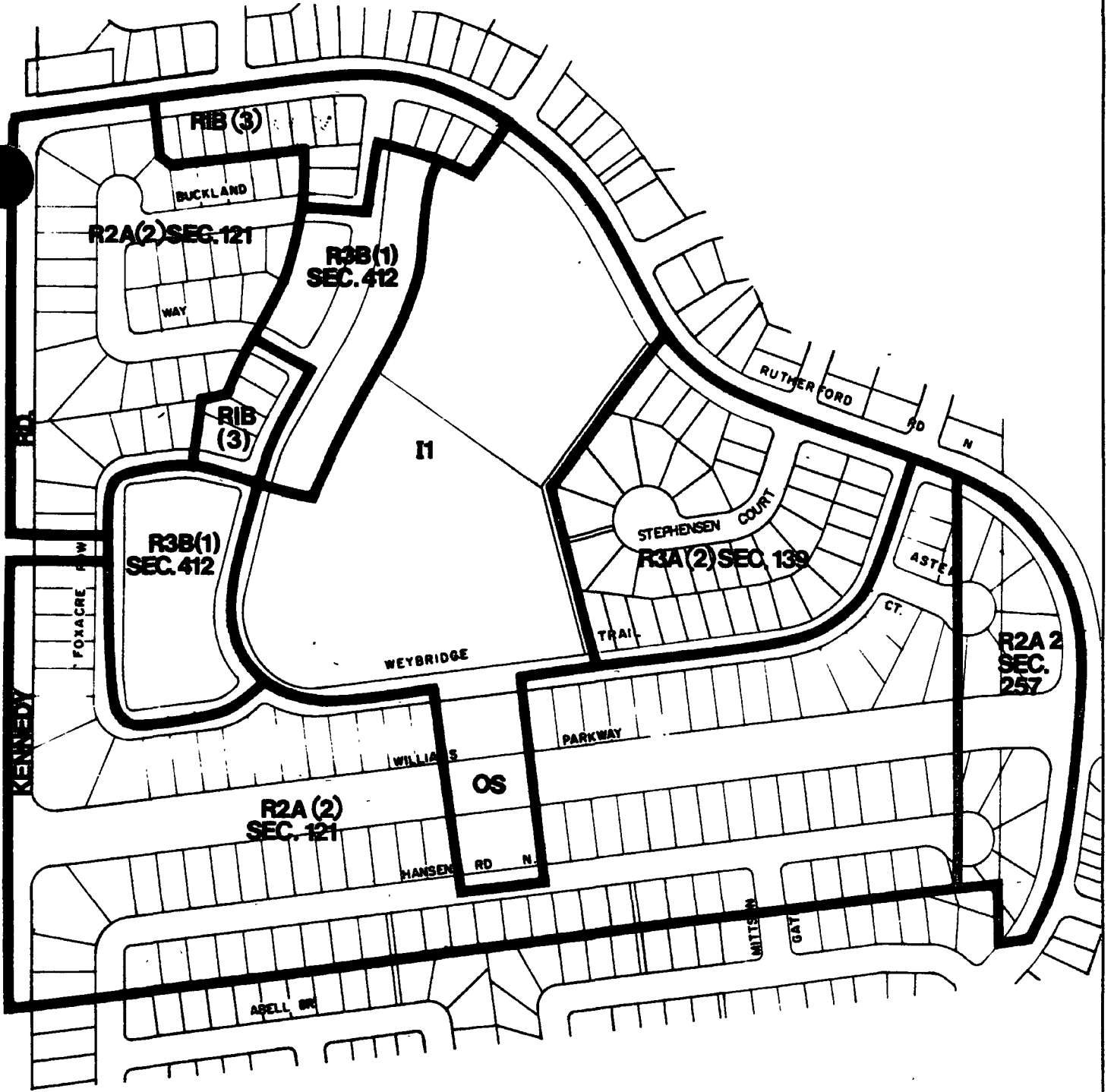
Schedule A Sheet 44-B  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:5859

CON. 2 E.H.S.



**—** ZONE BOUNDARY

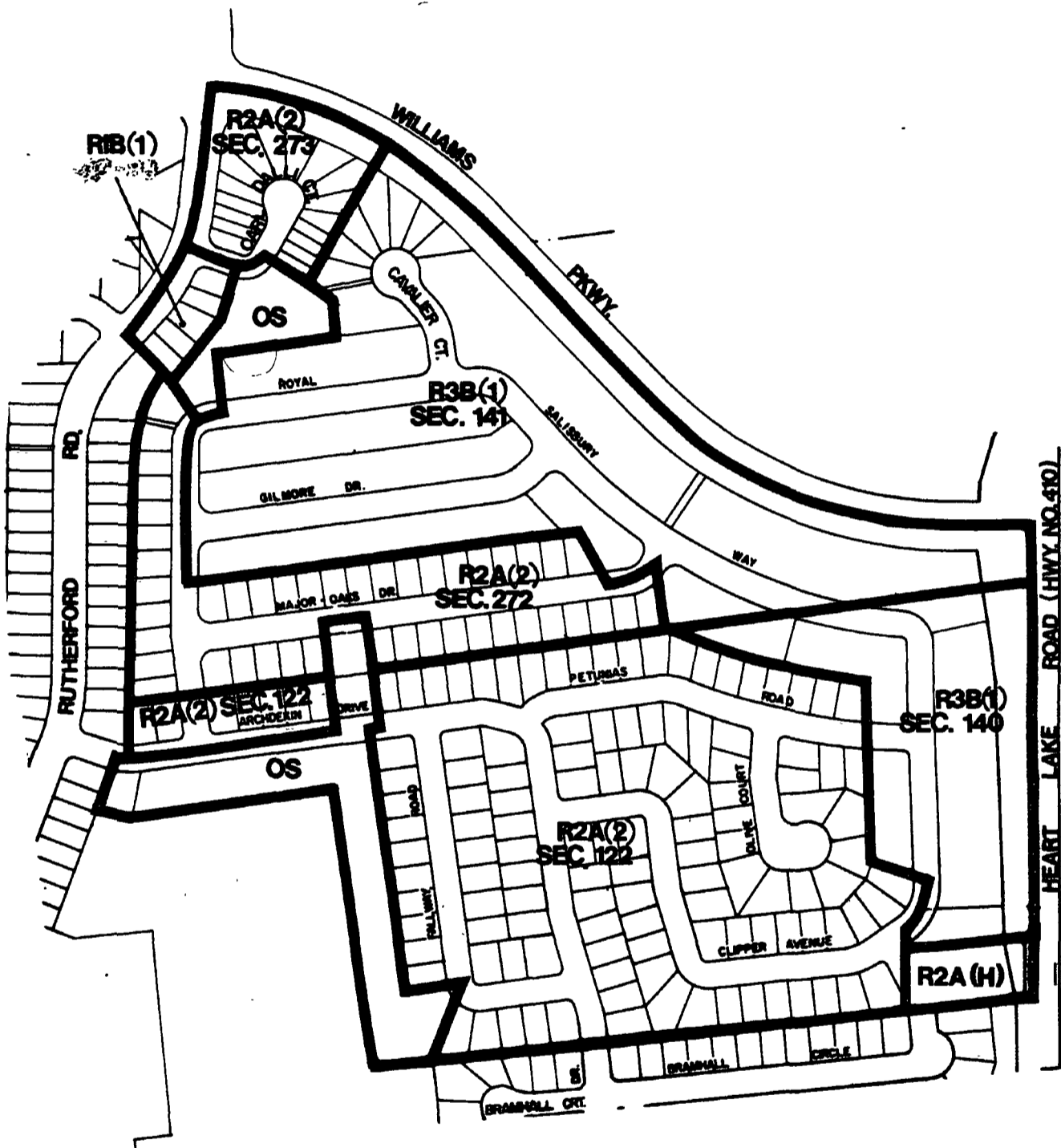
Schedule A Sheet 44C  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:3948

CON. 2 E.H.S.



— ZONE BOUNDARY

Schedule A Sheet 44-D  
**BY-LAW 151-88**



1:4558

**CITY OF BRAMPTON**  
Planning and Development



HEART LAKE ROAD (HWY. NO. 410)

BOVAIRD DRIVE

RID SEC. 420

CON. 3 E.H.S.

RIC SEC. 419

RIC SEC. 419  
RIB (3) SEC. 182

RIB (1) SEC. 320

RIC SEC. 443

RIB (1) SEC. 352

NUFFIELD STREET

NEWGREEN

CRESCENT

COURT

NORSEMAN CT.

NILES CT.

PIGON CT.

NAPANEE STREET

NIAGARA BLVD

STREET

NASMITH

Lot 10  
Lot 9

RIB (1) SEC. 320

RIB (1) SEC. 192

P4A (2) SEC. 180

P2A (2) SEC. 187

RID SEC. 353

NEWGATE  
NEWELL PL.  
OSBORNE R.

RIB (1) SEC. 318  
NOBEL PL.

OS

OS

OS

— ZONE BOUNDARY

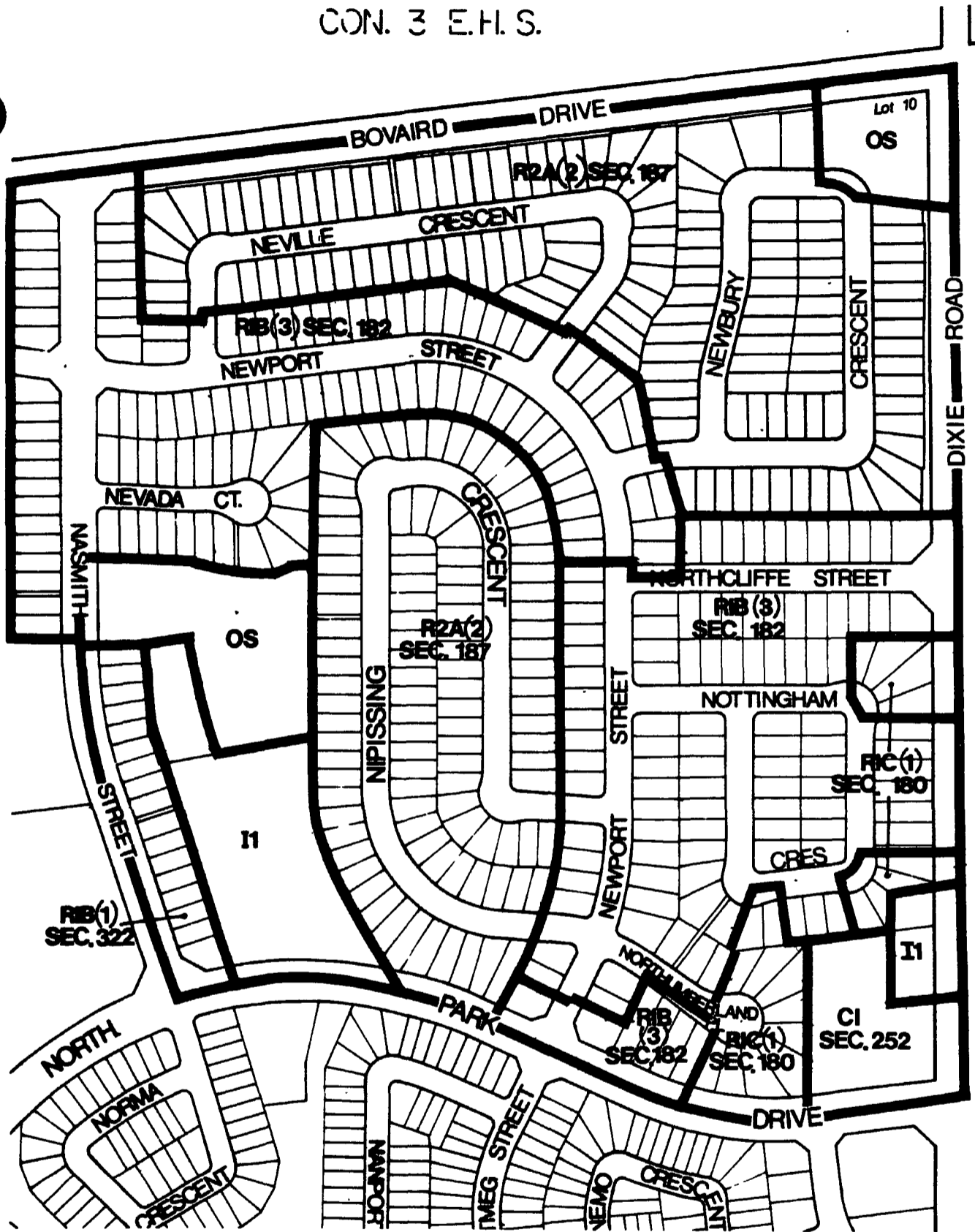
Schedule A Sheet 45-A  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4444

CON. 3 E.H.S.



Schedule A Sheet 45-B  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1-3906

CON. 3 E.H.S.

ROAD (HWY. NO. 410)

LAKE

HEART

Lot 10  
Lot 9

Lot 9  
Lot 8

08

11



NORTH

WILLIAMS

PKWY

LIONSHEAD LOOKOUT

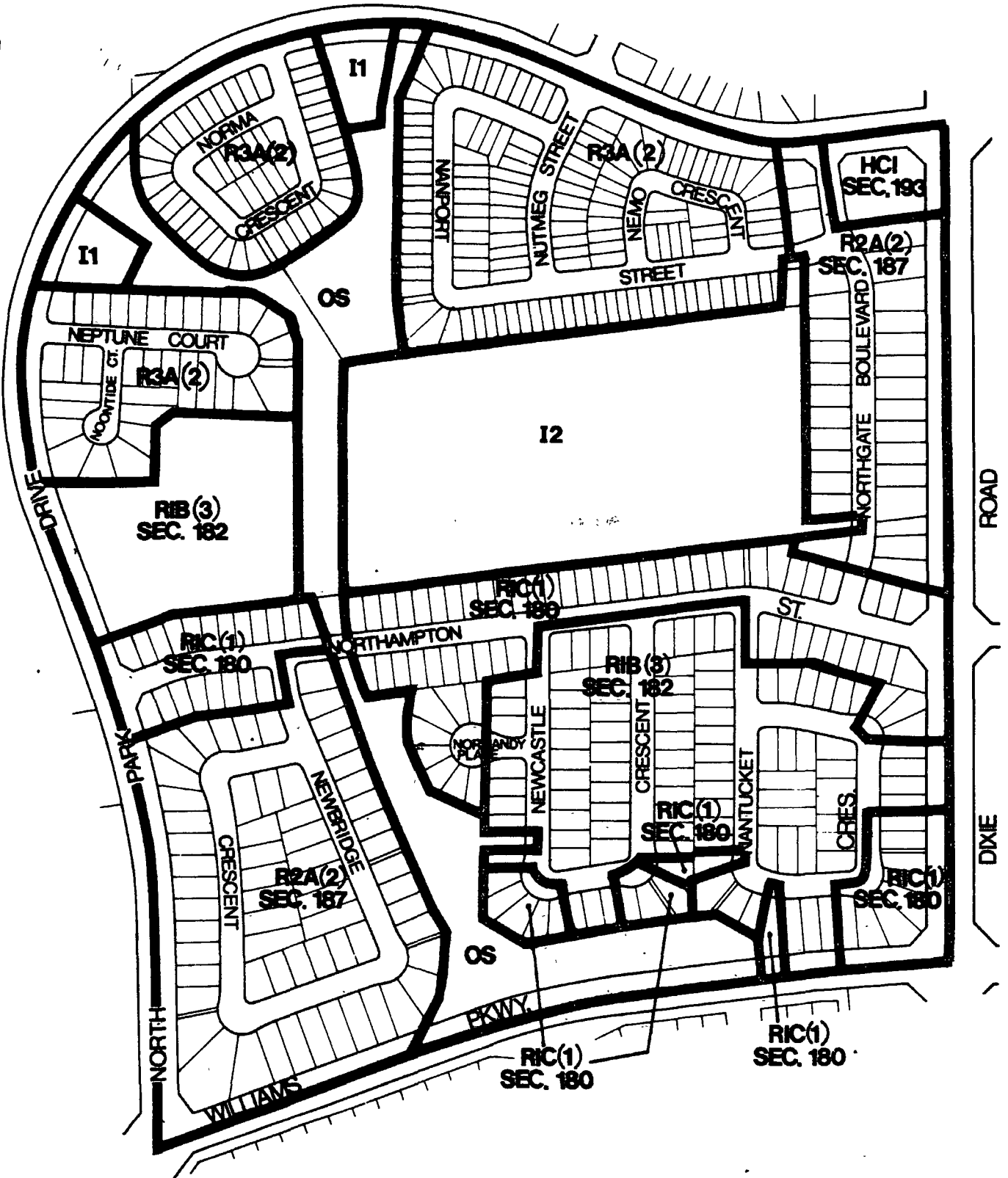
— ZONE BOUNDARY

Schedule A' Sheet 45-C  
**BY-LAW 151-88**



1:4436

**CITY OF BRAMPTON**  
Planning and Development



**———— ZONE BOUNDARY**

Schedule A Sheet 45-D  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4672

HEART LAKE ROAD (HWY. NO. 410)

Lot 8  
Lot 7

LEATHERHEAD COURT  
R2A(2) SEC. 218

LA FRANCE

LEAFYTON DRIVE

ROAD

R3B(3)

R2A(2)

LADY STEWART  
R3B(1) SEC. 179

BLVD

R2A(2) SEC. 178

OS

LIONSHEAD LOOKOUT

R2A(2)

LUNDY'S LANE

LINDRIDGE AVENUE

WILLIAMS

PKWY

CON. 3 E.H.S.

HOWDEN

BLVD

— ZONE BOUNDARY

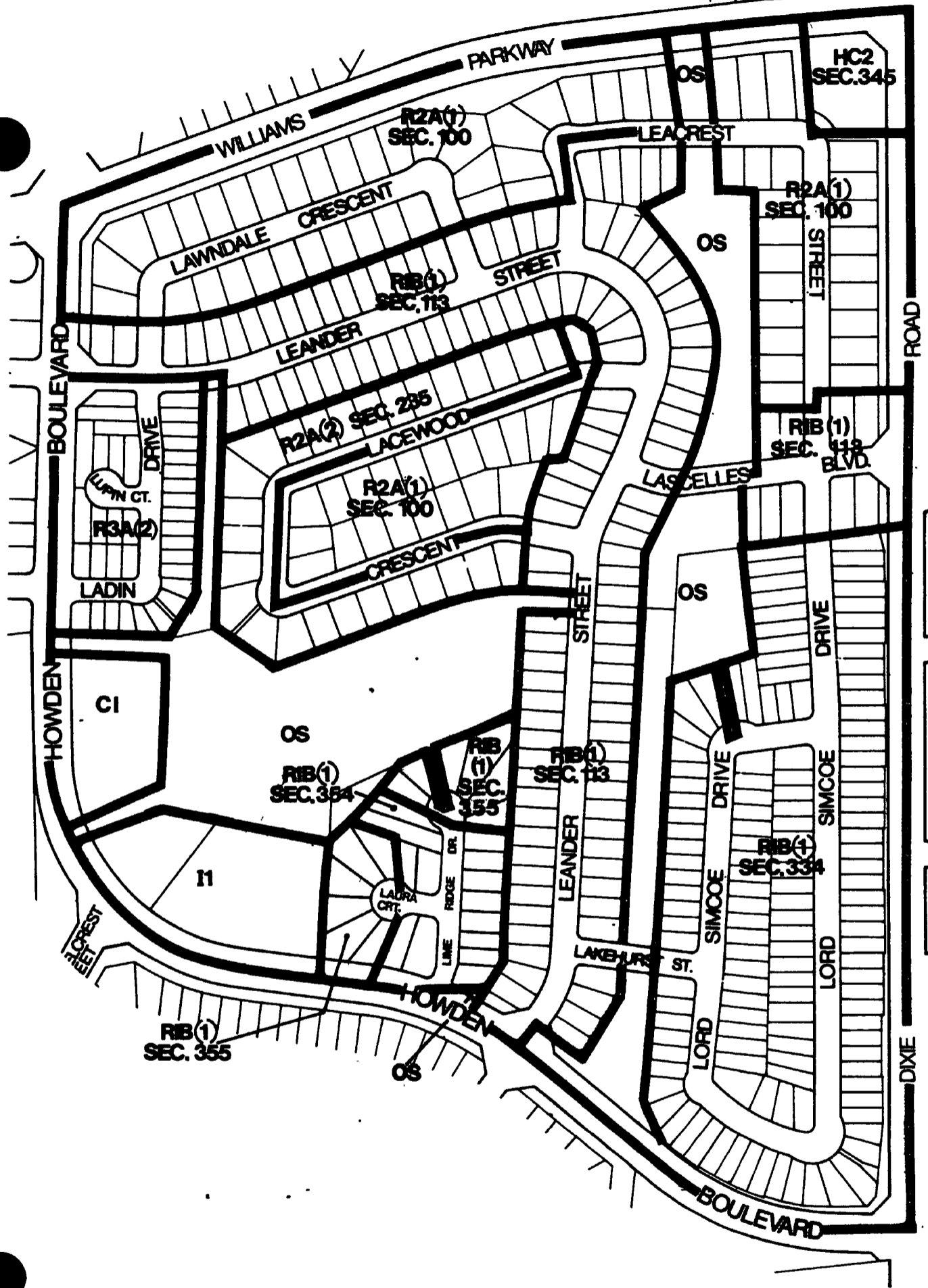
Schedule A Sheet 45-E  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:2865

CON. 3' E.H.S.



Schedule A Sheet 45-F  
**BY-LAW 151-88**

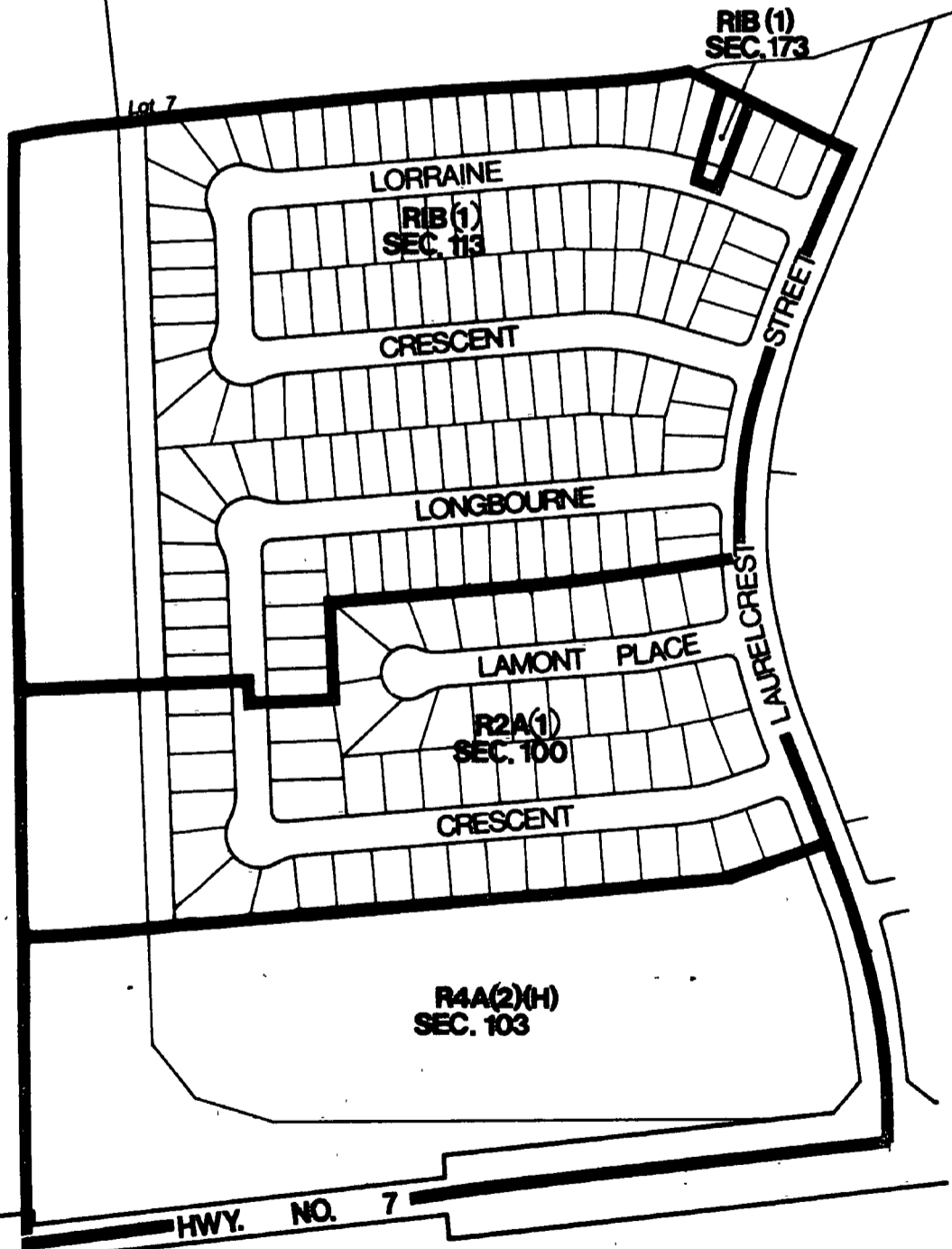


1:4000

**CITY OF BRAMPTON**  
Planning and Development

CON. 3 E.H.S.

HEART LAKE ROAD (HWY. NO. 410)



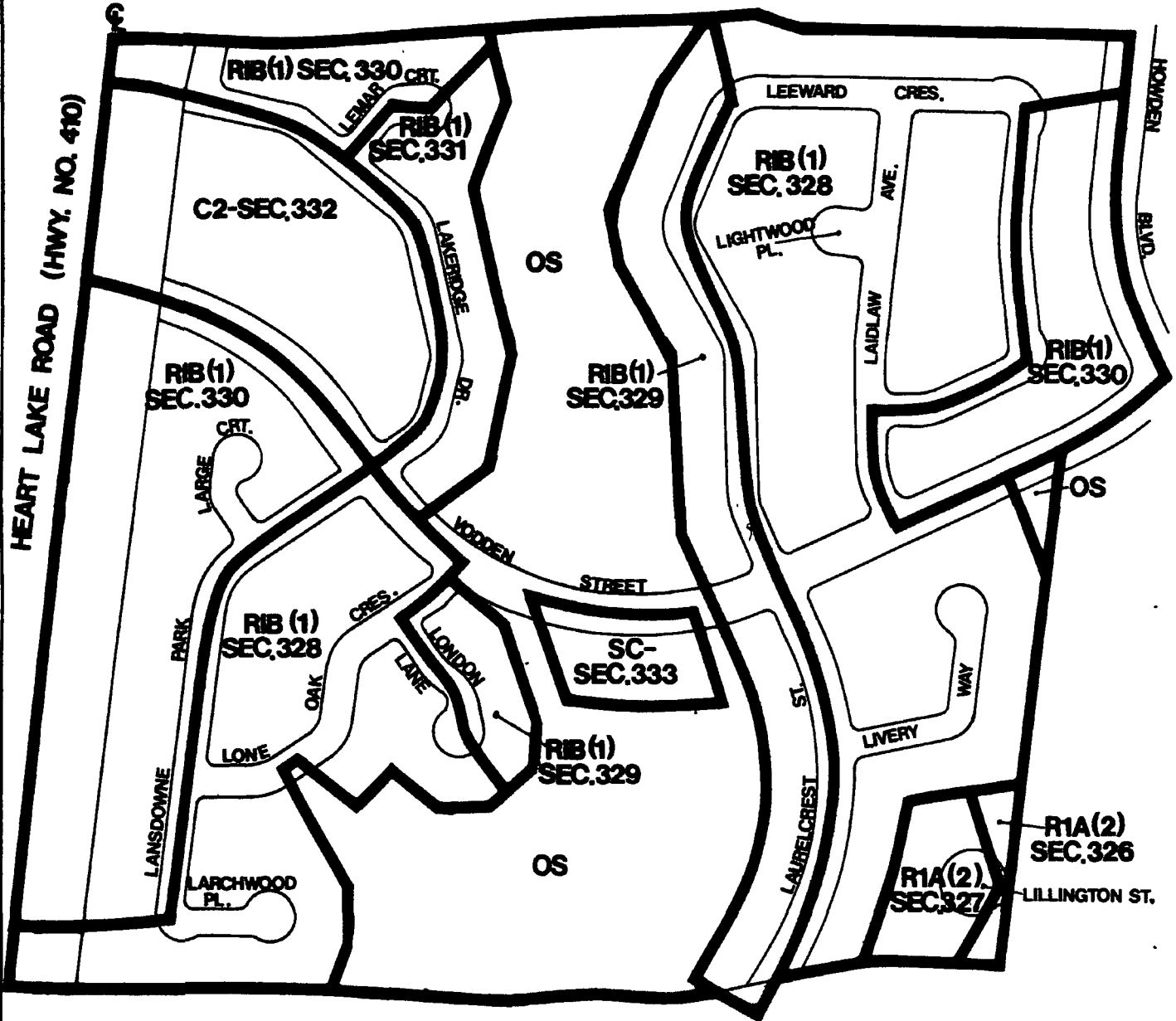
ZONE BOUNDARY

Schedule A Sheet 45-G  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:3841



— ZONE BOUNDARY

Schedule A Sheet 45+  
**BY-LAW 151-88**

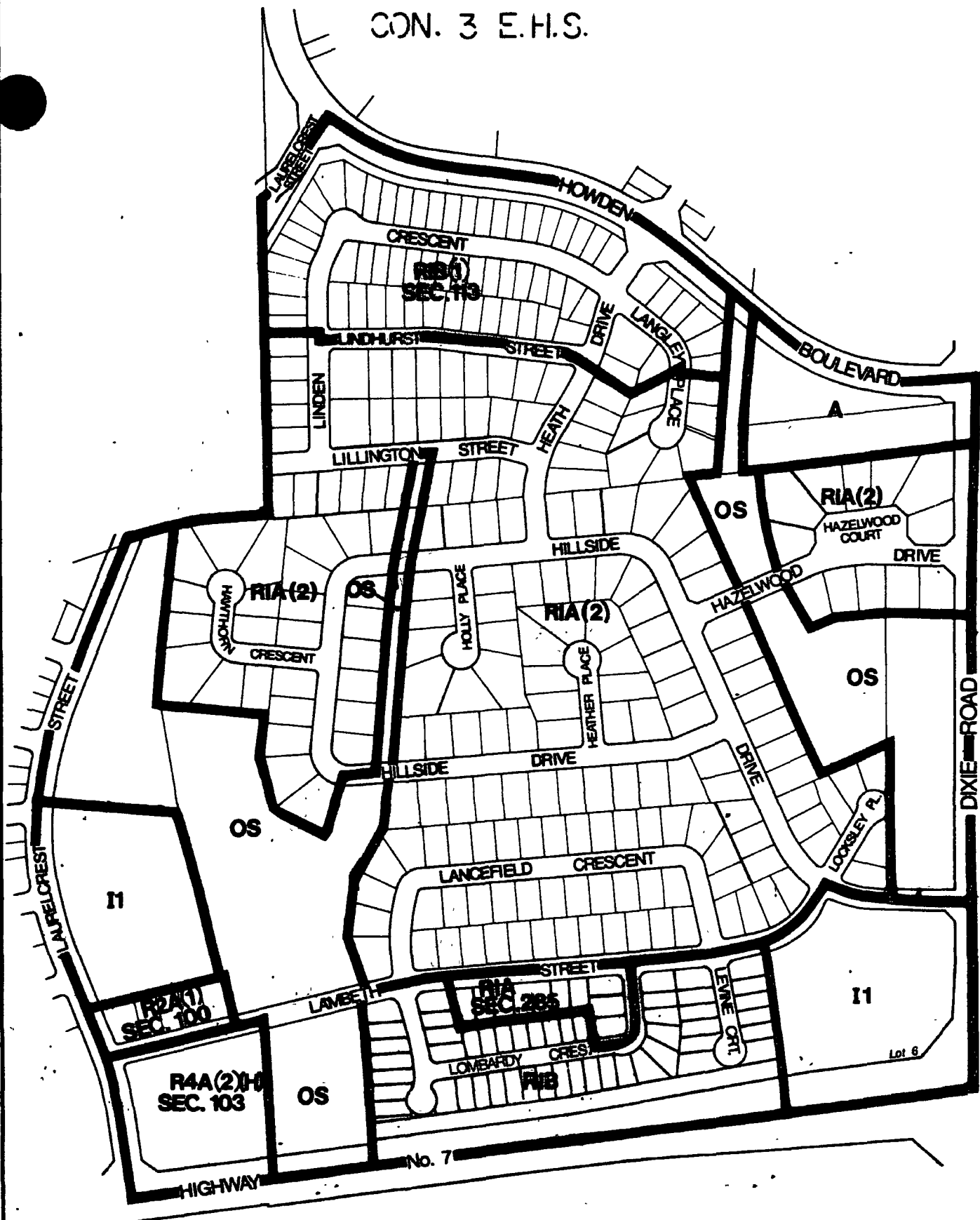


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**CITY OF BRAMPTON**  
Planning and Development



CON. 3 E.H.S.



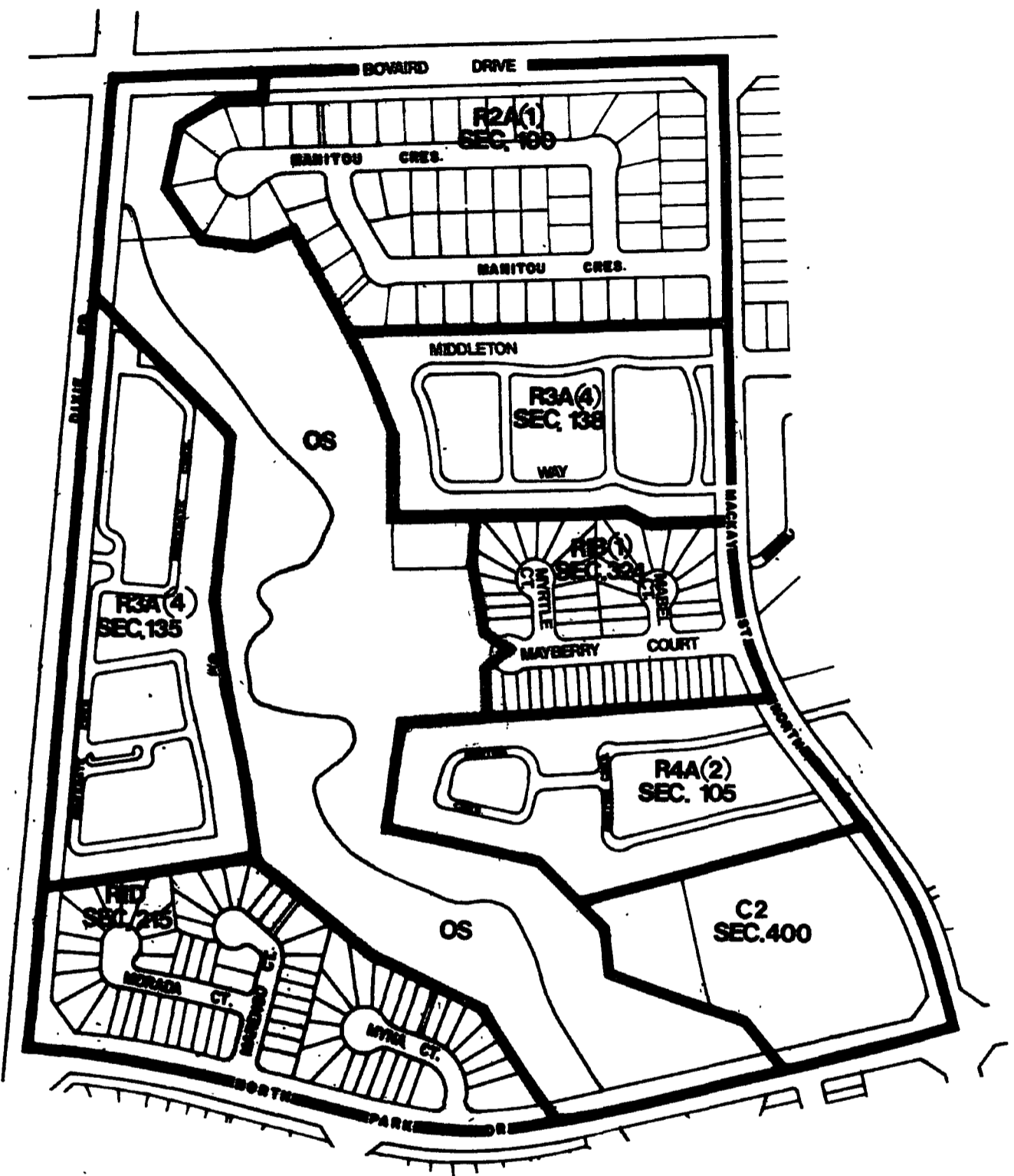
Schedule A Sheet 45-I  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

1: 5150

CON. 4 E.H.S.



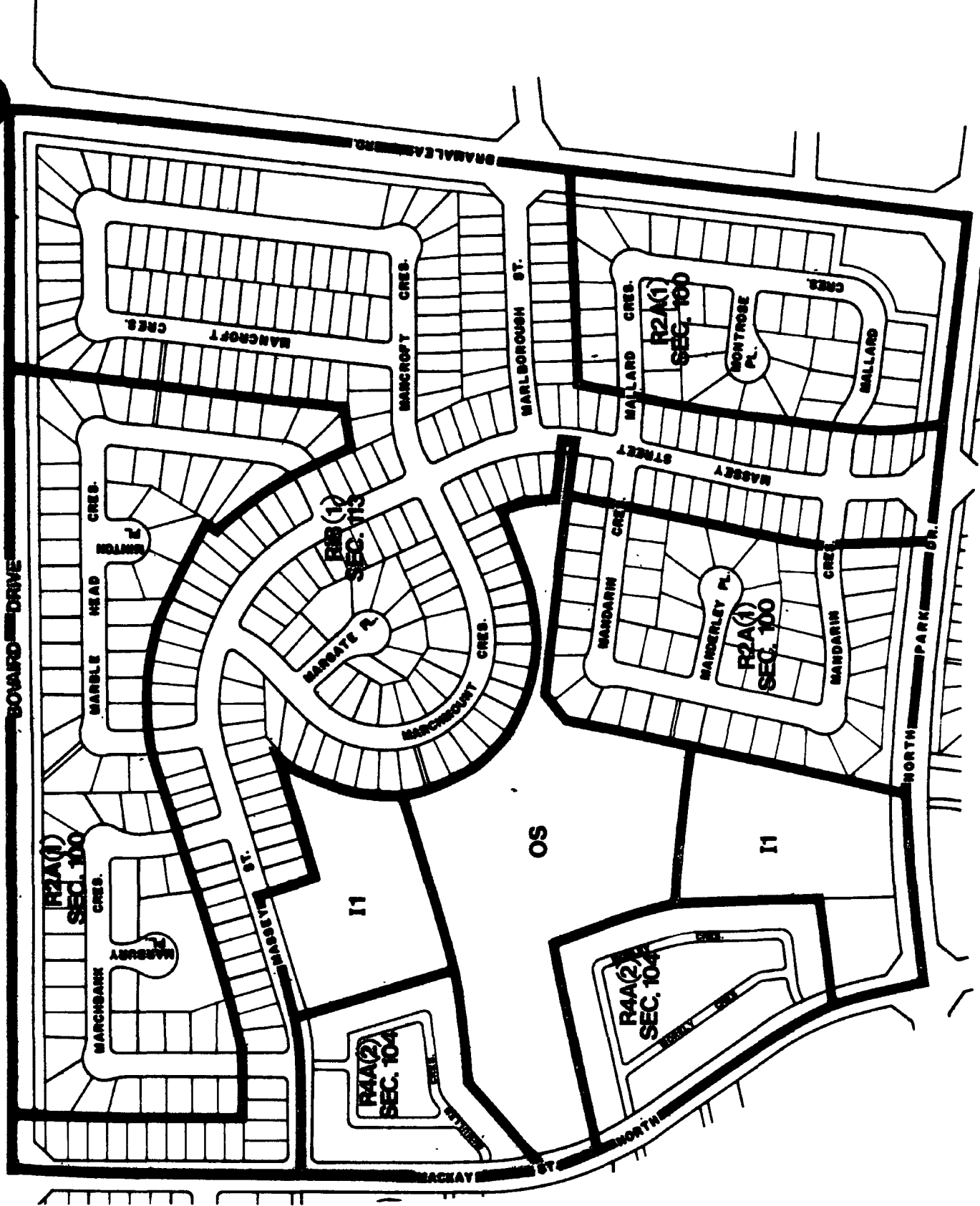
Schedule A Sheet 46-A  
**BY-LAW 151-88**



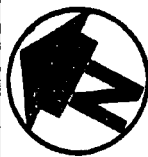
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**CITY OF BRAMPTON**  
Planning and Development

CON. 4 L.H.S.



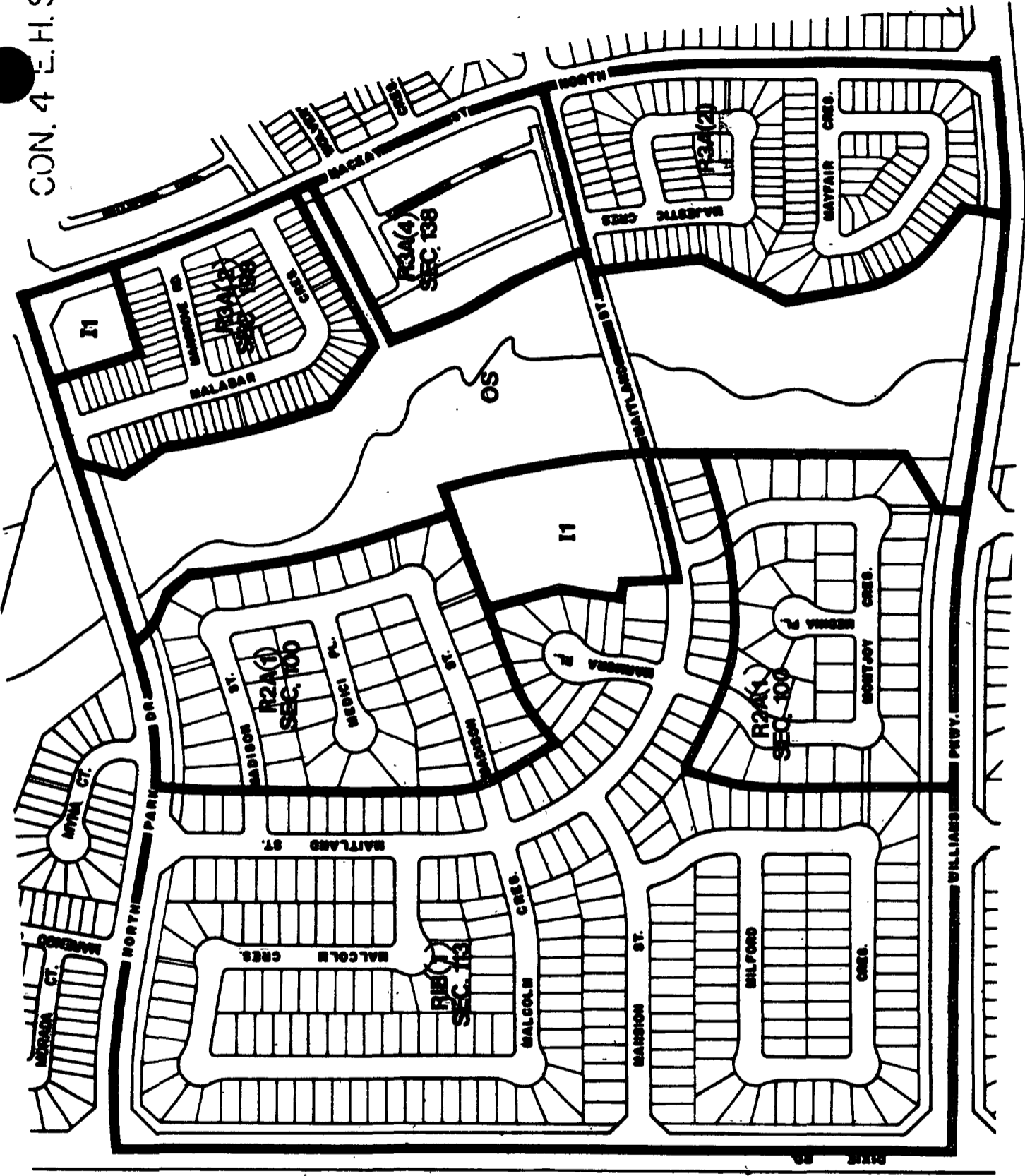
Schedule A Sheet 46-B  
**BY-LAW 151-88**



1:4516

**CITY OF BRAMPTON**  
Planning and Development

CON. 4 E.H.S.



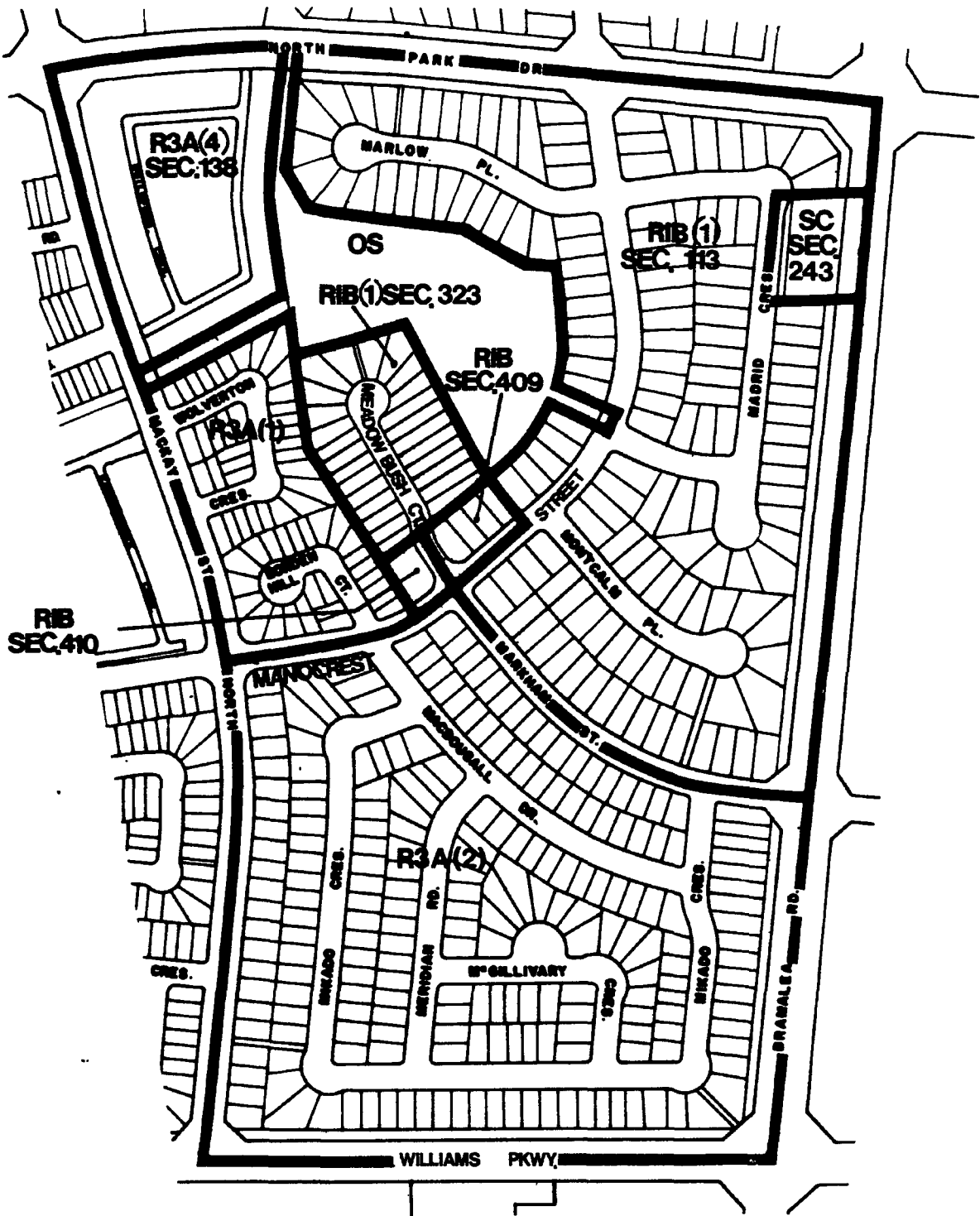
Schedule A Sheet 46-C  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

1:4500

CON. 4 E.H.S.

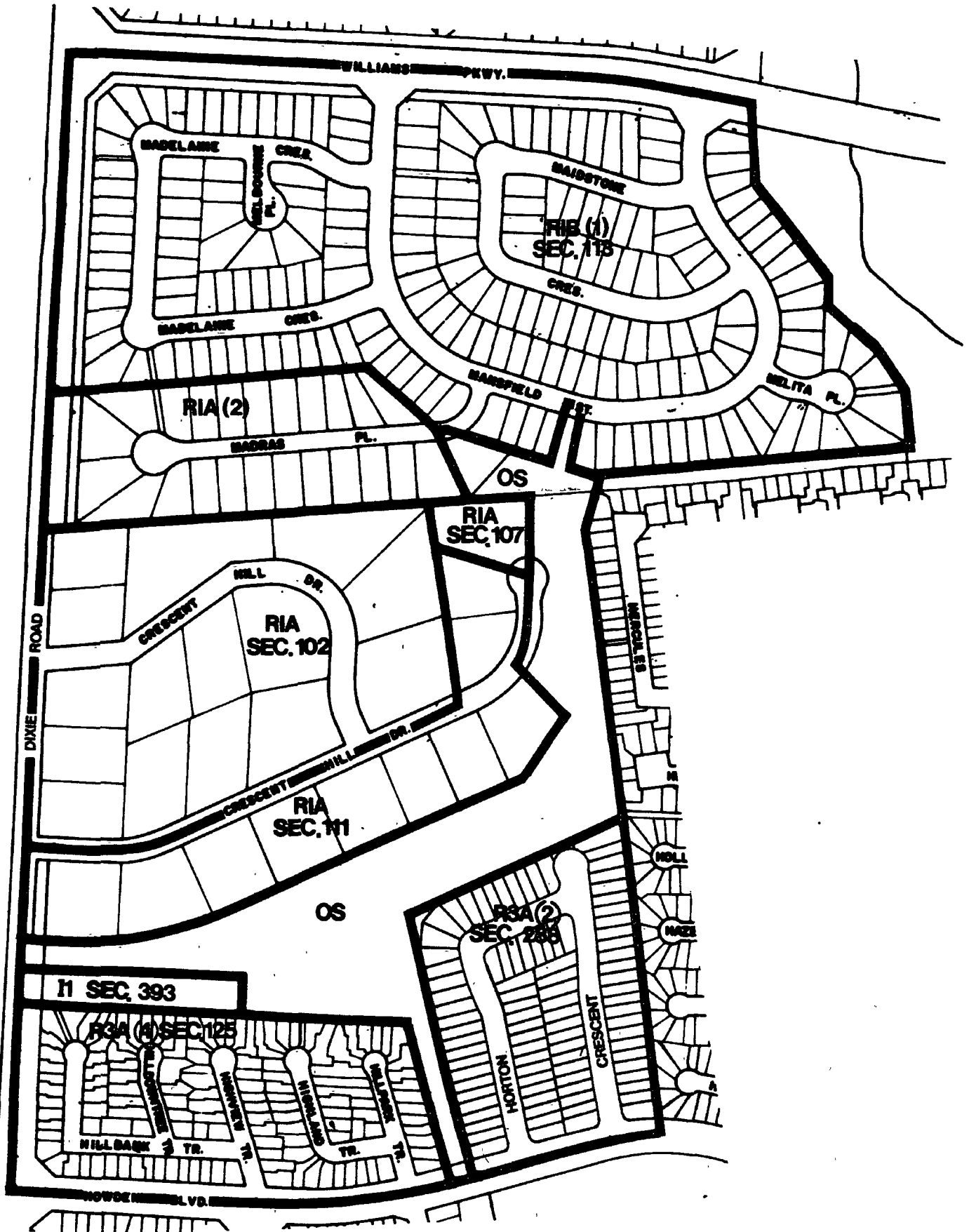


Schedule A Sheet 46-D  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4833

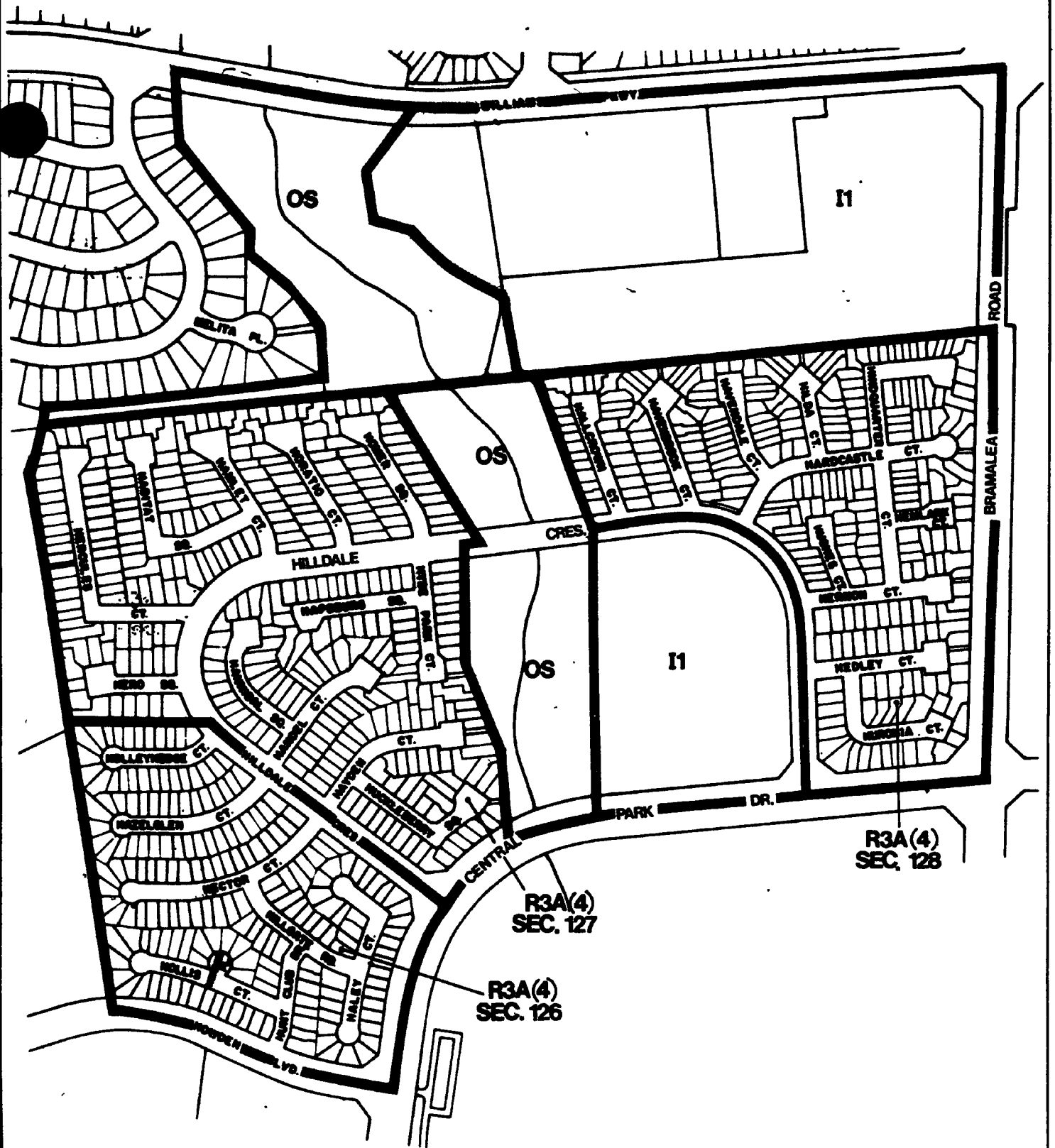


Schedule A Sheet 46-E  
**BY-LAW 151-88**



1:4519

**CITY OF BRAMPTON**  
Planning and Development



Schedule A Sheet 46-F  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4843

CON. 4 E. H. S.

R3A(4)  
SEC. 126



Schedule A Sheet 46-G  
**BY-LAW 151-88**

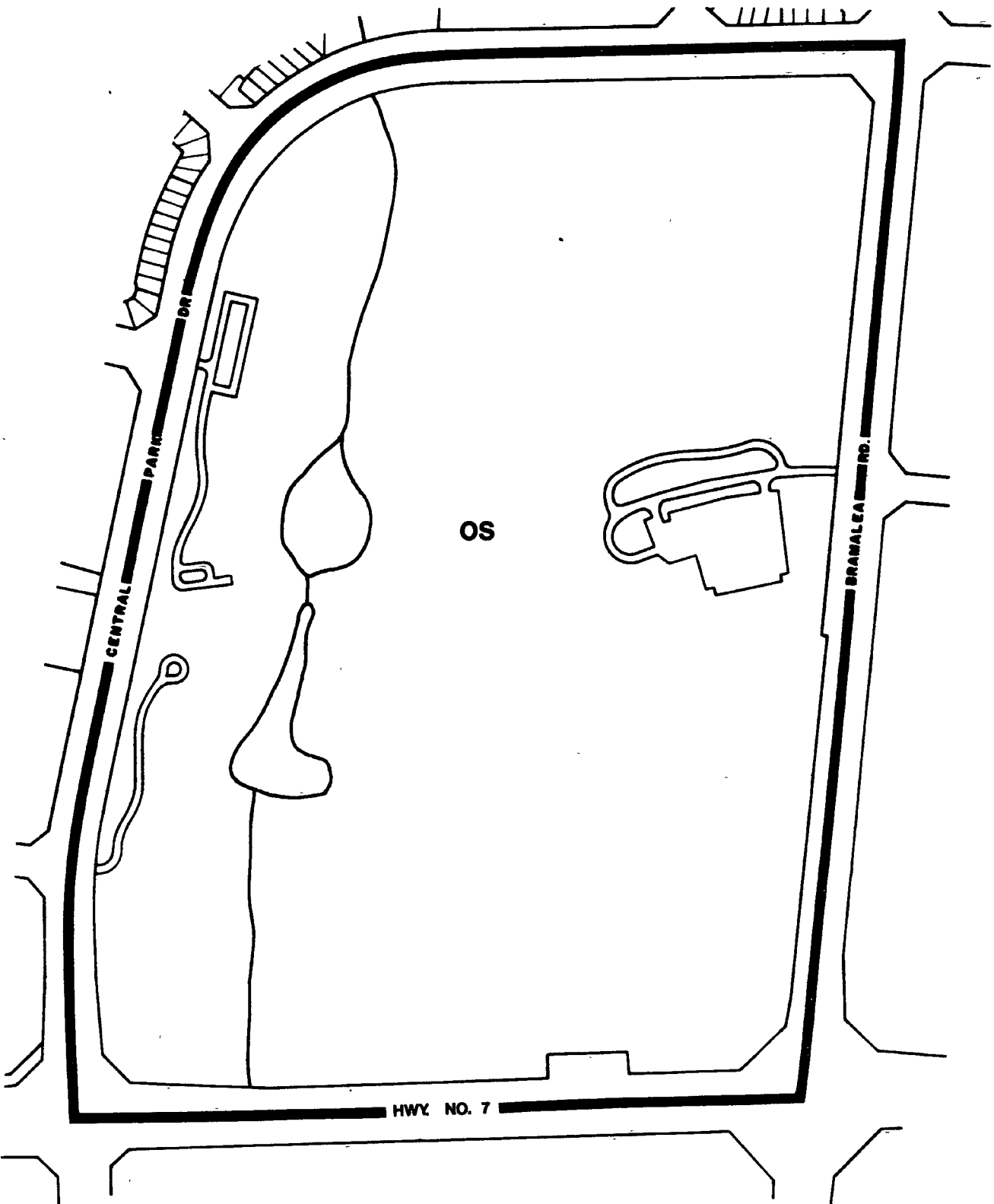


**CITY OF BRAMPTON**  
Planning and Development

1:4493



CON. 4 E.H.S.



Schedule A Sheet 46-H  
**BY-LAW 151-88**

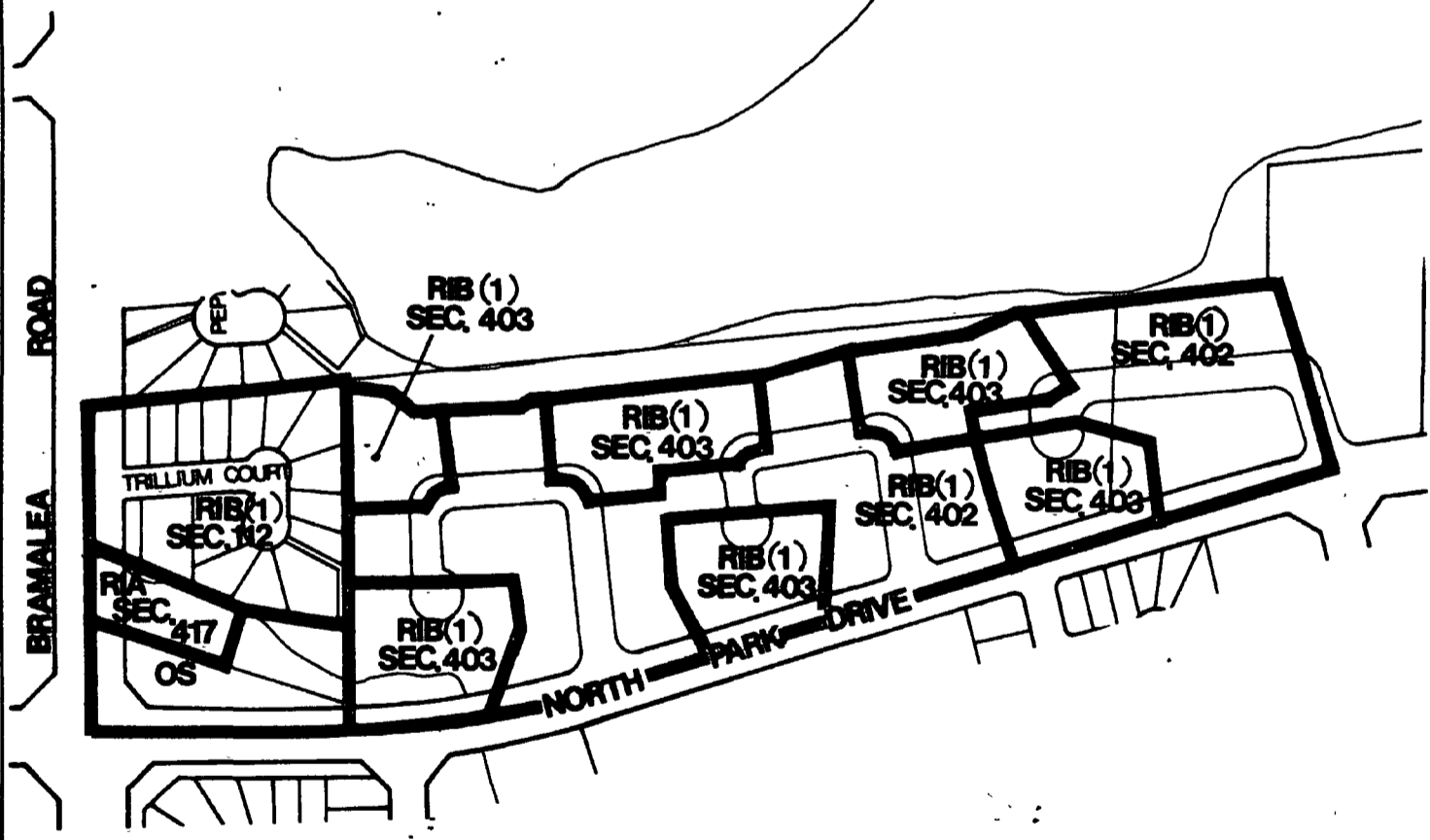


**CITY OF BRAMPTON**  
Planning and Development

Date:  
File no.

Drawn by:  
Map no.

CON. 5 E.H.S.



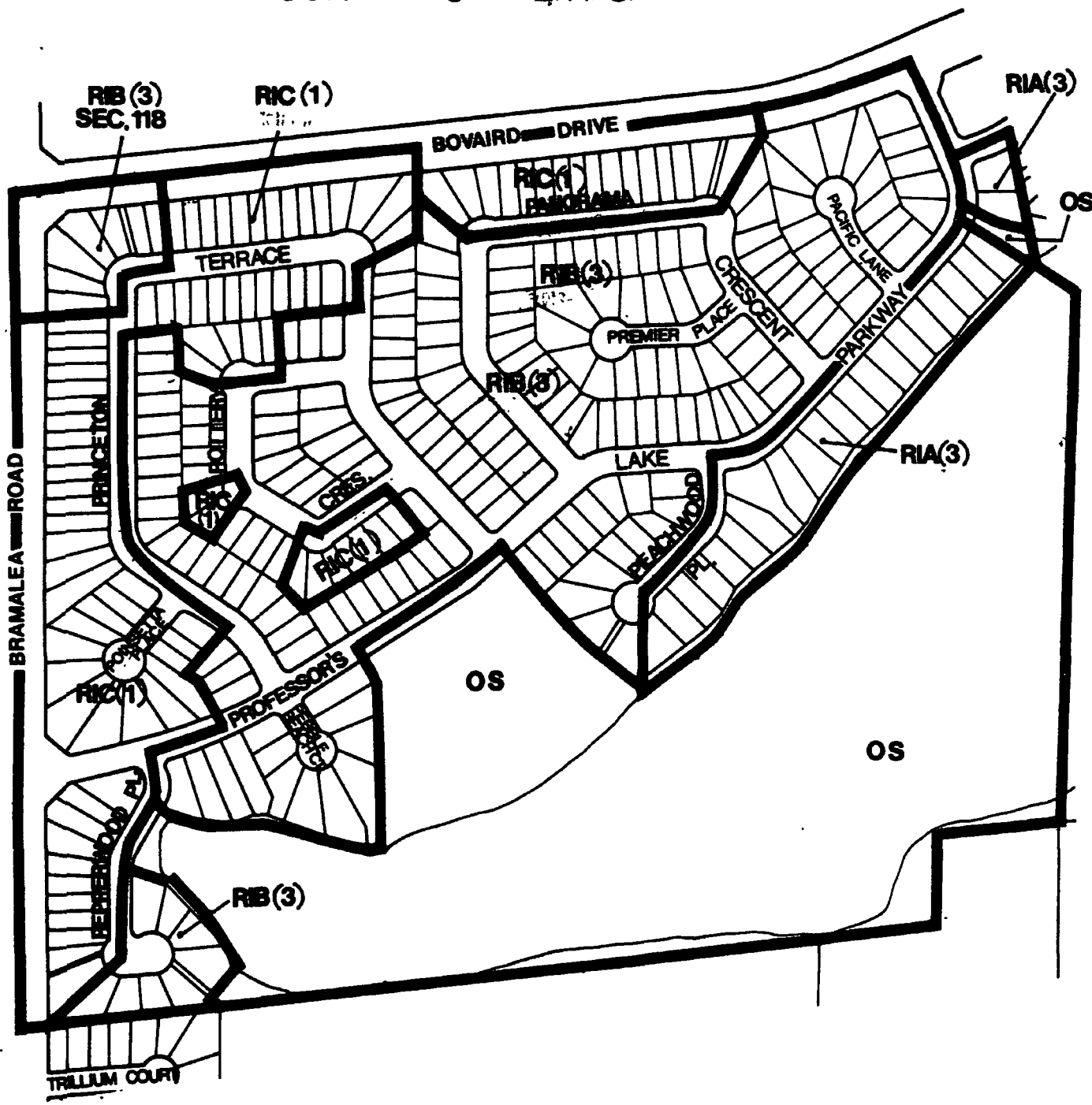
— ZONE BOUNDARY

Schedule A Sheet 47-A  
**BY-LAW 151-88**

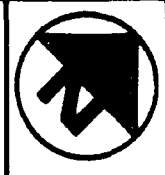


1:4229

**CITY OF BRAMPTON**  
Planning and Development

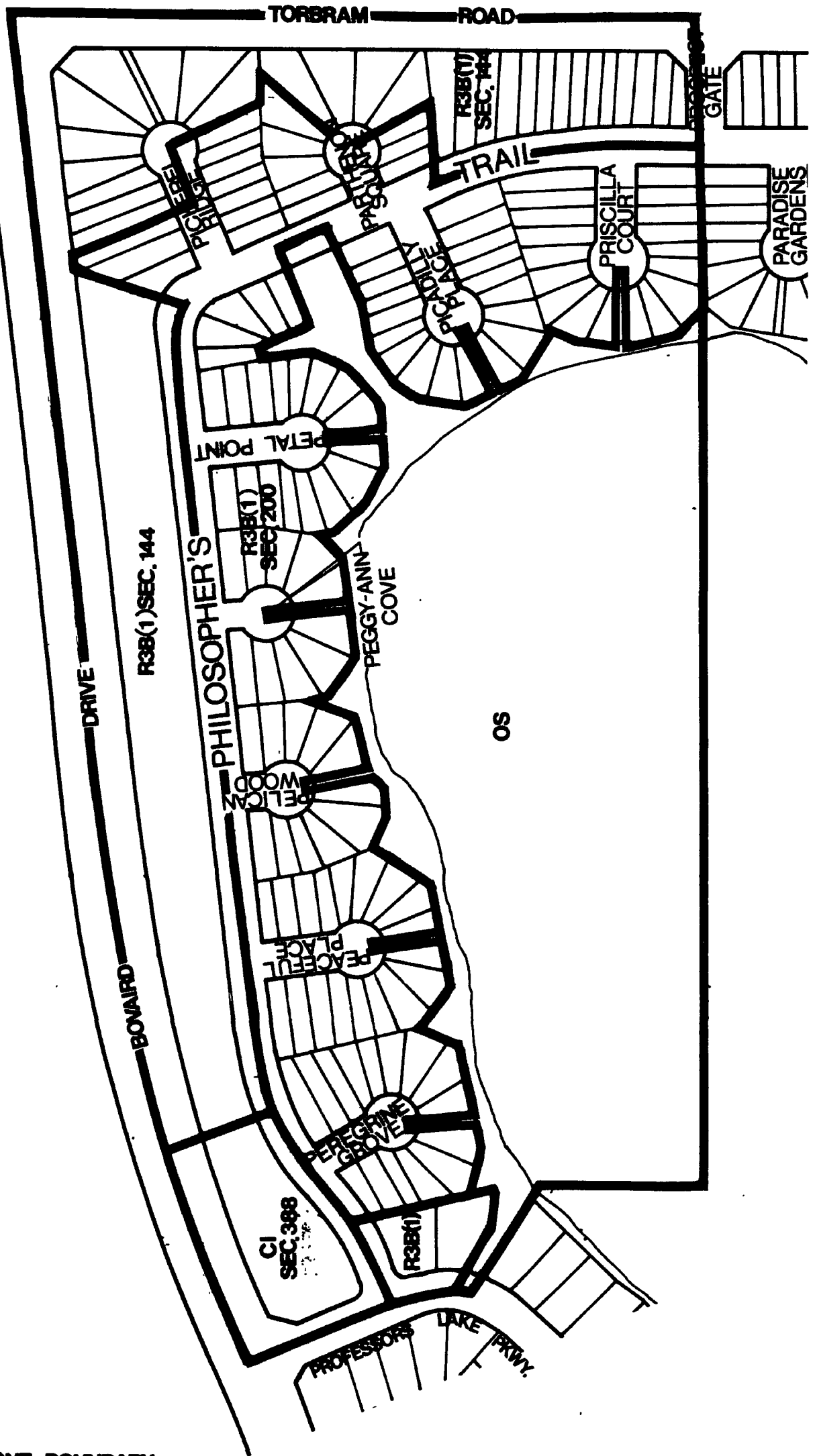


Schedule A Sheet 47-B  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

CON. 5 E.H.S.



— ZONE BOUNDARY

Schedule A Sheet 47-C  
**BY-LAW 151-88**

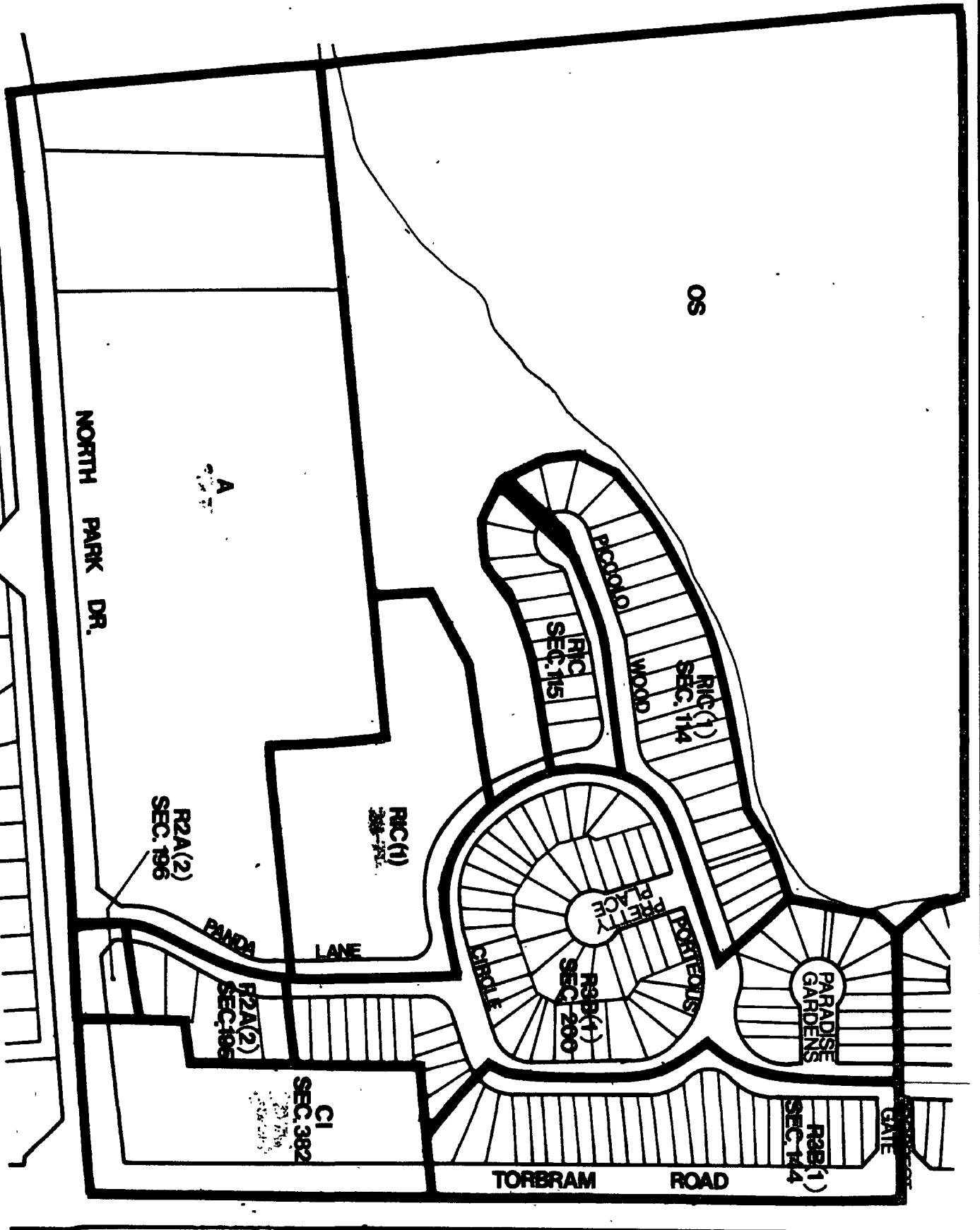


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**CITY OF BRAMPTON**  
Planning and Development

CON. 5 E.H.S.

OS



— ZONE BOUNDARY

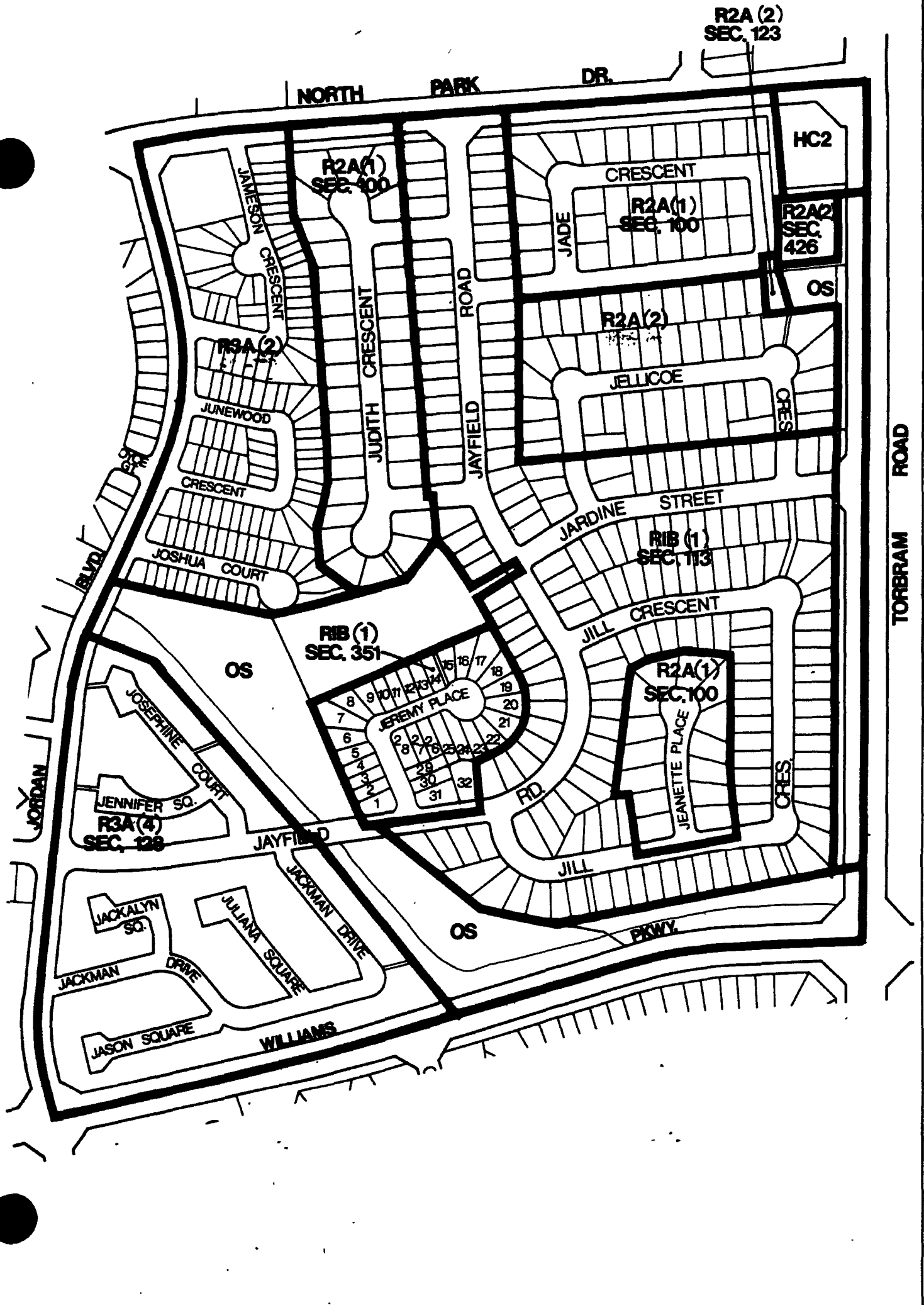
Schedule A Sheet 47-D  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1-3065



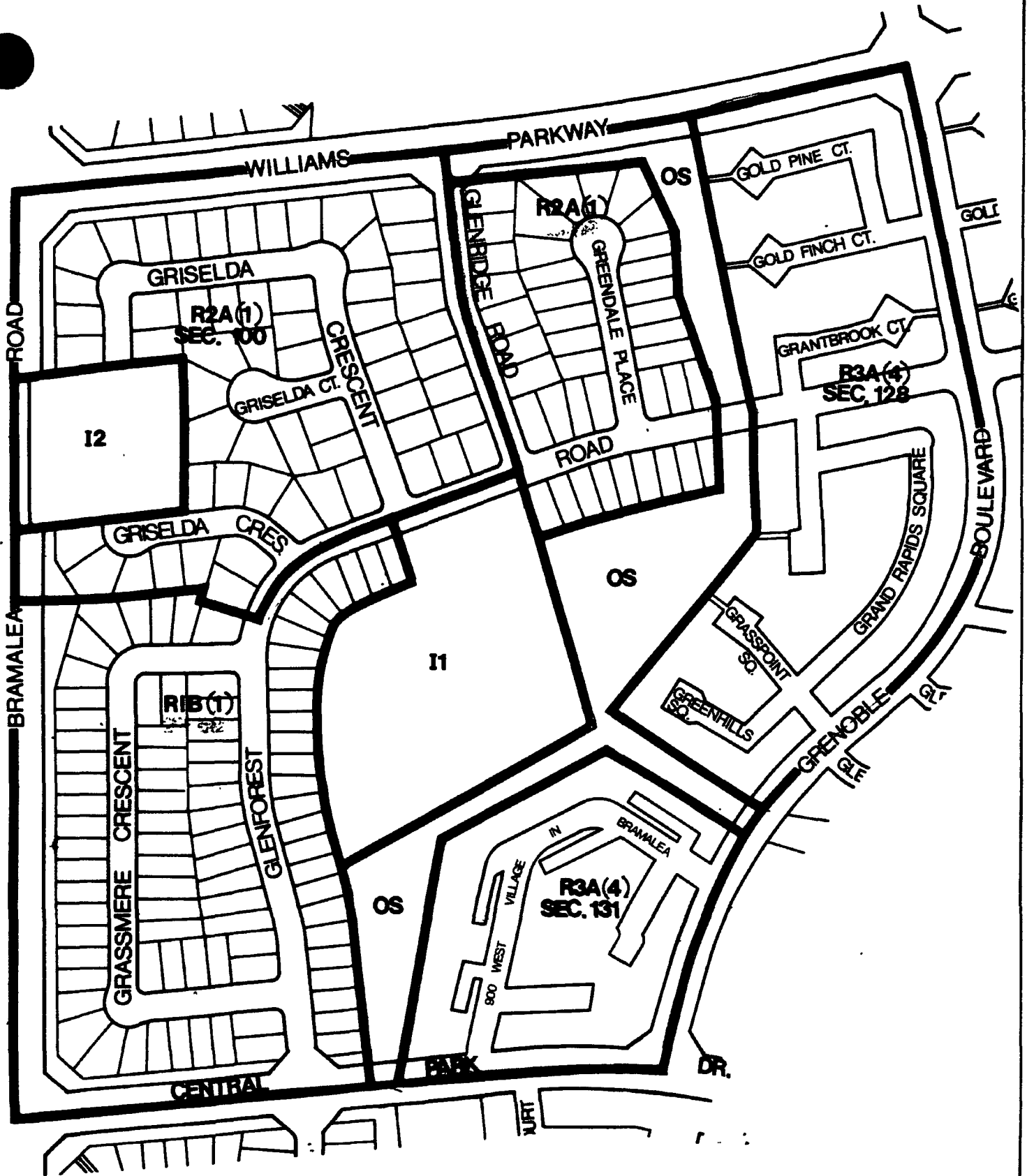


Schedule A Sheet 47-F  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

CON. 5 E. H. S.



Schedule A Sheet 47-G  
**BY-LAW 151-88**

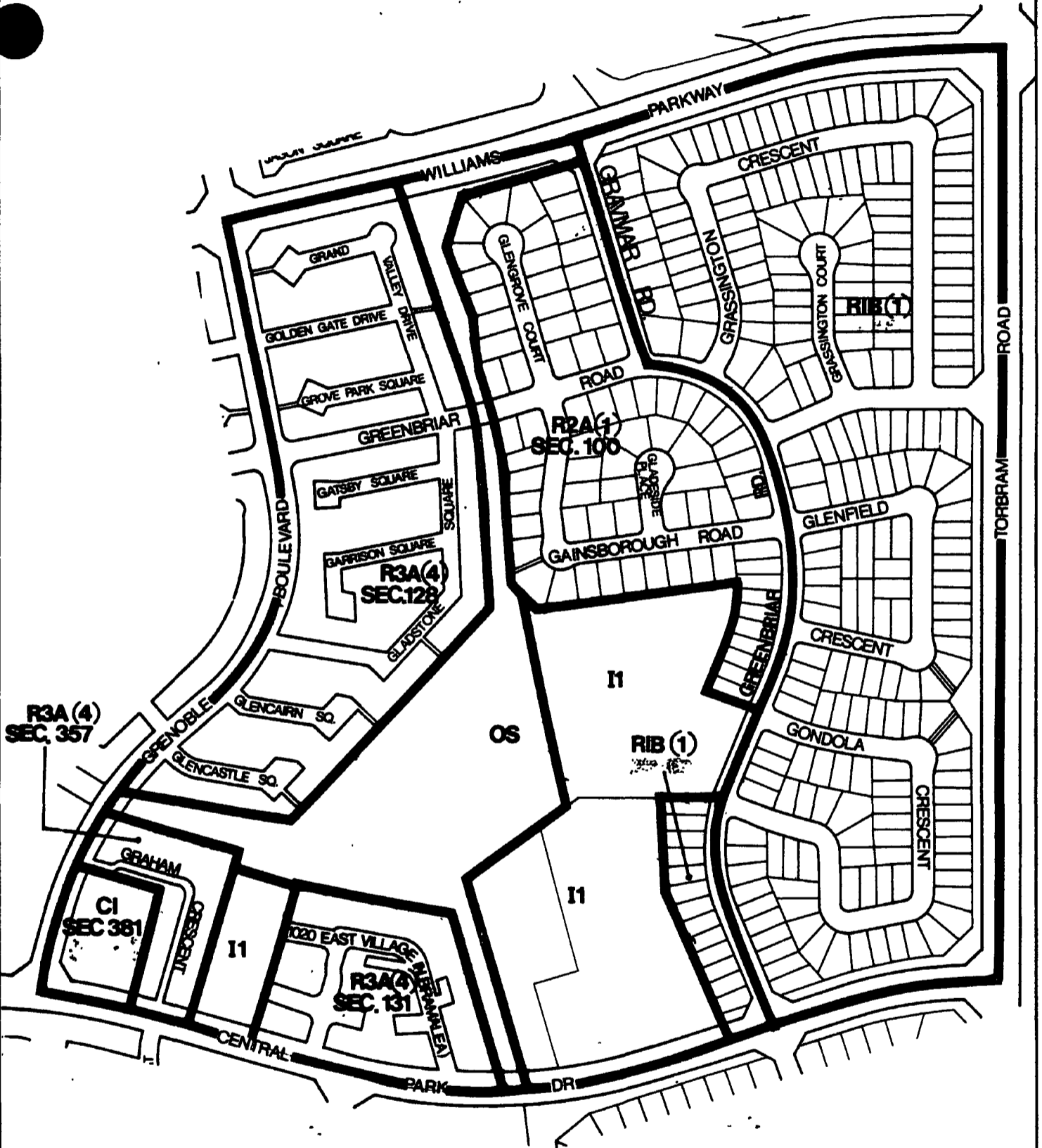


1:3773

**CITY OF BRAMPTON**  
Planning and Development



CON. 5 E.H.S.



— ZONE BOUNDARY

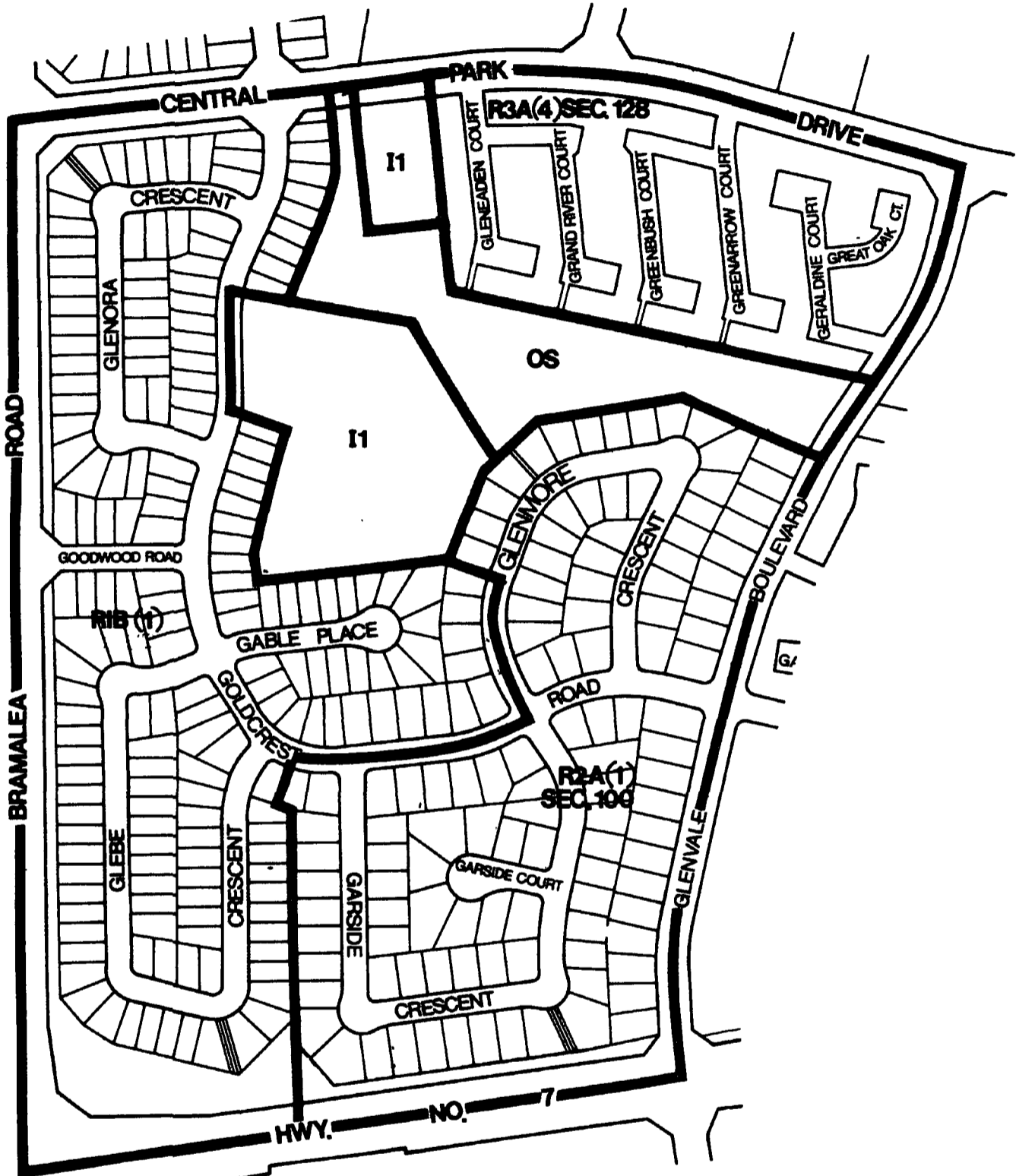
Schedule A Sheet 47-H  
**BY-LAW 151-88**



1:5000

**CITY OF BRAMPTON**  
Planning and Development

CON. 5 E.H.S.



**— ZONE BOUNDARY**

Schedule A Sheet 47-I  
**BY-LAW 151-88**

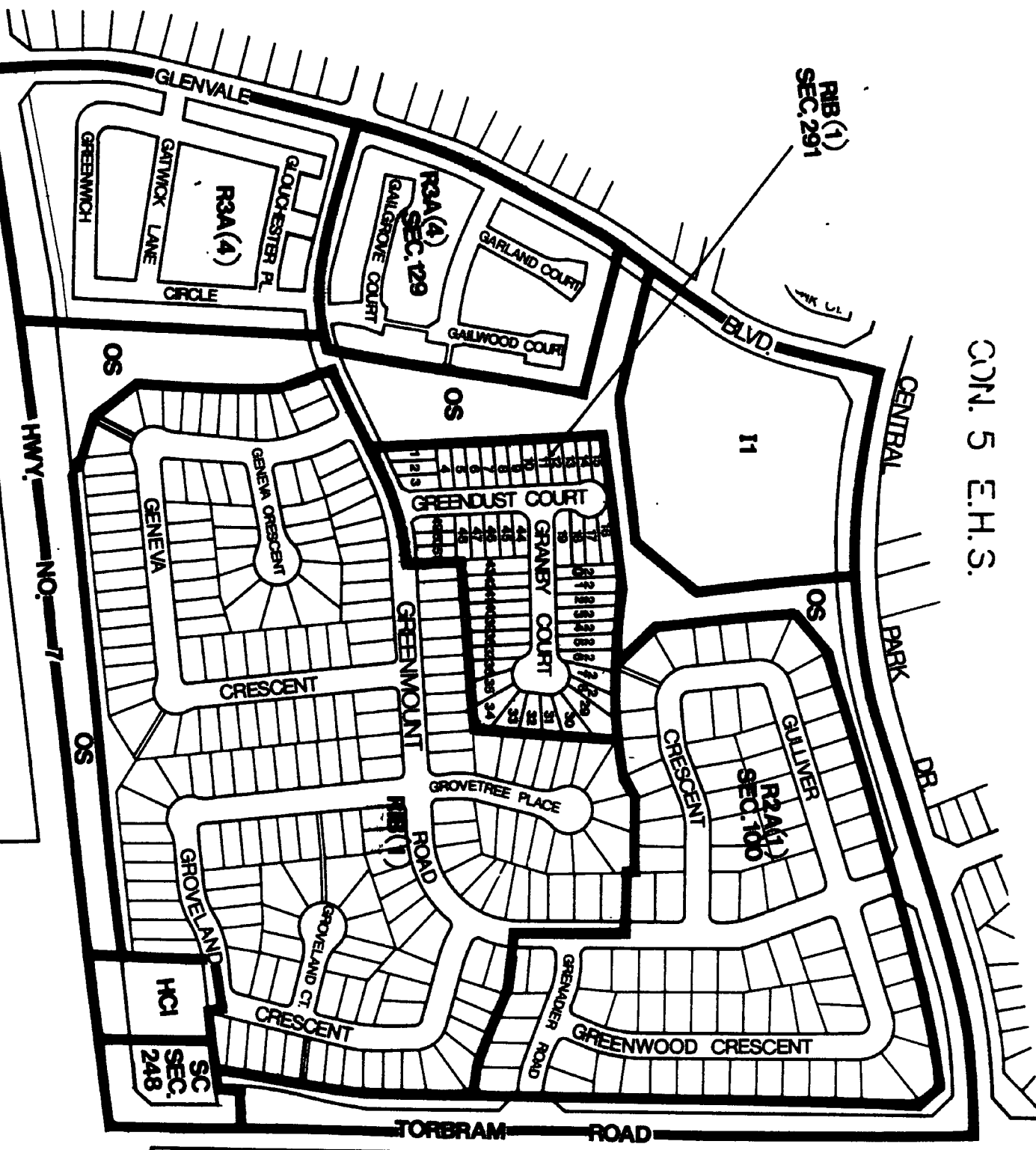


**CITY OF BRAMPTON**  
 Planning and Development

1-4555

CON. 5 E.H.S.

RIB(1)  
SEC. 291



— ZONE BOUNDARY

Schedule A Sheet 47-J  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4563

CON. 6 E.H.S.

BOVAIRD

DRIVE

M4  
SPECIAL RESERVE  
SEC. 304

A  
SEC. 392

OS

M4  
SEC. 303

A

Lot 10  
Lot 9

M2  
SEC. 306

I1

M4  
SEC. 303

ROAD

AIRPORT

M4  
SPECIAL RESERVE  
SEC. 304

M2  
SEC. 305

Lot 9  
Lot 8

M4  
SPECIAL RESERVE  
SEC. 307

I1

F

PKWY.

WILLIAMS

HC2  
SEG. 414

— ZONE BOUNDARY

Schedule A Sheet 48-A  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:7585

CON. 6 E. H. S.

WILLIAMS

PKWY.

SC  
SEC. 408

OS

M3A  
SEC. 363

12

Lot 8  
Lot 7

CENTRAL PARK DR.

M3A  
SEC. 363

M3A  
SEC. 366

M1

ROAD

AIRPORT  
ROAD

A

Lot 7  
Lot 6

M3A  
SEC. 366

M3A  
SPECIAL RESERVE  
SEC. 364

F

TOFFRAM

HCI  
SEC. 431

A

F

SC SEC. 241

HCI  
SEC. 256

HC2  
SEC. 348

NO.

HWY.

HCI  
SEC. 338

SC  
SEC. 244

C1  
SEC. 387  
(113-75)

— ZONE BOUNDARY

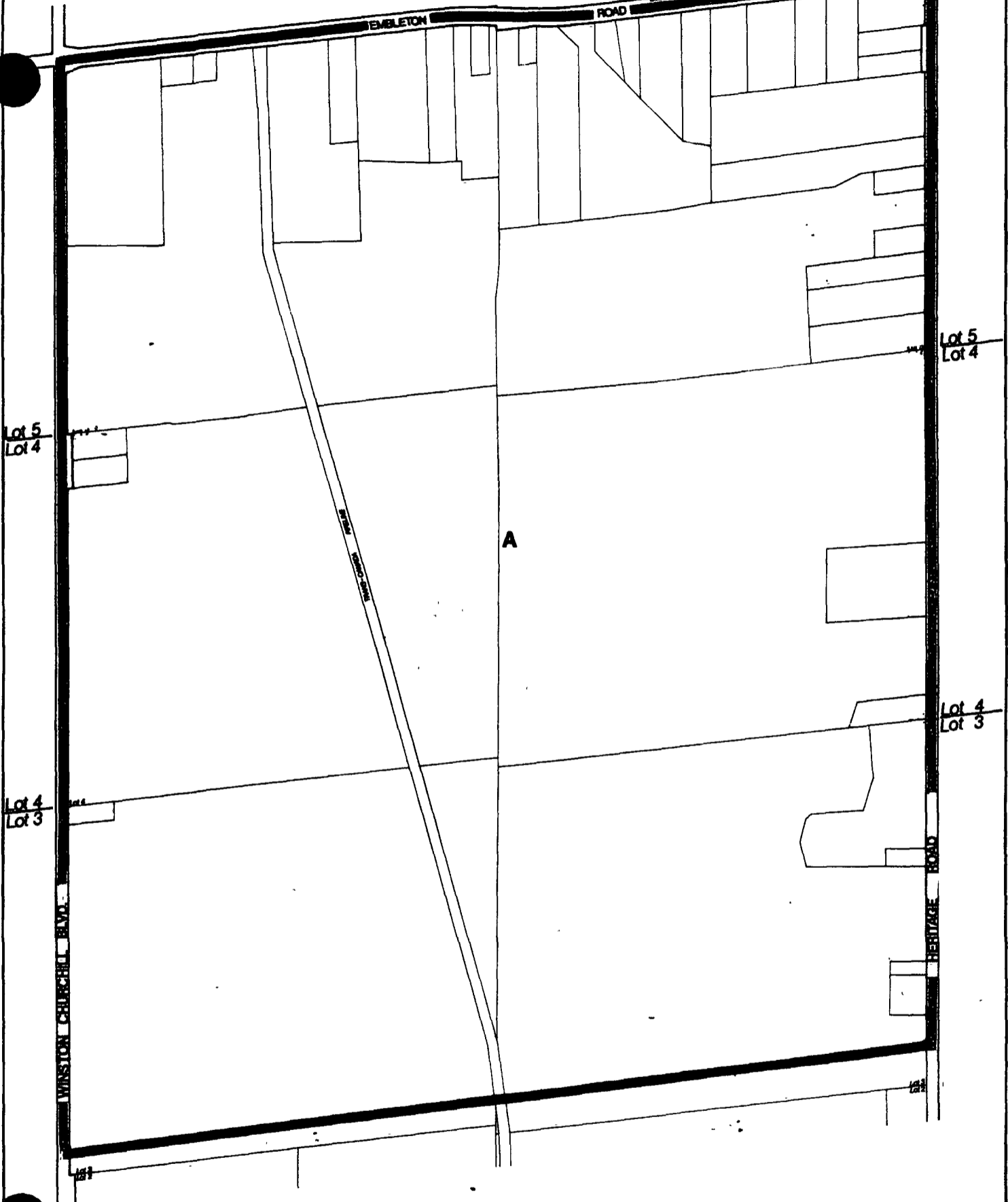
Schedule A Sheet 48B  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:7709

CON. S W. H. S.



**— ZONE BOUNDARY**

Schedule A

Sheet 54A

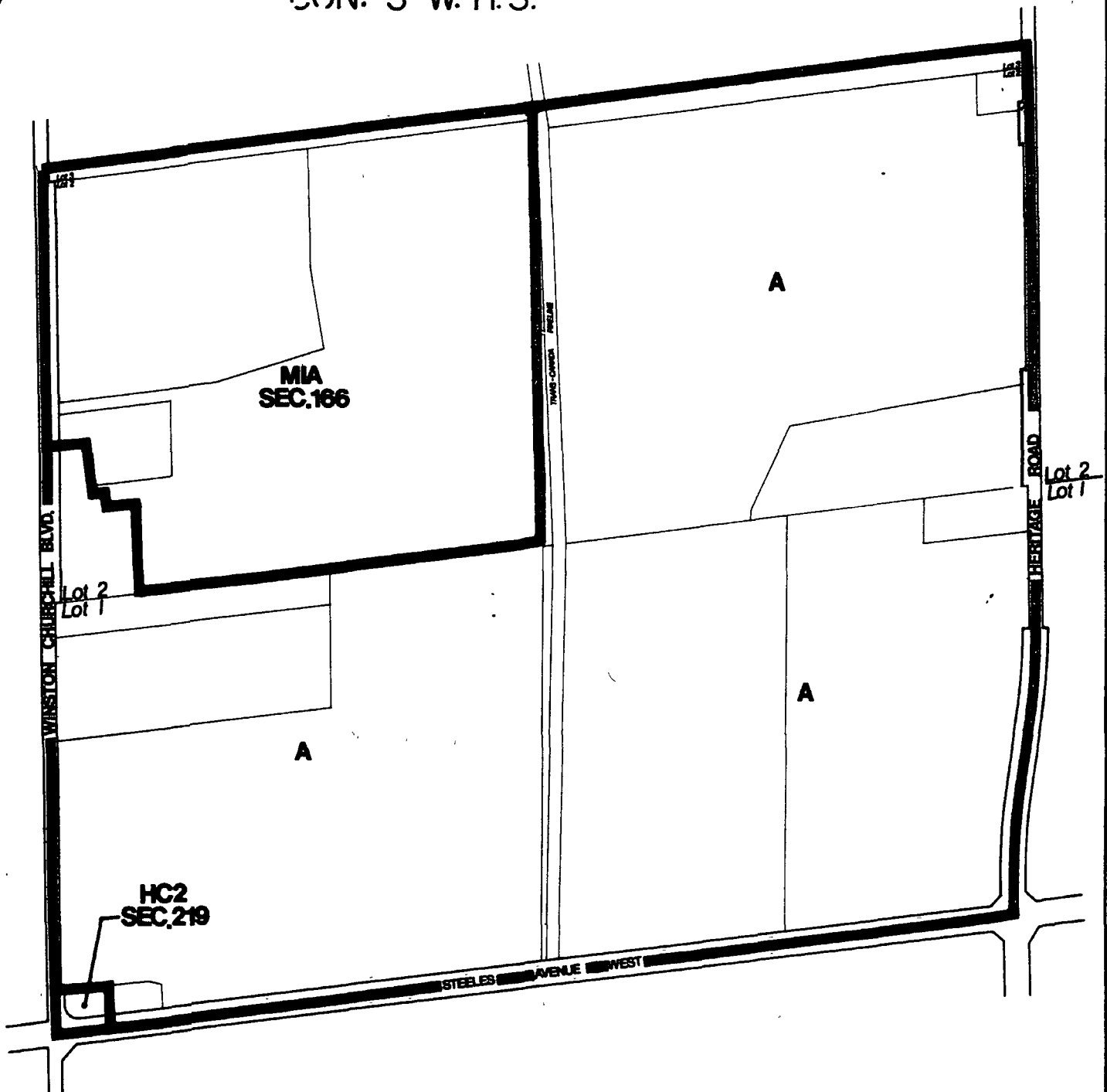
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:8523

CON. S W. H.S.



— ZONE BOUNDARY

Schedule A  
**BY-LAW 151-88**

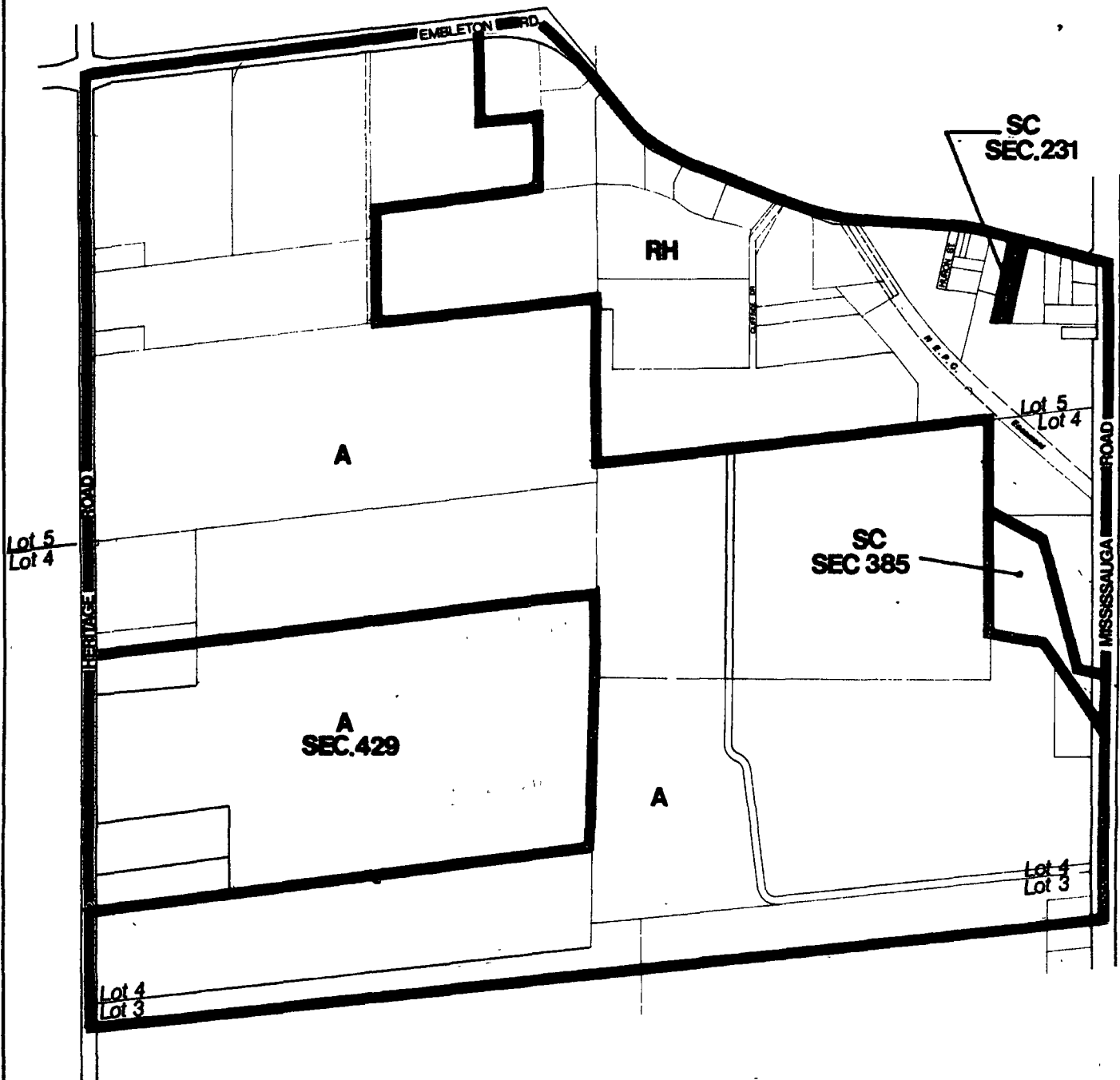
Sheet 54B



1:8523

**CITY OF BRAMPTON**  
Planning and Development

CON. 5 W. H. S.



**—————** ZONE BOUNDARY

Schedule A  
**BY-LAW 151-88**

Sheet 55A

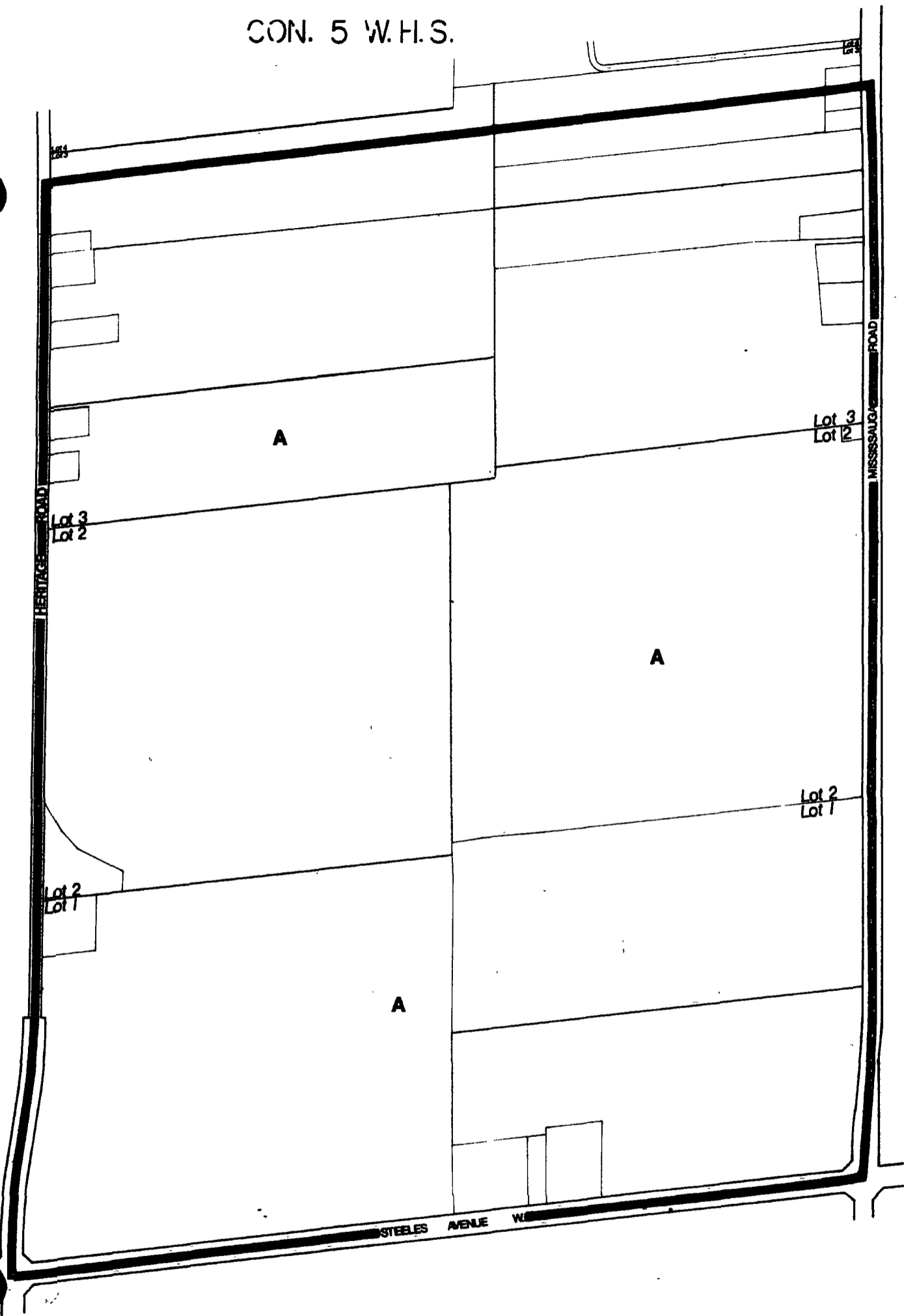


1:8000

**CITY OF BRAMPTON**  
Planning and Development



CON. 5 W.H.S.



**——** ZONE BOUNDARY

Schedule A  
**BY-LAW 151-88**

Sheet 55B



1:8000

**CITY OF BRAMPTON**  
Planning and Development

CON. 4 W.H.S.

HC2  
SEC.219

HC2  
SEC.349

RH

RH

QUEEN ST. W.

A

RC

A

F

MA  
SEC.  
165

RH

Lot 5  
Lot 4

A

RC

Lot 5  
Lot 4

F

CREDIT

RIVER

RC

A

A

F

Lot 4  
Lot 3

Lot 4  
Lot 3

RC

OS

A

MISSISSAUGA RD.

CHESTVIEW RD.

Schedule A  
**BY-LAW 151-88**

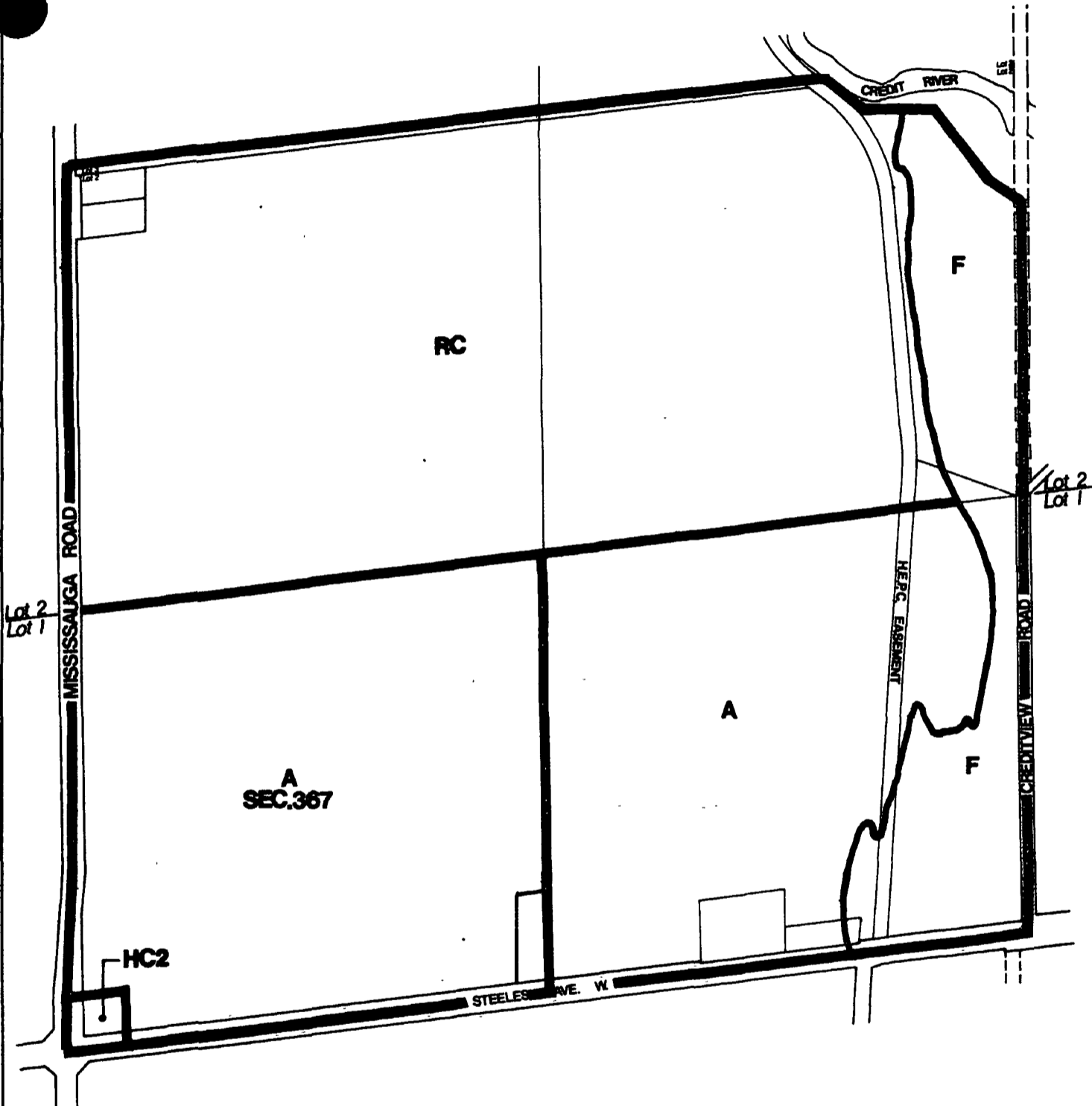
Sheet 56A



**CITY OF BRAMPTON**  
Planning and Development

1:7972

CON. 4 W.H.S.



— ZONE BOUNDARY

Schedule A Sheet56B  
**BY-LAW 151-88**



1:7972

**CITY OF BRAMPTON**  
Planning and Development

SC  
SEC.206

RH

CLEEN STREET WEST

Lot 5  
Lot 4

Lot 5  
Lot 4

A

Lot 4  
Lot 3

Lot 4  
Lot 3

Lot 3  
Lot 2

Lot 3  
Lot 2

F

Lot 2  
Lot 1

Lot 2  
Lot 1

F

A

F

STEELES AVENUE WEST

CREDIT RIVER

CRAND WIND

SECOND LINE WEST

Schedule A  
BY-LAW 151-88

Sheet 57



CITY OF BRAMPTON  
Planning and Development

1:11509

CON. 2 W.H.S. SC SEC.383 ST W

QUEEN

HC2

Lot 5  
Lot 4

Lot 4  
Lot 3

Lot 3  
Lot 2

Lot 2  
Lot 1

ZONE BOUNDARY STEELES C1 SEC.318 R1B SEC.317 AVE. W

Schedule A Sheet 58  
**BY-LAW**  
**151-88**

 Area not subject to this by-law.



1:12232

**CITY OF BRAMPTON**  
Planning and Development

CON. 3 E.H.S.

HWY. NO. 7

MIA

C3  
SEC. 411

(HWY. NO. 410)

MIA  
SEC. 154

MIA  
SEC. 163

HEART  
LAKE  
ROAD

WEST  
DRIVE

CLARK

BLVD.

 ZONE BOUNDARY

Schedule A Sheet 62-A  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:3455

CON. 3 E.H.S.

SC  
SEC. 415

HC2  
SEC. 947

HWY. NO. 7

I2  
SEC. 394

R4A(3)  
SEC. 151

A  
SC  
SEC. 308

M3A  
SEC. 169

I2

SILVER MAPLE CT

OS

R4A(3)  
SEC. 290

M2A

STREET

R4A(3)  
SEC. 201

LISA

OS

MIA  
SEC. 154

BLVD

DIXIE

CLARK

 ZONE BOUNDARY

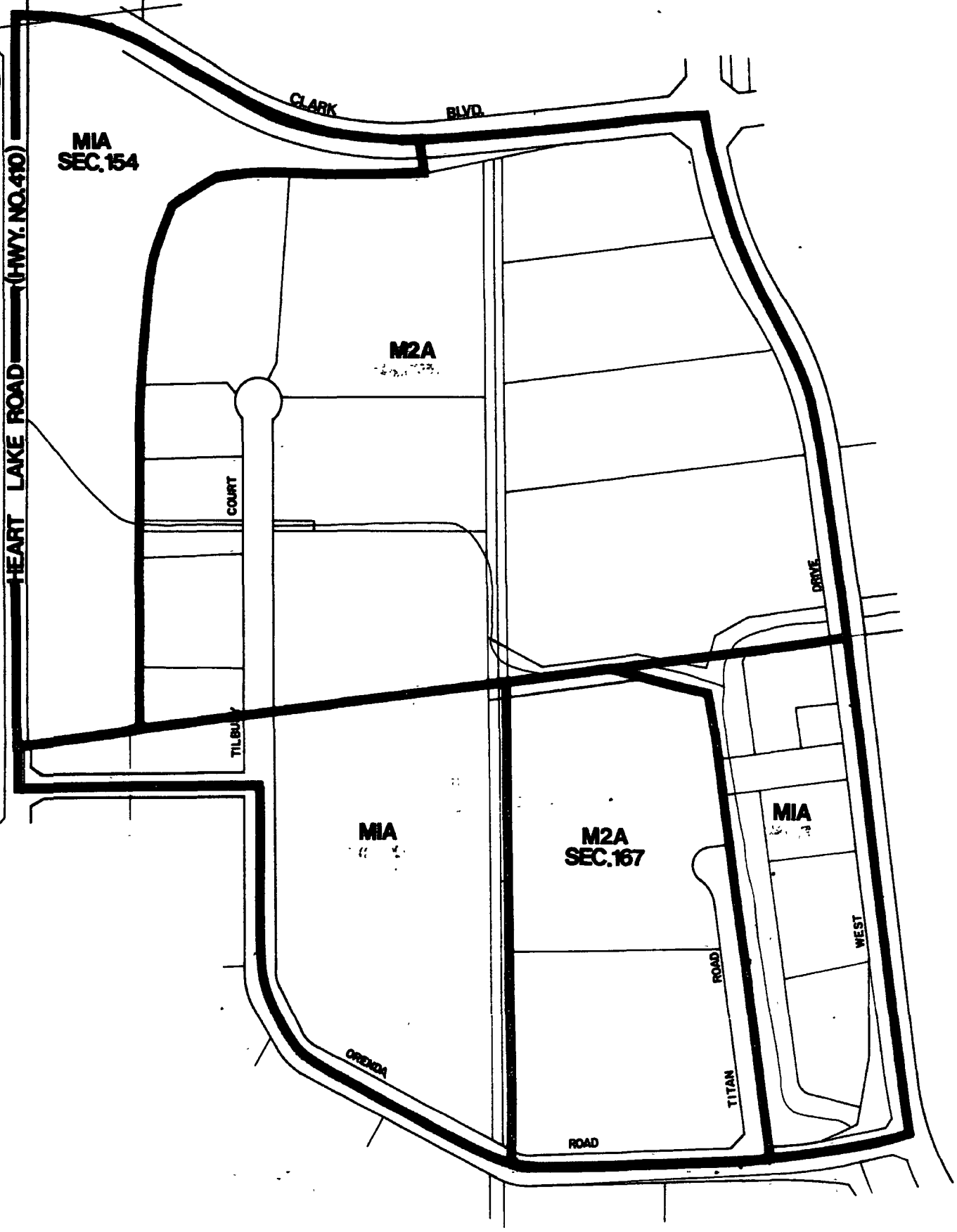
Schedule A Sheet 62-B  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4440

CON. 3 E.H.S.



**—** ZONE BOUNDARY

Schedule A Sheet 62-C  
**BY-LAW 151-88**

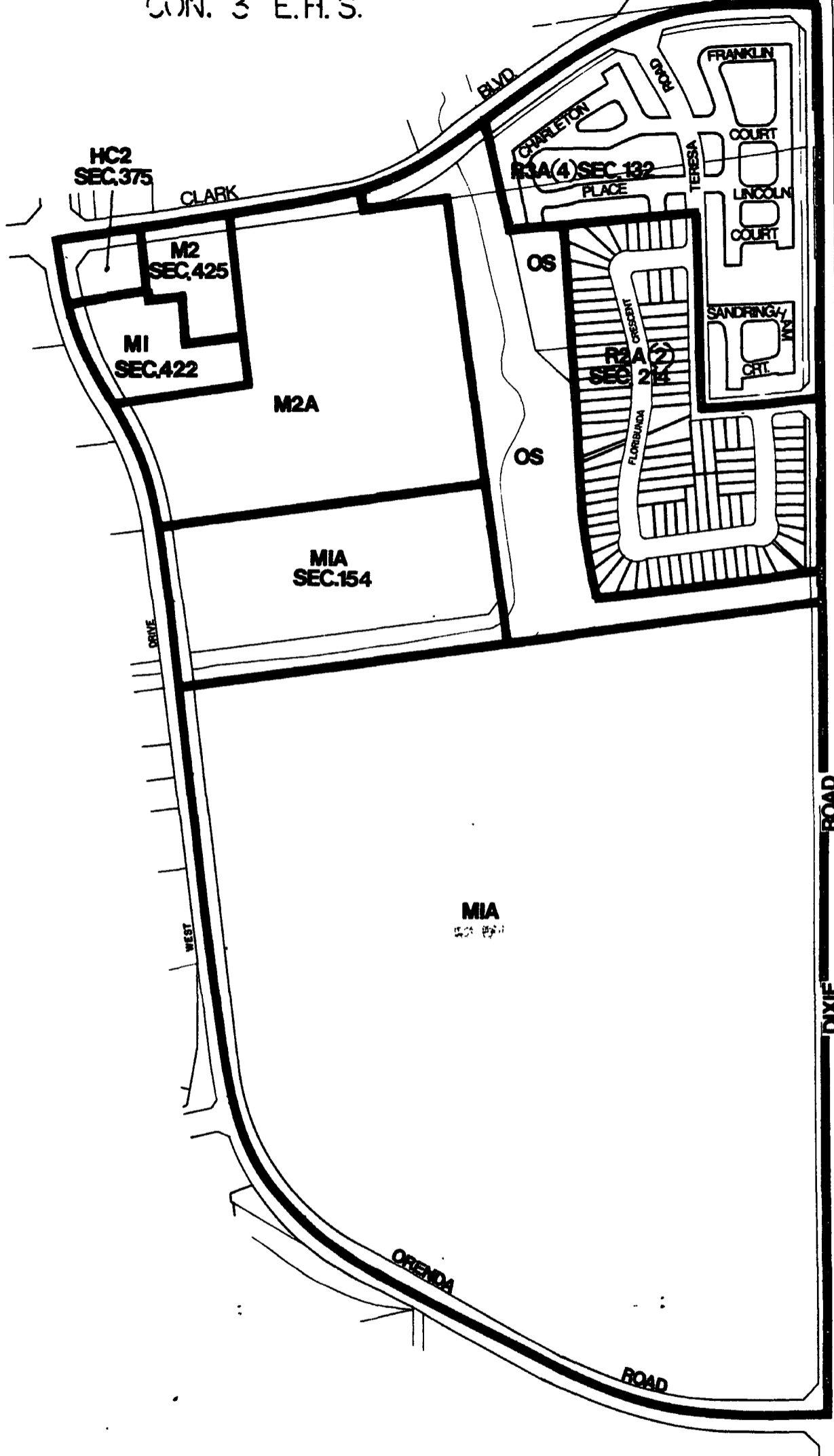


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Planning and Development

1:4464



CON. 3 E.H.S.



**———** ZONE BOUNDARY

Schedule A Sheet 62-D  
**BY-LAW 151-88**



1:5121

**CITY OF BRAMPTON**  
 Planning and Development

CON. 3 E.H.S.

SC  
SEC.374

TILBURY COURT

ORANDA

ROAD

T

MIA

M2A  
SEC.168

BLAIR

DRIVE

GLIDDEN

ROAD

(HWY. NO. 410)

HEART LAKE ROAD

— ZONE BOUNDARY

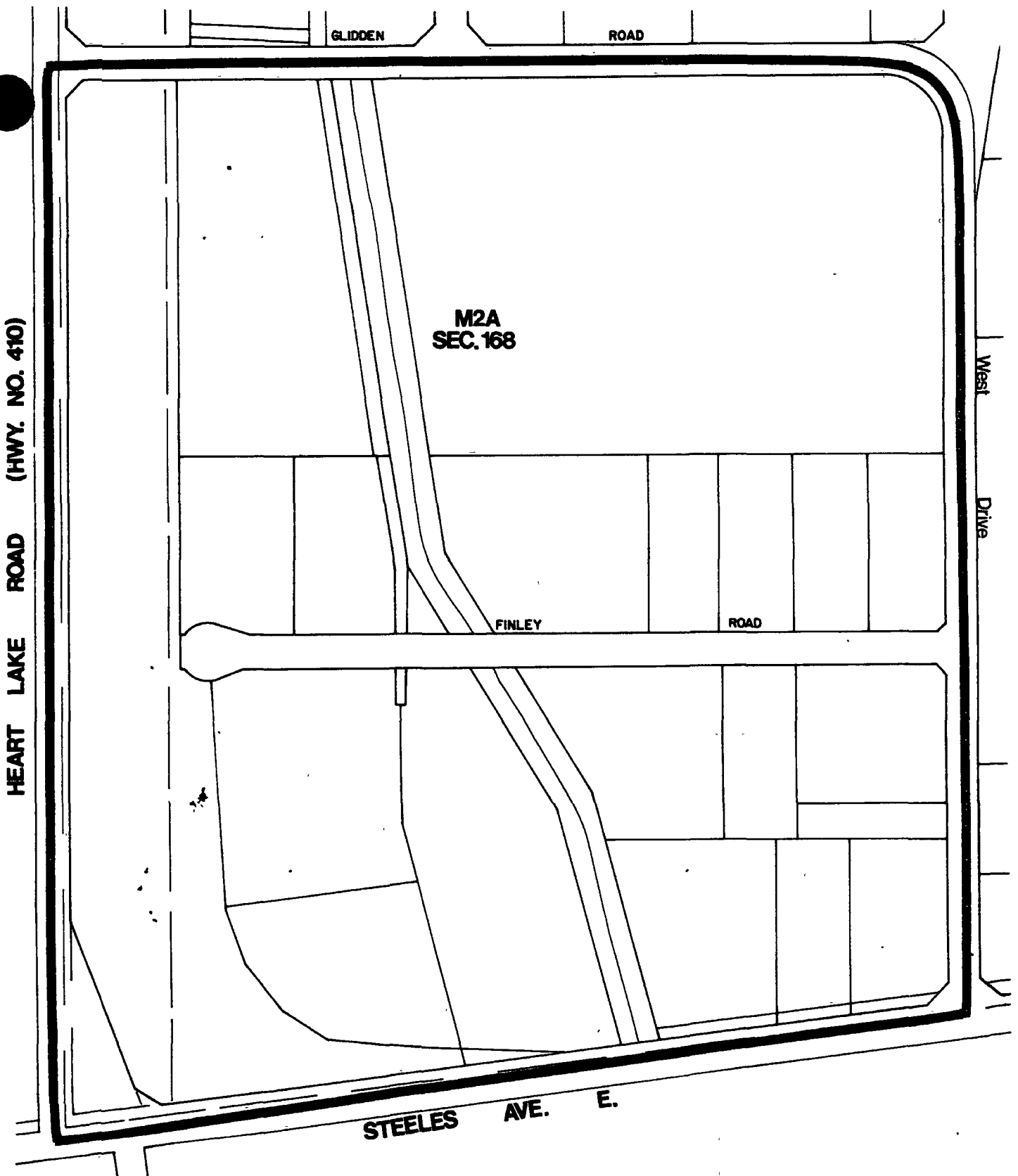
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**CITY OF BRAMPTON**  
Planning and Development

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CON. 3 E. H. S.



**————** ZONE BOUNDARY

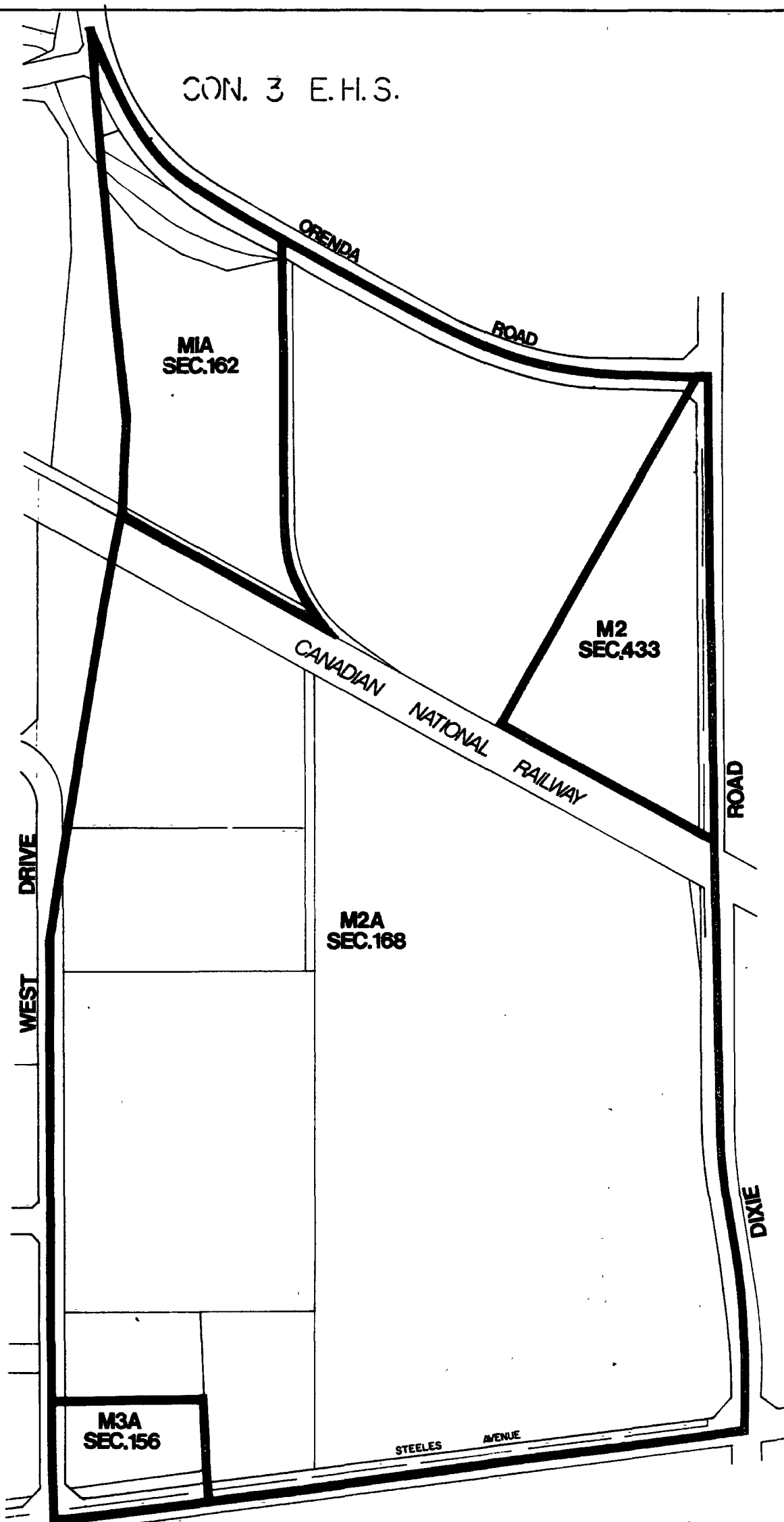
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**CITY OF BRAMPTON**  
Planning and Development

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CON. 3 E.H.S.



**—** ZONE BOUNDARY

Schedule A Sheet 62-G  
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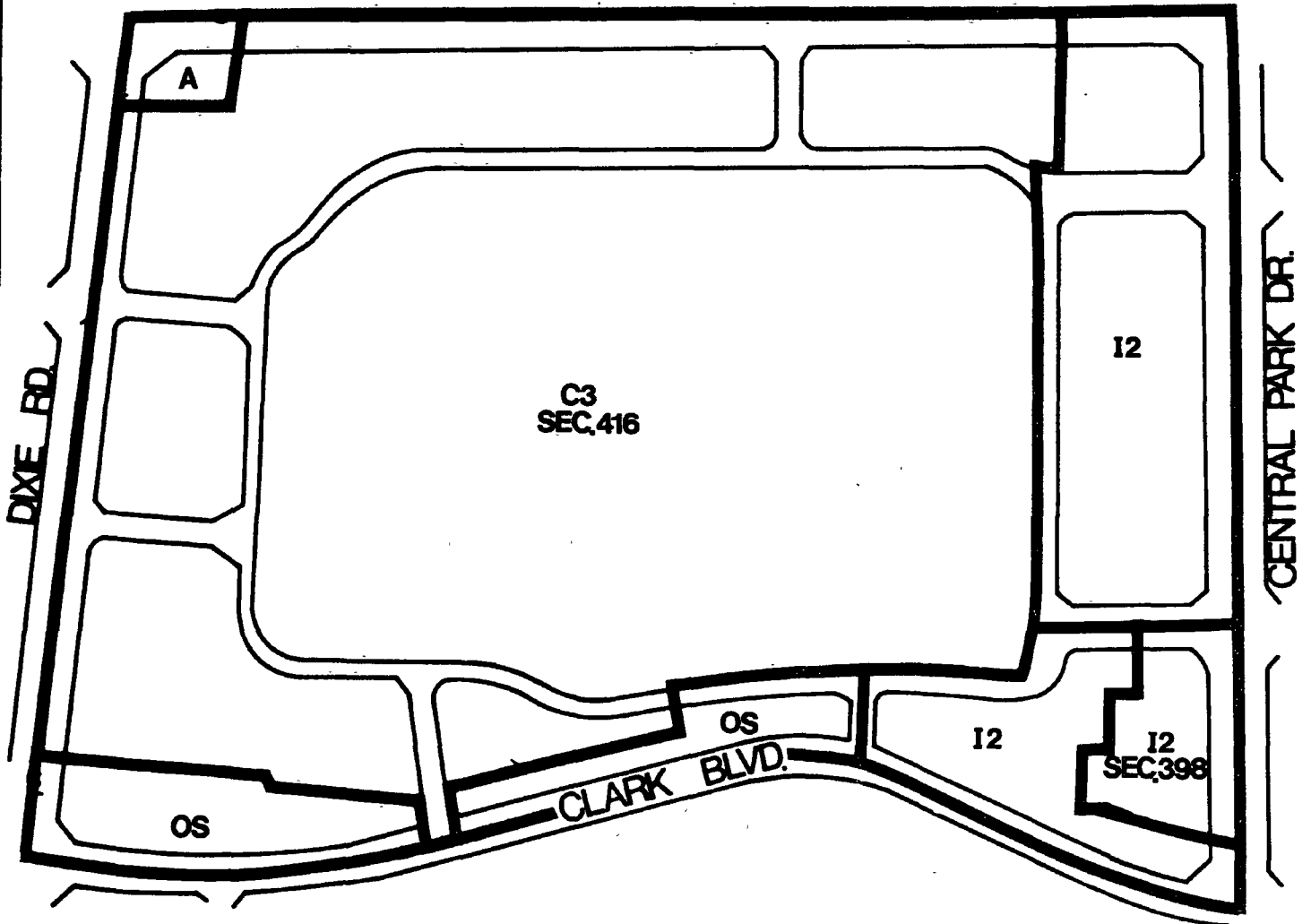


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**CITY OF BRAMPTON**  
Planning and Development

CON. 4 E.H.S.

HIGHWAY NO. 7



— ZONE BOUNDARY

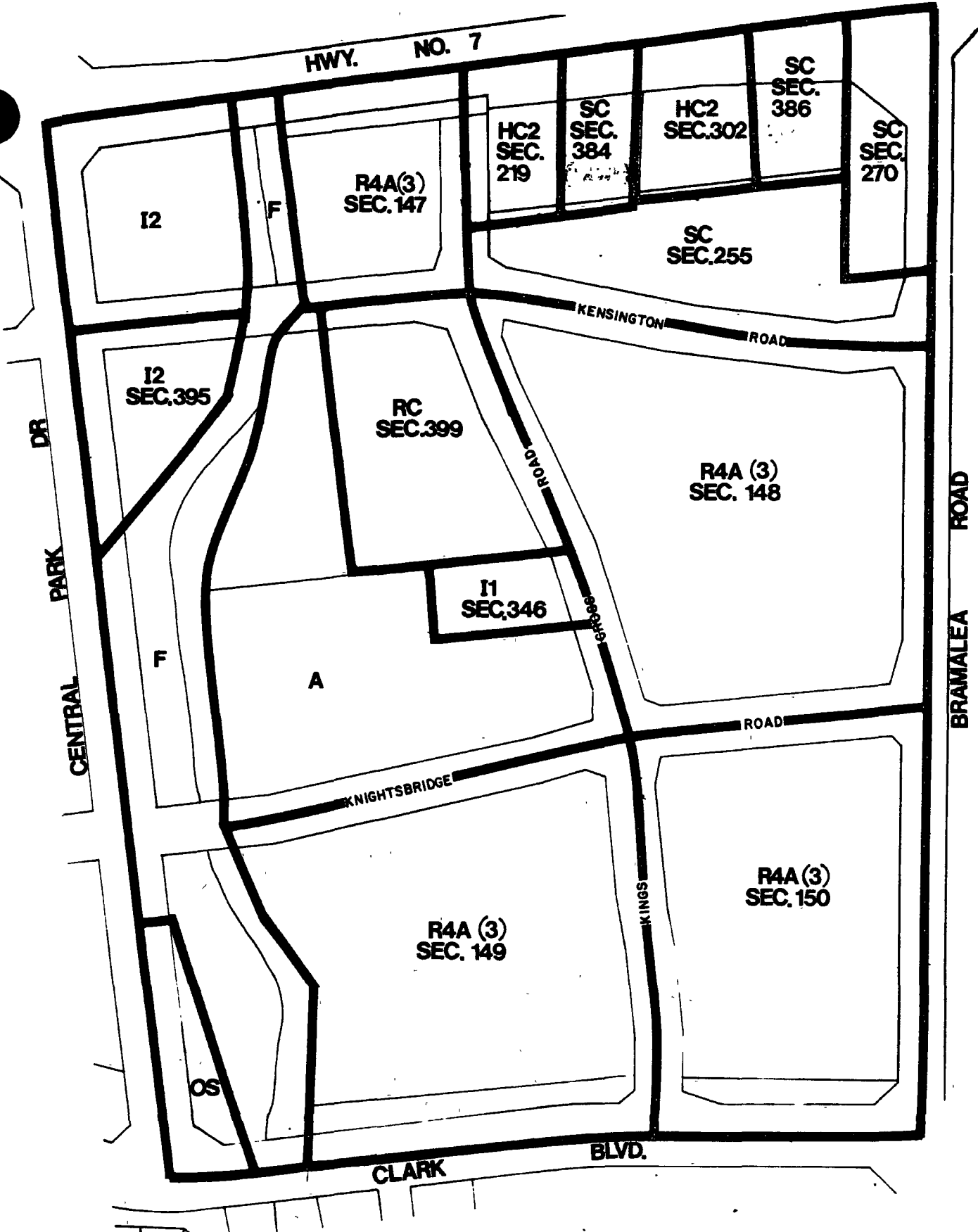
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**CITY OF BRAMPTON**  
Planning and Development

CON. 4 E.H.S.



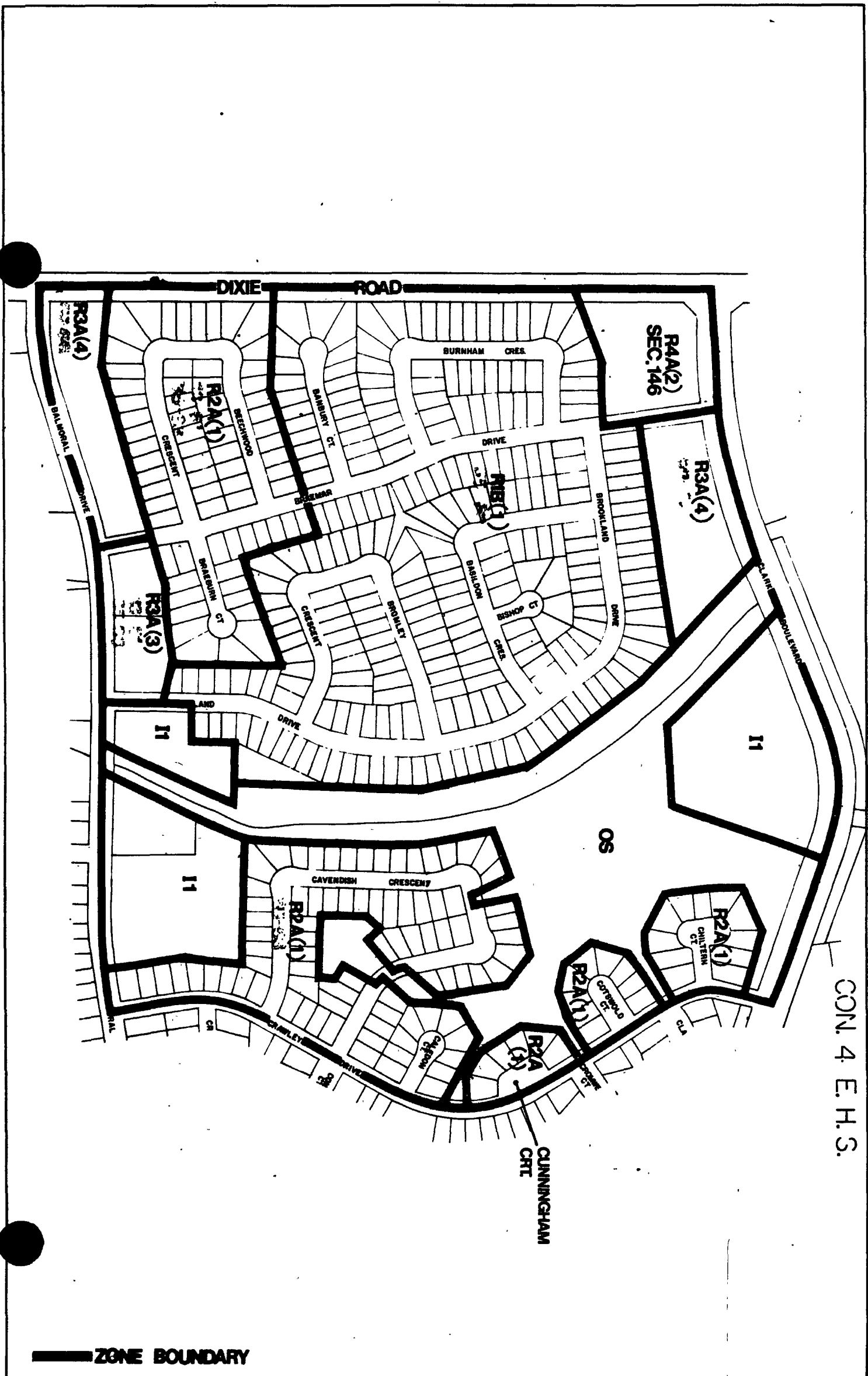
**———— ZONE BOUNDARY**

Schedule A Sheet 63-B  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:3433



CON. 4 E. H.S.

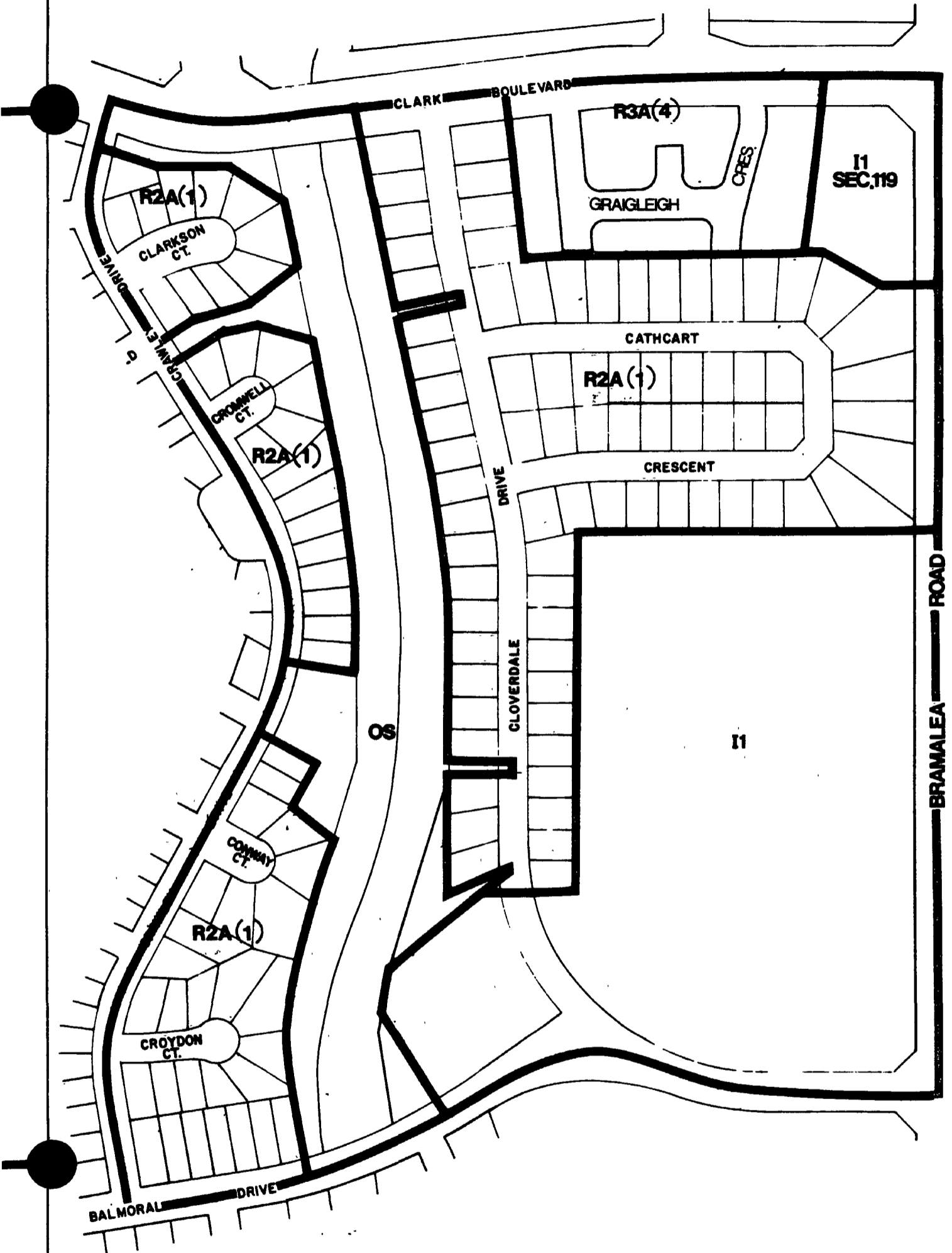
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**BY-LAW 151-88**



1:5016

**CITY OF BRAMPTON**  
 Planning and Development

CON. 4 E.H.S.



**———** ZONE BOUNDARY

Schedule A Sheet 63-D  
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**CITY OF BRAMPTON**  
Planning and Development

1-3230





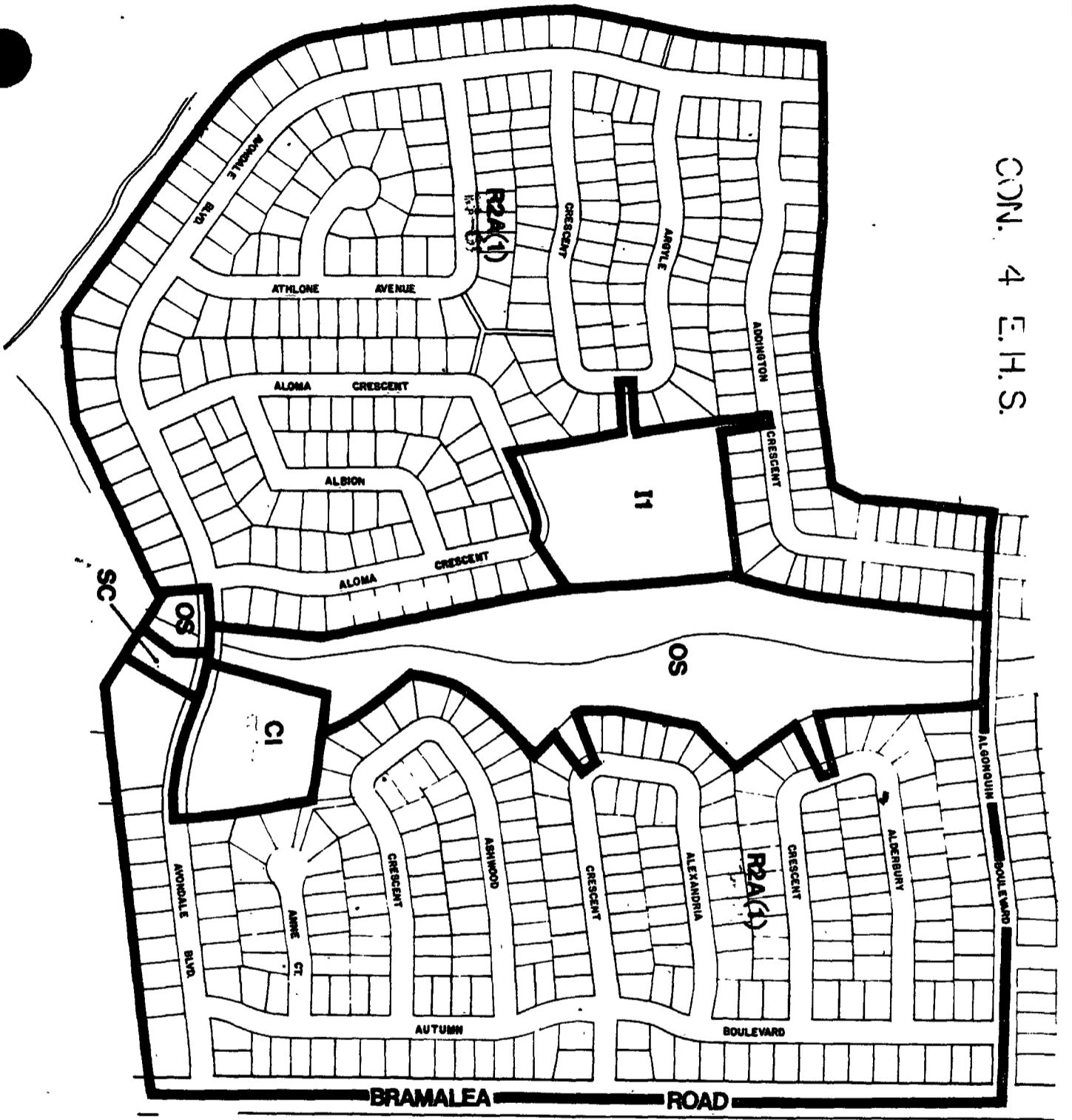
**—** ZONE BOUNDARY

Schedule A Sheet 63-E  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

CON. 4 E.H.S.



**— ZONE BOUNDARY**

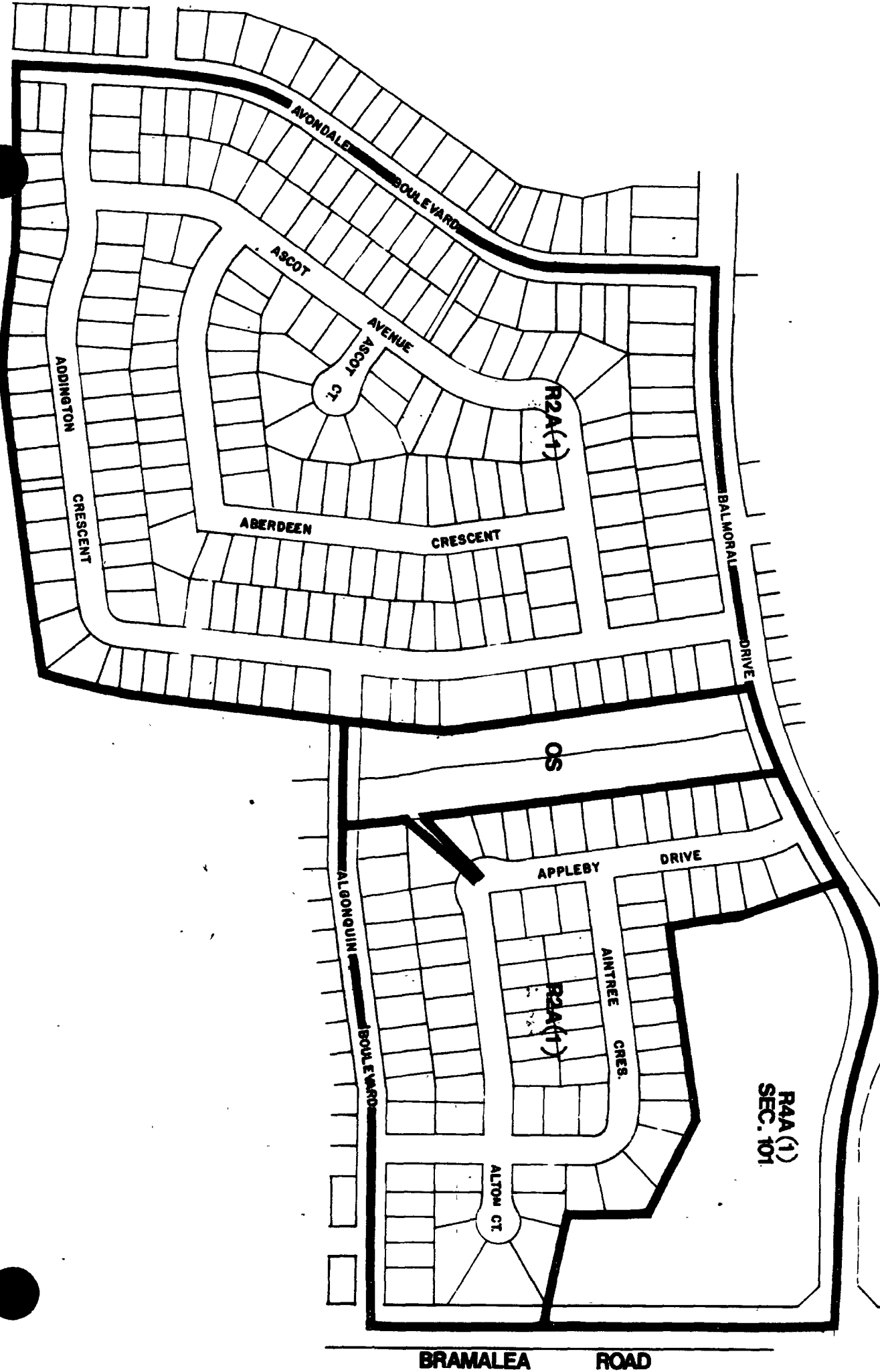
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**CITY OF BRAMPTON**  
Planning and Development

CON. 4 E.H.S.



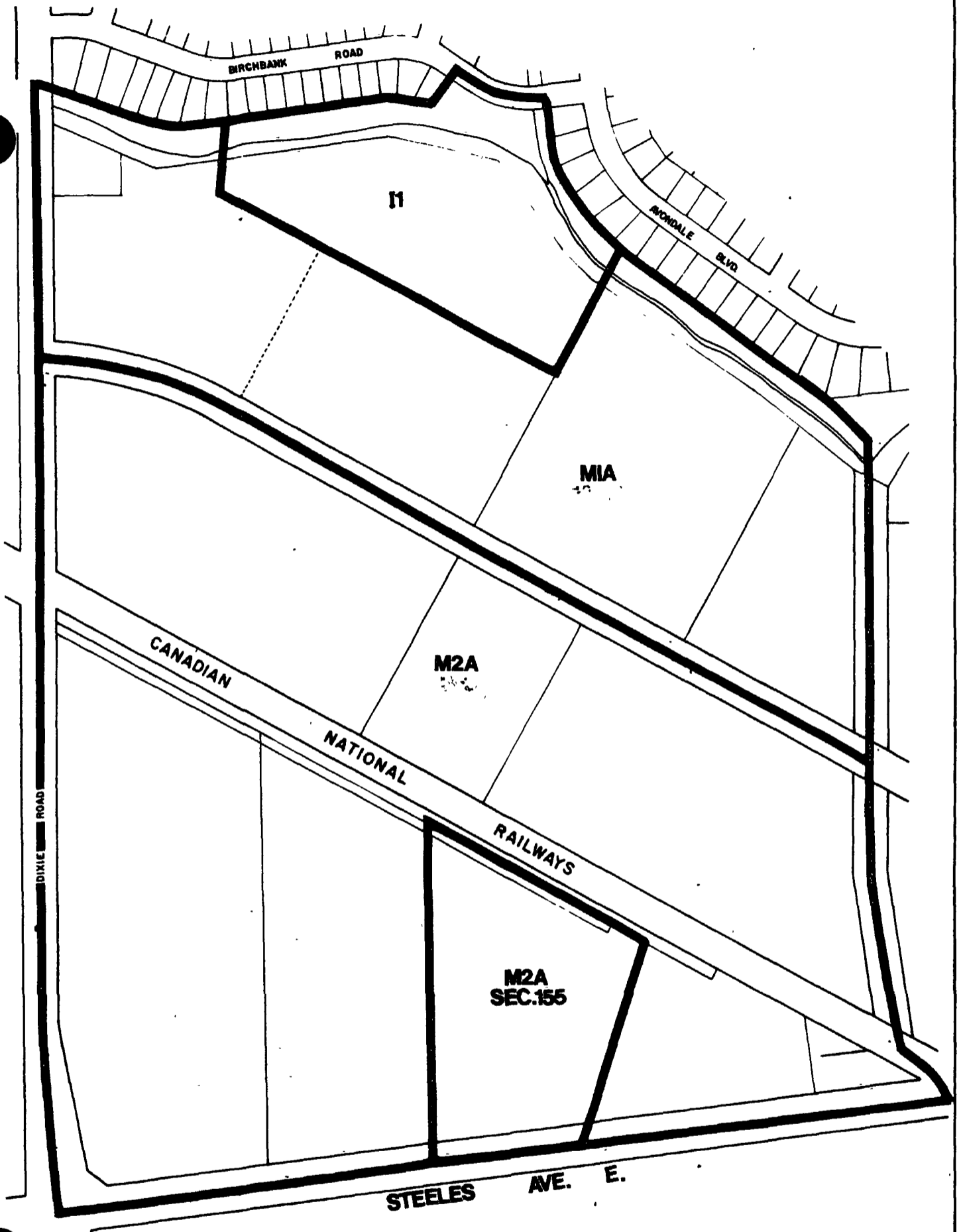
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**CITY OF BRAMPTON**  
Planning and Development

CON. 4 E.H.S.



**—** ZONE BOUNDARY

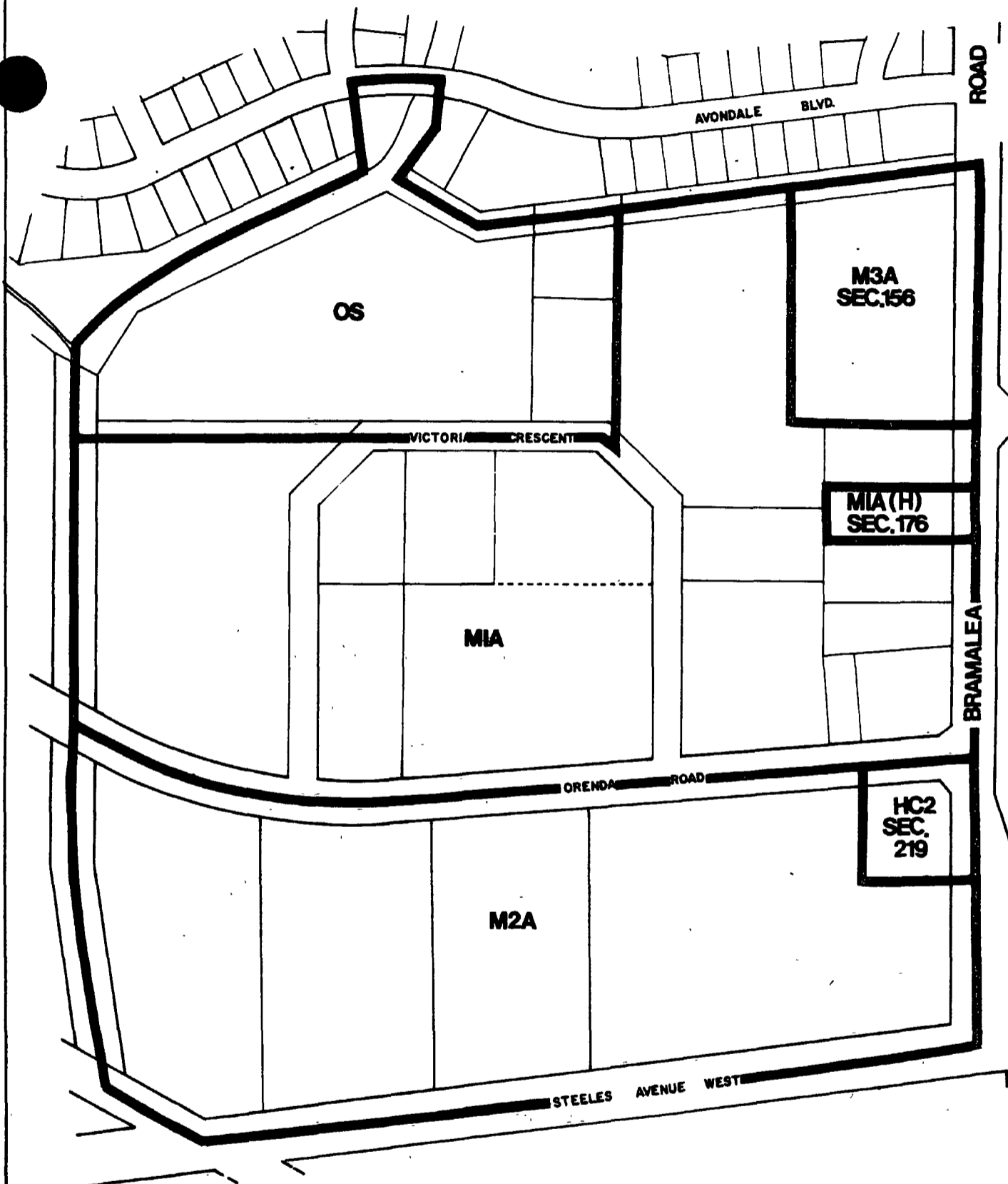
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**CITY OF BRAMPTON**  
Planning and Development

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CON. 4 E. H. S.



**———— ZONE BOUNDARY**

Schedule A Sheet 63-I  
**BY-LAW 151-88**

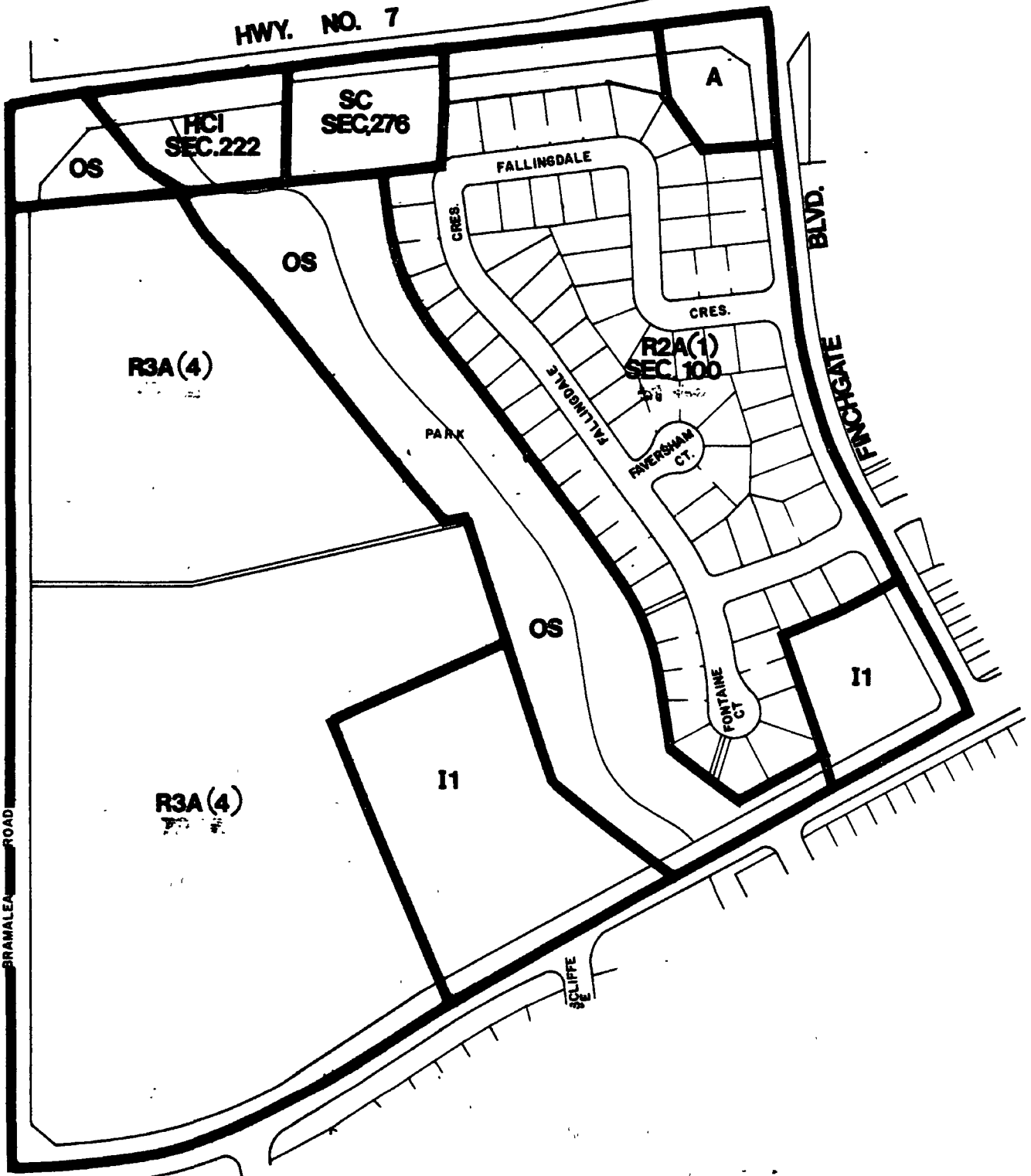


**CITY OF BRAMPTON**  
Planning and Development

1:3767

CON. 5 E.H.S.

HWY. NO. 7



**—** ZONE BOUNDARY

Schedule A Sheet 64-A  
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1:4000

**CITY OF BRAMPTON**  
Planning and Development

R2A(2)SEC.124

RIB(3) SEC.117

RIB(3)SEC.117

HWY. NO. 7 OS

SC SEC.380

R2A(1) SEC.100

FERNBANK RD.

I1

FORSYTHIA ROAD

FLAMINGO CRES.

FLINDEN ST.

FINSBURY DRIVE

I1

RIB(1)

R2A(2)SEC.247

FESTOON PLACE

R4A(2)

FOLKSTONE CRES.

OS

CRES

FIDELIA CRES.

WINDMILL CRES.

OS

RICHIE CT.

FOLKSTONE CRES.

TORBAM ROAD

CLARK BLVD

FLAVIAN CRES.

FLAVIAN CRES.

CLARK BLVD

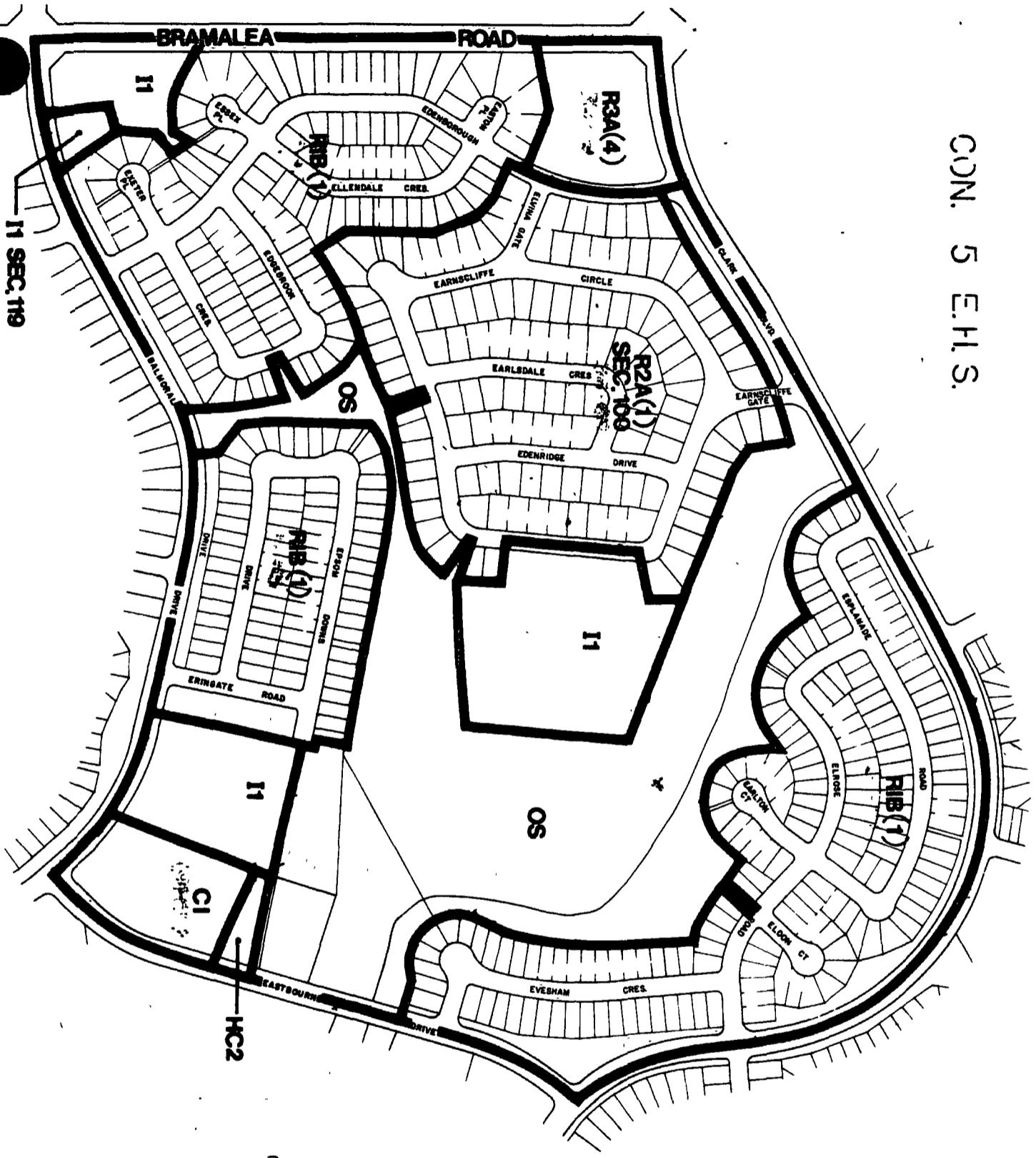
ZONE BOUNDARY

Schedule A Sheet 64-B  
BY-LAW 151-88



CITY OF BRAMPTON  
Planning and Development

CON. 5 E.H.S.



**— ZONE BOUNDARY**

Schedule A Sheet 64C  
**BY-LAW 151-88**

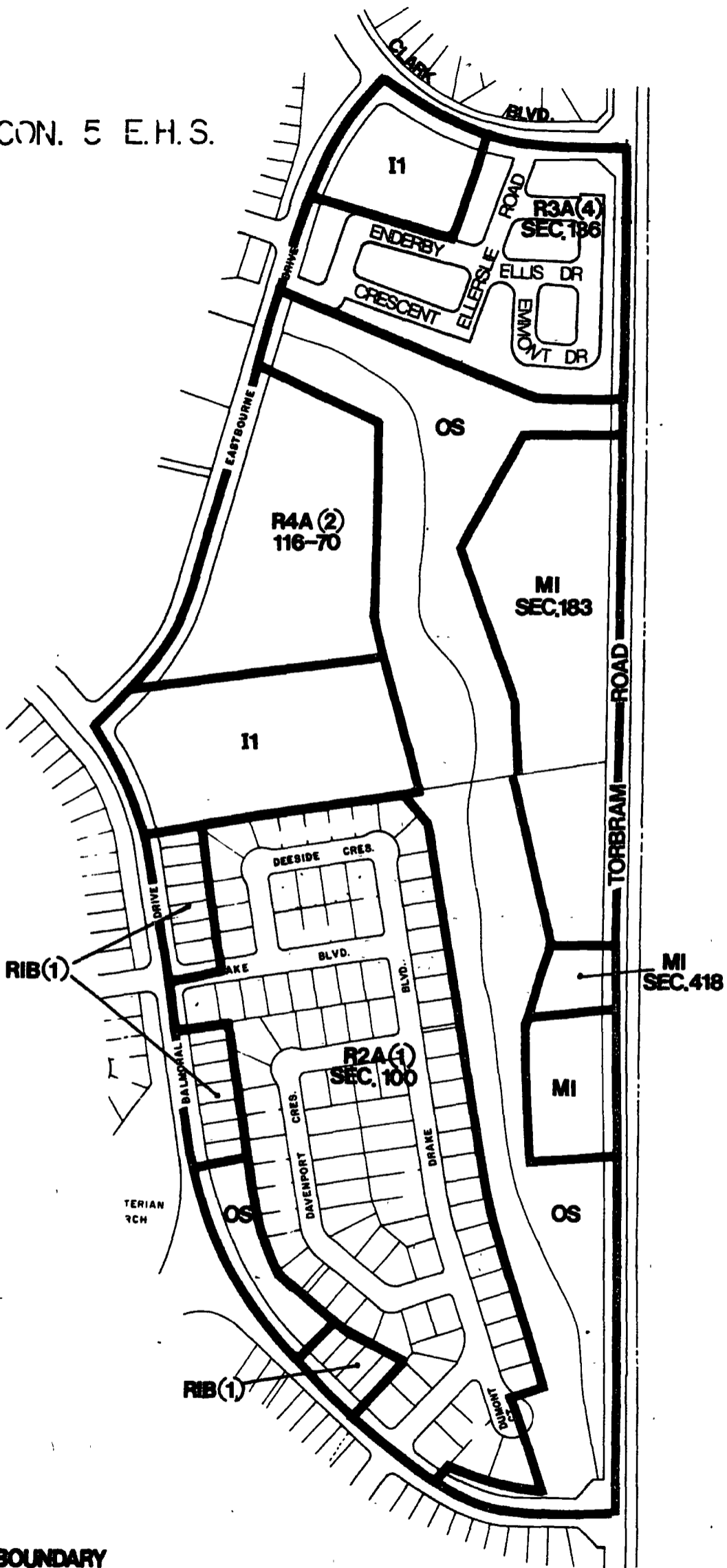


**CITY OF BRAMPTON**  
 Planning and Development

1:5869



CON. 5 E.H.S.



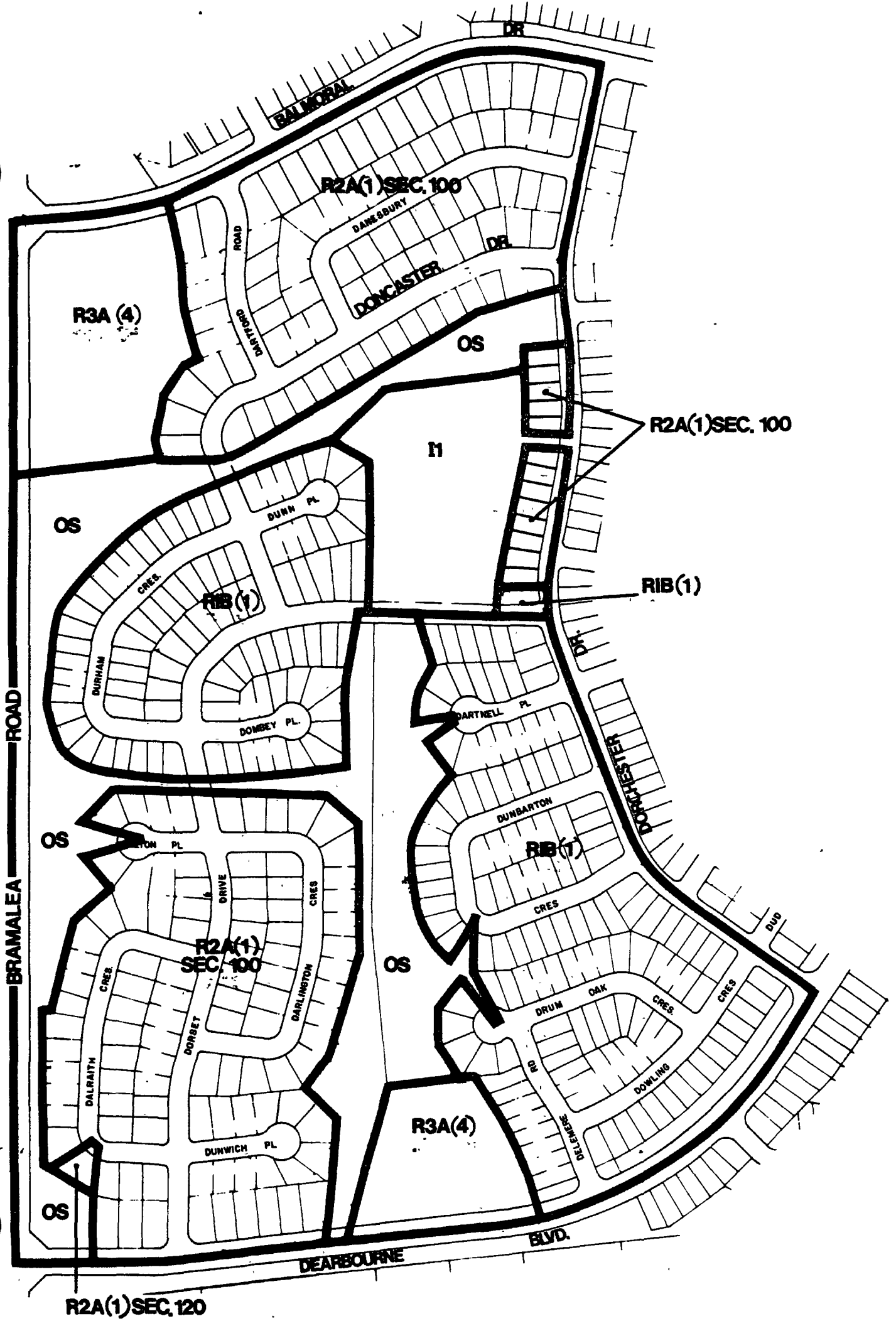
**ZONE BOUNDARY**

Schedule A Sheet 64-D  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4543

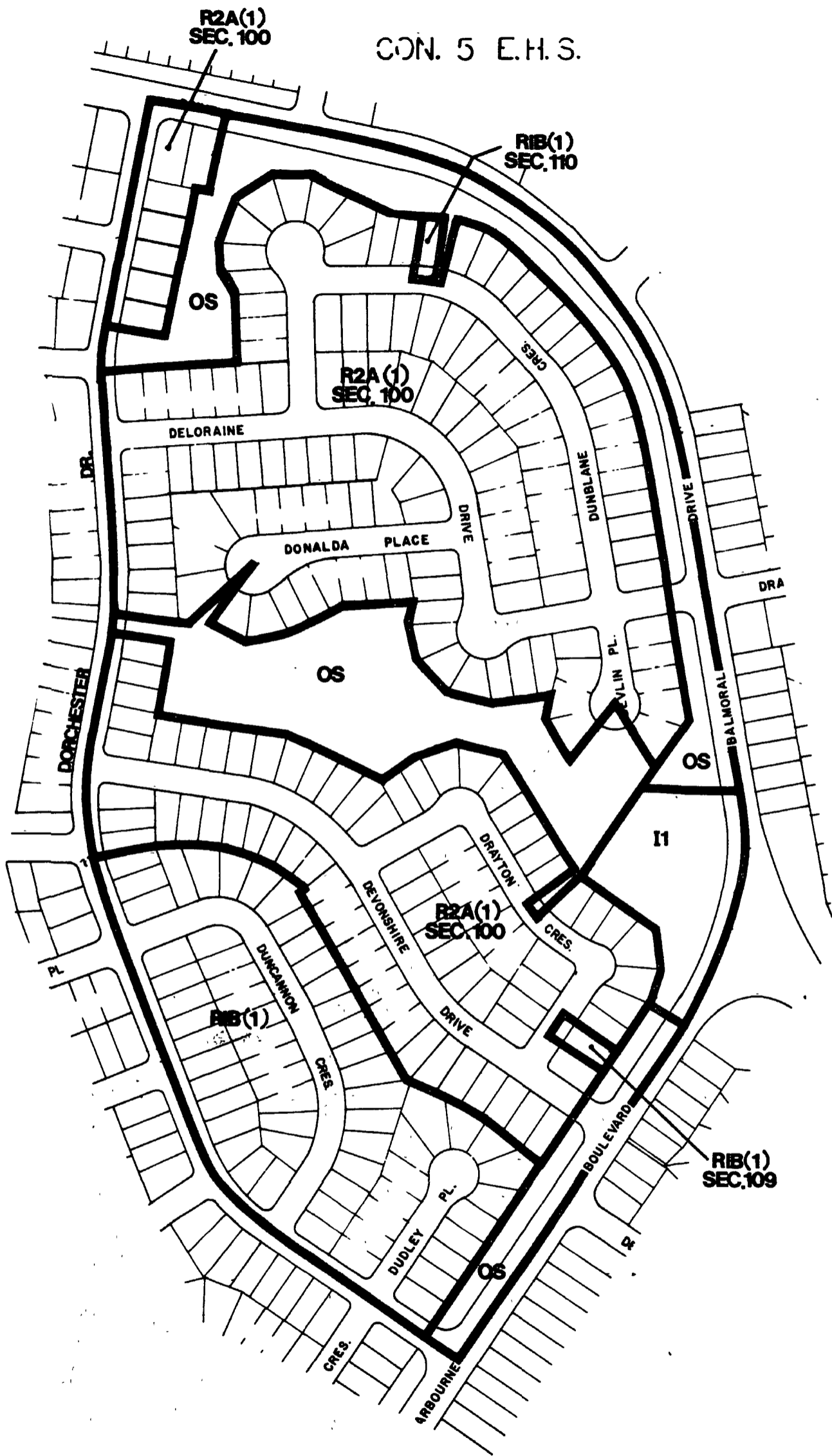


Schedule A Sheet 64-E  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

CON. 5 E.H.S.



**—** ZONE BOUNDARY

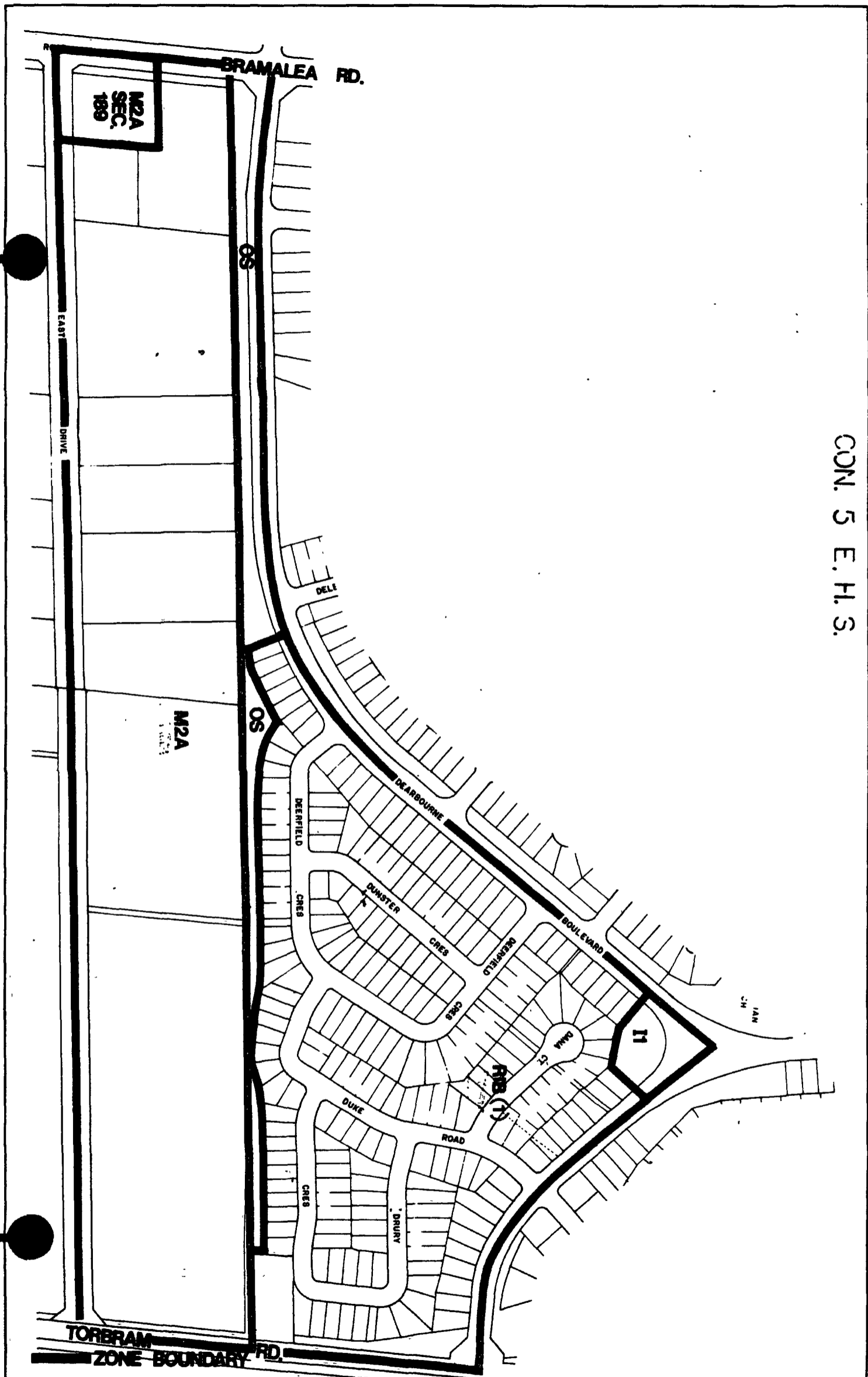
Schedule A Sheet 64-F  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

1:3510

CON. 5 E. H.S.



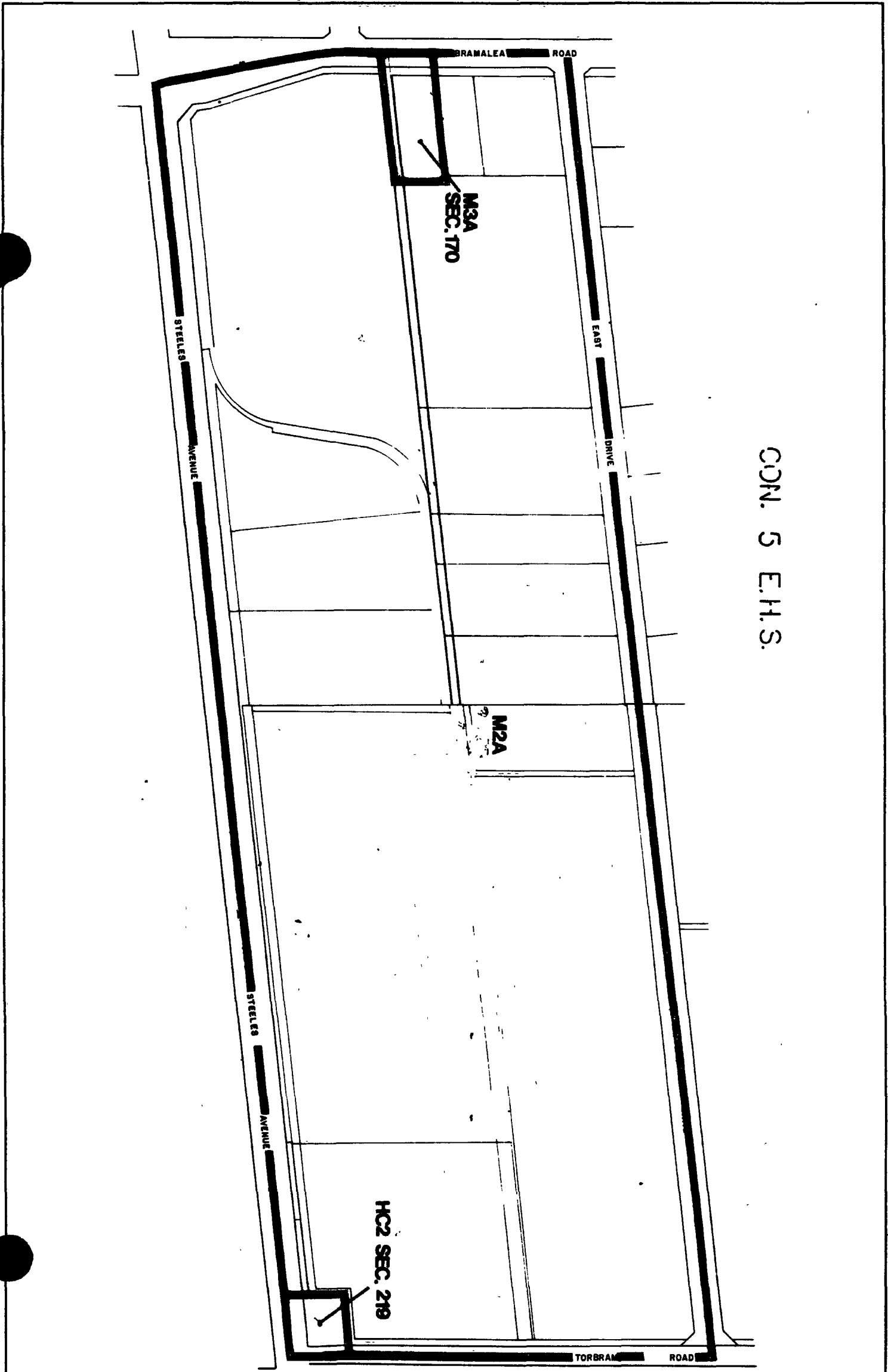
Schedule A Sheet 64-G  
**BY-LAW 151-88**



1:4798

**CITY OF BRAMPTON**  
Planning and Development

CON. 5 E.H.S.



**———— ZONE BOUNDARY**

Schedule A Sheet 64-H  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4761

CON. 6 E.H. S.

HWY. NO. 7

SC SEC. 199

M3A  
SEC. 156

GATEWAY BOULEVARD

M3A

TOBRAM ROAD

TOBRAM ROAD

SUMMERLEA ROAD

BAKER ROAD

CC

CLARK

BLVD.

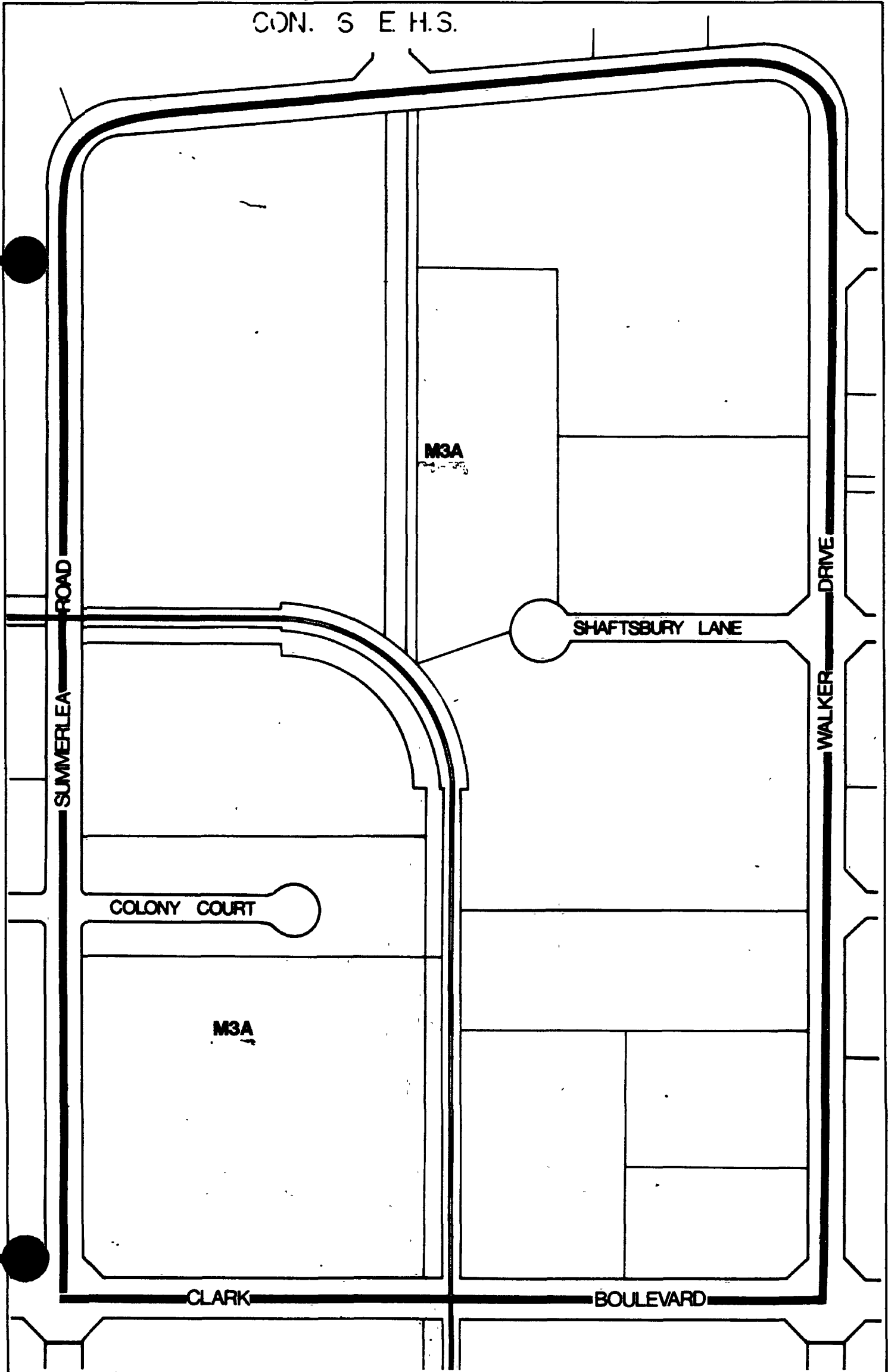
ZONE BOUNDARY

Schedule A Sheet 65-A  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:3993



**ZONE BOUNDARY**

**Schedule A Sheet 65-B**  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

CON. 6 E.H.S.

HWY. NO. 7

GATEWAY BOULEVARD

HCI

HCI  
SEC. 413

COVENTRY ROAD

M1

M3A  
SEC. 156

CHELSEA LANE

M1

WALKER DRIVE

AIRPORT ROAD

DELLO LANE

M3A

CLARK BLVD.

— ZONE BOUNDARY

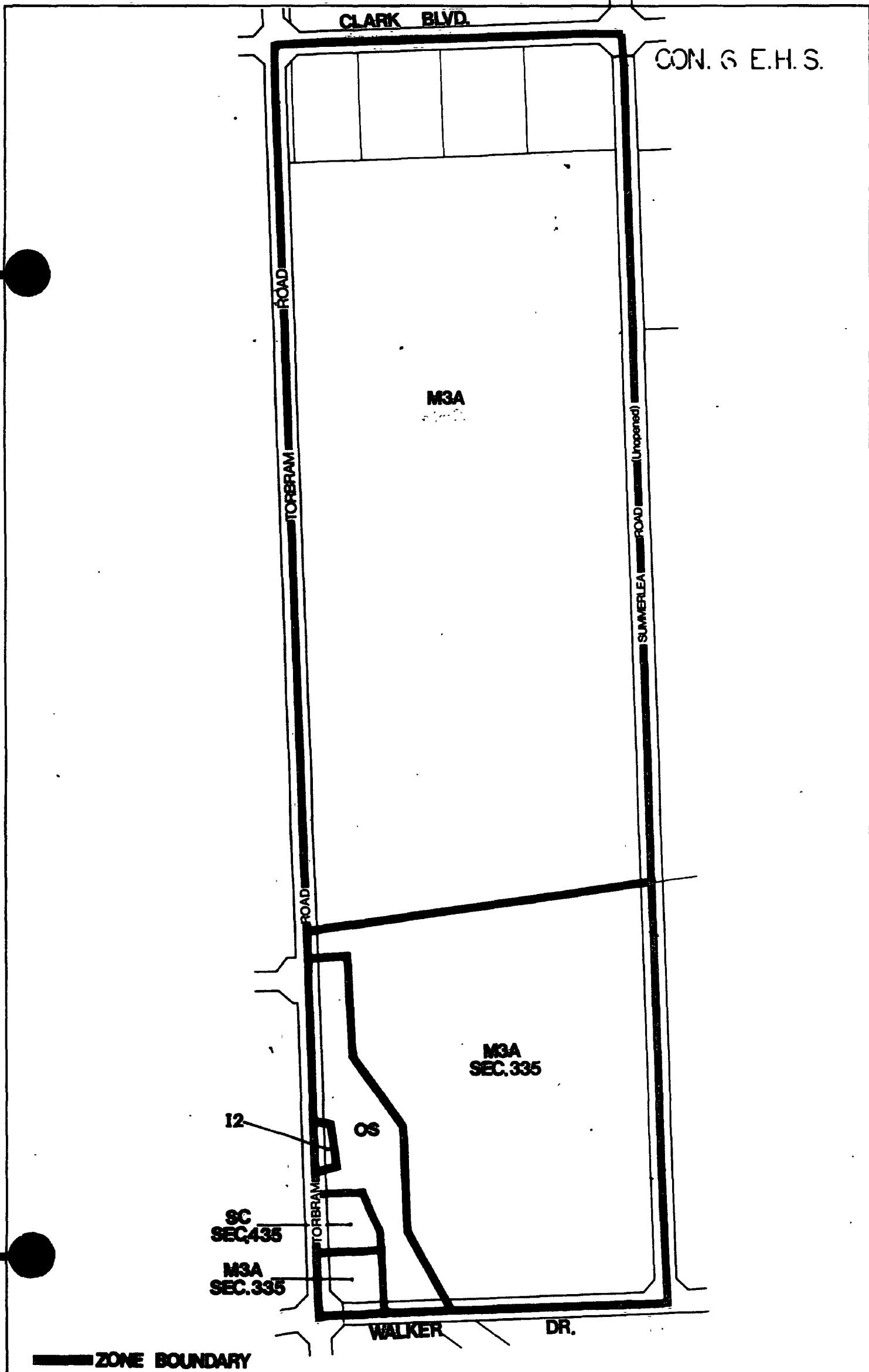
Schedule A Sheet 65-C  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4252





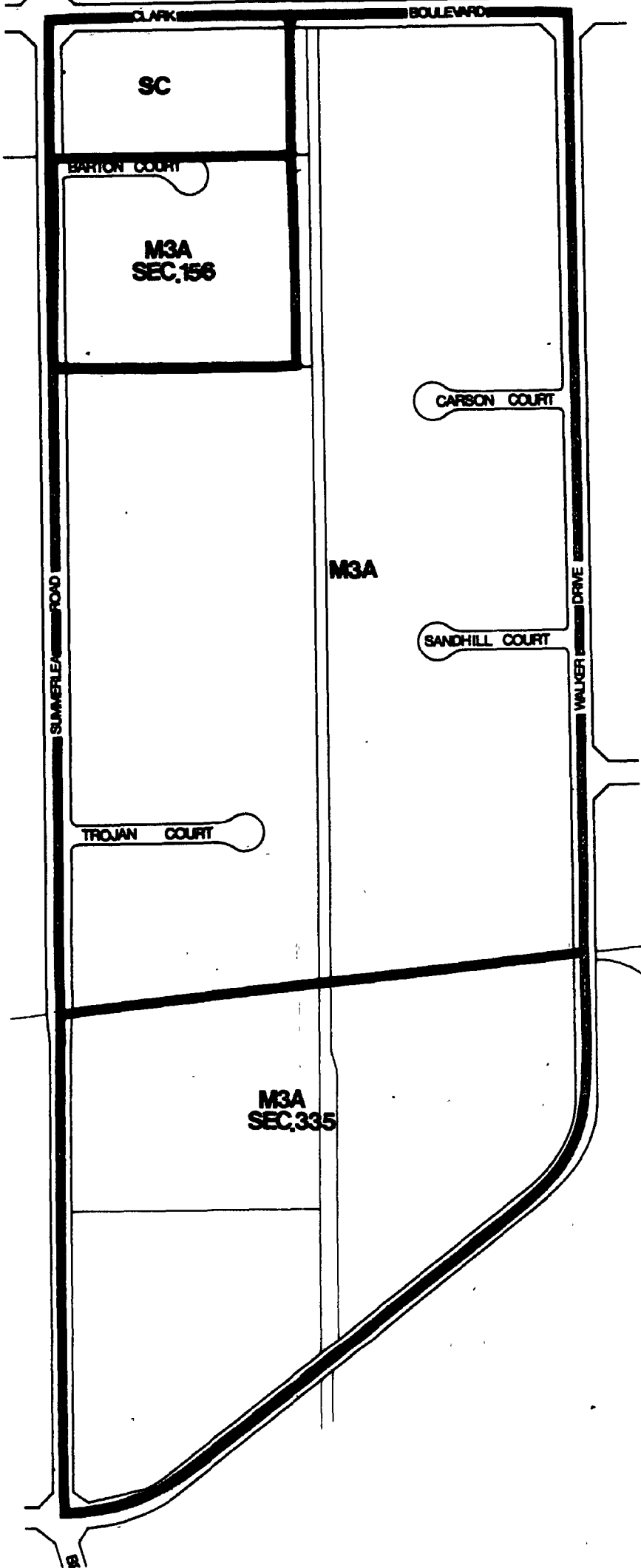
Schedule A Sheet 65-D  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

1:5622

CON. 6 E.H.S.



**—————** ZONE BOUNDARY

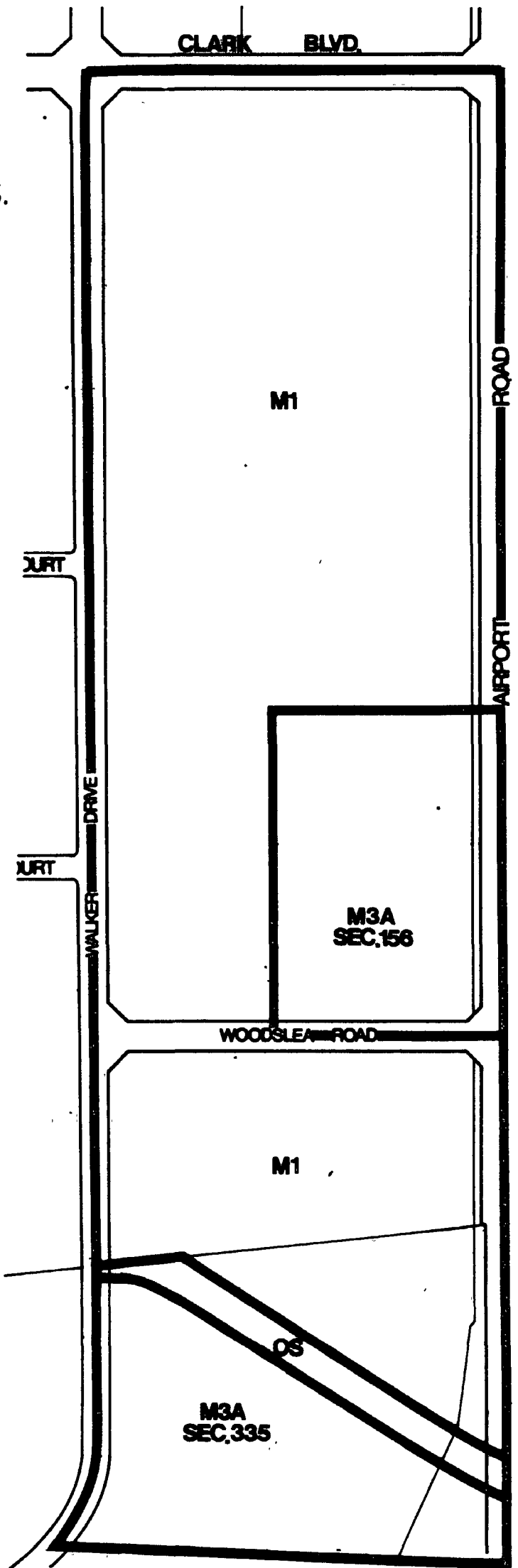
**Schedule A - Section 65-E**  
**BY-LAW 151-88**



1:6109

**CITY OF BRAMPTON**  
Planning and Development

CON. 6 E.H.S.



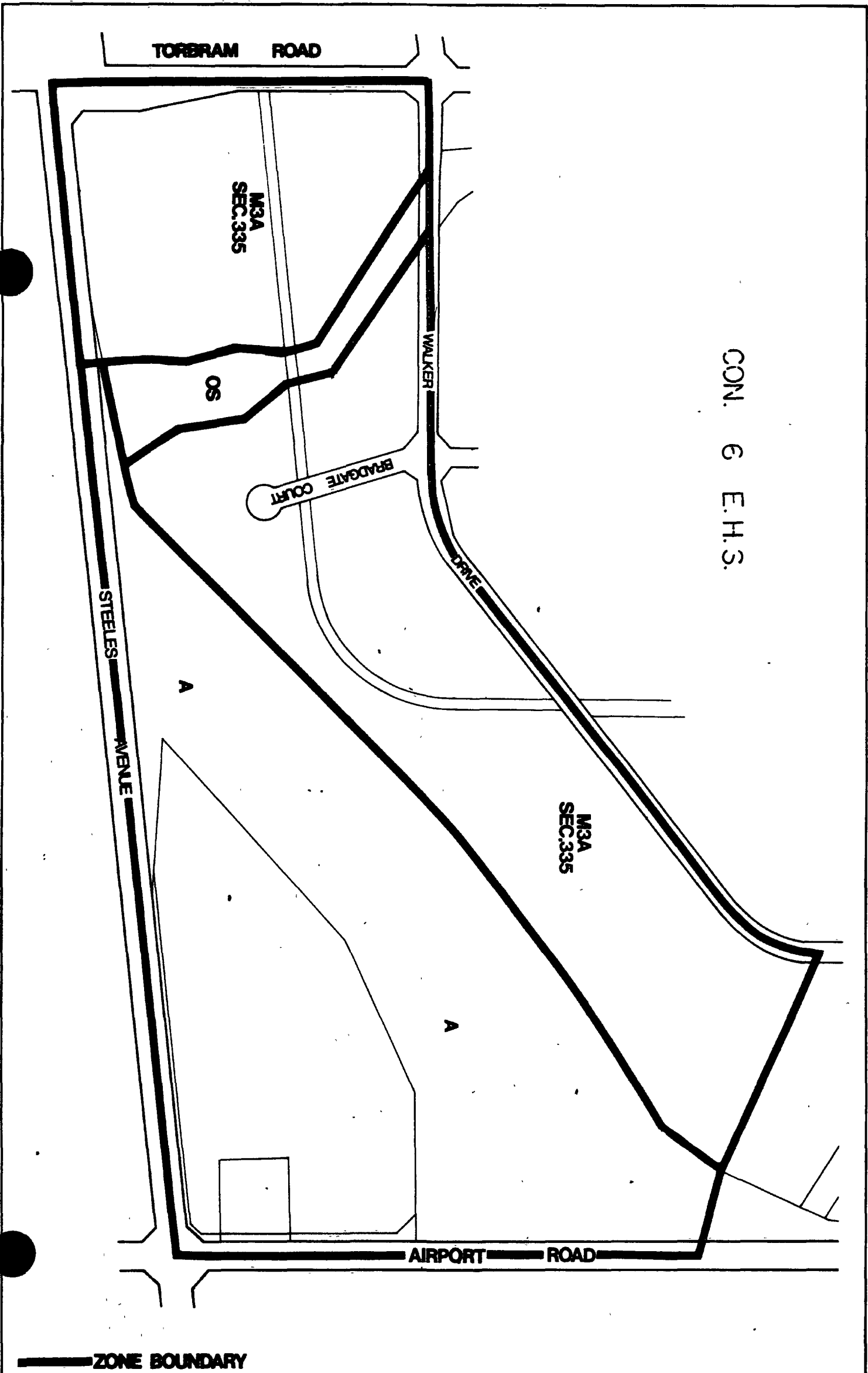
— ZONE BOUNDARY

Schedule A - Section 65-F  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:4603



CON. 6 E.H.S.

— ZONE BOUNDARY

Schedule A - Section 65-G  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

1:5147

PART III: PROVISIONS RELATING  
TO SPECIFIC SITES

PART III: PROVISIONS RELATING TO SPECIFIC SITES

100. The lands designated R2A(1) - SECTION 100 on Schedule A to this by-law:

100.1 shall only be used for the purposes permitted in an R2A(1) Zone.

100.2 shall be subject to the following requirements and restrictions for a semi-detached dwelling:

(a) Minimum Front Yard Depth: - 7.6 metres

(b) Minimum Interior Side Yard  
Width:

- 3.0 metres except where:

(1) there is an attached garage or carport, in which case 1.2 metres shall be provided for the first storey, plus 0.6 metres for each additional storey or part thereof; and,

(2) there is an attached garage or carport in an abutting side yard, in which case 1.2 metres shall be provided.

(c) Minimum Exterior Side Yard  
Width: - 3.0 metres

(d) Minimum Rear Yard Depth: - 7.6 metres

100.3 shall also be subject to the requirements and restrictions of the R2A(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 100.2.

101. The lands designated R4A(1) - SECTION 101 on Schedule A to this by-law:

101.1 shall only be used for the following purposes:

(a) the purposes permitted within the R4A(1) Zone; and,

(b) an apartment dwelling.

101.2 shall be subject to the following requirements and restrictions with respect to an apartment dwelling:

(a) Minimum Lot Area:

(1) For lands shown outlined as AREA "A" on SCHEDULE C - SECTION 101

- 303.0 square metres per dwelling unit.

(2) For lands shown outlined as AREA "B" on SCHEDULE C - SECTION 101

- 183.0 square metres per dwelling unit.

101.3 shall also be subject to the requirements and restrictions of the R4A(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 101.2.

102. The lands designated R1A - SECTION 102 on Schedule A to this by-law:  
(46-E)

102.1 shall only be used for the purposes permitted in the R1A Zone

102.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 0.2 hectares
- (b) Minimum Lot Width: - 30.0 metres
- (c) Minimum Side Yard Width: - 3.0 metres
- (d) Minimum Front Yard Depth: - 10.6 metres
- (e) Maximum Building Height: - 7.6 metres

102.3 shall also be subject to the requirements and restrictions relating to the R1A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 102.2.

103. The lands designated R4A(2) - SECTION 103 on Schedule A to this by-law:

103.1 shall only be used for the purposes permitted in an R4A(2) Zone.

103.2 shall be subject to the following requirements and restrictions:

(a) Maximum Number of Dwelling Units:

- 61.8 dwelling units per hectare

103.3 shall also be subject to the requirements and restrictions of the R4A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 103.2.

104. The lands designated R4A(2) - SECTION 104 on Schedule A to this by-law:

104.1 shall only be used for the purposes permitted in an R4A(2) Zone

104.2 shall be subject to the following requirements and restrictions:

(a) Maximum Number of Dwelling Units:

- 74.0 units per hectare

104.3 shall also be subject to the requirements and restrictions of the R4A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 104.2.

105. The lands designated R4A(2) - SECTION 105 on Schedule A to this by-law:

105.1 shall only be used for the purposes permitted in an R4A(2) Zone.

105.2 shall be subject to the following requirements and restrictions:

(a) Maximum Number of Dwelling Units:

- 98.8 units per hectare

105.3 shall also be subject to the requirements and restrictions of the R4A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 105.2.

106. The lands designated R1A(2) - SECTION 106 on Schedule A to this by-law:

(8B)

106.1 shall only be used for the purposes permitted in an R1A(2) Zone.



106.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 0.4 hectares
- (b) Minimum Lot Width: - 36.5 metres
- (c) Minimum Centre Line Setback: - 32.0 metres
- (d) Minimum Interior Side Yard  
Width: - 3.0 metres

106.3 shall also be subject to the requirements and restrictions of the R1A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 106.2.

107. The lands designated R1A-SECTION 107 on Schedule A to this by-law:  
(46-E)

107.1 shall only be used for the purposes permitted in an R1A Zone.

107.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Depth: - 48.3 metres
- (b) Minimum Lot Width: - 38.1 metres
- (c) Minimum Front Yard Depth: - 15.0 metres
- (d) Minimum Side Yard Width:  
  
- 3.0 metres, plus 0.6 metres for each additional storey or part thereof.
- (e) Minimum Rear Yard Depth: - 7.6 metres
- (f) Minimum Exterior Side Yard  
Width: - 4.5 metres

107.3 shall also be subject to the requirements and restrictions of the R1A Zone, and all the general provisions of this by-law, which are not conflict with the ones set out in section 107.2.

108. The lands designated R1A(1) - SECTION 108 on Schedule A to this by-law:

(7-C)

108.1 shall only be used for the purposes permitted in an R1A(1) Zone.

108.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth:

- 6.0 metres, provided that the front of any garage or carport is not closer than 7.3 metres to the front lot line

108.3 shall also be subject to the requirements and restrictions of the R1A(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 108.2

109. The lands designated R1B(1) - SECTION 109 on Schedule A to this by-law:

(64-F)

109.1 shall only be used for the purposes permitted in an R1B(1) Zone

109.2 shall be subject to the following requirements and restrictions:

(a) Minimum Interior Side Yard

Width:

- zero metres abutting the southerly lot line of Lot 268, Plan 756

109.3 shall also be subject to the requirements and restrictions of the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 108.2

110. The lands designated R1B(1) - SECTION 110 on Schedule A to this By-law:

(64-F)

110.1 shall only be used for the purposes permitted in an R1B(1) Zone

110.2 shall be subject to the following requirements and restrictions:

- (a) a garage shall be permitted to be located in one of the interior side yard in which case the minimum interior side yard width may be reduced to 0.3 metres

110.3 shall also be subject to the requirements and restrictions of the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 110.2

111. The lands designated R1A - SECTION 111 on Schedule A to this by-law:  
(46-E)

111.1 shall only be used for the purposes permitted in the R1A Zone;

111.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Depth: - 54.8 metres

(b) Minimum Lot Width: - 38.1 metres

(c) Minimum Front Yard Depth: - 15.0 metres

(d) Minimum Side Yard Width:

- 3.0 metres, plus 0.6 metres for each additional storey or part thereof

(e) Minimum Rear Yard Depth: - 7.6 metres

(f) Minimum Exterior Side Yard  
Width: - 4.5 metres

(g) Maximum Building Height: - 7.6 metres

111.3 shall also be subject to the requirements and restrictions relating to the R1A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 111.2.

112. The lands designated R1B(1) - SECTION 112 on Schedule A to this by-law:  
(47-A)

112.1 shall only be used for the purposes permitted in an R1B(1) Zone

112.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- 464.5 square metres

112.3 shall also be subject to the requirements and restrictions of the R1B(1) Zone, and all the general provisions in this by-law, which are not in conflict with the ones set out in section 112.2

113. The lands designated R1B(1) - SECTION 113 on Schedule A to this by-law:

113.1 shall only be used for the purposes permitted in an R1B(1) Zone

113.2 shall be subject to the following requirements and restrictions:

(a) Minimum Interior Side Yard

Width:

- zero metres provided that:

(1) the total width of abutting side yards is not less than 2.4 metres; and,

(2) the building wall abutting an interior side yard with a width of zero metres shall not contain openings except to windows to bathrooms on the first or second storey.

(b) Minimum Distance Between

Dwellings:

(1) 2.4 metres between 1 storey dwellings;

(2) 3.0 metres between a 1 storey dwelling and a 1 1/2 storey or 2 storey dwelling;

(3) 3.6 metres in all other cases; and,

(4) for the purposes of section 113.2, a garage shall be deemed to be a 1 storey dwelling

(c) Minimum Front Yard Depth:

- 3.6 metres provided that any attached or detached garage or carport shall be setback a minimum of 0.6 metres from the front lot line

113.3 shall also be subject to the requirements and restrictions of the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 113.2.

114. The lands designated RIC(1) - SECTION 114 on Schedule A to this by-law:  
(47-D)

114.1 shall only be used for the purposes permitted in the RIC(1) Zone

114.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- 405.0 square metres

(b) Minimum Lot Width: - 13.5 metres

(c) Minimum Front Yard Depth: - 6.0 metres

(d) Minimum Side Yard Width:

(1) For an exterior side yard: - 3.0 metres

(2) For a side yard flanking a public walkway: - 1.2 metres, plus 0.6 metres for each storey above the first or part thereof; and,

(3) For all other side yards: - 1.2 metres

(e) Minimum Rear Yard Depth: - 7.6 metres

(f) Maximum Building Height: - 2 storeys

114.3 shall also be subject to the requirements and restrictions of the RIC(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 114.2.

115. The lands designated RIC(1) - SECTION 115 on Schedule A to this by-law:  
(47-D)

115.1 shall only be used for the purposes permitted in the RIC(1) Zone.

115.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 371.6 square metres

(b) Minimum Lot Width: - 12.1 metres

(c) Minimum Front Yard Depth: - 6.0 metres

(d) Minimum Side Yard Width:

(1) For an exterior side yard:

- 3.0 metres

(2) For a side yard flanking a public walkway:

- 1.2 metres, plus 0.6 metres for each storey above the first or part thereof; and,

(3) For all other side yards: - 1.2 metres

(e) Minimum Rear Yard Depth: - 7.6 metres

(f) Maximum Building Height: - 2 storeys

115.3 shall also be subject to the requirements and restrictions of the R1C(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 115.2.

116. The lands designated R1B(3) - SECTION 116 on Schedule A to this by-law:  
(44-A)

116.1 shall only be used for the purposes permitted in an R1B(3) Zone

116.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth: - 6.0 metres, provided that 7.0 metres is provided between the front of any garage or carport, and the front lot line;

116.3 shall also be subject to the requirements and restrictions of the R1B(3) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 116.2.

117. The lands designated R1B(3) - SECTION 117 on Schedule A to this by-law:  
(64-B)

117.1 shall only be used for the purposes permitted in an R1B(3) Zone

117.2 shall be subject to the following requirements and restrictions:

(a) Maximum Building Height:

- 8.0 metres or 2 storeys, whichever is the lesser

(b) Minimum Lot Width: - 14.6 metres

(c) The rear yard depth of Lot 14, Plan 43M-461 may be reduced to 5.0 metres provided that the main building does not occupy more than 50 percent of the rear yard width and at least 35 percent of the rear yard is contained in one contiguous unit with a minimum depth of 7.0 metres.

117.3 shall also be subject to the requirements and restrictions of the R1B(3) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 117.2.

118. The lands designated R1B(3) - SECTION 118 on Schedule A to this by-law:

(47-B)

118.1 shall only be used for the purposes permitted in an R1B(3) Zone

118.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 445.9 square metres

(b) Minimum Lot Width: - 12.2 metres

(c) Minimum Interior Side Yard  
Width:

- A side yard other than an exterior side yard may be reduced to zero metres provided that:

(1) the minimum distance between dwellings on adjacent lots shall not be less than 2.4 metres; and,

(2) when dwellings on adjacent lots are less than 1.1 metres apart, no opening shall be permitted except for windows or areas which are not habitable rooms.

(d) Minimum Distance Between Dwellings:

The minimum distance between the main walls of dwellings on adjacent lots shall be not less than 2.4 metres between two one storey dwellings, not less than 3.0 metres between a one storey dwelling and a 2 storey dwelling, and not less than 3.6 metres in all other cases.

(e) Minimum Exterior Side Yard

Width: - 3.0 metres

(f) Maximum Building Coverage: - 40 percent

(g) Maximum Building Height: - 10.6 metres

(h) A one-car detached garage from the dwelling may be permitted in the front yard in accordance with the following:

(1) The minimum setback from the front lot line shall be 7.0 metres; and,

(2) The minimum side yard requirements of section 118.2(c) shall apply except that a one-car detached garage may be permitted abutting a side lot line provided that it is constructed together with another one car garage on an abutting lot as part of a double garage unit and a common wall on and along the side lot lines divides the garages;

(i) A two-car garage detached from the dwelling may be permitted in the front yard in accordance with the following:

(1) The minimum setback from the front lot line shall be 7.0 metres;

(2) The minimum side yard requirements of section 118.2(c) shall apply.

(j) A minimum of 75.0 square metres of outdoor living area shall be provided and maintained for each dwelling unit. A maximum of 17.0 square metres of roof area of the garage may be considered as part of this requirement, if it has a noise level low enough to be considered as and is designed to be utilized as an outdoor living area.



118.3 shall also be subject to the requirements and restrictions of the R1B(3) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 118.2.

119 The lands designated I1 - SECTION 119 on Schedule A to this by-law:  
(63-D), (64-C)

119.1 shall only be used for:

- (a) a religious institution; and,
- (b) a day nursery.

119.2 shall also be subject to the requirements and restrictions of the I1 Zone, and the general provisions of this by-law.

120. The lands designated R2A(1) - SECTION 120 on Schedule A to this by-law:  
(64-E)

120.1 shall only be used for the purposes permitted in an R2A(1) Zone.

120.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Interior Side Yard

Width: - 0.6 metres, on one side  
where there is an  
attached carport.

120.3 shall also be subject to the requirements and restrictions of the R2A(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 120.2.

121. The lands designated R2A(2) - SECTION 121 on Schedule A to this by-law:  
(43-C; 44-C)

121.1 shall only be used for the following purposes:

- (a) the purposes permitted in an R2A(2) Zone; and,
- (b) a semi-detached dwelling subject to the requirements and restrictions of section 121.2.

121.2 shall be subject to the following requirements and restrictions with respect to a semi-detached dwelling:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 557.0 square metres and not less than 278.0 square metres per dwelling unit.

(2) For a Corner Lot: - 650.0 square metres and not less than 371.0 square metres per dwelling unit adjacent to the flanking road allowance.

(b) Minimum Lot Width:

(1) For an Interior Lot: - 18.0 metres and 9.0 metres per dwelling unit.

(2) For a Corner Lot: - 21.0 metres provided that 12.0 metres is provided for a dwelling unit adjacent to the flanking road allowance.

(c) Minimum Front Yard Depth:

- 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.

(d) Minimum Interior Side Yard Depth:

- 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport in which case 2.4 metres shall be required.

(e) Minimum Exterior Side Yard Width:

- 3.0 metres.

(f) Minimum Rear Yard Depth:

- 7.6 metres, provided that:

(1) no part of any semi-detached dwelling shall be located closer than 13.7 metres to the streetline of Williams Parkway or Kennedy Road North; and,

(2) a landscaped buffer area with a minimum width of 6.0 metres shall be provided and maintained abutting the streetline of Williams Parkway or Kennedy Road North. The area of the landscaped buffer area shall not be considered in determining minimum lot area and rear yard depth.

(g) Maximum Building Height: - 10.6 metres.

(h) Maximum Lot Coverage: - 55 percent.

121.3 shall also be subject to the requirements and restrictions of the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 121.2.

122. The lands designated R2A(2) - SECTION 122 on Schedule A to this by-law:  
(44-D)

122.1 shall only be used for the following purposes:

(a) the purposes permitted in an R2A(2) Zone; and,

(b) a semi-detached dwelling subject to the requirements and restrictions of section 122.2.

122.2 shall be subject to the following requirements and restrictions with respect to a semi-detached dwelling:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 557.0 square metres and not less than 278.0 square metres per dwelling unit.

(2) For a Corner Lot: - 650.0 square metres and not less than 371.0 square metres per dwelling unit adjacent to the flanking road allowance.

(b) Minimum Lot Width:

(1) For an Interior Lot: - 18.0 metres and 9.0 metres per dwelling unit.

(2) For a Corner Lot: - 21.0 metres provided that 12.0 metres is provided for a dwelling unit adjacent to the flanking road allowance.

(c) Minimum Front Yard Depth:

- 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.

(d) Minimum Interior Side Yard Depth:

- 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport, in which case 2.4 metres shall be required.

(e) Minimum Exterior Side Yard Width:

- 3.0 metres.

(f) Minimum Landscaped Open Space:

(1) For an Interior Lot: - 60 percent of the required front yard.

(2) For a Corner Lot: - 70 percent of the front yard and 80 per cent of an exterior side yard.

122.3 shall also be subject to the requirements and restrictions of the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in sections 122.2.

123. The lands designated R2A(2) - SECTION 123 on Schedule A to this by-law:  
(47-F)

123.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions of section 10.16; and
- (3) an auxillary group home, subject to the requirements and restrictions of section 10.16.

(b) Non-Residential

- (1) a home occupation, subject to the restrictions and requirements of section 10.13; and,
- (2) purposes accessory to the other permitted purposes.

123.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 464.5 square metres.
- (b) Minimum Lot Width: - 13.7 metres.

123.3 shall also be subject to the requirements and restrictions of the R2A(2) Zone, and all the general provisions of this by-law, relating to single-family detached dwellings.

124 The lands designated R2A(2) - SECTION 124 on Schedule A to this by-law:  
**(64-B)**

124.1 shall only be used for purposes permitted in an R2A(2) Zone.

124.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Building Height: - 8.0 metres or 2 storeys  
whichever is the lesser.

124.3 shall also be subject to the requirements and restrictions of the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 124.2.

125 The lands designated R3A(4) - SECTION 125 on Schedule A to this by-law:  
**(46-E)**

125.1 shall only be used for the following purposes:

(a) Residential

- (1) a single family detached dwelling;
- (2) a semi-detached dwelling;
- (3) a group home, subject to the restrictions and requirements of section 10.15; and,
- (4) an auxiliary group home, subject to the restrictions and requirements of section 10.15.

(b) Non-Residential

- (1) a home occupation within a single-family detached dwelling, subject to the requirements and restrictions of section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

125.2 shall be constructed and used in compliance with SCHEDULE C - SECTION 125 and be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: - 32 units per hectare.
- (b) Maximum Lot Coverage: - 40 percent.
- (c) Maximum Building Height: - 2 storeys.
- (d) Minimum Driveway Width: - 2.4 metres.

125.3 shall also be subject to the requirements and restrictions of the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with the ones outlined in section 125.2.

126 The lands designated R3A(4) - SECTION 126 on Schedule A to this by-law:  
(46-G; 46-F)

126.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions of section 10.15; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

126.2 shall be constructed and used in compliance with SCHEDULE C - SECTION 126 (a), (b), (c), (d), (e), and (f) and be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling            - 32 units per hectare.  
Units:
- (b) Maximum Lot Coverage of the         - 40 percent.  
Main Building:
- (c) Minimum Driveway Width:             - 2.4 metres.
- (d) Maximum Building Height:            - 2 storeys.

126.3 shall also be subject to the requirements and restrictions of the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 126.2.

127 The lands designated R3A(4) - SECTION 127 on Schedule A to this by-law:  
**(46-F)**

127.1 shall only be used for the following purposes:

(a) Residential:

- (1) a single-family detached dwelling;
- (2) a group home subject to the requirements and restrictions of section 10.16; and,

- (3) an auxiliary group home subject to the requirements and restrictions of section 10.16.

(b) Non-Residential:

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.13; and,
- (2) purposes accessory to the other permitted purposes.

127.2 shall be constructed and used in compliance with SCHEDULE C - SECTION 127 (a) and (b), and be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling - 32 units per hectare.  
Units:
- (b) Minimum Driveway Width: - 3.0 metres.
- (d) Minimum Distance Between - 1.2 metres.  
Dwellings:

127.3 shall also be subject to the requirements and restrictions of the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with the ones outlined in section 127.2.

128 The lands designated R3A(4) - SECTION 128 on Schedule A, to this by-law:  
(47-I; 46-F; 47-G; 47-H; 46-G)

128.1 shall only be used for the following purposes:

(a) Residential:

- (1) a single-family detached dwelling;
- (2) a townhouse dwelling;
- (3) a group home, within a single family detached dwelling, subject to the requirements and restrictions of section 10.15; and,
- (4) an auxiliary group home, subject to the requirements and restrictions of section 10.15.



(b) Non-Residential:

(1) a home occupation; and,

(2) purposes accessory to the other permitted purposes.

128.2 shall be used in compliance with SCHEDULES C - SECTION 128 (a), (b), (c), (d), (e), (f), (g), (h), (i), and (j), and the following requirements and restrictions:

(a) Maximum Number of Dwelling - 32 units per acre.

Units:

(b) Minimum Driveway Width: - 3.0 metres.

(c) Maximum Building Height: - 7.6 metres.

(d) Minimum Distance Between - 1.5 metres.

Dwellings:

(e) Garages shall be permitted only in the locations identified on SCHEDULE C - SECTION 128 (a), (b), (c), (d), (e), (f), (g), (h), (i), and (j).

(f) Where two abutting garages are situated on adjacent lots, the following shall apply:

(i) the garages for both lots shall be designed as one building; and,

(ii) a common wall shall divide the garages.

128.3 shall also be subject to the requirements and restrictions of the R3A(4) Zone which are not in conflict with the ones set out in section 128.2.

129 The lands designated R3A(4) - SECTION 129 on Schedule A to this by-law:

(47-J)

129.1 shall only be used for the following purposes:

(a) Residential:

(1) a single-family detached dwelling;

(2) a group home, subject to the requirements and restrictions of section 10.15; and,

(3) an auxiliary group home, subject to the requirements and restrictions of section 10.15.

(b) Non-Residential:

(1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,

(2) purposes accessory to the other permitted purposes.

129.2 shall be used in accordance with SCHEDULE C - SECTION 129 and also the following requirements and restrictions:

(a) Maximum Number of Dwellings: - 76.

(b) Maximum Lot Coverage: - 50 percent.

(c) Garages shall be permitted in the locations identified on SCHEDULE C - SECTION 129.

(d) A minimum of two parking spaces shall be provided, one of which shall be in a garage and one at an off-street location.

(e) Minimum Driveway Width: - 3.0 metres.

(f) Maximum Building Height: - 7.6 metres.

(g) Minimum Distance Between Dwellings: - 1.5 metres.

129.3 shall also be subject to the requirements and restrictions of the R3A(4) Zone, and all the provisions of this by-law, which are not in conflict with the ones set out in section 128.2.

130 The lands designated R3A(4) - SECTION 130 on Schedule A to this by-law:  
(47-E)

130.1 shall only be used for the following purposes:

(a) Residential:

(1) single-family detached dwelling;

(2) a townhouse dwelling;

(3) a group home within a single-family detached dwelling subject to the requirements and restrictions of section 10.15; and,

(4) an auxiliary group home subject to the requirements and restrictions of section 10.15.

(b) Non-Residential:

(1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,

(2) purposes accessory to the other permitted purposes.

130.2 shall be used in compliance with SCHEDULE C - SECTION 130 and also be subject to the following requirements and restrictions:

(a) Maximum Number of Dwellings: - 29.6 units per hectare.

(b) Minimum Driveway Width: - 3.0 metres.

(c) Maximum Building Height: - 7.6 metres.

(d) Minimum Distance Between Dwellings: - 1.5 metres.

(e) Garages shall be permitted only in the locations identified on SCHEDULE C - SECTION 130.

(f) Where two abutting garages are situated on adjacent lots, the following shall apply:

(i) the garages for both lots shall be designed as one building; and,

(ii) a common wall shall divide the garages.

130.3 shall also be subject to the requirements and restrictions of the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 130.2.

131 The lands designated R3A(4) - SECTION 131 on Schedule A to this by-law:

(47-G; 47-H)

131.1 shall only be used for the purposes permitted in the R3A(4) Zone.

131.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling  
Units: - 37 units per hectare.
- (b) Minimum Number of Parking  
Spaces: - 1.6 for each dwelling  
unit.
- (c) All buildings shall be located within the areas identified  
as BUILDING AREA on SCHEDULE C - SECTION 131 (a) and (b).
- (d) Landscaped Open Space shall be provided and maintained  
within the areas identified as LANDSCAPED OPEN SPACE on  
SCHEDULE C - SECTION 131 (a) and (b).
- (e) All parking areas and driveways shall be located within the  
areas identified as PARKING AND DRIVEWAY AREA on SCHEDULE C  
- SECTION 131 (a) and (b).

131.3 shall also be subject to the requirements and restrictions of  
the R3A(4) Zone, and all the general provisions of this by-law,  
which are not in conflict with the ones set out in section  
131.2.

132 The lands designated R3A(4) - SECTION 132 on Schedule A to this  
by-law:  
(62-E)

132.1 shall be used only for the purposes permitted in the R3A(4)  
Zone.

132.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling  
Units: - 42 units per hectare.
- (b) Maximum Lot Coverage: - 28 percent.
- (c) Minimum Number of Parking  
Spaces: - 2.0 spaces for each  
dwelling unit, one of  
which shall be located in  
a garage.
- (d) Minimum Number of Visitor  
Parking Spaces: - 1.0 spaces for every 5  
dwelling units.
- (e) No dwelling unit shall be located closer to the streetlines  
of Dixie Road and Clark Boulevard than 13.7 metres. A

Landscaped Buffer Area with a minimum width of 6.0 metres shall be provided abutting Dixie Road at Clark Boulevard and shall not be considered in determining the maximum number of dwelling units per hectare.

132.3 shall also be subject to the requirements and restrictions of the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 132.2.

133 The lands designated R2A(2) - SECTION 133 on Schedule A to this by-law.  
(42-C)

133.1 shall be used for the purposes permitted in the R2A(2) Zone.

133.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 555.0 square metres.

(b) Minimum Lot Width: - 18.2 metres.

(c) A strip of land of any lot not less than 6.0 metres in width abutting Highway Number 10 and Williams Parkway shall be used for no other purpose than a landscaped buffer area, and the area of the said strip of land shall not be considered in determining coverage.

133.3 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 133.2.

134. The lands designated R3A(2) - SECTION 134 on Schedule A to this by-law:  
(44-B)

134.1 shall only be used for the following purposes:

(a) Residential:

(1) single-family detached dwellings;

(2) semi-detached dwellings;

(3) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,

- (4) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

134.2 shall be subject to the following requirements and restrictions with respect to single-family detached dwellings:

(a) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres.
- (2) For an Exterior Lot: - 12.0 metres.

(b) Minimum Lot Area: - 270.0 square metres.

(c) Minimum Side Yard Width:

- A side yard other than an exterior side yard may be reduced to zero metres, provided that:
  - (1) the minimum distance between detached buildings shall not be less than 1.8 metres;
  - (2) the total width of side yards on any lot shall not be less than 1.8 metres; and,
  - (3) where the space between the exterior walls of two buildings is less than 2.4 metres in width, no door w'ndow below grade shall be permitted in any wall abutting that space.

134.3 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:

(a) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres.
- (2) For a Corner Lot: - 12.0 metres.

(b) Minimum Lot Area:

- (1) For an Interior Lot: - 270.0 square metres.
- (2) For a Corner Lot: - 360.0 square metres.

(c) Minimum Side Yard Width: - 1.5 metres.

134.4 shall be subject to the following requirements and restrictions with respect to single-family detached and semi-detached dwellings:

(a) Minimum Lot Depth: - 30.0 metres.

(b) Minimum Front Yard Depth:

- 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.

(c) Minimum Rear Yard Depth: - 7.6 metres.

(d) Minimum Exterior Side Yard Width: - 3.0 metres.

(e) Minimum Side Yard Width Flanking a Public Walkway:

- 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

(f) Maximum Building Height: - 10.6 metres.

(g) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

(h) Minimum Landscaped Open Space:

- 40 percent of the front yard area.

134.5 shall also be subject to the requirements and restrictions related to the R3A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in sections 134.2; 134.3; and 134.4.

- 135 The lands designated R3A(4) - SECTION 135 on Schedule A to this by-law:  
(43-A)
- 135.1 shall only be used for the purposes permitted in the R3A(4) Zone.
- 135.2 shall be subject to the following requirements and restrictions:
- (a) Maximum Number of Dwelling Units: - 37 units per hectare.
  - (b) Maximum Lot Coverage: - 28 percent.
  - (c) Minimum Number of Parking Spaces: - 2.0 spaces for each dwelling unit, one of which shall be located in a garage.
  - (d) Minimum Number of Visitor Parking Spaces: - 1.0 spaces for every 5 dwelling units or part thereof.
  - (e) No dwelling shall be located closer than 13.7 metres to the streetline of Williams Parkway. A Landscaped Buffer area with a minimum width of 6.0 metres shall be provided and maintained abutting Williams Parkway and shall not be considered in determining the number of dwellings permitted per hectare.
- 135.3 shall also be subject to the requirements and restrictions of the R3A(4) Zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 135.2.
- 136 The lands designated R3A(4) - SECTION 136 on Schedule A to this by-law:  
(64-D)
- 136.1 shall only be used for the following purposes:
- (a) a townhouse dwelling;
  - (b) a community building; and,
  - (c) purposes accessory to the other permitted purposes.



136.2 shall be used in compliance with SCHEDULE C - SECTION 136 and shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: - 164
- (b) Maximum Building Height: - 10.6 metres
- (c) The community building shall not exceed 116.0 square metres of gross floor area
- (d) Minimum Number of Visitor Parking Spaces: - 41
- (e) The minimum front, side and rear yards, and the distance between buildings shall be determined in accordance with SCHEDULE C - SECTION 136;
- (f) Landscaped open space shall be provided and maintained in the locations outlined on SCHEDULE C - SECTION 136.

136.3 shall also be subject to the requirements and restrictions relating to the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 136.2.

137 The lands designated R3A(4) - SECTION 137 on Schedule A to this by-law:

137.1 shall only be used for the purposes permitted in an R3A(4) Zone.

137.2 shall be used in compliance with SCHEDULE C - SECTION 137 and the following requirements and restrictions:

(a) Maximum Number of Dwelling Units:

- (i) 122 dwelling units on Site A shown on SCHEDULE C - SECTION 137;
- (ii) 119 dwelling units on Site B shown on SCHEDULE C - SECTION 137; and,
- (iii) 106 dwelling units on Site C shown on SCHEDULE C - SECTION 137.

- (b) Maximum Lot Coverage: - 28 percent for sites A, B and C shown on SCHEDULE C - SECTION 137.
- (c) Minimum Number of Parking Spaces: - 2.0 spaces for each dwelling unit one of which shall be located in a garage or carport.
- (d) Minimum Number of Visitor Parking Spaces: - 1.0 spaces for every 5 dwelling units or part thereof.

137.3 shall also be subject to the requirements and restrictions of the R3A(4) Zone which are not in conflict with the ones set out in section 137.2.

138 The lands designated R3A(4) - SECTION 138 on Schedule A to this by-law:  
(46-A), (46-D)

138.1 shall only be used for the purposes permitted in the R3A(4) Zone.

138.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: - 39.5 units per hectare.
- (b) Minimum Number of Parking Spaces: - 1.75 spaces for each dwelling unit or part thereof.
- (c) Minimum Number of Visitor Parking Spaces: - 1.0 spaces for every 4 dwelling units or part thereof.

138.3 shall also be subject to the requirements and restrictions relating to the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 138.2.

139 The lands designated R3A(2) - SECTION 139 on Schedule A to this by-law:  
(44-C), (44-D)

139.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) semi-detached dwellings;
- (3) a group home, within a single-family detached dwelling, subject to the requirements and restrictions of section 10.15; and,
- (4) an auxiliary group home, subject to the requirements and restrictions of section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

139.2 shall be subject to the following requirements and restrictions with respect to single-family detached dwellings:

(a) Minimum Lot Width:

- (1) For an Interior Lot: - 7.6 metres.
- (2) For a Corner Lot: - 10.6 metres.
- (3) Minimum Lot Area: - 225.0 square metres.
- (4) Minimum Side Yard Width:

- A side yard other than an exterior side yard may be reduced to zero metres, provided that:

- (a) the minimum distance between detached dwellings shall not be less than 1.8 metres;
- (b) to total width of side yards on any lot shall not be less than 1.8 metres; and,
- (c) where the space between the exterior walls of two buildings is less than 2.4 metres in width, no door or window below grade shall be permitted in any wall abutting that space.

139.3 shall be subject to the following requirements and restrictions with respect to semi-detached dwelling units:

(a) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres
- (2) For a Corner Lot: - 12.0 metres

(b) Minimum Lot Area:

- (1) For an Interior Lot: - 270.0 square metres
- (2) For a Corner Lot: - 360.0 square metres.

(c) Minimum Side Yard Width: - 1.5 metres

139.4 shall be subject to the following requirements and restrictions with respect to single-family detached and semi-detached dwellings:

(a) Minimum Lot Depth: - 30.0 metres

(b) Minimum Front Yard Depth:

- 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.

(c) Minimum Rear Yard Depth: - 7.6 metres.

(d) Minimum Exterior Side Yard Width: - 3.0 metres.

(e) Minimum Side Yard Width Flanking a Public Walkway:

- 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

(f) Maximum Building Height: - 10.6 metres.

(g) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

(h) Minimum Landscaped Open Space:

- 40 percent of the front yard area.

139.5 shall also be subject to the requirements and restrictions relating to the R3A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in sections 139.2; 139.3; and 139.4.

140 The lands designated R3B(1) - SECTION 140 on Schedule A to this by-law:

(44-D)

140.1 shall only be used for the following purposes:

(a) Residential

(1) a single-family detached dwelling, subject to the requirements and restrictions of section 16.2.2.;

(2) a semi-detached dwelling, subject to the requirements and restrictions of section 16.2.2.;

(3) a townhouse dwelling, subject to the requirements and restrictions of section 140.2;

(4) a group home, within a single-family detached dwelling, subject to the requirements and restrictions of section 10.15; and,

(5) an auxiliary group home, subject to the requirements and restrictions of section 10.15.

(b) Non-Residential

(1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,

(2) purposes accessory to the other permitted uses.

140.2 shall be subject to the following requirements and restrictions:

(a) Minimum Exterior Side Yard

Width:

- 3.0 metres.

(b) Minimum Rear Yard Depth:

- 4.5 metres provided that:

(i) the centre of the rear wall of any dwelling unit shall not be closer than 7.6 metres from the rear lot line;

(ii) no part of any dwelling unit shall be closer than 22.9 metres to the streetline of Heart Lake Road; and,

(iii) a Landscaped Buffer Area with a minimum width of 6.0 metres shall be provided and maintained abutting Heart Lake Road and shall not be considered in determining the rear lot area.

140.3 shall also be subject to the following requirements and restrictions for corner lots:

(a) Minimum Lot Area: - 278.5 square metres.

(b) Minimum Landscaped Open Space: - 60 per cent of the front yard, and 80 per cent of the exterior side yard.

140.4 shall also be subject to the requirements and restrictions of the R3B(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 140.2 and 140.3.

141 The lands designated R3B(1) - SECTION 141 on Schedule A to this by-law:  
(44-D)

141.1 shall only be used for the following purposes:

(a) Residential

(1) single-family detached dwellings;

(2) semi-detached dwellings;

(3) townhouse dwellings;

(4) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,

- (5) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

141.2 shall be subject to the following requirements and restrictions:

(a) Landscaped Buffer Area:

- No part of any dwelling shall be located closer than 22.8 metres to the street line of Heart Lake Road, as widened, and closer than 15.0 metres to the street line of Williams Parkway. In addition, a strip of land not less than 6.0 metres in width abutting the said street lines shall be used for no other purposes than landscaping, and the area of the said strip of land shall not be considered in determining the minimum lot area.

(b) Minimum Lot Depth: - 30.0 metres

141.3 shall, with respect to single-family detached dwellings, be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 270.0 square metres
- (2) For a Corner Lot: - 360.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres
- (2) For an Exterior Lot: - 12.0 metres

(c) Minimum Side Yard Width:

- A side yard other than a side yard flanking a street, or a public walkway may be reduced to zero metres, provided that:

- (1) the minimum distance between dwellings shall not be less than 1.8 metres; and,
- (2) the total width of side yards on any lot shall not be less than 1.8 metres.

141.4 shall, with respect to semi-detached dwellings, be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

- (1) For an Interior Lot: - 18.0 metres
- (2) For a Corner Lot: - 21.0 metres

(b) Minimum Lot Area:

- (1) For an Interior Lot: - 540.0 square metres
- (2) For a Corner Lot: - 630.0 square metres

(c) Minimum Side Yard Width: - 1.5 metres

141.5 shall, with respect to single-family detached and semi-detached dwellings, be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth: - 6.0 metres

(b) Minimum Exterior Side Yard Width: - 3.0 metres

(c) Minimum Side Yard Width Flanking a Public Walkway: - 1.2 metres, plus 0.6 metres for each additional storey above the first storey

(d) Driveway Location: - No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected

(e) Minimum Front Yard Landscaped Open Space: - 40 percent of the front yard area



- (f) No windows below grade and no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width

141.6 shall, with respect to townhouse dwellings, be subject to the following additional requirements and restrictions:

(a) Minimum Lot Area:

(1) For a Corner Lot: - 278.0 square metres

(2) For an Interior Lot: - 185.0 square metres

(b) Minimum Lot Width:

(1) For a Corner Lot: - 9.1 metres per dwelling unit

(2) For an Interior Lot: - 6.0 metres per dwelling unit

(c) Minimum Front Yard Depth:

- 4.5 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line

(d) Minimum Side Yard Width for End Units:

- 1.2 metres, plus 0.6 metres for each additional storey above the first storey

(e) Minimum Exterior Side Yard Width:

- 3.0 metres

(f) Minimum Rear Yard Depth:

- 4.5 metres, but in no event shall the centre of the rear wall of any dwelling unit be closer than 7.6 metres to the rear lot line

(g) No more than 6 townhouse dwelling units shall be attached

141.7 shall also be subject to the requirements and restrictions relating to the R3B(1) Zone, and all the general provisions of

this by-law, which are not in conflict with those set out in sections 141.2; 141.3; 141.4; 141.5; and 141.6

142 The lands designated R3B(1) - SECTION 142 on Schedule A to this by-law:  
(44-B)

142.1 shall only be used for the purposes permitted in an R3B(1) Zone.

142.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(i) For a Corner Lot: - 278.5 square metres.

(b) Minimum Lot Width:

(i) For a Corner Lot: - 9.0 metres per dwelling unit.

(c) Minimum Exterior Side Yard  
Yard Width:

- 3.0 metres

(d) Minimum Landscaped Open Space:

(i) For an Interior Lot: - 50 percent of the required front yard depth.

(ii) For a Corner Lot: - 60 percent of the required front yard depth; and,

- 80 percent of the required exterior side yard width.

142.3 shall also be subject to the requirements and restrictions of the R3B(1) Zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 142.2.

143 The lands designated R2B - SECTION 143 on Schedule A to this by-law:  
(42-C)

143.1 shall only be used for the following purposes:

- (i) the purposes permitted in an R2A(1) Zone; and,
- (ii) a link house dwelling subject to the requirements and restrictions of section 143.2.

143.2 shall be subject to the following requirements and restrictions with respect to a link house dwelling:

- (a) Minimum Lot Area: - 278.5 square metres per dwelling unit.
- (b) Minimum Lot Width: - 9.0 metres per dwelling unit.
- (c) Minimum Front Yard Depth: - 6.0 metres provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line.
- (d) Minimum Interior Side Yard Width: - 1.2 metres for the first storey plus 0.6 metres for each additional storey or part thereof.
- (e) Minimum Exterior Side Yard Width: - 3.0 metres.
- (f) Minimum Rear Yard Depth:
  - 7.6 metres provided that:
    - (i) no dwelling unit shall be located closer than 13.7 metres to the streetline of Williams Parkway; and,
    - (ii) a Landscaped Buffer Area with a minimum width of 6.0 metres shall be provided and maintained abutting Williams Parkway, and shall not be considered in determining the minimum lot area.
- (g) Maximum Building Height: - 10.6 metres.
- (h) Maximum Lot Coverage: - 50 percent.

(i) Accessory Buildings:

(i) Maximum Floor Area: - 10 percent of lot area  
but not exceeding 11.0  
square metres.

(ii) Maximum Building Height: - 2.1 metres.

143.3 shall also be subject to the requirements and restrictions of the R2B Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 143.2.

144 The lands designated R3B(1) - SECTION 144 on Schedule A to this by-law:

(47-D), (47-C)

144.1 shall only be used for the following purposes:

(a) Residential

(1) a single-family detached dwelling, subject to the requirements and restrictions of section 16.2.2;

(2) a semi-detached dwelling subject to the requirements and restrictions of section 144.2;

(3) a townhouse dwelling containing street townhouse dwellings, subject to the requirements and restrictions of section 144.2;

(4) a group home, within a single-family detached dwelling, subject to the requirements and restrictions of section 10.15; and,

(5) an auxiliary group home, subject to the requirements and restrictions of section 10.15.

(b) Non-Residential

(1) a home occupation within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,

(2) purposes accessory to the other permitted purposes.

144.2 shall be subject to the following requirements and restrictions with respect to semi-detached and townhouse dwellings permitted by sections 144.1(a)(2) and 144.1(a)(3):

(a) Minimum Lot Area: - 185.8 square metres per dwelling unit.

(b) Minimum Lot Width: - 6.0 metres per dwelling unit.

(c) Minimum Outdoor Living Area:

- 45.0 square metres for each dwelling unit. That portion of the roof of the garage which has a noise level low enough to be considered as, and is designed to be utilized as an outdoor living area may be considered as part of this requirement.

(d) Minimum Side Yard for an End Unit:

- 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

(e) Direct Access Through Dwelling Unit:

- each townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.

(f) Maximum Building Height: - 10.6 metres.

144.3 shall be subject to the following requirements and restrictions with respect to single-family detached dwelling units permitted by section 144.1 (a)(1):

(a) Minimum Lot Area: - 270.0 square metres.

(b) Minimum Lot Width: - 9.0 metres.

(c) Minimum Outdoor Living Area:

- 55.0 square metres for each dwelling unit. That portion of the roof of the garage which has a noise level low enough to be considered as and is designed to be utilized as an outdoor living area may be considered as part of this requirement.

(d) Minimum Side Yard:

- A side yard other than a side yard flanking a road allowance or public walkway may be reduced to zero metres, provided that:

(1) The minimum distance between detached buildings shall not be less than 1.8 metres; and,

(2) The total width of the side yards on an lot shall not be less than 2.1 metres.

(e) Minimum Side Yard Flanking a Public Walkway:

- 1.2 metres plus 0.6 metres for each additional storey above the first.

(f) Maximum Building Height: - 10.5 metres.

144.4 shall be subject to the following requirements and restrictions with respect to townhouse dwellings, semi-detached dwelling units and single-family detached units:

(a) Minimum Lot Depth: - 30.0 metres.

(b) Minimum Front Yard Depth: - 6.0 metres.

(c) Minimum Rear Yard Depth: - 7.6 metres.

(d) Minimum Exterior Side Yard  
Width: - 3.0 metres.

(e) Landscaped Buffer Area:

(1) If the outdoor living area is to be provided in the rear yard and a noise attenuation barrier is placed in the vicinity of the rear lot line, a landscaped buffer area need not be provided;

(2) If the outdoor living area is provided in the front yard and a noise attenuation barrier is placed in the vicinity of the rear lot line in order to be consistent with a streetscape of noise attenuation barriers on an adjacent lot where the outdoor living area is provided in the rear yard, a landscaped buffer area need not be provided; and

- (3) If the outdoor living area is provided in the front yard and a chain link fence is provided on the rear lot line a strip of land not less than 3.0 metres in width abutting the rear lot line shall be used for no purpose other than landscaped buffer area.

(f) Corner Lot Measurements:

- Where corner roundings or visibility triangles exist, width, depth and side yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.

(g) Driveway Location:

- No driveway on a corner lot shall be closer than 3.0 metres to the intersection of street lines as projected.

(h) Minimum Floor Area of Dwelling

Units: - 100.0 square metres.

(i) Fencing, other than a Noise Attenuation Barrier:

- (1) Maximum height of 1.9 metres except as indicated in (2) below;
- (2) Along the rear lot line and along the side lot lines a distance of 6.0 metres from the rear lot line a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted unless a noise attenuation barrier approved by the City is provided adjacent to the rear lot line. In which case, any type of fencing may be provided along the side lot lines a distance of 6.0 metres from the rear lot line to a maximum height of the approved noise attenuation barrier; and
- (3) In the front yard within 2.0 metres of the front lot line, a fence constructed of bricks shall be the only fencing permitted.

144.5 shall also be subject to the requirements and restrictions of the R3B(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in sections 144.2, 144.3 and 144.4.

145. The lands designated R3A(4) - SECTION 145 on Schedule A to this by-law:

(46-G)

145.1 shall only be used for the purposes permitted in the R3A(4) Zone;

145.2 shall be subject to the following requirements and restrictions:

- (a) All townhouse dwellings shall be located within the areas shown as BUILDING AREA on SCHEDULE C - SECTION 145;
- (b) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 145;
- (c) A cabana, having a maximum gross floor area of 57 square metres, shall be located within the area shown as ACCESSORY BUILDING AREA on SCHEDULE C - SECTION 145;
- (d) Visitor parking spaces and recreational vehicle parking spaces shall be located within the areas shown as VISITOR and RECREATIONAL VEHICLE PARKING AREA on SCHEDULE C - SECTION 145;
- (e) The maximum number of townhouse dwelling units shall be 92;
- (f) The maximum height of any structure shall not exceed 8.0 metres;
- (g) A minimum of 35 visitor parking spaces shall be provided, and signed for the exclusive use of visitors;
- (h) A minimum of 5 recreational vehicle parking spaces shall be provided;
- (i) The minimum distance between any structure and the property line on Central Park Drive and Howden Boulevard shall be 7.6 metres; and
- (j) The maximum number of dwelling units in a townhouse dwelling shall not exceed 8.

145.3 shall also be subject to the requirements and restrictions relating to the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 145.2.



- 146 The lands designated R4A(2) - SECTION 146 on Schedule A to this by-law:  
(63-C)
- 146.1 shall only be used for the purposes permitted in the R4A(2) Zone.
- 146.2 shall be subject to the following requirements and restrictions:
- (a) Maximum Number of Dwelling Units: - 152.
  - (b) Maximum Gross Floor Area: - 14,353.0 square metres.
  - (c) Maximum Building Height: - 38.0 metres.
  - (d) No motor vehicle shall be parked closer to Clark Boulevard than a minimum distance of 3.0 metres.
- 146.3 shall also be subject to the requirements and restrictions of the R4A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 146.2.
- 147 The lands designated R4A(3) - SECTION 147 on Schedule A to this by-law:  
(63-B)
- 147.1 shall only be used for the following purposes:
- (a) Residential
    - (1) an apartment dwelling.
  - (b) Non-Residential
    - (1) purposes accessory to the other permitted purposes.
- 147.2 shall be subject to the following requirements and restrictions:
- (a) Maximum Number of Dwelling Units: - 148
  - (b) Maximum Gross Floor Area: - 16,499 square metres.
  - (c) Maximum Building Height: - 18 storeys.
  - (d) Minimum Lot Area: - 0.9 hectares.

- (e) Minimum Distance Between Dwellings: - 18.0 metres.
- (f) Minimum Landscaped Open Space: - 70 percent.
- (g) Landscaped Open Space shall be provided and maintained in the locations identified on SCHEDULE C - SECTION 147.
- (h) All buildings and structures shall be located within the Building Area identified on SCHEDULE C - SECTION 147.
- (i) A minimum of 185 parking spaces, 50 per cent of which shall be at surface level, shall be provided and maintained within the Parking Area identified on SCHEDULE C - SECTION 147.
- (j) Driveways shall be located as identified on SCHEDULE C - SECTION 147.

147.3 shall also be subject to the requirements and restrictions of the R4A(3) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 147.2.

148 The lands designated R4A(3) - SECTION 148 on Schedule A to this by-law:  
**(63-B)**

148.1 shall only be used for the following purposes:

(a) Residential

- (1) an apartment dwelling.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes.

148.2 shall be subject to the following requirements and restrictions:

(a) Maximum Number of Dwelling Units:

- (i) For Building A as identified on SCHEDULE C - SECTION 148:

- 302 units.

(ii) For Building B as identified on SCHEDULE C - SECTION 148:

- 209 units.

(iii) For Building C as identified on SCHEDULE C - SECTION 148:

- 209 units.

(b) Maximum Gross Floor Area:

(i) For Building A as identified on SCHEDULE C - SECTION 148:

- 33,666.9 square metres.

(ii) For Building B as identified on SCHEDULE C - SECTION 148:

- 23,299.3 square metres.

(iii) For Building C as identified on SCHEDULE C - SECTION 148:

- 23,299.3 square metres.

(c) Maximum Building Height:

(i) For Building A as identified on SCHEDULE C - SECTION 148:

- 28 storeys.

(ii) For Building B as identified on SCHEDULE C - SECTION 148:

- 18 storeys.

(iii) For Building C as identified on SCHEDULE C - SECTION 148.

- 18 storeys.

(d) Minimum Lot Area: - 4.6 hectares.

(e) Minimum Distance Between Buildings: - 18.0 metres.

- (f) Minimum Landscaped Open Space: - 70 per cent.
- (g) Landscaped Open Space shall be provided and maintained in the locations identified on SCHEDULE C - SECTION 148.
- (h) All buildings and structures shall be located within the Building Area identified on SCHEDULE C - SECTION 148.
- (i) Minimum Number of Parking Spaces:
  - (i) For Building A as identified on SCHEDULE C - SECTION 148:
    - 377 spaces, a maximum of 50 percent of which shall be at surface level.
  - (ii) For Building B as identified on SCHEDULE C - SECTION 148:
    - 261 spaces, a maximum of 50 percent of which shall be at surface level.
  - (iii) For Building C as identified on SCHEDULE C - SECTION 148:
    - 261 spaces, a maximum of 50 percent of which shall be at surface level.
- (j) All parking spaces shall be provided and maintained within the area identified as Parking Area on SCHEDULE C - SECTION 148.
- (k) Driveways shall be located as identified on SCHEDULE C - SECTION 148.

148.3 shall also be subject to the requirements and restrictions of the R4A(3) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 148.2.

149 The lands designated R4A(3) - SECTION 149 on Schedule A to this by-law:  
(63-B)

149.1 shall only be used for the following purposes:

(a) Residential

(1) an apartment dwelling.

(b) Non-Residential

(1) purposes accessory to the other permitted purposes.

149.2 shall be subject to the following requirements and restrictions:

(a) Maximum Number of Dwelling Units:

(i) For Building A as identified on SCHEDULE C - SECTION 149:

- 308 units.

(ii) For Building B as identified on SCHEDULE C - SECTION 149:

- 196 units.

(iii) For Building C as identified on SCHEDULE C - SECTION 149.

- 196 units.

(b) Maximum Gross Floor Area:

(i) For Building A as identified on SCHEDULE C - SECTION 149:

- 34,335.8 square metres.

(ii) For Building B as identified on SCHEDULE C - SECTION 149:

- 21,850 square metres.

(iii) For Building C as identified on SCHEDULE C -SECTION 149:

- 21,850 square metres.

(c) Maximum Building Height:

(i) For Building A as identified on SCHEDULE C - SECTION 149:

- 28 storeys.

(ii) For Building B as identified on SCHEDULE C - SECTION 149:

- 18 storeys.

(iii) For Building C as identified on SCHEDULE C - SECTION 149:

- 18 storeys.

(d) Minimum Lot Area: - 4.0 hectares.

(e) Minimum Distance Between Buildings: - 18.0 hectares.

(f) Minimum Landscaped Open Space: - 70 percent.

(g) Landscaped Open Space shall be provided and maintained in the locations identified on SCHEDULE C - SECTION 149.

(h) All buildings and structures shall be located within the Building Area identified on SCHEDULE C - SECTION 149.

(i) Minimum Number of Parking Spaces:

(i) For Building A as identified on SCHEDULE C - SECTION 149:

- 385 spaces, a maximum of 50 percent of which shall be at surface level.

(ii) For Building B as identified on SCHEDULE C - SECTION 149:

- 245 spaces, a maximum of 50 percent of which shall be at surface level.

(iii) For Building C as identified on SCHEDULE C - SECTION 149:

- 245 spaces, a maximum of 50 percent of which shall be at surface level.

(j) All parking spaces shall be provided and maintained with the area identified as Parking Area on SCHEDULE C - SECTION 149:

(k) Driveways shall be located as identified on SCHEDULE C - SECTION 149.

(1) A Landscaped Buffer Area with a minimum width of 15.0 metres shall be provided and maintained abutting the northerly limit of Clark Boulevard.

149.3 shall also be subject to the requirements and restrictions of the R4A(3) Zone, which are not in conflict with the ones set out in section 149.2.

150 The lands designated R4A(3) - SECTION 150 on Schedule A to this by-law:  
(63-B)

150.1 shall only be used for the following purposes:

(a) Residential

(1) an apartment dwelling.

(b) Non-Residential

(1) purposes accessory to the other permitted purposes.

150.2 shall be subject to the following requirements and restrictions:

(a) Maximum Number of Dwelling Units:

(i) For Building A as identified on SCHEDULE C - SECTION 150:

- 240 units.

(ii) For Building B as identified on SCHEDULE C - SECTION 150:

- 176 units.

(iii) For Building C as identified on SCHEDULE C - SECTION 150:

- 176 units.

(b) Maximum Gross Floor Area:

(i) For Building A as identified on SCHEDULE C - SECTION 150:

- 26,755.0 square metres.

(ii) For Building B as identified on SCHEDULE C - SECTION 150:

- 19,620.0 square metres.

(iii) For Building C as identified on SCHEDULE C - SECTION 150:

- 19,620.0 square metres.

(c) Maximum Building Height:

(i) For Building A as identified on SCHEDULE C - SECTION 150:

- 23 storeys.

(ii) For Building B as identified on SCHEDULE C - SECTION 150:

- 18 storeys.

(iii) For Building C as identified on SCHEDULE C - SECTION 150

- 18 storeys.

(d) Minimum Lot Area: - 3.3 hectares.

(e) Minimum Distance Between Buildings: - 18.0 metres.

(f) Minimum Landscaped Open Space: - 70 percent.

(g) Landscaped Open Space shall be provided and maintained in the locations identified on SCHEDULE C - SECTION 150.

(h) All buildings and structures shall be located within the Building Area identified on SCHEDULE C - SECTION 150.



(i) Minimum Number of Parking Spaces:

(i) For Building A as identified on SCHEDULE C - SECTION 150:

- 300 spaces, a maximum of 50 percent of which shall be at surface level.

(ii) For Building B as identified on SCHEDULE C - SECTION 150:

- 220 spaces, a maximum of 50 percent of which shall be at surface level.

(iii) For Building C as identified on SCHEDULE C - SECTION 150:

- 220 spaces, a maximum of 50 percent of which shall be at surface level.

(j) All parking spaces shall be provided and maintained within the area identified as Parking Area on SCHEDULE C - SECTION 150.

(k) Driveways shall be located as identified on SCHEDULE C - SECTION 150.

(l) A Landscaped Buffer Area with a minimum width of 15.0 metres shall be provided and maintained abutting the northerly limit of Clark Boulevard.

150.3 shall also be subject to the requirements and restrictions of the R4A(3) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 150.2.

151 The lands designated R4A(3) - SECTION 151 on Schedule A to this by-law:  
(62-B)

151.1 shall only be used for the following purposes:

(a) Residential

- (1) an apartment dwelling.

(b) Non-Residential

(1) purposes accessory to the other permitted purposes.

151.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: - 138.3 units per hectare.
- (b) Minimum Number of Parking Spaces: - 1.5 spaces for each dwelling unit or part thereof.
- (c) Minimum Number of Visitor Parking Spaces: - 1 space for every 5 dwelling units or part thereof.

151.3 shall also be subject to the requirements and restrictions of the R4A(3) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 151.2.

152 The lands designated R2A(2) - SECTION 152 on Schedule A to this by-law:  
(43-A)

152.1 shall only be used for the following purposes:

- (a) the purposes permitted in an R2A(2) Zone; and,
- (b) a semi-detached dwelling subject to the requirements and restrictions of section 152.2.

152.2 shall be subject to the following requirements and restrictions with respect to a semi-detached dwelling:

- (a) Minimum Lot Area: - 557.0 square metres and not less than 278.0 square metres per dwelling unit.
- (b) Minimum Lot Width: - 18.0 metres and 9.0 metres per dwelling unit.
- (c) Minimum Front Yard Depth: - 6.0 metres provided that the front of any garage or caport shall not be any closer than 7.0

metres to the front lot line.

(d) Minimum Interior Side Yard Depth: - 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport in which case 2.4 metres shall be required.

(e) Minimum Exterior Side Yard Width: - 3.0 metres.

(f) Minimum Rear Yard Depth:

- 7.6 metres, provided that:

(i) no part of any semi-detached dwelling shall be located closer than 13.7 metres to the streetline of Williams Parkway; and,

(ii) a Landscaped Buffer Area with a minimum width of 6.0 metres shall be provided and maintained abutting the streetline of Williams Parkway. The area of the landscaped buffer shall not be considered in determining minimum lot area and rear yard depth.

(g) Maximum Building Height: - 10.6 metres.

(h) Maximum Lot Coverage: - 55 percent.

152.3 shall also be subject to the requirements and restrictions of the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 152.2.

153. The lands designated R1B(3) - SECTION 153 on Schedule A to this by-law:  
(43-B, 43-C)

153.1 shall only be used for the purposes permitted in the R1B(3) Zone.

153.2 shall be subject to the following requirements and restrictions:

(a) Minimum Rear Yard Depth:

- 7.6 metres, provided that no part of a single-family detached dwelling shall be situated closer than 13.7 metres to the street line of Kennedy Road North and Williams Parkway. A landscape buffer area of not less than 6.0 metres shall be provided and maintained abutting the streetlines of Kennedy Road and Williams Parkway.

153.3 shall also be subject to the requirements and restrictions relating to the R1B(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 153.2.

154. The lands designated M1A - SECTION 154 on Schedule A to this by-law:  
**(62-C)**

154.1 shall only be used for the following purposes:

- (1) the purposes permitted in the M1A Zone; and,
- (2) subject to all special wastes being treated on site the manufacture and assembly of products such as:
  - (a) synthetic or organic textiles or fabrics or any products manufactured from them;
  - (b) food processing (excluding meats, poultry or fish);
  - (c) paper and allied products;
  - (d) furniture and finished lumber products; and small goods and wares.

154.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 1858 square metres.
- (b) Minimum Front Yard Depth: - 18.0 metres.
- (c) Minimum Interior Side Yard: - 7.6 metres, except for any lot having a width in excess of 76.2 metres, in which case the side yard shall be a minimum of of 10 percent of lot width to a maximum of 15.0 metres.

(d) Minimum Exterior Side Yard

Width: - 7.6 metres, except for any lot having a width in excess of 7.62 metres, in which case the side yard shall be a minimum of 10 percent of lot width to a maximum of 15.0 metres.

(e) Minimum Rear Yard Depth: - 12.0 metres.

(f) Maximum Building Height:

- (a) 2 storeys for a manufacturing use; and,
- (b) 3 storeys for an office use.

(g) Minimum Landscaped Open Space: - 50 percent of the required front yard area.

(h) Outdoor Storage:

- (1) No storage shall be permitted outside a building; and,
- (2) Tanks for the storage of materials incidental to the manufacturing operation may be located outside the buildings provided that storage tanks are confined to the area enclosed by the rear face of the building, and the projection of the side lines of the building to the point where the same meet the rear lot line.

154.3 shall also be subject to the requirements and restrictions of the M1A Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 154.2.

155 The lands designated M2A - SECTION 155 on Schedule A to this by-law:  
**(63-H)**

155.1 shall only be used for the following purposes:

- (1) purposes permitted in the M2 Zone;
- (2) the manufacturing, filling, storing and distribution of the following industrial and medical gases:

- (a) oxygen;
- (b) nitrogen;
- (c) carbon dioxide;
- (d) helium;
- (e) acetylene;
- (f) argon;
- (g) freon;
- (h) mapp gas;
- (i) hydrogen;
- (j) krypton;
- (k) xeon;
- (l) nitrous oxide;
- (m) neon; and,
- (n) cyclopropane.

- (3) The manufacture, purchasing, storing and distribution of welding goods and equipment and of goods and equipment in connection with the purposes permitted in section 155.1(2).
- (4) An outdoor pond for the storage of calcium hydroxide by-products from acetylene manufacturing operations.

155.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 24.0 metres.
- (b) Minimum Lot Area: - 27,870 square metres.
- (c) Minimum Rear Yard Depth: - 15.0 metres, except where it abuts a rail line, in which case there is no minimum requirement.
- (d) Minimum Side Yard Width: - 7.6 metres.
- (e) No buildings or structures shall be erected within 15.0 metres of any acetylene plant or mapp gas filling station or sludge pond.
- (f) Minimum Number of Parking Spaces: - one (1) space per 55.74 square metres of gross floor area.
- (g) The part of the lot used for the purposes permitted by sections 155.1(2), 155.1(3) and 155.1(4) shall be completely fenced by a 1.5 metre high chain link fence except in front of a building facing the street in which

case the said fence shall be attached to the building. All sludge ponds shall be fenced with a 1.5 metre high chain link fence and shall carry at least one sign reading "Warning-Keep Out."

(h) Outdoor Storage:

Storage of incoming or outgoing materials shall be permitted outside buildings and permanent storage structures but not in the front yard, provided that such storage shall not be visible from the street or highway running by the frontage of the zoned lot. Notwithstanding anything herein contained, no loose materials of any description shall be stored in open stock piles so as to be disturbed by the action of the elements, save and except for calcium hydroxide by-products from acetylene manufacturing operations which shall be stored in sludge ponds.

155.3 shall also be subject to the requirements and restrictions of the M2A Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 155.2.

156 The lands designated M3A - SECTION 156 on Schedule A to this by-law:  
(62-G; 63-I; 65-A; 65-C; 65-E)

156.1 shall only be used for the following purposes:

- (1) the purposes permitted in the M3A Zone; and,
- (2) business offices.

156.2 shall be subject to the requirements and restrictions of the M3A Zone, and all the general provisions of this by-law.

157 The lands designated M4A - SECTION 157 on Schedule A to this by-law:  
(24-C; 24-E)

157.1 shall only be used for the following purposes:

- (1) the uses permitted in the M4A Zone;
- (2) the manufacturing, assembly, storage and distribution of semi-finished and finished products;

- (3) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use;
- (4) dairy products plants and bakeries;
- (5) builders supply yard or yard include a repair and assembly shop but excluding any scrap metal storage or salvage yards; and,
- (6) any use accessory to the foregoing uses.

157.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth:

- (1) 15.0 metres for a building not exceeding 8.0 metres in height;
- (2) 18.0 metres for a building not exceeding 10.0 metres in height;
- (3) 21.0 metres for a building not exceeding 12.0 metres in height; and,
- (4) 24.0 metres for a building not exceeding 15.0 metres in height;

(b) Minimum Lot Area: - 2,000 square metres.

(c) Minimum Rear Yard: - 8.0 metres, except where the rear lot line abuts a rail line in which case no side yard shall be required;

(d) Minimum Side Yard: - 8.0 metres, except where the side lot line abuts a rail line, in which case no side yard shall be required;

(e) Maximum Building Height:

- (1) 4 storeys for a manufacturing use; and,
- (2) 5 storeys for the office use.

(f) Minimum Landscaped Open Space: - 50 per cent of the required front yard area.

(g) Outside Storage:

Outside storage is permitted subject to the following conditions:



- (1) the storage area is not located in the front yard or in any required side yard which abuts a street or on any portion of the lot required for parking, or closer to any side lot line, except in the rear yard, than the required setback for a building. Provided, however, that where the rear yard abuts a street, the storage shall not be located closer to any rear lot line than the required setback for a building;
  - (2) the storage area is enclosed by a fence or wall not less than 7.4 metres in height constructed of metal, wood or masonry and if constructed of wood or metal it is painted and maintained provided no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or spur line. Where the storage areas face a street or abut a zone other than any industrial zone, a landscaped strip 20.0 metres in width containing plant material with suitable screening characteristics shall be provided and maintained along the affected property line(s).
- (h) The provisions of section 157.2 (g) shall not prevent the display in the open of new products produced or distributed by any of the permitted industrial purposes provided that:
- (1) the total area used does not exceed 5 percent of the lot area; and,
  - (2) such area shall not be closer to any street line than the minimum distance required for buildings and structures.
- (i) At least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for the vehicles required in connection with the main use of the lot;
- (j) Every building to be constructed on the lands designated M4A - SECTION 157 for the purposes permitted by section 157.1 shall be set back a minimum of 55.0 metres from the boundary of any lot used for residential purposes at the time construction is to commence;
- (k) A landscaped buffer area having a minimum width of 30.0 metres shall be provided and maintained between any building on the lands designated M4A - SECTION 157 on Schedule A to this by-law and lands being used for residential purposes. Such buffer areas shall be

landscaped and bermed so as to screen the buildings from the lands used for residential purposes.

157.3 shall also be subject to the requirements and restrictions of the M4A Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 157.2.

158 The lands designated M4 - SECTION 158 on Schedule A to this by-law: (37-A)

158.1 shall only be used for the following purposes:

- (1) the manufacture, assembly and repair of industrial instrumentation equipment; and,
- (2) purposes accessory to those permitted by section 158.1(1) including offices, cafeteria and similar eating facilities, indoor and outdoor private recreation facilities, parking area and gatehouse.

158.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 19.8 hectares.
- (b) The minimum front yard depth, side yard width, and rear yard depth shall be provided and maintained as shown on SCHEDULE C - SECTION 158;
- (c) All buildings and structures shall be located within the BUILDING AREA identified on SCHEDULE C - SECTION 158, except a gatehouse which shall be located no closer than 30.5 metres to the front yard lot line;
- (d) All buildings located within the BUILDING AREA identified on SCHEDULE C - SECTION 158 shall not exceed a height of one storey for the manufacture, assembly and repair of equipment, and a height of two storeys for office uses or 10.7 metres whichever is the lesser. The height limitation shall not apply to cooling towers, antennae and similar structures;
- (e) All buildings within the BUILDING AREA identified on SCHEDULE C - SECTION 158 shall not exceed a lot coverage of 11,612 square metres or occupy more than 6 percent of the lot area;

- (f) A gatehouse shall not exceed a gross floor area of 9.3 square metres and a height of 3.7 metres;
- (g) Truck loading facilities shall be located within the area identified as TRUCK LOADING AREA on SCHEDULE C - SECTION 158;
- (h) All areas not occupied by buildings, parking spaces, driveways and truck loading areas shall be maintained as landscaped open space;
- (i) All operations including the storage of incoming and outgoing goods and materials shall be carried out within buildings; and,
- (j) At least one (1) parking space for each 55.7 square metres of gross floor area shall be provided and maintained and shall be located only in the area identified as PARKING AREA on SCHEDULE C - SECTION 158, provided that one parking space shall be permitted in conjunction with the gatehouse.

158.3 shall also be subject to the requirements and restrictions of the M4 Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 158.2.

159 The lands designated M1A - SECTION 159 on Schedule A to this by-law:  
(24-H)

159.1 shall only be used for the following purposes:

- (1) the retailing, wholesaling and warehousing of indoor and outdoor agricultural produce, equipment and supplies.

159.2 shall be subject to the requirements and restrictions of the M1A Zone, and all the general provisions of this by-law.

160 The lands designated M1A- SECTION 160 on Schedule A to this by-law:  
(24-H)

160.1 shall only be used for the following purposes:

- (1) the retailing and indoor and outdoor storage of building equipment and supplies.

160.2 shall be subject to the requirements and restrictions of the MIA Zone, and all the general provisions of this by-law.

161 The lands designated MIA - SECTION 161 on Schedule A to this by-law:  
(24-H)

161.1 shall only be used for the following purposes:

(1) the retailing and indoor and outdoor storage of nursery stock and garden equipment and supplies.

161.2 shall be subject to the requirements and restrictions of the MIA Zone, and all the general provisions of this by-law.

162 The lands designated MIA - SECTION 162 on Schedule A to this by-law:

162.1 shall only be used for the purposes permitted in the MIA Zone.

162.2 shall be subject to the following requirements and restrictions:

(1) Minimum Side Yard Width: - 7.6 metres, except:

(1) for any lot having a frontage in excess of 50.3 metres, the minimum side yard width shall be 15 per cent of the lot width, up to a maximum of 30.5 metres; and,

(2) where a side lot line abuts a railway right-of-way in which case no side yard shall be required.

162.3 shall also be subject to the requirements and restrictions of the MIA Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 162.2.

163 The lands designated M1A - SECTION 163 on Schedule A to this by-law:

(62-A)

163.1 shall only be used for the purposes permitted in the M1A Zone.

163.2 shall be subject to the following requirements and restrictions:

(1) Minimum Number of Parking

Spaces:

- 800.

163.3 shall also be subject to the requirements and restrictions of the M1A Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 163.2.

164 The lands designated M1A - SECTION 164 on Schedule A to this by-law:

(42-A)

164.1 shall only be used for the purposes permitted in the M1A Zone;

164.2 shall be subject to the following requirements and restrictions:

(a) Minimum Number of Parking

Spaces:

- one (1) space per 92.9 square metres of gross floor area.

(b) Maximum Building Height:

(1) 3 storeys for a manufacturing purpose; and,

(2) 5 storeys for office purposes.

164.3 shall also be subject to the requirements and restrictions of the M1A Zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 164.2.

165 The lands designated M1A - SECTION 165 on Schedule A to this by-law:

(56-A)

165.1 shall only be used for the purposes permitted in the M1A Zone.

165.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Rear Yard Depth: - 6.0 metres.
- (b) Maximum Gross Floor Area: - 92.9 square metres.
- (c) Outdoor Storage: - No storage shall be permitted outside a building.

165.3 shall also be subject to the requirements and restrictions of the M1A Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 165.2.

166 The lands designated M1A - SECTION 166 on Schedule A to this by-law:  
(54-B)

166.1 shall only be used for the following purposes:

- (a) egg and poultry processions;
- (b) agricultural uses;
- (c) waste treatment facilities, including sewage ponds and lagoons, serving the egg and poultry processing operation;
- (d) a single-family residential dwelling for a caretaker; and,
- (e) purposes accessory to the other permitted purposes.

166.2 shall be subject to the following requirements and restrictions:

- (a) only one single family residential dwelling shall be permitted;
- (b) all buildings or structures shall be set back at least 32.0 metres from the centre line of Winston Churchill Boulevard.

166.3 shall also be subject to the requirements and restrictions of the M1A Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 166.2.

167 The lands designated M2A - SECTION 167 on Schedule A to this by-law:  
(62-C)

167.1 shall only be used for the purposes permitted in the M2A Zone.

167.2 shall be subject to the following requirements and restrictions:

- (a) no storage shall be permitted outside a building within 15.2 metres of the northerly limit of Orenda Road; and,
- (b) no storage shall be permitted outside a building except where such storage is totally enclosed with a solid fence screening having a minimum height of 3.0 metres. In cases where solid fence screening is required because of outside storage, the height of the outside storage shall not exceed the height of the solid fence screening.

167.3 shall also be subject to the requirements and restrictions of the M2A Zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 167.2.

168 The lands designated M2A - SECTION 168 on Schedule A to this by-law:  
(62-F; 62-E; 62-G)

168.1 shall only be used for the purposes permitted by the M2A Zone.

168.2 shall be subject to the requirements and restrictions:

- (a) Minimum Side Yard Width: - 7.6 metres, except where a side lot line abuts a railway right-of-way, in which case no side yard shall be required.

168.3 shall also be subject to the requirements and restrictions of the M2A Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 168.2.

169 The lands designated M3A - SECTION 169 on Schedule A to this by-law:  
(62-B)

169.1 shall only be used for the purposes of an office building.

169.2 shall be subject to the requirements and restrictions of the M3A Zone, and all the general provisions of this by-law.

170 The lands designated M3A - SECTION 170 on Schedule A to this by-law:  
(64-H)

170.1 shall only be used for a business office other than medical offices, dentist offices or a pharmacy.

170.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Commercial  
Floor Area: - 2,790 square metres.

170.3 shall also be subject to the requirements and restrictions relating to the M3A Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 170.2.

171. The lands designated R1B(1) - SCHEDULE 171 on Schedule A to this by-law:  
(44-A)

171.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

171.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

- (1) For Corner Lots: - 18.2 metres

(b) Minimum Lot Area:

- (1) For an Interior Lot: - 464.0 square metres
- (2) For a Corner Lot: - 557.0 square metres



(c) Minimum Front Yard Depth: - 7.0 metres

171.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 171.2.

172. The lands designated as R2A(2) - SECTION 172 on Schedule A to this by-law:  
(44-A; 44-B)

172.1 shall only be used for the following purposes:

(a) Residential

(1) a semi-detached dwelling; and,

(2) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

(1) purposes accessory to the other permitted purposes.

172.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

(1) For Corner Lots: - 21.3 metres.

(b) For Lots abutting Bovaird Drive or Kennedy Road:

(1) A minimum outdoor living area of 46.5 square metres for each unit of the semi-detached dwelling shall be provided;

(2) A Landscaped Buffer Area of a minimum depth of 9.0 metres shall be provided at the very rear of the lot; and,

(3) Along the rear lot line and along the side lot lines a distance of 9.0 metres from the rear lot line, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.

172.3 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of

this by-law, which are not in conflict with those set out in section 172.2.

173. The lands designated R1B(1) - SECTION 173 on Schedule A to this by-law:  
(45-G)

173.1 shall only be used for the following purposes:

- (a) the purposes permitted in the R1B(1) Zone; and,
- (b) a day nursery as a temporary use, but only as an accessory use to a single-family dwelling.

173.2 shall be subject to the following requirements and restrictions:

- (a) A day nursery shall be located only within the BUILDING AREA as shown on SCHEDULE C - SECTION 173;
- (b) The minimum depth of the front and rear yards, and the minimum width of the side yards, shall be shown on SCHEDULE C - SECTION 173;
- (c) The maximum building height shall be as shown on SCHEDULE C - SECTION 173;
- (d) At least 1 parking space shall be provided for every 20.0 square metres of floor area used for day nursery purposes, and shall be located only on the paved driveway shown on SCHEDULE C - SECTION 173; and,
- (e) The day nursery use shall no longer be permitted after June 21, 1990.

173.3 shall also be subject to the requirements and restrictions relating to the R1B(1) - SECTION 113 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 173.2.

174. The lands designated R3A(1) - SECTION 174 on Schedule A to this by-law:  
(25-D)

174.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling; and,
- (2) a group home, subject to the requirements and restrictions set out in section 10.16.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.13; and,
- (2) purposes accessory to the other permitted purposes.

174.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Setback to - 3.0 metres  
Main Wall of Building:

(b) Maximum Front Yard Setback to - 6.1 metres  
Main Wall of Building:

(c) Minimum Front Yard Setback - 6.1 metres.  
to Front of Garage:

(d) Minimum Rear Yard Depth: - 7.5 metres.

174.3 shall also be subject to the requirements and restrictions relating to the R3A(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 174.2.

175. The lands designated R3A(1) - SECTION 175 on Schedule A to this by-law:  
(25-D)

175.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling; and,
- (2) a group home, subject to the requirements and restrictions set out in section 10.16.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.13; and,
- (2) purposes accessory to the other permitted purposes.

175.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Rear Yard Depth: - 7.5 metres.

175.3 shall also be subject to the requirements and restrictions relating to the R3A(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 175.2.

176. The lands designated M1A - SECTION 176 on Schedule A to this by-law:

(63-1)

176.1 shall only be used for the following purposes:

(a) Industrial

- (1) the purposes permitted in the Industrial One A (M1A) Zone.

(b) Non-Industrial

- (1) business and professional offices;
- (2) florist shop;
- (3) bank or financial institution;
- (4) restaurant; and,
- (5) purposes accessory to the other permitted purposes.

176.2 shall be subject to the following requirements and restrictions:

- (a) No building permit shall be applied for or issued until this By-law is amended to remove the HOLDING (H) designation from the lands M1A - SECTION 176 on Schedule A;
- (b) The gross floor area of all buildings and structures shall not exceed 929.0 square metres; and,

(c) No more than one restaurant, with a floor area not exceeding 186.0 square metres shall be permitted.

176.3 shall also be subject to the requirements and restrictions relating to the M1A Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 176.2.

177. The lands designated RE1 - SECTION 177 on Schedule A to this by-law:

**(38-B)**

177.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings:
- (2) a group home, subject to the requirements and restrictions set out in section 10.16; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.16.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.13; and,
- (2) purposes accessory to the other permitted purposes.

177.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 0.4 hectares.
- (b) Minimum Lot Width: - 30.5 metres.
- (c) Minimum Front Yard Depth: - 12.2 metres.
- (d) Minimum Interior Side Yard Width: - 3.1 metres.
- (e) Minimum Exterior Side Yard Width: - 4.6 metres.
- (f) Minimum Rear Yard Depth: - 12.2 metres.

177.3 shall also be subject to the requirements and restrictions relating to the RE1 Zone, and all the general provisions of this

by-law, which are not in conflict with those set out in section 177.2.

178. The lands designated R2A(2) - SECTION 178 on Schedule A to this by-law:

(45-E)

178.1 shall only be used for the following purposes:

(a) Residential

(1) semi-detached dwellings;

(2) purposes permitted in the R2A(2) Zone.

178.2 shall be subject to the following requirements and restrictions:

(a) Landscaped Buffer Area:

(1) A landscaped buffer area of not less than 3.0 metres in width abutting the 0.3 metre reserve and as shown on SCHEDULE C - SECTION 178 shall be provided on each lot.

(2) A landscaped buffer area shall not be used for a vegetable garden or any buildings or structures.

(b) Fencing:

Along these portions of lot lines which abut a landscaped buffer space, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.

178.3 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 178.2.

179. The lands designated R3B(1) - SECTION 179 on Schedule A to this by-law:

(45-E)

179.1 shall only be used for the following purposes:

(a) Residential

(1) single-family detached dwelling units;

- (2) semi-detached dwelling units;
- (3) a townhouse dwelling containing street townhouse dwellings;
- (4) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (5) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

179.2 shall, in respect of single-family detached dwelling units, be subject to the requirements and restrictions relating to the R1B(1) Zone.

179.3 shall, in respect of semi-detached dwelling units, be subject to the requirements and restrictions relating to R2A(2) Zone;

179.4 shall, in respect of street townhouse dwelling units, be subject to the following requirements and restrictions:

(a) Direct Access Through Dwellings:

Each street townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.

179.5 shall also be subject to the requirements and restrictions relating to the R3B(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 179.4(a).

180. The lands designated R1C(1) - SECTION 180 on Schedule A to this by-law:

(45-C)

180.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

180.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth: - 6.0 metres.

(b) Minimum Interior Side Yard Width:

- (1) In the case where there is an attached garage or carport, 1.2 metres for the first storey or part thereof plus 0.6 metres for each additional storey or part thereof; and,
- (2) In the case where there is no attached garage or carport, the minimum width of one side yard shall not be less than 3.0 metres, and the other side yard shall be in accordance with section 180.2(b)(1).

180.3 shall also be subject to the requirements and restrictions relating to the R1C(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 180.2.

(181 RESERVED)

182. The lands designated R1B(3) - SECTION 182 on Schedule A to this by-law:

(45-B)



182.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions, set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

182.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth: - 6.0 metres.

(b) Minimum Side Yard Width:

- (1) In the case where there is an attached garage or carport, 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof; and,
- (2) In the case where there is no attached garage or carport, the minimum width of one side yard shall not be less than 3.0 metres and the other side yard shall be in accordance with section 182.2(b)(1).

(c) Minimum Rear Yard Depth: - 7.5 metres.

(d) Driveways:

Driveways on corner lots shall not be located closer than 3.0 metres to the intersection of the street lines as projected.

182.3 shall also be subject to the requirements and restrictions relating to the R1B(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 182.2.

183. The lands designated M1 - SECTION 183 on Schedule A to this by-law:

(64-D)

183.1 shall only be used for the following purposes:

- (a) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (b) a printing establishment;
- (c) a warehouse;
- (d) a radio or television broadcasting and transmission establishment;
- (e) a home furnishings and improvement retail warehouse;
- (f) an associated educational use;
- (g) an associated office;
- (h) a retail outlet operated in connection with a particular purpose permitted by sections 183.1(a), 183.1(b) and 183.1(c), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
- (i) purposes accessory to the other permitted purposes.

183.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within the areas shown as BUILDING AREA on SCHEDULE C - SECTION 183;
- (b) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 183;
- (c) The gross industrial floor area of all structures shall not exceed 12,740 square metres;
- (d) The maximum height of all structures shall not exceed 1 storey;

- (e) A minimum of 3 loading spaces shall be provided;
- (f) All garbage and refuse storage containers shall be located within the structures on the site;
- (g) Obnoxious industrial uses shall not be permitted; and,
- (h) No storage shall be permitted outside the buildings.

183.3 shall also be subject to the requirements and restrictions relating to the M1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 183.2.

184. The lands designated R3A(4) - SECTION 184 on Schedule A to this by-law:  
(46-C)

184.1 shall only be used for the purposes permitted in the R3A(4) Zone.

184.2 shall be subject to the following requirements and restrictions:

- (a) All townhouse dwellings shall be located within the BUILDING AREA shown on SCHEDULE C - SECTION 184;
- (b) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 184;
- (c) Visitor parking spaces and recreational vehicle parking spaces shall be located within the areas shown as VISITOR AND RECREATIONAL VEHICLE PARKING AREA on SCHEDULE C - SECTION 184;
- (d) The number of townhouse dwelling units shall not exceed 70;
- (e) the maximum height of any structure shall not exceed 8.0 metres;
- (f) A minimum of 27 visitor parking spaces shall be provided and signed for the exclusive use of visitors;
- (g) A minimum of 4 recreational vehicle parking spaces shall be provided;

(h) The minimum distance between any structure and the property line on Central Park Drive and Hanover Road shall be 7.6 metres; and,

(i) The maximum number of dwelling units in a townhouse dwelling shall not exceed 8.

184.3 shall also be subject to the requirements and restrictions relating to the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 184.2.

185. The lands designated R3B(1) - SECTION 185 on Schedule A to this by-law:

185.1 shall only be used for the following purposes:

(a) a townhouse dwelling containing a street townhouse dwelling; and,

(b) purposes permitted by the R3B(1) Zone.

185.2 shall, in respect of street townhouse dwellings, be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth: - 6.0 metres.

(b) Direct Access Through Dwelling:

Each street townhouse dwelling unit must have a direct access at grade from the front yard, to the rear yard without passing through any habitable room.

185.3 shall also be subject to the requirements and restrictions relating to the R3B(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 185.2.

186. The lands designated M4A - SECTION 186 on Schedule A to this by-law:

(24-C; 24-E; 24-G)

186.1 shall only be used for the following purposes:

(a) the warehousing and storage of goods and products and materials within an enclosed building;

(b) the manufacture 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 aluminium and zinc; and
- (4) light manufacturing activities including the manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.

(c) shops for the repair or manufacturing of small goods and wares;

(d) business, professional and administrative offices connected with another permitted use of the land;

(e) exhibition and conference halls;

(f) radio, television broadcasting and transmission facilities;

(g) one dwelling unit as part of an industrial building for the use only of a caretaker or night watchman employed in connection therewith;

(h) any public use of the same general character as the other permitted use; and,

(i) any use accessory to any of the foregoing uses.

186.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth: - 20.0 metres

(b) Minimum Lot Area: - 2,000 square metres

(c) Minimum Side Yard Width:

- 8.0 metres, except for a lot having a width greater than 50.0 metres, the minimum side yard shall be 8.0 metres plus 12 percent of the lot width in excess of 50.0 metres to a maximum of 14.0 metres.

(d) Maximum Lot Coverage: - 50 percent of the lot area.

(e) Minimum Rear Yard Depth: - 20.0 metres.

(f) Minimum Landscaped Open Space:

- all required front yard, and all required side yards from the front lot line, to the depth of the rear building line from the front lot line, shall be landscaped, such landscaping being paving of driveways and parking areas, lawns and planting strips, provided however that paved areas shall not exceed 50 percent of the front yard area.

(g) Truck Loading Facilities:

- (1) No outdoor truck loading facilities are permitted in the front yard;
- (2) If the building depth is less than 60.0 metres, no outdoor truck loading facilities are permitted within the front half of the building depth;
- (3) If the building depth is greater than 60.0 metres, no outdoor truck loading facilities are permitted within the first 30.0 metres of the building depth;

(h) Minimum Number of Parking Spaces:

- one parking space for each 55.0 square metres of gross floor area.

(i) Outside Storage:

- outside storage shall not be permitted.

(j) Maximum Building Height:

- (i) two storeys in height for manufacturing uses; and,
- (ii) five storeys in height for office space.

(k) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 186.

186.3 shall also be subject to the requirements and restrictions relating to the M4A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 186.2.

187. The lands designated R2A(2) - SECTION 187 on Schedule A to this by-law:

(45-B)

187.1 shall only be used for the purposes permitted in the R2A(2) Zone.

187.2 shall be subject to the following requirements and restrictions with respect to single-family detached dwellings:

(a) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres.
- (2) For a Corner Lot: - 12.0 metres..

(b) Minimum Lot Area:

- (1) For an Interior Lot: - 261.0 square metres.
- (2) For a Corner Lot: - 348.0 square metres.

(c) Minimum Side Yard Width:

- A side yard other than an exterior side yard, may be reduced to zero, provided that:

- (1) the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
- (2) the total width of side yards on any lot shall not be less than 1.8 metres.

187.3 shall be subject to the following requirements and restrictions with respect to single-family detached dwellings:

(a) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres.
- (2) For a Corner Lot: - 12.0 metres.

(b) Minimum Lot Area:

- (1) For an Interior Lot: - 261.0 square metres.
- (2) For a Corner Lot: - 348.0 square metres.

(c) Minimum Side Yard Width: - 1.5 metres.

187.4 shall be subject to the following requirements and restrictions with respect to single-family detached and semi-detached dwellings:

(a) Minimum Lot Depth: - 29.0 metres.

(b) Minimum Front Yard Depth:

- 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line.

(c) Minimum Rear Yard Depth: - 7.5 metres.

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines a projected.

(d) Minimum Landscaped Open Space:

- 50 percent of the front yard area.

187.5 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 187.2, 187.3 and 187.4.

**[188 RESERVED]**

189. The lands designated M2A - SECTION 189 on Schedule A to this by-law:  
**(64-G)**

189.1 shall only be used for the following purposes:

- (a) the purposes permitted in the M2A zone; and,
- (b) business and professional offices not exceeding 929.0 square metres in gross floor area.

189.2 shall be subject to the requirements and restrictions relating to the M2A Zone.

190. The lands designated R4A(2) - SECTION 190 on Schedule A to this by-law:  
**(45-A)**

190.1 shall only be used for the purposes permitted in the R4A(2) Zone.

190.2 shall be subject to the following requirements and restrictions:



(a) Maximum Density: - 86.5 units per net hectare.

190.3 shall also be subject to the requirements and restrictions relating to the R4A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 190.2.

191. The lands designated R1B(1) - SECTION 191 on Schedule A to this by-law:  
(45-A)

191.1 shall only be used for the purposes permitted in the R1B(1) Zone.

191.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) Interior Lot: - 288.0 square metres.

(2) Corner Lot: - 384.0 square metres.

(b) Minimum Lot Frontage:

(1) Interior Lot: - 9.0 metres.

(2) Corner Lot: - 12.0 metres.

(c) Minimum Lot Depth:

(i) For Lots 37 and 38, as shown on SCHEDULE C - SECTION 191 to this by-law:

- 26.0 metres.

(ii) for all other lots - 32.0 metres.

(d) Minimum Front Yard Depth:

(i) to the main wall of the building:

- 4.5 metres.

(ii) to the front of a garage or carport:

- 6.0 metres.

(e) Minimum Side Yard Width:

(i) for an exterior side yard:

- 3.0 metres where a dwelling unit and garage both face the front lot line; and,
- 3.0 metres for the dwelling unit, and 6.0 metres of the garage, where the garage faces a side lot line.

(ii) for a side yard flanking a public walkway or lands zoned Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(iii) zero metres for all other side yards, provided that:

- the distance between the walls of two dwellings is not less than 1.8 metres;
- where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
- the total width of the side yards on any lot is not less than 1.8 metres.

(f) Minimum Rear Yard Depth: - 7.6 metres.

(g) Maximum Building Height: - 2 storeys.

(h) Minimum Landscaped Open Space:

- (i) 40 percent of the front yard area of an interior lot;
- (ii) 50 percent of the front yard area of a corner lot; and,
- (iii) 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

191.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of

this by-law, which are not in conflict with the ones set out in section 191.2.

192. The lands designated R1B(1) - SECTION 192 on Schedule A to this by-law:

(45-A)

192.1 shall only be used for the purposes permitted by the R1B(1) Zone.

192.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(i) Interior Lot: - 352.0 square metres.

(ii) Corner Lot: - 448.0 square metres.

(b) Minimum Lot Frontage:

(i) Interior Lot: - 11.0 metres.

(ii) Corner Lot: - 14.0 metres.

(c) Minimum Lot Depth: - 32.0 metres.

(d) Minimum Front Yard Depth:

(i) 4.5 metres to the main wall of the building; and,

(ii) 6.0 metres to the front of a garage or carport.

(e) Minimum Side Yard Width:

(i) for a side yard flanking a road allowance:

- 3.0 metres where the dwelling unit and garage both face the front lot line; and,

- 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

(ii) for a side yard flanking a public walkway or lands zoned Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(iii) zero metres for all other side yards provided that:

- the distance between the walls of two dwellings is not less than 1.8 metres;
- where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
- the total width of the side yards or any of them is not less than 1.8 metres.

(f) Minimum Rear Yard Depth: - 7.6 metres.

(g) Maximum Building Height: - 2 storeys.

(h) Minimum Landscaped Open Spaces:

- (i) 40 percent of the front yard area of an interior lot;
- (ii) 50 percent of the front yard area of a corner lot; and,
- (iii) 30 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

192.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 192.2.

193. The lands designated HC1 - SECTION 193 on Schedule A to this by-law:  
(45-D)

193.1 shall only be used for the following purposes:

- (a) the purposes permitted in the HC1 Zone;
- (b) an office;
- (c) a personal service shop;
- (d) a bowling alley, billiard or pool room; and,

(e) purposes accessory to the other permitted purposes.

193.2 shall be subject to the following requirements and restrictions:

(a) Minimum Number of Parking Spaces:

- 1 parking spaces for every 23.0 square metres of gross floor area.

193.3 shall also be subject to the requirements and restrictions of the HC1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 193.2.

194. The lands designated R2A(2) - SECTION 194 on Schedule A to this by-law:

(42-C)

194.1 shall only be used for the purposes permitted in the R2A(2) Zone.

194.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 555.0 square metres.

(b) Minimum Lot Width: - 18.2 metres.

194.3 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 194.2.

195. The lands designated R2A(2) - SECTION 195 on Schedule to this by-law:

(47-D)

195.1 shall only be used for the following purposes:

(a) semi-detached dwellings; and,

(b) purposes permitted in the R2A(2) Zone.

195.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard: - 6.0 metres.

195.3 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of

this by-law, which are not in conflict with the ones set out in section 195.2.

196. The lands designated R2A(2) - SECTION 196 on Schedule A to this by-law:

(47-D)

196.1 shall only be used for the following purposes:

- (a) semi-detached dwellings; and,
- (b) purposes permitted in a R2A(2) Zone.

196.2 shall be subject to the following requirements and restrictions:

(a) Landscaped Buffer Area:

- (1) A landscaped buffer area of not less than 3.0 metres in width abutting the 0.3 metre reserve and as shown on SCHEDULE C - SECTION 196, shall be provided and maintained on each lot.
- (2) A landscaped buffer area shall not be used for a vegetable garden or any buildings or structures.

(b) Fencing:

Along those portions of lot lines which abut a landscaped buffer space, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.

(c) Minimum Front Yard: - 6.0 metres.

196.3 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 196.2.

197. The lands designated C1 - SECTION 197 on Schedule A to this by-law:

(44-B)

197.1 shall only be used for the purposes permitted in the C1 Zone.

197.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width: - 31.0 metres.

- (b) Minimum Lot Area: - 1160 square metres.
- (c) Minimum Front Yard Depth: - 15.0 metres.
- (d) Minimum Side Yard Depth: - 9.0 metres.
- (e) Minimum Rear Yard Depth: - 6.0 metres.
- (f) Minimum Exterior Side Yard  
Width: - 6.0 metres.
- (g) Maximum Lot Coverage: - 25 percent.
- (h) a minimum of 5 parking spaces shall be provided for every  
100.0 square metres of gross floor area.
- (i) each parking space shall not be less than 17.6 square  
metres in area, exclusive of driveways or aisles.

197.3 shall also be subject to the requirements and restrictions relating to the C1 Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 197.2.

198. The lands designated R3A(2) - SECTION 198 on Schedule A to this by-law:  
(46-C)

198.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a semi-detached dwelling;
- (3) a group home, within a single family detached dwelling subject to the requirements and restrictions set out in section 10.15; and,
- (4) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,

(2) purposes accessory to the other permitted purposes.

198.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 223.2 square metres.
- (b) Minimum Lot Width: - 7.6 metres.
- (c) Minimum Lot Depth: - 29.0 metres.
- (d) Minimum Front Yard: - 6.0 metres.
- (e) Minimum Rear Yard: - 7.6 metres.
- (f) Minimum Side Yard:

(1) an interior side yard may be reduced to zero metres provided that:

- the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
- the total width of side yards on any lot shall not be less than 1.5 metres.

(2) Minimum Exterior Side Yard Width: - 3.0 metres.

(3) Minimum Side Yard Width Flanking a Public Walkway:

- 1.0 metres.

(g) Maximum Building Height: - 8.0 metres.

(h) Minimum Floor Area of Each Dwelling Unit: - 95.0 square metres.

(i) Where the space between the walls of two buildings is less than 3.6 metres in width, no window below grade shall be permitted in any wall facing that space.

(j) no driveway shall be located within 3.0 metres of the intersection of two streets.

198.3 shall also be subject to all the general provisions of this by-law, which are not in conflict with the requirements and restrictions set out in section 198.2.



199. The lands designated SC - SECTION 199 on Schedule A to this by-law: (65-A)

199.1 shall only be used for the following purposes:

- (a) a restaurant;
- (b) a dining theatre;
- (c) banks or financial institutions;
- (d) cinemas; and,
- (e) purposes accessory to the other permitted purposes.

199.2 shall be subject to the following requirements and restrictions:

- (a) the total gross floor area of all banks and financial institutions shall not exceed a maximum of 836.0 square metres;
- (b) Floor Space Index: - 0.20;
- (c) Minimum Number of Parking Spaces:
  - a minimum of one off-street parking space for each 9.29 square metres of the gross floor area used for restaurants and a dining theatre, and one off-street parking space for each 30.93 square metres of the gross floor area used for banks or financial institutions;
- (d) Minimum Landscaped Open Space: - 15 percent of the lot area.
- (e) Maximum Building Height: - 10.0 metres.
- (f) Minimum Setbacks:
  - (1) from Highway Number 7: - 13.0 metres.
  - (2) from Gatewood Boulevard: - 9.0 metres.
  - (3) from Summerlea Boulevard: - 7.0 metres.
  - (4) from other site limits: - 4.5 metres.
- (g) The total number of seats for cinema purposes shall not exceed 1490 seats; and,

(h) A minimum of 250 off-street parking spaces shall be provided for cinema purposes.

199.3 shall also be subject to the requirements and restrictions of the SC Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 199.2.

200. The lands designated R3B(1) - SECTION 200 on Schedule A to this by-law:

200.1 shall only be used for the purposes permitted in the R3B(1) Zone.

200.2 shall be subject to the following requirements and restrictions with respect to street townhouse dwelling units and semi-detached dwelling units:

(a) Minimum Lot Area: - 185.0 square metres for each dwelling unit.

(b) Minimum Lot Width: - 6.1 metres.

(c) Minimum Side Yard for an End Unit:

- 1.2 metres plus 0.6 metres for each additional storey above the first storey.

(d) Direct Access Through a Dwelling Unit:

- Each townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.

(e) Maximum Building Height: - 10.6 metres.

200.3 shall be subject to the following requirements and restrictions with respect to single-family detached dwelling units:

(a) Minimum Lot Area: - 270.0 square metres.

(b) Minimum Lot Width: - 9.0 metres.

(c) Minimum Side Yard:

- A side yard other than a side yard flanking a road allowance or public walkway may be reduced to zero metres, provided that:

- (1) the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
- (2) the total width of side yards on any lot shall not be less than 2.1 metres.

(d) Minimum Side Yard Flanking a Public Walkway:

- 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

(e) Maximum Building Height: - 10.6 metres.

200.4 shall be subject to the following requirements and restrictions with respect to street townhouse dwelling units, semi-detached dwelling units and single-family detached units:

(a) Minimum Lot Depth: - 30.0 metres.

(b) Minimum Front Yard Depth: - 6.0 metres.

(c) Minimum Rear Yard Depth: - 7.6 metres.

(d) Minimum Exterior Side Yard: - 3.0 metres.

(e) Corner Lot Measurements:

- Where corner roundings or visibility triangles exist, width, depth and side yard requirements for a corner lot shall be measured for the point of intersection of the front and side lot lines.

(f) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

(g) Minimum Floor Area of Dwelling Units:

- 100.0 square metres.

200.5 shall also be subject to the requirements and restrictions relating to the R3B(1) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in sections 200.2, 200.3 and 200.4.

201. The lands designated R4A(3) - SECTION 201 on Schedule A to this by-law:  
(62-B)

201.1 shall only be used for the following purposes:

(a) Residential

(1) an apartment dwelling.

(b) Non-Residential

(1) a convenience store; and,

(2) purposes accessory to the other permitted purposes.

201.2 shall be subject to the following requirements and restrictions:

(a) Maximum Number of Dwelling Units:

- 138.3 units per hectare.

(b) Minimum Number of Parking Spaces:

- 1.5 spaces for each dwelling unit.

(c) Minimum Number of Visitor Parking Spaces:

- 1.0 space for every 5 dwelling units or part thereof.

(d) The convenience store permitted by section 201.2(b)(1) shall be located in the area outlined on SCHEDULE C - SECTION 201;

(e) No storage of goods shall be permitted outside the building.

(f) No signs or posters other than one indicating the name of the convenience store and of dimensions not exceeding 30 centimetres by 1.0 metre shall be permitted outside the building.

201.3 shall also be subject to the requirements and restrictions relating to the R4A(3) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 201.2.

202. The lands designated M2 - SECTION 202 on Schedule A to this by-law: (24-F)

202.1 shall only be used for the purposes permitted in the M2 Zone.

202.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width: - 24.0 metres.

(b) Minimum Landscaped Open Space:

(1) 35 percent of the minimum required front yard area; and,

(2) 50 percent of all of the following:

(i) minimum required exterior side yard area;

(ii) minimum required interior side yard area abutting a lot in a Residential or Institutional zone; and,

(iii) minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.

202.3 shall also be subject to the requirements and restrictions relating to the M2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 202.2.

203. The lands designated M3 - SECTION 203 on Schedule A to this by-law: (24-F)

203.1 shall only be used for the purposes permitted in the M3 Zone.

203.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width: - 24.0 metres.

(b) Minimum Landscaped Open Space:

- 50 percent of all of the following:

- minimum required front yard area;
- minimum required exterior side yard area;
- minimum required interior side yard area abutting a lot in a Residential or Institutional Zone; and,
- minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.

203.3. shall also be subject to the requirements and restrictions relating to the M3 Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 203.2.

204. The lands designated M4 - SECTION 204 on Schedule A to this by-law: (24-F)

204.1 shall only be used for the purposes permitted in the M4 Zone.

204.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width: - 24.0 metres.

(b) Minimum Landscaped Open Space:

- 50 percent of all of the following:

- (1) minimum required front yard;
- (2) minimum required exterior side yard;
- (3) minimum required exterior side yard;
- (4) minimum required interior side yard abutting a lot in a Residential or Institutional Zone; and,
- (5) minimum required rear yard abutting a street or a lot in a Residential or Institutional Zone.

204.3 shall also be subject to the requirements and restrictions relating to the M4 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 204.2.

205. The lands designated R1D - SECTION 205 on Schedule A to this by-law:  
(25-B)

205.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwelling units; and,
- (2) a group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

205.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 270.0 square metres.
- (b) Minimum Lot Depth: - 30.0 metres.
- (c) Minimum Lot Width: - 9.0 metres.
- (d) Minimum Front Yard Depth:
  - 4.0 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.
- (e) Minimum Side Yard Width:
  - A side yard other than a side yard flanking on a street or public walkway may be reduced to zero metres, provided that:
    - (1) The minimum distance between detached buildings shall not be less than 1.8 metres; and,
    - (2) The total width of both side yards on any lot shall not be less than 2.1 metres.

(f) Minimum Side Yard Width Flanking a Public Walkway:

- 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

(g) Minimum Exterior Side Yard: - 3.0 metres.

(h) Minimum Rear Yard Depth: - 7.5 metres.

(i) Maximum Building Height: - 10.5 metres.

(j) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street boundaries as projected.

(k) Minimum Front Yard Landscaped Open Space:

- 40 percent of the front yard area.

205.3 shall also be subject to the requirements and restrictions relating to the R1D Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 205.2.

206. The lands designated SC - SECTION 206 on Schedule A to this by-law: (57)

206.1 shall only be used for the following purposes:

(a) Commercial

- (1) a convenience store.

(b) Non-Commercial

- (1) one dwelling unit, as a use accessory to the above.

206.2 shall be subject to the following requirements and restrictions:

(a) The main building shall be located within the Building Area outlined on SCHEDULE C - SECTION 206;

(b) An accessory building shall not exceed a gross floor area of 15.0 square metres;



- (c) Minimum Front Yard Depth: - 13.7 metres.
- (d) Maximum Building Height:
  - (1) main building: - 2 storeys.
- (e) an accessory building shall not be less than 3.0 metres from any side or rear lot line.
- (f) a swimming pool shall:
  - (1) be permitted only in the rear or side yard;
  - (2) be a minimum distance of 3.0 metres from any side or rear lot line; and,
  - (3) shall not exceed a maximum area of 140.0 square metres.
- (g) Parking facilities shall be provided as follows:
  - (1) for each dwelling unit, 2 parking spaces, one or both of which may be located in an attached garage; and,
  - (2) for other permitted uses, one parking space for each 19.0 square metres of gross floor area.

206.3 shall also be subject to the requirements and restrictions of the SC Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 206.2.

207. The lands designated C3 - SECTION 207 on Schedule A to this by-law: (25-C)

207.1 shall only be used for the following purposes:

- (a) commercial purposes permitted in the C3 Zone, including automobile parts or accessory sales establishment and related automobile repair shop, but not including automobile body shop or automobile sales establishment.
- (b) business offices;
- (c) any operation of a public authority;

- (d) an automobile service station and car wash facility; and,
- (e) purposes accessory to the other permitted purposes.

207.2 shall be subject to the following requirements and restrictions:

- (a) The gross leasable floor area used for commercial purposes shall not exceed 23,240 square metres.
- (b) The gross leasable floor area used for business offices shall not exceed 8,600 square metres.
- (c) No more than one automobile service station and one car wash facility shall be permitted;
- (d) The minimum distance from each property line shall be 12.0 metres, except the pumps of the automobile service station which shall be located:
  - (1) a minimum of 6.0 metres from any street line; and,
  - (2) a minimum of 7.6 metres from any lot line adjoining a residential zone.
- (e) No building or part thereof used for commercial purposes shall exceed 2 storeys in height, and no building or part thereof used for business offices shall exceed 4 storeys in height.
- (f) Parking shall be provided and maintained in accordance with the following requirements and restrictions:
  - (1) a minimum of 59 parking spaces shall be provided for every 1,000 square metres of gross leasable floor area used for commercial purposes:
  - (2) for business offices, a minimum of 27 parking spaces shall be provided for every 1,000 square metres of gross leasable floor area remaining after subtracting from the gross leasable floor area used for business offices 20 percent of the gross leasable floor area used for commercial purposes.
  - (3) for each bus loading area provided on the site, within 60.0 metres of a building used for commercial purposes, the total parking space requirement for the development may be reduced by 25 parking spaces; and,

(4) a minimum of 3 parking spaces shall be provided for the automobile service station and car wash facility, and two additional parking sapces shall be provided for each service bay.

(g) For each building used for commercial purposes, loading spaces shall be provided and maintained in accordance with the following:

<u>Gross Leasable Floor Area of Building</u>	<u>Number of Loading Spaces</u>
418 square metres or less	None
418 square metres to 2323 square metres	1
2323 square metres to 4646 square metres	2
4646 square metres to 4646.1 square metres and over	3

208. The lands designated M4A - SECTION 208 on Schedule A to this by-law:  
(24-C)

208.1 shall only be used for the following purposes:

(a) Industrial

(1) the warehousing and storage of goods and products and materials within an enclosed building;

(2) the manufacture and assembly of the following products:

(i) clothing and finished textile or fabric products;

(ii) printing and bookbinding and lithographing;

(iii) die castings involving the use of plastics and light metals including aluminum zinc; and,

(iv) light manufacturing of tubing, pipes, tools and instruments, electrical components, building, hardware, telephone, television, radio and

electronic components, drugs and pharmaceutical products, cosmetics and associated products; and,

- (3) shops for the repair or manufacture of small goods and wares.

(b) Non-Industrial

- (1) business, professional and administrative offices connected with another permitted use of the land;
- (2) exhibition and conference halls;
- (3) radio, television broadcasting and transmission facilities;
- (4) a community club
- (5) any public use of the same general character as the other permitted uses; and,
- (6) a retail outlet operated in conjunction with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial uses.

(c) Accessory

- (1) one dwelling unit as part of an industrial building for the use only of a caretaker or night watchman employed in connection therewith; and,
- (2) purposes accessory to the other permitted purposes.

208.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 20.0 metres.
- (b) Minimum Lot Area: - 2,000 square metres.
- (c) Minimum Side Yard Width:

- 8.0 metres, except for any lot having a width in excess of 50.0 metres, the minimum side yard width on each side of the building shall be 8.0 metres or 12 percent of the said lot width, whichever is the greater, up to a maximum of 14.0 metres.

(d) Maximum Lot Coverage: - 50 percent.

(e) Minimum Rear Yard Depth: - 20.0 metres

(f) Minimum Landscaped Open Space:

(1) For a corner or interior lot having an area greater than 1.0 hectare shall be provided as follows:

(i) 50 percent of the required front yard; and,

(ii) 50 percent of the required side yard from the required front yard to the rear wall of the rear most building.

(2) For a lot having an area of 1.0 hectare or less shall be provided as follows:

(i) For a corner lot:

- 50 percent of the required front yard;
- 50 percent of the required exterior side yard; and,
- none required for an interior side yard.

(ii) For a interior lot:

- 50 percent of the required front yard; and,
- 50 percent of the required side yard and none for the other side yard.

(g) Truck Loading Facilities:

(1) No outdoor truck loading facilities are permitted in the front yard;

(2) If the building depth is less than 60.0 metres, no outdoor truck loading facilities are permitted within the front half of the building depth; and,

(3) If the building depth is greater than 60.0 metres, no outdoor truck loading facilities are permitted within the first 30.0 metres of the building depth.

(h) Minimum Number of Parking Spaces:

- At least one parking space for each 55.0 square metres of gross floor area shall be provided and maintained.

(i) Maximum Building Height:

- (1) two storeys for manufacturing uses; and,
- (2) five storeys for business, professional and administrative offices.

(j) Outdoor Storage:

- Outside storage of goods, material and equipment shall not be permitted.

(k) Landscaped Buffer Area:

- (1) A landscaped buffer area with a minimum width of 12.0 metres shall be provided and maintained along McLaughlin Road and Sandalwood Parkway as shown on SCHEDULE C - SECTION 208.

208.3 shall also be subject to the requirements and restrictions relating to the M4A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 208.2.

209. The lands designated M4A - SECTION 209 (SPECIAL RESERVE) on Schedule A to this by-law:  
(24-C)

209.1 shall only be used for the following purposes:

- (a) a landscaped buffer area; and,
- (b) purposes permitted on lands designated M4A - SECTION 208, but only after the lands shown as ADJACENT LANDS on SCHEDULE C - SECTION 209, which are used for residential purposes, have been rezoned for industrial purposes in accordance with the M4A - SECTION 208 Zone.

209.2 shall be subject to the following requirements and restrictions:

- (a) The landscaped buffer area shall:
  - (1) be located adjacent to the lands used for residential purposes;
  - (2) have a minimum width of 30.0 metres; and,

- (3) be landscaped and bermed to screen the lands used for residential purposes.

The berm shall:

- (i) be continuous and be a uniform height of not less than 3.05 metres;
- (ii) have a maximum slope not exceeding a rise of 1.0 metre for each 3.0 metres of horizontal distance.
- (iii) be sodded and planted with vegetation to maintain stability;
- (iv) have a planting area located on the top suitable for and planted with coniferous plantings not less than 1.5 metres in height when planted to provide a visual screen; and,
- (v) be designed so that the surface drainage of the lands shown as ADJACENT LANDS on SCHEDULE C - SECTION 209 is not impaired.

209.3 shall also be subject to the requirements and restrictions relating to the M4A - SECTION 208 Zone, which shall apply when the lands have been rezoned for industrial purposes in accordance with the requirements and restrictions set out in section 209.2.

210. The lands designated M4A - SECTION 210 on Schedule A to this by-law:  
(24-C)

210.1 shall only be used for the following purposes:

(a) Industrial

- (1) The warehousing and storage of goods and products and materials within an enclosed building;
- (2) The manufacture and assembly of the following products:
  - (i) clothing and finished textile or fabric products;

(ii) printing and bookbinding and lithographing;

(iii) die castings involving the use of plastics and light metals including aluminium zinc; and,

(iv) light manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.

(3) shops for the repair and manufacture of small goods and wares;

(4) the manufacture, assembly storage and distribution of semi-finished and finished products;

(5) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use;

(6) dairy products plants and bakeries; and,

(7) a builder's supply yard or yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards.

(b) Non-Industrial

(1) business, professional and administrative offices connected with another permitted use of the land;

(2) exhibition and conference halls;

(3) radio, television broadcasting and transmission facilities;

(4) a community club;

(5) any public use of the same general character as the other permitted uses; and,

(6) a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial uses.



(c) Accessory

- (1) one dwelling unit as part of an industrial building for the use only of a caretaker or night watchman employed in connection therewith; and,
- (2) purposes accessory to the other permitted purposes.

210.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth:

- (1) 12.0 metres for a building not exceeding 8.0 metres in height above grade;
- (2) 15.0 metres for a building 10.0 metres or less but greater than 8.0 metres in height above grade;
- (3) 18.0 metres for a building 12.0 metres or less but greater than 10.0 metres in height above grade;
- (4) 21.0 metres for a building 15.0 metres or less but greater than 12.0 metres in height above grade; and,
- (5) 24.0 metres for a building exceeding 15.0 metres in height above grade.

(b) Minimum Landscaped Open Space:

- 50 percent of the required front yard depth and side yard width.

(c) Minimum Lot Area: - 2,000 square metres.

(d) Minimum Rear Yard Depth:

- 8.0 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required.

(e) Minimum Side Yard Width:

- 8.0 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no side yard shall be required.

(f) Loading Facilities:

- No truck loading facility or hydroelectric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building.

(g) Outside Storage:

- Outside storage of goods and materials and equipment is permitted subject to the following conditions:
  - (1) the storage area is not located in the front yard or in any required side yard which abuts a street or on any portion of the lot required for parking, or closer to any side lot line, except in the rear yard, than the required setback for a building. Provided, however that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building
  - (2) the storage area is enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area from the street provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement. Where the storage area abuts a street or a zone, other than any industrial zone, a landscaped strip 2.0 metres in width containing plant material with suitable screen characteristics shall be provided and maintained along the affected property line(s)
- The display in the open of products produced or distributed by an industrial establishment shall be permitted provided that:
  - (1) the total area used for display purposes does not exceed 5 percent of the lot area; and,
  - (2) the display area shall not be closer to any street line than the minimum distance required for buildings and structures.

(h) Maximum Building Height:

- (1) Four storeys for a manufacturing use; and,
- (2) Five storeys for a professional business or administrative office.

(i) Minimum Number of Parking Spaces:

- 1 parking space for each 70.0 square metres of gross floor area.

210.3 shall also be subject to the requirements and restrictions relating to the M4A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 210.2.

211. The lands designated RIC(1) - SECTION 211 on Schedule A to this by-law:  
(25-B)

211.1 shall only be used for the purposes permitted in the RIC(1) Zone.

211.2 shall be subject to the following requirements and restrictions:

(a) Minimum Distance Between Dwellings:

- the minimum distance between the main wall of dwellings on adjacent lots shall not be less than 2.43 metres.

211.3 shall also be subject to the requirements and restrictions relating to the RIC(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 211.2.

212. The lands designated SC - SECTION 212 on Schedule A to this by-law: (40)

212.1 shall only be used for the following purposes:

- (a) business and professional offices;
- (b) private day school;

(c) indoor storage; and,

(d) purposes accessory to the other permitted purposes.

212.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 2,840 square metres.
- (b) Minimum Lot Width: - 41.7 metres.
- (c) Minimum Lot Depth: - 71.9 metres.
- (d) Minimum Front Yard Depth: - 24.3 metres.
- (e) Minimum Exterior Side Yard Width: - 13.7 metres.
- (f) Minimum Interior Side Yard Width: - 6.1 metres.
- (g) Minimum Rear Yard Depth: - 6.1 metres.
- (h) Maximum Gross Floor Area: - 929.0 square metres.

212.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 212.2.

213. The lands designated HC2 - SECTION 213 on Schedule A to this by-law:

(12)

213.1 shall only be used for the following purposes:

(a) Commercial

(1) an automobile service station, in conjunction thereto, towing service may be operated; and,

(2) a convenience commercial establishment.

(b) Non-Commercial

(1) a residential dwelling unit for use by persons employed on the lot.

(c) Accessory

(1) purposes accessory to the other permitted purposes.

213.2 shall be subject to the following requirements and restrictions:

- (a) All buildings on the site shall be located within the area outlined as "Building Area" on SCHEDULE C - SECTION 213;
- (b) The entrances to the front and side of the building and the driveways shall be located as outlined on SCHEDULE C - SECTION 213;
- (c) Parking areas and the enclosed parking compound shall be provided and located as identified on SCHEDULE C - SECTION 213;
- (d) Fencing shall be provided in the areas outlined on SCHEDULE C - SECTION 213;
- (e) Landscaped Open Space shall be provided and maintained in the areas outlined on SCHEDULE C - SECTION 213;
- (f) The area identified as the "Enclosed Parking Compound" on SCHEDULE C - SECTION 213 shall be screened from view on all sides by solid fencing or by vegetation or by a combination of both; and,
- (g) The convenience commercial establishment shall not have a gross floor area in excess of 120.0 square metres.

213.3 shall also be subject to the requirements and restrictions relating to the HC2 Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 213.2.

214. The lands designated R2A(2) - SECTION 214 on Schedule A to this by-law:

(62-D)

214.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) semi-detached dwellings;

- (3) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (4) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

214.2 shall be subject to the following requirements and restrictions with respect to single-family detached dwellings:

- (a) Minimum Lot Width: - 9.0 metres.
- (b) Minimum Lot Area: - 270.0 square metres.
- (c) Minimum Side Yard Width:

- A side yard other than a side yard flanking a street or public walkway may be reduced to zero metres, provided that:

- (1) the minimum distance between detached buildings shall not be less than 1.8 metres; and,
- (2) the total width of side yards on any lot shall not be less than 1.8 metres.

214.3 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:

- (a) Minimum Lot Width:
  - (1) For interior lots: - 18.0 metres.
  - (2) For corner lots: - 21.0 metres.
- (b) Minimum Lot Area:
  - (1) For interior lots: - 540.0 square metres.

(2) For corner lots: - 630.0 square metres.

(c) Minimum Side Yard Width: - 1.5 metres.

214.4 shall be subject to the following additional requirements and restrictions with respect to single-family and semi-detached dwellings:

(a) Landscaped Buffer Area:

(1) A landscaped buffer area of not less than 3.0 metres in width shall be provided and maintained abutting Dixie Road and Teresa Road; and,

(2) A landscaped buffer area shall not be used for a vegetable garden or any buildings or structures other than a noise attenuation barrier.

(b) Fencing:

- Along those portions of lot lines which abut a landscaped buffer area, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted.

(c) Minimum Lot Depth: - 30.0 metres.

(d) Minimum Front Yard Depth:

- 3.6 metres provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.

(e) Minimum Rear Yard Depth: - 7.6 metres.

(f) Minimum Side Yard Width:

(1) Flanking a public walkway: - 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

(2) Exterior side yard: - 3.0 metres.

(g) Maximum Building Height: - 10.6 metres.

(h) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street lines as projected.

(i) Minimum Front Yard Landscaped Open Space:

- 50 percent of the front yard area.

214.5 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 214.2; 214.3; and 214.4.

215. The lands designated R1D - SECTION 215 on Schedule A to this by-law:

(46-A)

215.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

215.2 shall be subject to the following requirements and restrictions:

- |                        |                        |
|------------------------|------------------------|
| (a) Minimum Lot Width: | - 9.0 metres.          |
| (b) Minimum Lot Area:  | - 243.0 square metres. |
| (c) Minimum Lot Depth: | - 27.0 metres.         |



(d) Minimum Front Yard Depth:

- 3.6 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.

(e) Minimum Side Yard Width:

- A side yard other than a side yard flanking a road allowance or public walkway may be reduced to zero metres, provided that:

(1) the minimum distance between detached buildings shall not be less than 1.8 metres; and,

(2) the total width of the side yards on any lot shall not be less than 1.8 metres.

(f) Minimum Side Yard Width Flanking a Public Walkway:

- 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

(g) Minimum Exterior Side Yard Width: - 3.0 metres.

(h) Minimum Rear Yard Depths: - 7.6 metres.

(i) Maximum Building Height: - 10.6 metres.

(j) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street lines as projected.

(k) Minimum Landscaped Open Space:

- 50 percent of the front yard area.

215.3 shall also be subject to the requirements and restrictions relating to the RID Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 215.2.

216. The lands designated C3 - SECTION 216 on Schedule A to this by-law: (25-B)

216.1 shall only be used for the following purposes:

(a) Commercial

- (1) an office;
- (2) dining room restaurant; and,
- (3) a retail establishment having no outdoor storage.

(b) Non-Commercial

- (1) apartment dwellings.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

216.2 shall be subject to the following requirements and restrictions:

- (a) The gross leasable floor area used for office and retail establishments shall not exceed 929.0 square metres;
- (b) The gross floor area used for a dining room restaurant shall not exceed 929.0 square metres;
- (c) The total number of dwelling units permitted shall be the lesser of 415 units, or the number calculated from a net density of 123.5 dwelling units per hectare;
- (d) No more than 2 apartment house dwellings shall be permitted;
- (e) Maximum Building Height:
  - (1) 18 storeys for an apartment house dwelling; and,
  - (2) 2 storeys for all other uses.
- (g) Minimum Setback from Street:
  - (1) 12.0 metres from Sandalwood Parkway;
  - (2) 18.0 metres from Conestoga Drive; and,
  - (3) 24.0 metres from other roads.

(h) Minimum Landscaped Open Space on each site used for an Apartment House Dwelling:

- 60 percent.

(i) Minimum Number of Parking Spaces:

(1) for any combination of restaurant, offices, retail establishments, the greater of:

- 78 spaces; or,

- the number of spaces obtained by adding together 75 percent of the parking requirement for a restaurant, based on 1 space per 4.0 square metres of gross floor area available for the use of patrons;

and 60 percent of the parking requirement for the other uses based on 1 space for every 28.0 square metres of gross leasable floor area.

(2) for each apartment dwelling unit, the following number of parking spaces are required:

<u>UNIT</u>	<u>RENTAL</u>	<u>CONDOMINIUM</u>
Bachelor	1.23	1.35
1-bedroom	1.41	1.73
2-bedroom	1.59	2.0
3-bedroom	1.73	2.0

- for those parking spaces located inside a structure or building, the minimum size of 30 percent of the spaces may be reduced to 2.5 metres by 4.6 metres.

216.3 shall also be subject to all the general provisions of this by-law, which are not in conflict with the requirements and restrictions set out in section 216.2.

216.4 For the purposes of section 216.2:

Floor Area Available for the Use of Patrons shall mean, in a restaurant, the gross leasable floor area excluding areas used for kitchens, washrooms, storage, lobbies, mechanical facilities and the preparation and serving of food.

217. The lands designated as I1 - SECTION 217 on Schedule A to this by-law:

(25-B)

217.1 shall only be used for the following purposes:

(a) Institutional

- (1) a library; and,
- (2) a day nursery.

(b) Non-Institutional

- (1) a recreation centre operated by a public authority; and,
- (2) any facilities or operations of a public authority involving recreation or conservation.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

217.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Building Height: - 2 storeys.
- (b) All buildings and structures shall have a minimum setback of 12.0 metres from the boundaries of any lots used, or to be used for single-family, semi-detached, or townhouse dwellings.

217.3 shall also be subject to the requirements and restrictions relating to the I2 Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 217.2.

218. The lands designated R2C - SECTION 218 on Schedule A to this by-law:

(45-E)

218.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) semi-detached dwellings;

- (3) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (4) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.13; and,
- (2) purposes accessory to the other permitted purposes.

218.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) Interior Lot: - 278.0 square metres.
- (2) Corner Lot: - 371.0 square metres.

(b) Minimum Lot Depth: - 30.0 metres.

(c) Minimum Lot Width: - 9.0 metres.

(d) Minimum Front Yard Depth: - 6.0 metres.

(e) Minimum Rear Yard Depth: - 7.6 metres.

(f) Minimum Side Yard Width:

(1) For a Single-Family Detached Dwelling:

- a side yard other than a side yard abutting a street, a public park or a walkway may be reduced to zero metres, provided that:

- (i) the minimum distance between detached building shall not be less than 1.8 metres;

- (ii) the total width of both side yards or any lot shall not be less than 2.1 metres.

- the minimum width of a side yard abutting a public park or a walkway shall be 1.2 metres for the first storey, or part thereof, plus 0.6 metres for each additional storey or part thereof.

(2) For a Semi-Detached Dwelling:

- 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

(g) Minimum Exterior Side Yard Width: - 3.0 metres.

(h) Maximum Building Height: - 10.5 metres.

(i) Minimum Landscaped Open Space:

(a) 50 percent of the front yard in the case of an interior lot;

(b) 60 percent of the front yard, in the case of an exterior lot;

(c) 40 percent of the front yard, in the case of a lot where the side lot lines converge towards the front lot line.

(j) Driveway Location:

- No driveway shall be located within 3.0 metres of the intersection of two streets.

218.3 shall also be subject to the requirements and restrictions relating to the R2C Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 218.2.

219. The lands designated HC2 - SECTION 219 on Schedule A to this by-law:

(43-A; 63-B; 63-I; 64-H; 54-B; 45-G)

219.1 shall only be used for the following purposes:

(a) an automobile service station; and,

(b) purposes accessory to the other permitted purposes.

- 219.2 shall be subject to the requirements and restrictions set out in section 34.2.2, and all the general provisions of this by-law.
220. The lands designated HC2 - SECTION 220 on Schedule A to this by-law:  
**(43-A)**
- 220.1 shall only be used for the following purposes:
- (a) an automobile service station;
  - (b) an agency bulk plant; and,
  - (c) purposes accessory to the other permitted purposes.
- 220.2 shall be subject to the requirements and restrictions set out in section 34.2.2, and all the general provisions of this by-law.
221. The lands designated HC2 - SECTION 221 on Schedule A to this by-law:  
**(24-H)**
- 221.1 shall only be used for the following purposes:
- (a) a gas bar; and,
  - (b) an agency bulk plant.
- 221.2 shall be subject to the requirements and restrictions set out in section 34.2.2, and all the general provisions of this by-law.
222. The lands designated HC1 - SECTION 222 on Schedule A to this by-law:  
**(64-A; 43-A)**
- 222.1 shall only be used for the following purposes:
- (a) an automobile service station; and,
  - (b) a convenience store.
- 222.2 shall be subject to the requirements and restrictions set out in section 34.1.2, 34.1.2.2 and all the general provisions of this by-law.

223. The lands desingated M4A - SECTION 223 on Schedule A to this by-law:  
(24-A)

223.1 shall only be used for the following purposes:

(a) Industrial

- (1) the warehousing and storage of goods and products and materials within an enclosed building;
- (2) the manufacture and assembly of the following products:
  - (i) clothing and finished textile or fabric products;
  - (ii) printing and bookbinding and lithographing;
  - (iii) die castings involving the use of plastics and light metals including aluminum zinc; and,
  - (iv) light manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.
- (3) shops for the repair or manufacturing of small goods and wares; and,
- (4) business, professional and administrative offices connected within another permitted use of the land.

(b) Non-Industrial

- (1) exhibition and conference halls;
- (2) radio, television broadcasting and transmission facilities.
- (3) one dwelling unit as part of an industrial building for the use only of a caretaker or night watchman employed in connection therewith;
- (4) any public use of the same general character as the other permitted uses; and,



- (5) a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial uses.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

223.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 20.0 metres.
- (b) Minimum Lot Area: - 2,000 square metres.

(c) Minimum Side Yard Width:

- 8.0 metres, except for any lot having a width in excess of 50.0 metres, the minimum side yard width on each side of the building constructed thereon, shall be 8.0 metres or 12 percent of the lot width, whichever is the greater, to a maximum of 14.0 metres.

- (d) Maximum Lot Coverage: - 50 percent.

- (e) Minimum Rear Yard Depth: - 20.0 metres.

(f) Minimum Landscaped Open Space:

- (1) For a corner lot or interior lot having an area greater than 1.0 hectares shall be provided as follows:

- (i) 50 percent of the required front yard; and,

- (ii) 50 percent of the required side yard from the required front yard to the rear wall of the rear most building.

- (2) For a lot having an area of 1.0 hectares or less shall be provided as follows:

- (i) For a corner lot:

- 50 percent of the required front yard;

- 50 percent of the required exterior side yard; and,
- none required for an interior side yard.

(ii) For an interior lot:

- 50 percent of the required front yard; and,
- 50 percent of one required side yard and none for the other side yard.

(g) Minimum Loading Requirements:

- (1) No outdoor truck loading facilities are permitted in the front yard;
- (2) If the building depth is less than 60.0 metres, no outdoor truck loading facilities are permitted with the front half of the building depth; and,
- (3) If the building depth is greater than 60.0 metres, no outdoor truck loading facilities are permitted within the first 30.0 metres of the building depth.

(h) Minimum Parking Requirements:

- one parking space for each 55.0 square metres of gross floor area.

(i) Maximum Building Height:

- (1) Two storeys for manufacturing uses; and,
- (2) Five storeys for business, professional and administrative offices.

(j) Outside Storage:

- outside storage of goods, material and equipment shall not be permitted.

(k) Landscape Buffer Area:

- a landscape buffer area of a minimum width of 12.0 metres shall be provided and maintained abutting McLaughlin Road and Number Fifteen Side Road as outlined on SCHEDULE C - SECTION 223.

(1) Every building to be constructed shall be set back a minimum of 55.0 metres from the boundary of any lot used for residential purposes at the time the construction of that building is to commence.

(m) A landscape buffer area of a minimum width of 30.0 metres shall be provided and maintained between any building and the lands used for residential purposes. Such buffer area shall be landscaped and bermed so as to screen the buildings from the lands used for residential purposes.

223.3 shall also be subject to the requirements and restrictions relating to the M4A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 223.2.

224. The lands designated M4A - SECTION 224 on Schedule A to this by-law:  
(24-A)

224.1 shall only be used for the following purposes:

(a) Industrial

(1) the warehousing and storage of goods and products and materials within an enclosed building;

(2) the manufacture and assembly of the following products:

(i) clothing and finished textile or fabric products;

(ii) printing and bookbinding and lithographing;

(iii) die castings involving the use of plastics and light metals including aluminum zinc; and,

(iv) light manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.

(3) shops for the repair or manufacturing of small goods and wares;

- (4) business, professional and administrative offices connected with another permitted use of the land.
- (5) the manufacturing, assembly, storage and distribution of semi-finished and finished products;
- (6) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use;
- (7) dairy products, plants and bakeries;and,
- (8) a builder's supply yard or yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards.

(b) Non-Industrial

- (1) exhibition and conference halls;
- (2) radio, television broadcasting and transmission facilities;
- (3) one dwelling unit as a part of an industrial building for the use only of a caretaker or night watchman employed in connection therewith;
- (4) any public use of the same general character as the other permitted uses; and,
- (5) a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial uses.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

224.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth:

- (1) 12.0 metres for a building 8.0 metres or less in height above grade;
- (2) 15.0 metres for a building 10.0 metres or less but greater than 8.0 metres in height above grade;

- (3) 18.0 metres for a building 12.0 metres or less but greater than 10.0 metres in height above grade;
- (4) 21.0 metres for a building 15.0 metres or less but greater than 12.0 metres in height above grade; and,
- (5) 24.0 metres for a building greater than 15.0 metres in height above grade.

(b) Minimum Lot Area: - 2,000 square metres.

(c) Minimum Rear Yard Depth:

- 8.0 metres, except where the rear lot line abuts upon a railway right-of-way or easement, in which case no rear yard shall be required.

(d) Minimum Side Yard Width:

- 8.0 metres, except where the rear lot line abuts upon a railway right-of-way or easement, in which case no rear yard will be required.

(e) Minimum Loading Requirements:

- no truck loading facility or hydro electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building.

(f) Minimum Parking Requirements:

- one parking space for each 70.0 square metres of gross floor area.

(g) Outside Storage:

- outside storage of goods, material and equipment is permitted subject to the following conditions:

- (1) the storage area is not located in the front yard or in the front yard or in any required side yard which abuts a street or any portion of the lot required for parking, or closer to any side lot line except in the rear yard, than the required setback for a building. Provided, however, that where the rear yard abuts a street, the storage

area shall not be located closer to any rear lot line than the required setback for a building.

(2) the storage area is enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement where the storage area abuts a street or a zone, other than any industrial zone, a landscape buffer area, 2.0 metres in width, containing plant material with suitable screening characteristics shall be provided and maintained along the affected property lines.

(h) The display in the open of new products produced in or distributed by an industrial establishment shall be permitted, provided that:

(1) the total area used for display purposes does not exceed 5 percent of the lot area; and,

(2) the display area shall not be closer than the minimum distance required for buildings and structures.

(i) All manufacturing and processing operations shall be carried out within permitted buildings and structures, except for:

(1) the moving of goods and materials in and out of buildings and structures;

(2) associated minor preparatory and finishing work; and,

(3) associated assembly of components too large to be assembled within permitted buildings and structures.

(j) Maximum Building Height:

(1) Four storeys for a manufacturing use; and,

(2) Five storeys for a business, professional or administrative office use.

(k) Minimum Landscaped Open Space:

(1) 50 percent of the required front yard; and,

(2) 50 percent of the required sid yard.

224.3 shall also be subject to the requirements and restrictions relating to the M4A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 224.2.

225. The lands designated M4A - SECTION 225 on Schedule A to this by-law:

(24-G)

225.1 shall only be used for the following purposes:

- (a) the uses permitted in the M4A Zone;
- (b) building supplies sales establishments;
- (c) service shops;
- (d) personal service shops;
- (e) banks, trust companies, financial institutions;
- (f) offices, excluding the offices of medical, dental and similar practitioners;
- (g) dining room and standard restaurants, and taverns;
- (h) home furnishings and improvement retail warehouses;
- (i) dry cleaning and laundry establishments and distribution stations;
- (j) custom workshops; and,
- (k) motor vehicle parts retail outlets or combination motor vehicle parts/accessories/sports goods/hardware stores.

225.2 shall be subject to the following requirements and restrictions:

- (a) the total gross floor area of all buildings and structures shall not exceed 18,400 square metres;
- (b) the gross floor area of all buildings or parts thereof used for commercial purposes shall not exceed 60 percent of the total gross floor area of all buildings and structures on the lands;

(c) all operations are to be carried out within buildings and no outside storage of material and equipment shall be permitted; and,

(d) a single commercial use shall not have a gross floor area exceeding 6,500 square metres.

225.3 shall be subject to the requirements and restrictions relating to the M4A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 225.2.

226. The lands designated M4A - SECTION 226 on Schedule A to this by-law: (24-G)

226.1 shall only be used for the following purposes:

(a) the purposes permitted in the M4A Zone; and,

(b) a bank, a trust company's savings office or similar financial institution.

226.2 shall be subject to the following requirements and restrictions:

(a) the lands designated M4A - SECTION 226 on Schedule A to this by-law shall only be used for the purposes set out in section 226.1(a), or only for the purposes set out in section 226.1(b), but not both.

(b) the total gross floor area of all buildings and structures shall not exceed 750.0 square metres.

226.3 shall also be subject to the requirements and restrictions relating to the M4A Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 226.2.

227. The lands designated M4A - SECTION 227 on Schedule A to this by-law:  
(24-G)

227.1 shall only be used for the following purposes:

(a) the purposes permitted in the M4A Zone; and,

(b) a dining room restaurant, including a tavern and a commercial office building, but excluding the offices of medical, dental and similar practitioners.



227.2 shall be subject to the following requirements and restrictions:

- (a) the lands designated M4A - SECTION 227 on Schedule A to this by-law shall only be used for the purposes set out in section 227.1(a), or only for the purposes set out in section 227.1(b), but not both; and,
- (b) the total gross floor area of all buildings on the lands shall not exceed 7,500 square metres.

227.3 shall also be subject to the requirements and restrictions relating to the M4A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 227.2.

228. The lands designated R3A(2) - SECTION 228 on Schedule A to this by-law:  
(42-C)

228.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) semi-detached dwellings;
- (3) a group home, within a single family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (4) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

228.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 278.0 square metres.
- (b) Minimum Lot Width: - 9.0 metres.

(c) Minimum Front Yard Depth: - 6.0 metres.

(d) Minimum Rear Yard Depth:

(1) 15.0 metres, for these lots abutting the Canadian Pacific Railway right-of-way having a lot width of 18.0 metres; and,

(2) 7.6 metres in all other cases.

(e) Minimum Interior Side Yard Width:

(1) For a single family detached dwelling a side yard other than a side yard abutting a street, a public park or a walkway may be reduced to zero metres, provided that:

(i) the minimum distance between detached buildings shall not be less than 1.8 metres; and,

(ii) the total width of both side yards on any lot shall not be less than 1.8 metres; and,

(iii) the minimum width of a side yard abutting a public park or walkway shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

(2) For a semi-detached dwelling a minimum width of 1.2 metres for a one storey dwelling, plus an additional 0.6 metres for each additional storey.

(f) Where the space between the walls of two buildings is less than 3.0 metres in width, no door or window below grade shall be permitted in any wall facing that space.

(g) Minimum Exterior Side Yard Width: - 3.0 metres.

(h) Maximum Building Height: - 10.6 metres.

(i) Minimum Landscaped Open Space:

- 50 percent of the front yard in the case of an interior lot;

- 60 percent of the front yard in the case of a corner lot; and,

- 35 percent of the front yard in the case of a lot where the side lot lines converge towards the front lot line.

(j) Driveway Location:

- No driveway shall be located within 3.0 metres of the intersection of two streets.

- (k) There shall be no more than a total of 239 dwelling units on the site.

228.3 shall also be subject to the requirements and restrictions relating to the R3A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 228.2.

229. The lands designated R3A(4) - SECTION 229 on Schedule A to this by-law:  
(42-C)

229.1 shall only be used for the following purposes:

(a) Residential

- (1) a townhouse dwelling; and,
- (2) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

229.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 0.4 hectares.
- (b) Minimum Lot Width: - 50.0 metres.
- (c) Maximum Number of Dwelling Units: - 18 dwelling units.
- (d) Minimum Front Yard Depth: - 6.0 metres.
- (e) Minimum Side Yard Width: - 3.0 metres.
- (f) Minimum Rear Yard Depth: - 7.5 metres.

- (g) Maximum Height of Buildings: - 2 storeys.
- (h) Minimum Number of Parking Spaces:
  - 2 parking spaces for each dwelling unit, plus 5 spaces for visitors.
- (i) Minimum Distance Between Buildings: - 3.0 metres.
- (j) There shall be a minimum of 7.6 metres between the rear wall of each dwelling unit and the boundary of the site, a driveway or other dwelling unit.
- (k) Maximum Coverage: - 27 percent.
- (l) Minimum Landscaped Open Space: - 50 percent of the site area.

229.3 shall also be subject to the requirements and restrictions relating to the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 229.2.

230. The lands designated SC - SECTION 230 on Schedule A to this by-law: (38B)

230.1 shall only be used for the purposes of a grocery store.

230.2 shall be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law.

231. The lands designated SC - SECTION 231 on Schedule A to this by-law: (55A)

231.1 shall only be used for purposes of a dairy bar.

231.2 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law.

232. The lands designated HC1 - SECTION 232 on Schedule A to this by-law:  
(40)

232.1 shall only be used for the purpose of a hotel.

232.2 shall be subject to the requirements and restrictions related to the HC1 Zone, and all the general provisions of this by-law.

233. The lands designated HC1 - SECTION 233 on Schedule A to this by-law:  
(7-A)

233.1 shall only be used for the following purposes:

(a) Commercial

- (1) an automobile service station;
- (2) a grocery store; and,
- (3) an animal hospital.

(b) Non-Commercial

- (1) an apartment dwelling on the second storey of the main building; and,
- (2) purposes accessory to the other permitted purposes.

233.2 shall be subject to the requirements and restrictions set out in sections 34.1.2.1 and 34.1.2.2, and all the general provisions of this by-law.

234. The lands designated HC1 - SECTION 234 on Schedule A to this by-law:  
(7-B)

234.1 shall only be used for the following purposes:

(a) Commercial

- (1) an automobile service station; and,
- (2) a farm equipment sales dealership.

(b) Non-Commercial

- (1) one apartment on the second floor; and,
- (2) purposes accessory to the other permitted purposes.

234.2 shall be subject to the requirements and restrictions set out in section 34.1.2.1 and 34.1.2.2, and all the general provisions of this by-law.

235. The lands designated R2A(2) - SECTION 235 on Schedule A to this by-law:  
(45-F)
- 235.1 shall only be used for the purposes permitted in the R2A(2) Zone.
- 235.2 shall be subject to the following requirements and restrictions with respect to single-family detached dwellings:
- (a) Minimum Lot Width: - 10.6 metres.
  - (b) Minimum Lot Area: - 357.6 square metres.
  - (c) Minimum Side Yard Width:
    - a side yard other than an exterior side yard may be reduced to zero metres, provided that:
      - (1) the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
      - (2) the total width of the side yards on any lot shall not be less than 1.8 metres.
  - (d) Where the space between the walls of two buildings is less than 1.2 metres in width, no window below grade or door shall be permitted in any wall facing that space.
  - (e) Minimum Front Yard Depth: - 6.0 metres.
  - (f) Minimum Rear Yard Depth: - 7.6 metres.
  - (g) Minimum Width of a Side Yard Flanking a Public Walkway - 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
  - (h) Maximum Building Height: - 7.6 metres.
  - (i) Minimum Landscaped Open Space: - 50 percent of the front yard area.
- 235.3 shall be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 235.2.

235.4 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:

(a) Minimum Lot Area: - 715.0 square metres.

(b) Minimum Lot Width: - 21.0 metres.

(c) Minimum Front Yard Depth: - 7.6 metres.

(d) Minimum Interior Side Yard Width:

- 3.0 metres except where:

(1) there is an attached garage or carport, in which case 1.2 metres shall be provided for the first storey, plus 0.6 metres for each additional storey or part thereof; and,

(2) there is an attached garage or carport in an abutting side yard, in which case 1.2 metres shall be provided.

(e) Minimum Exterior Side Yard Width: - 3.0 metres.

(f) Minimum Rear Yard Depth: - 7.6 metres.

(g) Maximum Building Height: - 7.6 metres.

(h) Maximum Lot Coverage: - 33.3 percent.

(i) Where semi-detached dwellings are situated on corner lots and where one or both dwellings front on the flanking road allowances, the following shall apply:

(1) Minimum Rear Yard Depth:

- 7.6 metres, except where there is an attached garage or carport, the minimum requirement shall be 3.0 metres.

(2) Minimum Interior Side Yard Width:

- 7.6 metres, except where there is an attached garage or carport, the minimum requirement shall be 3.0 metres; and,

(3) Minimum Exterior Side Yard Width:

- 4.5 metres.

235.5 shall, with respect to semi-detached dwellings, be subject to the requirements and restrictions relating to the R2A(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 235.4.

236. The lands designated M4A - SECTION 236 (SPECIAL RESERVE) on Schedule A to this by-law:  
(24-A)

236.1 shall only be used for the following purposes:

- (a) a landscaped buffer area; and,
- (b) the purposes permitted on lands designated M4A - SECTION 223, but only after abutting lands which are used for residential purposes, have been rezoned for industrial purposes in accordance with the M4A - SECTION 223 Zone.

236.2 shall be subject to the following requirements and restrictions:

- (a) The landscaped buffer area shall:
  - (1) be located adjacent to the lands used for residential purposes;
  - (2) have a minimum width of 30.0 metres; and,
  - (3) be landscaped and bermed to screen the lands used for residential purposes from the industrial purposes.
- (b) The berm referred to in section 236.2(a)(3) shall:
  - (1) be continuous and be of a uniform height of not less than 3.05 metres;
  - (2) have a maximum slope not exceeding a rise of 1.0 metre for each 3.0 metres of horizontal distance;
  - (3) be sodded and planted with vegetation to maintain stability;
  - (4) have a planting area located on the top, suitable for and planted with coniferous plantings not less than 1.5 metres in height when planted to provide a visual screen; and,



(5) be designed so that surface drainage of the adjacent lands is not impaired.

236.3 shall also be subject to the requirements and restrictions relating to the M4A - SECTION 223 Zone, which shall apply when the lands have been rezoned for industrial purposes in accordance with the requirements and restrictions set out in section 236.2.

237. The lands designated R3A(2) - SECTION 237 on Schedule A to this by-law:  
(43-C)

237.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) semi-detached dwellings;
- (3) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (4) an auxillary group home; subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

237.2 shall be subject to the following requirements and restrictions with respect to single-family detached dwellings:

(a) Minimum Lot Width:

- (1) For an interior lot: - 9.0 metres.
- (2) For a corner lot: - 12.0 metres.

(b) Minimum Lot Area: - 270.0 square metres.

(c) Minimum Side Yard Width:

- A side yard other than an exterior side yard, may be reduced to zero metres, provided that:

(1) the minimum distance between detached buildings shall not be less than 1.8 metres;

(2) the total width of side yards on any lot shall not be less than 1.8 metres; and,

(3) where the space between the exterior walls of two buildings is less than 2.4 metres in width, no door or window below grade shall be permitted in any wall abutting that space.

237.3 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:

(a) Minimum Lot Width:

(1) For an interior lot: - 9.0 metres.

(2) For a corner lot: - 12.0 metres.

(b) Minimum Lot Area:

(1) For an interior lot: - 270.0 square metres.

(2) For a corner lot: - 360.0 square metres.

(c) Minimum Side Yard Width: - 1.5 metres.

237.4 shall be subject to the following requirements and restrictions with respect to single family detached and semi-detached dwellings:

(a) Minimum Lot Depth: - 28.9 metres.

(b) Minimum Front Yard Depth:

- 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of the garage and the front lot line.

(c) Minimum Rear Yard Depth: - 7.6 metres.

- (d) Minimum Exterior Side Yard  
Width: - 3.0 metres.
- (e) Minimum Side Yard Width Flanking a  
Public Walkway:
  - 1.2 metres, plus 0.6 metres for each additional storey  
above the first storey.
- (f) Maximum Building Height: - 10.6 metres.
- (g) Driveway Location:
  - no driveway on a corner lot shall be located closer  
than 3.0 metres to the intersection of street lines as  
projected.
- (h) Minimum Landscaped Open Space: - 40 percent of the front  
yard area.

237.5 shall also be subject to the requirements and restrictions relating the R3A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those, set out in sections 237.2; 237.3; and 237.4.

238. The lands designated R1D - SECTION 238 on Schedule A to this by-law:  
(25-B)

238.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

238.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 319.5 metres.
- (b) Minimum Lot Width: - 10.6 metres.
- (c) Minimum Lot Depth: - 30.0 metres.
- (d) Minimum Front Yard Depth:
  - 4.0 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.
- (e) Minimum Interior Side Yard Width:
  - An interior side yard may be reduced to zero metres provided that:
    - (1) the minimum distance between detached dwellings shall not be less than 1.8 metres; and,
    - (2) the total width of both side yards on abutting lots shall not be less than 2.1 metres.
- (f) Minimum Side Yard Width Flanking a Public Walkway:
  - 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (g) Minimum Exterior Side Yard Width: - 3.0 metres.
- (h) Minimum Rear Yard Depth: - 7.6 metres.
- (i) Maximum Building Height: - 10.6 metres.
- (j) Driveway Location:
  - No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street boundaries as projected.
- (k) Minimum Landscaped Open Space:
  - 40 percent of the front yard area.

238.3 shall also be subject to the requirements and restrictions relating to the R1D Zone, and all the general provisions of this

by-law, which are not in conflict with those set out in section 238.2.

238.4 For the purposes of Section 238:

LOT WIDTH shall mean the least distance, measured in a straight line, between the side lot lines where the side lot lines are parallel, or

- (a) where the side lot lines are not parallel, the lot width shall be the least distance, measured in a straight line, between the middle point on each side lot line, and
- (b) in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such a lot shall be calculated as if the lot lines were produced to their point of intersection.

239. The lands designated R1D - SECTION 239 on Schedule A to this by-law:  
(25-B)

239.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

239.2 shall be subject to the requirements and restrictions:

- (a) All buildings and structures shall be located within the area outlined as "BUILDING AREA" on SCHEDULE C - SECTION 239.

- (b) A driveway shall only be located within the area shown as DRIVEWAY AREA on SCHEDULE C - SECTION 239;
- (c) All structures and other works required for servicing the lot and any buildings and structures thereon, shall be located within the area shown as "BUILDING AREA" and "DRIVEWAY AREA" on SCHEDULE C - SECTION 239.
- (d) Inground or above ground swimming pools shall only be permitted in the rear yard; and,
- (e) Minimum Distance Between Dwellings: - 1.8 metres.

239.3 shall also be subject to the requirements and restrictions relating to the RID Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 239.2.

240. The lands designated SC - SECTION 240 on Schedule A to this by-law: (26-C)

240.1 shall only be used for the following purposes:

(a) Commercial

- (1) offices for medical or dental practitioners;
- (2) offices for practitioners in other health care fields;
- (3) laboratories providing services in health care fields;
- (4) one pharmacy, providing medicines only;
- (5) offices for lawyers and accountants; and,
- (6) offices for management companies servicing the health care practitioners located in the building.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

240.2 shall be subject to the following requirements and restrictions:

- (a) All buildings and structures shall be located within the area outlined as "BUILDING AREA" on SCHEDULE C - SECTION 240;

- (b) Solid screening fencing shall be provided along property boundaries which abut lands zoned for Residential purposes;
- (c) Landscaped open space shall be provided in the area shown on SCHEDULE C - SECTION 240;
- (d) The pharmacy shall not have a gross commercial floor area in excess of 93.0 square metres;
- (e) Basement or cellar areas shall not be used for other than mechanical and storage purposes;
- (f) The total gross leasable commercial floor area of all buildings on the site shall not exceed 850.0 square metres;
- (g) Maximum Building Height: - 7.6 metres.
- (h) Parking spaces shall be provided on the site in accordance with the following:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
(i) Physician, dentist, or drugless practitioner's office and medical	1 parking space for each 12 square metres of gross commercial floor area or portion thereof.
(ii) other offices	1 parking space for each 19 square metres gross commercial floor area or portion thereof.
(iii) pharmacy	1 parking space for each 19 square metres gross commercial floor area or portion thereof.

240.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 240.2.

241. The lands designated SC - SECTION 241 on Schedule A to this by-law: (48-B)

241.1 shall only be used for the following purposes:

(a) Commercial

- (1) bank or financial institution;
- (2) barber shop or beauty parlour;
- (3) dry cleaning and laundramat;
- (4) drug store;
- (5) bakery shop;
- (6) appliance, radio or record store;
- (7) sporting goods or pet shop;
- (8) paint and wallpaper store;
- (9) hardware store;
- (10) variety store or gift shop;
- (11) jewellery store;
- (12) clothing or shoe store; and,
- (13) business and professional offices but excluding medical offices.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

241.2 shall be subject to the following requirements and restrictions:

- (a) The gross leasable floor area shall not exceed 465 square metres;
- (b) Maximum Building Height: - 1 storey;
- (c) The minimum depth of the front, side and rear yards shall be as identified on SCHEDULE C - SECTION 241;
- (d) Minimum Lot Area: - 1,858 square metres.



(e) Minimum Number of Parking Spaces:

- A minimum of one parking space shall be provided for every 19 square metres of gross leasable floor area.

(f) The building shall be located within the area outlined as "BUILDING AREA" on SCHEDULE C - SECTION 241;

(g) A minimum of 3.0 metres of landscaped open space shall be provided and maintained in the locations identified on SCHEDULE C - SECTION 241; and,

(h) Waste storage facilities shall be located indoors.

241.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 241.2.

242. The lands designated R1D - SECTION 242 on Schedule A to this by-law:  
(26-A)

242.1 shall only be used for the following purposes:

(a) Residential

(1) single family detached dwellings;

(2) a group home, subject to the requirements and restrictions set out in section 10.15; and,

(3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

(1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,

(2) purposes accessory to the other permitted purposes.

242.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 270.0 square metres.

(b) Minimum Lot Width: - 9.0 metres.

(c) Minimum Interior Side Yard Width:

- a side yard other than an exterior side yard, or a side yard flanking a public walkway, may be reduced to zero metres; provided that:

(1) The minimum distance between detached dwellings shall not be less than 1.8 metres; and,

(2) The total width of the side yards on any lot shall not be less than 2.1 metres.

(d) Minimum Exterior Side Yard Width: - 3.0 metres.

(e) Minimum Side Yard Width Flanking a Public Walkway:

- 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

(f) Maximum Building Height: - 8.0 metres.

(g) Minimum Front Yard Depth:

- 4.5 metres, provided that a minimum distance of 6.0 metres is provided and maintained between the front wall of a garage and the front lot line.

(h) Minimum Rear Yard Depth: - 7.6 metres.

(i) Minimum Floor Area of Dwelling Unit: - 100.0 square metres.

(j) Driveway Location:

- No driveway shall be located within 3.0 metres of the intersection of two streets.

242.3 shall also be subject to the requirements and restrictions relating to the RID Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 242.2.

243. The lands designated SC - SECTION 243 on Schedule A to this by-law: (46-D)

243.1 shall only be used for the following purposes:

(a) Commercial

- (1) a medical clinic, which shall include offices for doctors and related medical uses;
- (2) a maximum of two real estate offices, provided that the floor area of the combined offices shall not exceed 223.0 square metres;
- (3) a drug store, excluding the sale of confectionaries;
- (4) optician;
- (5) optometrist;
- (6) post office sub-station;
- (7) office for an accountant;
- (8) office for an auditor;
- (9) bank or trust company;
- (10) barber shop;
- (11) beauty shop;
- (12) florist;
- (13) office for an insurance agency or adjuster;
- (14) studio for a photographer; and,
- (15) office for a travel agency.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

243.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 3570 square metres.
- (b) Minimum Lot Width: - 80.0 metres.
- (c) Minimum Lot Depth: - 42.0 metres.

- (d) Maximum Gross Commercial Floor Area: - 2360 metres.
- (e) Maximum Building Height: - 4 storeys.
- (f) The building shall be located on the site within the area outlined as "BUILDING AREA" on SCHEDULE C - SECTION 243.
- (g) A minimum of 81 parking spaces shall be provided.

243.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 243.2.

244. The lands designated SC - SECTION 244 on Schedule A to this by-law: (48-B)

244.1 shall only be used for the following purposes:

(a) Commercial

- (1) a garden centre sales establishment;
- (2) a fruit and vegetable market;
- (3) a delicatessen;
- (4) a grocery store;
- (5) an office, accessory to the principal retail business;  
and,
- (6) a wholesale bakery.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

244.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: - 60.0 metres.
- (b) Minimum Lot Depth: - 53.0 metres.
- (c) Minimum Side Yard Width: - 6.0 metres.

- (d) Minimum Rear Yard Depth: - 6.0 metres.
- (e) Minimum Front Yard Depth: - 21.0 metres.
- (f) Maximum Gross Commercial Floor Area: - 1342.0 square metres.
- (g) Maximum Lot Coverage: - 24 percent.
- (h) Minimum Number of Parking Spaces: - 43.
- (i) Minimum Number of Loading Spaces: - 1.
- (j) Minimum Landscaped Open Space: - 4 percent of lot area.
- (k) Maximum Building Height: - 2 storeys.

244.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 244.2.

245. The lands designated RIC - SECTION 245 on Schedule A to this by-law:  
(47-E)

245.1 shall only be used for the following purposes:

(a) Residential

- (1) single family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

245.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

- (1) For an interior lot: - 11.0 metres.
- (2) For a corner lot: - 14.0 metres.

(b) Minimum Lot Depth: - 26.0 metres.

(c) Minimum Interior Side Yard Width:

- may be reduced to zero metres provided that:

- (1) The minimum distance between detached buildings shall not be less than 1.8 metres; and,
- (2) The total width of side yards on any lot shall not be less than 1.8 metres.

(d) Minimum Exterior Side Yard Width: - 3.0 metres.

(e) Minimum Side Yard Width Flanking a Public Walkway:

- 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

(f) Minimum Front Yard Depth:

- 3.6 metres, provided that there is a minimum distance of 6.0 metres between the front wall of a garage and the front lot line;

(g) Minimum Rear Yard Depth: - 6.0 metres.

(h) Maximum Building Height: - 10.5 metres.

(i) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

(j) Minimum Landscaped Open Space:

- 40 percent of the front yard area.

(k) No windows below grade or no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.

245.3 shall be subject to the requirements and restrictions relating to the RIC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 245.2.

246. The lands designated A - SECTION 246 on Schedule A to this by-law: (37-B)

246.1 shall only be used for the following purposes:

(a) the purposes permitted in the A Zone; and,

(b) one mobile home.

246.2 shall be subject to the following requirements and restrictions:

(a) Maximum Height of Mobile Home: - one storey.

(b) Maximum Floor Area: - 103.0 square metres.

(c) The mobile home may only be erected within the area shown as the "BUILDING ENVELOPE" on SCHEDULE C - SECTION 246;

(d) The mobile home shall only be used by persons employed on the site in connection with the farm operation; and,

(e) the mobile home shall no longer be permitted on the site after September 1, 1987.

246.3 shall also be subject to the requirements and restrictions relating to the A Zone, and all the general provisions of this by-law which are not in conflict with those set out in section 246.2.

247. The lands designated R2A(2) - SECTION 247 on Schedule A to this by-law:  
(64-B)

247.1 shall only be used for the following purposes:

(a) Residential

(1) single family detached dwellings;

- (2) semi-detached dwellings;
- (3) a group home, within a single family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (4) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitte purposes.

247.2 shall be subject to the following requirements and restrictions with respect to single family detached dwellings:

(a) Minimum Lot Width:

- (1) For Interior Lots: - 9.15 metres.
- (2) For Corner Lots: - 11.85 metres.

(b) Minimum Lot Area:

- (1) For Interior Lots: - 274.5 square metres.
- (2) For Corner Lots: - 355.5 square metres.

(c) Minimum Side Yard Width:

- A side yard, other than an exterior side yard, or a side yard flanking a public walkway may be reduced to zero metres, provided that:

- (1) The minimum distance between detached dwellings shall not be less than 1.8 metres; and,
- (2) The total width of side yards on any lot shall not be less than 1.8 metres.

247.3 shall be subject to the following requirements and restrictions with respect to semi-detached dwellings:



(a) Minimum Lot Width:

- (1) For an Interior Lot: - 18.3 metres.
- (2) For a Corner Lot: - 21.0 metres

(b) Minimum Lot Area:

- (1) For an Interior Lot: - 549.0 square metres
- (2) For a Corner Lot: - 630.0 square metres

(c) Minimum Side Yard Width: - 1.5 metres

247.4 shall be subject to the following requirements and restrictions with respect to single family detached and semi-detached dwellings:

(a) Minimum Lot Depth: - 30.0 metres.

(b) Minimum Front Yard Depth:

- 4.0 metres, provided that a minimum distance of 6.0 metres is provided between the front wall of a garage and the front lot line.

(c) Minimum Exterior Side Yard Width: - 3.0 metres.

(d) Minimum Side Yard Width Flanking a Public Walkway:

- 1.2 metres, plus 0.6 metres for each additional storey above the first storey.

(e) Maximum Building Height: - 8.0 metres.

(f) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines projected.

(g) Minimum Landscaped Open Space:

- 40 percent of the front yard area.

(h) Landscaped Buffer Area:

- A landscaped buffer area of not less than 5.0 metres in width abutting Clark Boulevard shall be provided and maintained on each lot.

- (i) No windows below grade, and no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.

247.5 shall also be subject to the requirements and restrictions related to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 247.2; 247.3; and 247.4.

248. The lands designated SC - SECTION 248 on Schedule A to this by-law: (47-J)

248.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a convenience store;
- (3) a personal service shop;
- (4) a service shop;
- (5) a bank, trust company or financial institution;
- (6) an office, other than offices of a physician, dentist or drugless practitioner;
- (7) a dining room restaurant excluding an adult entertainment parlour; and,
- (8) a dry cleaning and laundry distribution station.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

248.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within an area shown as "BUILDING AREA" on SCHEDULE C - SECTION 248;

- (b) The gross commercial floor area of all buildings shall not exceed 1005 square metres;
- (c) The convenience store shall not exceed a gross commercial floor area of 200.0 square metres;
- (d) landscaped open space shall be provided and maintained in the areas outlined as "LANDSCAPED OPEN SPACE" on SCHEDULE C - SECTION 248;
- (e) Maximum Building Height: - 6.0 metres.
- (f) Garbage and refuse containers shall be located within a building;
- (g) No outside storage or display of goods shall be permitted; and,
- (h) A minimum of 49 parking spaces shall be provided.

248.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 248.2.

249. The lands designated A - SECTION 249 on Schedule A to this by-law: (21-A)

249.1 shall only be used for the following purposes:

- (a) the purposes permitted in the A Zone;
- (b) a sawmill;
- (c) a community club; and,
- (d) purposes accessory to the other permitted purposes.

249.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 10.2 hectares.
- (b) Minimum Lot Width: - 153.0 metres.
- (c) Minimum Lot Depth: - 669.0 metres.
- (d) Minimum Front Yard Depth: - 13.8 metres.

- (e) Minimum Side Yard Width: - 15.2 metres.
- (f) Minimum Rear Yard Depth: - 15.2 metres.
- (g) Maximum Lot Coverage: - 5 percent.
- (h) Maximum Sawmill Building Height: - 1 storey.
- (i) Maximum Sawmill Building Floor Area: - 130.0 square metres.
- (j) Maximum Sawmill Outdoor Storage Area:  
- 4050.0 square metres.
- (k) Maximum Community Club Building Height: - 2 storeys.
- (l) Minimum Distance to Lot Lines of Outdoor Recreation Facility, Parking Lot or Sawmill Storage Area:
  - (1) 13.8 metres to the front lot line; and,
  - (2) 10.0 metres to the side and rear lot line.
- (m) Minimum Landscaped Open Space: - 90 percent of the front yard area.
- (n) Accessory buildings shall not occupy any required front, side, or rear yard.
- (o) The driveway leading to any parking area shall have a minimum width of 3.0 metres for one-way traffic, and a minimum width of 6.0 metres for two-way traffic.

249.3 shall also be subject to the requirements and restrictions relating to the A Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 249.2.

250. The lands designated M1A - SECTION 250 on Schedule A to this by-law:  
(24-H)

250.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but not including a motor vehicle body shop as a principal or accessory use.
- (2) a printing establishment
- (3) a warehouse, and,
- (4) a parking lot.

(b) Non-Industrial

- (1) a bank, trust company or financial institution;
- (2) any of the following types of restaurants:
  - (i) a dining room restaurant, with or without a banquet hall;
  - (ii) a take-out restaurant; and,
  - (iii) a standard restaurant.
- (3) a motor vehicle repair shop;
- (4) an office, other than an office for a doctor, dentist or drugless practitioner;
- (5) a radio or television broadcasting and transmission establishment;
- (6) a recreational facility or structure;
- (7) a home furnishings and home improvement retail warehouse;
- (8) a community club;
- (9) an office associated with a permitted industrial use; and,
- (10) a retail outlet accessory to and operated in connection with a particular use permitted by sections 250.1(a)(1) and 250.1(b)(6).

(c) Accessory

(1) purposes accessory to the other permitted uses.

250.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 8.9 hectares.
- (b) Minimum Lot Width: - 298.0 metres.
- (c) Minimum Lot Depth: - 298.0 metres.
- (d) Minimum Front Yard Depth: - 22.0 metres.
- (e) Minimum Exterior Side Yard Width: - 13.7 metres.
- (f) Minimum Interior Side Yard Width:
  - 6.1 metres, except where it abuts a railway line, in which case there is no minimum requirement
- (g) Minimum Rear Yard Depth:
  - 13.7 metres, except where it abuts a railway line, in which case, there is no minimum requirement.
- (h) Minimum Distance Between Main Buildings:
  - (1) 8.0 metres, where no parking is provided between two buildings;
  - (2) 14.5 metres, where parking is provided abutting one building; and,
  - (3) 20.0 metres, where parking is provided abutting two buildings.
- (i) Maximum Building Height: - 2 storeys.
- (j) There may be no more than three restaurants of the type permitted by section 250.1(b)(3), but in no case shall there be more than two mixed service restaurants.
- (k) The total gross commercial floor area of all offices permitted by section 250.1(b)(5) shall not exceed 1775.0 square metres.

- (1) The total gross commercial floor area of all warehouses permitted by section 250.1(b)(8) shall not exceed 6970.0 square metres.
  
- (m) (1) The total gross commercial floor area of an accessory retail outlet, excluding an accessory retail food outlet, permitted by section 250.1(b)(11) shall not be more than 25 percent of the total gross floor area of the particular main use.
  
- (2) The gross commercial floor area of an accessory retail food outlet shall be limited to:
  - (i) 25 percent, to a maximum of 929.0 square metres, of the gross commercial floor area of the associated main use if such a main use is located in a building within BUILDING AREA A, as shown on SCHEDULE C - SECTION 250; and,
  
  - (ii) 15 percent, to a maximum of 1393.5 square metres, of the gross commercial floor area of the associated main use, if such a main use is located in any other building
  
- (n) The width of a driveway leading to any parking space shall be a minimum width of 3.0 metres for one-way traffic, and a minimum width of 6.0 metres for two-way traffic.
  
- (o) Landscaped Open Space:
  - Landscaped open space of not less than 5 percent of the lot area shall be provided and maintained, and a landscaped open space strip abutting the lot lines shall be provided and maintained as outlined on SCHEDULE C - SECTION 250.
  
- (p) Outside Storage:
  - No storage shall be permitted outside a building.
  
- (q) Associated Use:
  - A permitted associated use shall not occupy a floor area greater than that of the permitted use with which it is associated.

(r) Access Driveway:

- Access driveways shall be permitted at locations as shown on SCHEDULE C - SECTION 250.

250.3 shall also be subject to the requirements and restrictions relating to the MIA Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 250.2.

251. The lands designated R3A(4) - SECTION 251 on Schedule A to this by-law:

(25-C)

251.1 shall only be used for the following purposes:

(a) Residential

- (1) a townhouse dwelling; and,
- (2) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a recreation building; and,
- (2) purposes accessory to the other permitted purposes.

251.2 shall be subject to the following requirements and restrictions:

- (a) No more than 78 dwelling units shall be permitted;
- (b) The total gross floor area used for a recreation building shall not exceed 150.0 square metres;
- (c) A minimum of 156 off-street parking spaces shall be provided;
- (d) Thirty-two of the required parking spaces may be located in detached garages;
- (e) All dwelling units shall be located within "BUILDING AREA A" outlined on SCHEDULE C - SECTION 251;
- (f) The recreation building shall be located within "BUILDING AREA B" outlined on SCHEDULE C - SECTION 251;



(g) All detached garages shall be located within "BUILDING AREA C" outlined on SCHEDULE C - SECTION 251;

(h) Maximum Building Height:

- (1) Two storeys for all dwellings units;
- (2) One storey for the recreation building; and,
- (3) One storey for all detached garages.

(i) A maximum of 9 dwelling units shall be attached;

(j) Minimum Side Yard Widths shall be provided in accordance with the dimensions shown on SCHEDULE C - SECTION 251.

(k) The minimum distance between detached buildings shall be in accordance with SCHEDULE C - SECTION 251, and the following:

- (1) 15.0 metres between 2 exterior walls, where each contains a window to a habitable room; and,
- (2) 3.0 metres between 2 exterior walls, where neither, or only one wall has a window to a habitable room.

(1) Minimum Landscaped Open Space:

- 40 percent of the lot area.

251.3 shall also be subject to the requirements and restrictions relating to the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 251.2.

252. The lands designated C1 - SECTION 252 on Schedule A to this by-law: (45-B)

252.1 shall only be used for the following purposes:

(a) Commercial

- (1) a bank, trust or financial institution;
- (2) business or profession offices, including offices for health care practitioners;
- (3) one dry cleaning and laundry distribution station;

- (4) service shop;
- (5) personal service shop;
- (6) convenience store;
- (7) a dining room or standard restaurant;
- (8) photographic supply retail store;
- (9) drug store; and,
- (10) retail establishments.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

252.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within an area shown as BUILDING AREA on SCHEDULE C - SECTION 252;
- (b) The gross commercial floor area of all buildings and structures shall not exceed 1547.71 square metres;
- (c) Landscaped open space shall be provided and maintained in the area shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 252;
- (d) The gross commercial floor area of the convenience store shall not exceed 659.59 square metres;
- (e) The gross commercial floor area of a dining room or standard restaurant, not include the area used for garbage and refuse containers, shall not exceed 343.73 square metres;
- (f) A masonry wall, 2.0 metres in height, shall be erected and maintained in the locations shown on SCHEDULE C - SECTION 252;
- (g) The maximum building height shall not exceed 1 storey;
- (h) Garbage and refuse containers for a dining room or standard restaurant shall be located within a climate controlled area within the building;

- (i) Garbage and refuse containers for all other uses shall be enclosed and kept in the location shown on SCHEDULE C - SECTION 252;
- (j) No outside storage or display of goods shall be permitted;
- (k) No entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted;
- (l) A minimum of 127 parking spaces shall be provided;
- (m) A minimum of 2 loading spaces shall be provided;
- (n) The gross commercial floor area of all offices for health care practitioners shall not exceed 185.0 square metres; and,
- (o) Beer or liquor stores, amusement arcades or stores that sell goods which appeal to erotic tastes shall not be permitted.

252.3 shall also be subject to the requirements and restrictions relating to the C1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 252.2.

253. The lands designated R4A(3) - SECTION 253 on Schedule A to this by-law:  
(46-G)

253.1 shall only be used for the following purposes:

(a) Residential

- (1) an apartment dwelling.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes

253.2 shall be subject to the following requirements and restrictions:

- (a) All apartment dwellings shall be located within the area shown as BUILDING AREA A and B on SCHEDULE C - SECTION 253;
- (b) Building Height shall not exceed 18 storeys for an apartment dwelling house located with BUILDING AREA A, and

22 storeys for an apartment house located within BUILDING AREA B, as shown on SCHEDULE C - SECTION 253;

(c) The maximum number of dwelling units shall not exceed 281 for an apartment dwelling located within BUILDING AREA A, and 324 for an apartment dwelling located within BUILDING AREA B, as shown on SCHEDULE C - SECTION 253;

(d) Parking spaces shall be provided for each dwelling unit in an apartment dwelling house in accordance with the following:

	<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Recreation Equipment Spaces</u>	<u>Total Spaces</u>
<u>(a) Rental Apartment</u>				
Bachelor Unit	1.00	0.20	0.03	1.23
1 bedroom Unit	1.18	0.20	0.02	1.41
2 bedroom Unit	1.36	0.20	0.03	1.59
3 bedroom Unit	1.50	0.30	0.03	1.73
Sr. Citizen Unit	0.20	0.25	---	0.45

(b) Condominium Apartment

<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Total Spaces</u>
1.75	0.25	2.00

(e) Not more than 10 percent of the required parking spaces may be tandem spaces;

(f) A canopy for each apartment dwelling shall only be located within the areas shown as BUILDING AREAS and CANOPY AREAS on SCHEDULE C - SECTION 253;

(g) Accessory buildings shall be located within the areas shown as GATE HOUSE, GAZEBO, PUMP HOUSE, and CABANA on SCHEDULE C - SECTION 253; and,

(h) The maximum floor area of each accessory building shall not exceed the following:

(1) Gate House: - 8.5 square metres

(2) Gazebo: - 33.0 square metres

(3) Pump House: - 37.0 square metres

(4) Cabana: - 105.0 square metres

253.3 shall also be subject to the requirements and restrictions relating to the R4A(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 253.2.

254. The lands designated M4 - SECTION 254 on Schedule A to this by-law: (20)

254.1 shall only be used for the following purposes:

(a) Industrial

(1) manufacturing, storage and processing of farm related products

(b) Non-Industrial

(1) retail sales of farm produce and goods produced on farms; and,

(2) a retail market

(c) Accessory

(1) purposes accessory to the other permitted purposes

254.2 shall be subject to the following requirements and restrictions:

(a) The main building shall be located within the area shown as MAIN BUILDING AREA on SCHEDULE C - SECTION 254;

(b) Accessory buildings shall located within the area shown as ACCESSORY BUILDING AREA on SCHEDULE C - SECTION 254;

(c) A reservoir and pump house shall be located within the area shown as RESERVOIR AREA on SCHEDULE C - SECTION 254;

(d) Landscaped open space shall be provided and maintained in the area shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 254;

(e) Maximum building height shall not exceed one storey.

254.3 shall also be subject to the requirements and restrictions relating to the M4 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 254.2.

255. The lands designated SC - SECTION 255 on Schedule A to this by-law: (63-B)

255.1 shall only be used for the following purposes:

(a) Commercial

- (1) business and professional offices, including offices for physicians dentists and drugless practitioners;
- (2) an opticians clinic and retail establishment;
- (3) a drug store, retailing drugs and other sundry items; and,
- (4) a standard restaurant.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

255.2 shall be subject to the following requirements and restrictions:

- (a) Only one building shall be permitted;
- (b) The maximum building height shall not exceed 5 storeys;
- (c) The minimum depth of front, side and rear yards shall be as shown on SCHEDULE C - SECTION 255;
- (d) A minimum of 333 parking spaces shall be provided in the locations shown on SCHEDULE C - SECTION 255;
- (e) The building shall be located within the BUILDING AREA shown on SCHEDULE C - SECTION 255;
- (f) A minimum of 7 percent of the site area shall be provided and maintained as landscaped open space;
- (g) Waste storage facilities shall be located within the BUILDING AREA shown on SCHEDULE C - SECTION 255; and,

(h) Driveways shall be located as shown on SCHEDULE C - SECTION 255.

255.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 255.2.

256. The lands designated HC1 - SECTION 256 on Schedule A to this by-law:  
(48-B)

256.1 shall only be used for the following purposes:

(a) Commercial

(1) a motor vehicle sales establishment;

(2) only in conjunction with a motor vehicle sales establishment:

(i) a motor vehicle repair shop;

(ii) a motor vehicle body shop; and,

(iii) a motor vehicle parts and assessories sales establishment.

(b) Accessory

(1) purposes accessory to the other permitted purposes.

256.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

(1) For Lot A, as shown on SCHEDULE C - SECTION 256 - 100.0 metres.

(2) For Lot B, as shown on SCHEDULE C - SECTION 256 - 70.0 metres.

(b) Minimum Lot Depth:

(1) For Lot A, as shown on SCHEDULE C - SECTION 256 - 100.0 metres.

(2) For Lot B, as shown on SCHEDULE C - SECTION 256 - 70.0 metres.

(c) Minimum Lot Area:

- (1) For Lot A, as shown on SCHEDULE C - SECTION 256 - 10,000 square metres.
- (2) For Lot B, as shown on SCHEDULE C - SECTION 256 - 6,000 square metres.

(d) All buildings shall be located within the areas identified as BUILDING AREA A and BUILDING AREA B on SCHEDULE C - SECTION 256;

(e) The gross commercial floor area of the building identified as BUILDING AREA A on SCHEDULE C - SECTION 256 shall not exceed 1,900 square metres;

(f) The gross commercial floor area of the building identified as BUILDING AREA B on SCHEDULE C - SECTION 256, shall not exceed 1,400 square metres;

(g) The height of the buildings located within BUILDING AREAS A and B shall not exceed 2 storeys;

(h) A 4.5 metres wide landscaped open space area shall be provided and maintained along Highway Number 7, as shown on SCHEDULE C - SECTION 256, except for the driveway access points;

(i) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 256;

(j) Driveway access shall be provided and maintained in the areas shown on SCHEDULE C - SECTION 256;

(k) All garbage, refuse and waste containers shall be located within a building;

(l) On-site parking spaces and spaces for the storage of motor vehicles shall be provided and maintained in the areas shown as PARKING AREA on SCHEDULE C - SECTION 256.

256.3 shall also be subject to the requirements and restrictions relating to the HCl Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 256.2.



257. The lands designated R2A(2) - SECTION 257 on Schedule A to this by-law:

(44-C)

(a) Residential

- (1) semi-detached dwellings;
- (2) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes.

257.2 shall be subject to the following requirements and restrictions:

(a) Each of the dwelling units may be attached in whole, or part above or below grade;

(b) Minimum Lot Area:

(1) For an Interior Lot:

- 557.4 square metres, and not less than 278.7 square metres for each dwelling unit.

(2) For a Corner Lot:

- 650.3 square metres and not less than 371.6 square metres for the dwelling unit abutting the flanking road allowance.

(c) Minimum Lot Width:

(1) For an Interior Lot:

- 18.2 metres, and not less than 9.1 metres for each dwelling unit.

(2) For a Corner Lot:

- 21.3 metres, and not less than 12.1 metres for the dwelling unit abutting the flanking road allowance.

(d) Minimum Front Yard Depth:

- 6.0 metres, and not less than 7.0 metres to the front of any garage or carport.

(e) Minimum Interior Side Yard Width:

- (1) 1.2 metres for the first storey, plus 0.6 metres for each additional storey; and,
- (2) 2.4 metres where there is not attached garage or carport.

(f) Minimum Exterior Side Yard: - 3.0 metres.

(g) Minimum Rear Yard Depth:

- 7.6 metres, provided that no part of a semi-detached dwelling shall be located closer than 13.7 metres to the street line of Williams Parkway.

(h) Landscaped Open Space:

- a strip of land not less than 6.0 metres in width abutting the Williams Parkway street line, shall be used for no other purpose than landscaping, and the area of the strip of land shall not be considered in determining the minimum lot area.

(i) Driveway:

- No driveway shall be located closer than 9.1 metres to a corner.

257.3 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 257.2.

258. The lands designated R1A(2) - SECTION 258 on Schedule A to this by-law:

(8B)

258.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;

- (2) a group home, subject to the requirements and restrictions set out in section 10.16; and,
- (3) an auxillary group home, subject to the requirements and restrictions set ou in section 10.16.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.13; and,
- (2) purposes accessory to the other permitted purposes.

258.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 1250.0 square metres
- (b) Minimum Lot Depth: - 50.0 metres
- (c) Minimum Lot Width:
  - (1) For Block L shown on Schedule A, shall be the combined frontage measurements of Block L and Block J (which is shown on Schedule A within the R1A(2) - SECTION 267 Zone) shown on the registered plan of subdivision;
  - (2) For all other lots, shall be as shown for each lot on the registered plan of subdivision
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Rear Yard Depth: - 7.6 metres
- (f) Minimum Interior Side Yard Width:
  - 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
- (g) Minimum Exterior Side Yard Width:
  - 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

258.3 shall also be subject to the requirements and restrictions relating to the R1A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 258.2.

259. The lands designated R1A(2) - SECTION 259 on Schedule A to this by-law:

(8B)

259.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

259.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 4300 square metres
- (b) Minimum Lot Depth: - 60.0 metres
- (c) Minimum Lot Width: - 26.0 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Rear Yard Depth: - 7.6 metres
- (f) Minimum Interior Side Yard Width:
  - 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (g) Minimum Exterior Side Yard Width:
  - 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

259.3 shall also be subject to the requirements and restrictions relating to the R1A(2) Zone, and all the general provisions of

this by-law, which are not in conflict with those set out in section 259.2.

260. The lands designated RIA(2) - SECTION 260 on Schedule A to this by-law:

(8B)

260.1 shall only be used for the following purposes:

(a) Residential

- (1) single family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

260.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 1800 square metres
- (b) Minimum Lot Depth: - 40.0 metres
- (c) Minimum Lot Width: - 15.0 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Rear Yard Depth: - 7.6 metres
- (f) Minimum Interior Side Yard Width:
  - 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (g) Minimum Exterior Side Yard Width:
  - 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

260.3 shall also be subject to the requirements and restrictions relating to the R1A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 260.2.

261. The lands designated R1B - SECTION 261 on Schedule A to this by-law:

(8B)

261.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.16; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.16.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.13; and,
- (2) purposes accessory to the other permitted purposes.

261.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

- (1) For an Interior Lot: - 15.2 metres
- (2) For a Corner Lot: - 18.2 metres

(b) Minimum Lot Depth: - 32.0 metres

(c) Minimum Lot Area:

- (1) For an Interior Lot: - 480.0 square metres
- (2) For an Exterior Lot: - 580.0 square metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Rear Yard Depth: - 7.6 metres

(f) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

(g) Minimum Exterior Side Yard Width:

- 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

(h) No driveway shall be located within 5.0 metres of the intersection of two streets.

261.3 shall also be subject to the requirements and restrictions relating to the R1B zone, and all the general provisions of this by-law which are not in conflict with those set out in section 261.2.

262. The lands designated R1B - SECTION 262 on Schedule A to this by-law:

**(8B)**

262.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

262.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: - 21.0 metres
- (b) Minimum Lot Area: - 735.0 square metres

- (c) Minimum Lot Depth: - 32.0 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Rear Yard Depth: - 7.6 metres
- (f) Minimum Interior Side Yard Width:
  - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (g) Minimum Exterior Side Yard Width:
  - 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line;
- (h) No driveway shall be located within 5.0 metres of the intersection of two streets.

262.3 shall also be subject to the requirements and restrictions relating to the R1B Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 262.2.

263. The lands designated R1B - SECTION 263 on Schedule A to this by-law:  
**(8B)**

263.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.



263.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: - 24.0 metres
- (b) Minimum Lot Depth: - 40.0 metres
- (c) Minimum Lot Area: - 960.0 square metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Rear Yard Depth: - 7.6 metres
- (f) Minimum Interior Side Yard Width:
  - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (g) Minimum Exterior Side Yard Width:
  - 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.
- (h) No driveway shall be located within 5.0 metres of the intersection of two streets.

263.3 shall also be subject to the requirements and restrictions relating to the R1B Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 263.2.

264. The lands designated R1B - SECTION 264 on Schedule A to this by-law:

(8B)

264.1 shall only be used for the following purposes:

- (a) Residential
  - (1) single-family detached dwellings;
  - (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
  - (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

264.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: - 25.0 metres
- (b) Minimum Lot Depth: - 30.0 metres
- (c) Minimum Lot Area: - 750.0 square metres.
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Rear Yard Depth: - 7.6 metres
- (f) Minimum Interior Side Yard Width:
  - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (g) Minimum Exterior Side Yard Width:
  - 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.
- (h) No driveway shall be located within 5.0 metres of the intersection of two streets.

264.3 shall also be subject to the requirements and restrictions relating to the R1B zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 264.2.

265. The lands designated R1B - SECTION 265 on Schedule A to this by-law:

(8B)

265.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;

- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

265.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Depth: - 45.0 metres
- (b) Minimum Lot Area: - 675.0 square metres
- (c) Minimum Lot Width:
  - (1) For an Interior Lot: - 15.2 metres
  - (2) For a Corner Lot: - 18.2 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Rear Yard Depth: - 7.6 metres
- (f) Minimum Interior Side Yard Width:
  - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (g) Minimum Exterior Side Yard Width:
  - 3.0 metres provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.
- (h) No driveway shall be located within 5.0 metres of the intersection of two streets.

265.3 shall also be subject to the requirements and restrictions relating to the R1B Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 265.2.

266. The lands designated OS - SECTION 266 on Schedule A to this by-law: (8B)

266.1 shall only be used for the following purposes:

- (a) a public park or conservation project; and,
- (b) purposes accessory to the other permitted purposes.

266.2 shall be subject to the following requirements and restrictions:

- (a) no building shall be permitted other than structures of a public authority.

266.3 shall also be subject to all the general provisions of this by-law which are not in conflict with those set out in section 266.2.

267. The lands designated R1A(2) - SECTION 267 on Schedule A to this by-law:

(8A)

267.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

267.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

- (1) For Block J shown on Schedule A to this by-law, shall be the combined width of Block J and Block L (which is

shown on Schedule A within the R1A(2) - SECTION 258 Zone) shown on the registered plans of subdivisions; and,

(2) For all other lots, shall be as shown on the registered plan of subdivision.

(b) Minimum Lot Depth: - 50.0 metres

(c) Minimum Lot Area: - 1250.0 square metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Rear Yard Depth: - 7.6 metres

(f) Minimum Interior Side Yard Width:

- 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

(g) Minimum Exterior Side Yard Width:

- 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

267.3 shall also be subject to the requirements and restrictions relating to the R1A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 267.2.

268. The lands designated R1B - SECTION 268 on Schedule A to this by-law:

(8A)

268.1 shall only be used for the following purposes:

(a) Residential

(1) single-family detached dwellings;

(2) a group home, subject to the requirements and restrictions set out in section 10.15; and,

(3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

268.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

- (1) For an Interior Lot: - 15.2 metres
- (2) For an Exterior Lot: - 18.2 metres

(b) Minimum Lot Depth: - 32.0 metres

(c) Minimum Lot Area:

- (1) For an Interior Lot: - 480.0 square metres
- (2) For an Exterior Lot: - 580.0 square metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Rear Yard Depth: - 7.6 metres

(f) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

(g) Minimum Exterior Side Yard Width:

- 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

(h) No driveway shall be located within 5.0 metres of the intersection of two streets.

268.3 shall also be subject to the requirements and restrictions relating to the R1B zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 268.2.

269. The lands designated R1B - SECTION 269 on Schedule A to this by-law:

(8A)

269.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

269.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 675.0 square metres
- (2) For an Exterior Lot: - 780.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 15.2 metres
- (2) For an Exterior Lot: - 18.2 metres

(c) Minimum Lot Depth: - 32.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Rear Yard Depth: - 7.6 metres

(f) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof

(g) Minimum Exterior Side Yard Width:

- 3.0 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the exterior side lot line.

(h) No driveway shall be located within 5.0 metres of the intersection of two streets.

269.3 shall also be subject to the requirements and restrictions relating to the R1B Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 269.2.

270. The lands designated SC - SECTION 270 on Schedule A to this by-law: (63-B)

270.1 shall only be used for the following purposes:

(a) Commercial

(1) a dining room restaurant

(b) Non-Commercial

(1) purposes accessory to the other permitted purposes.

270.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 0.4 hectares

(b) Minimum Lot Width: - 3.0 metres

(c) Maximum Building Height: - 1 storey

(d) The gross commercial floor area shall not exceed 615.0 square metres;

(e) All buildings and structures shall be located within the area shown as BUILDING ENVELOPE on SCHEDULE C - SECTION 270;

(f) At least 20 percent of the area of the site, including a strip of land at least 3.0 metres in width along Highway Number 7 and Bramalea Road, shall be provided and maintained as landscaped open space;

(g) Waste storage facilities shall be located within the building;

(h) No vehicular access to the site shall be permitted from Highway Number 7 and Bramalea Road;



- (i) Any front yard, rear yard or side yard that is separated from a street by a reserve of less than 1.0 metres in width, owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, shall be deemed to directly abut the street for the purposes of this by-law, except where the context of a specific section requires otherwise;
- (j) Any reserves of 1.0 metres or less owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, may be considered as part of the required front yard, rear yard or side yard;
- (k) A minimum of 72 car parking spaces shall be provided for the dining room restaurant in the location shown on SCHEDULE C - SECTION 270; and,
- (l) No statements shall be made on any signs advertising the restaurant, indicating that take-out food services are available in the dining room restaurant.

270.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law which are not in conflict with those set out in section 270.2.

271. The lands designated I1 - SECTION 271 on Schedule A to this by-law: (42-C)

271.1. shall only be used for the following purposes:

(a) Institutional

- (1) a senior citizen residential apartment; and,
- (2) a residence for the physically handicapped.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

271.2 shall be subject to the following requirements and restrictions with respect to a senior citizen residential apartment:

- (a) Minimum Lot Area: - 1.15 hectares.

- (b) Maximum Building Height: - 6 storeys
- (c) All buildings shall be located within the area shown as BUILDING AREA A on SCHEDULE C - SECTION 271;
- (d) The maximum number of dwelling units shall not exceed 98 units;
- (e) A minimum of 49 parking spaces shall be provided;
- (f) At least 50 percent of the lot area shall be maintained as landscaped open space.

271.3 shall be subject to the following requirements and restrictions with respect to a residence for the physically handicapped:

- (a) Minimum Lot Area: - 0.24 hectares
- (b) Maximum Building Height: - one storey
- (c) Maximum Number of Handicapped Persons: - 12 persons
- (d) All buildings shall be located within the area shown as BUILDING AREA B on SCHEDULE C - SECTION 271;
- (e) The maximum gross floor area shall not exceed 600.0 square metres;
- (f) At least 50 percent of the lot area shall be maintained as landscaped open space;
- (g) A minimum of 6 off-street parking spaces shall be provided.

271.4 shall also be subject to the requirements and restrictions relating to the I2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 271.2 and 271.3.

272. The lands designated R2A(2) - SECTION 272 on Schedule A to this by-law:

(44-D)

272.1 shall only be used for the purposes permitted in the R2A(2) Zone.

272.2 shall be subject to the following requirements and restrictions with respect to a semi-detached dwelling:

(a) Minimum Lot Area:

(1) For an Interior Lot:

- 557.0 square metres, and not less than 278.7 square metres per dwelling unit.

(2) For a Corner Lot:

- 650.0 square metres, and not less than 371.0 square metres per dwelling unit adjacent to the flanking road allowance.

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres per dwelling unit

- (2) For a Corner Lot: - 21.3 metres per dwelling unit, provided that 12.0 metres is provided for a dwelling unit adjacent to the flanking road allowance.

(c) Minimum Front Yard Depth:

- 6.0 metres, but in no event shall the front of any garage or carport be closer than 7.0 metres to the front lot line.

(d) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport, in which case 2.4 metres shall be required.

(e) Minimum Exterior Side Yard Width:

- 3.0 metres

(f) Minimum Rear Yard Depth:

- 7.6 metres

(g) Driveways:

- (1) Minimum Driveway Width: - 3.0 metres

(2) No driveway shall be located closer than 9.0 metres from the intersection of any streets

(h) Minimum Landscaped Open Space:

(1) For an Interior Lot:

- Not less than 60 percent of the required front yard area shall be maintained as landscaped open space; and,

(2) For a Corner Lot:

- Not less than 70 percent of the area of a required front yard shall be maintained as landscaped open space, and not less than 80 percent of the area of a required flanking side yard shall be maintained as landscaped open space

272.3 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 272.2.

273. The lands designated R2A(2) - SECTION 273 on Schedule A to this by-law:  
(44-D)

273.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) semi-detached dwelling;
- (3) a group home, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.15; and,
- (4) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, within a single-family detached dwelling, subject to the requirements and restrictions set out in section 10.12; and,

(2) purposes permitted to the other permitted purposes.

273.2 shall, with respect to single-family detached dwellings, be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 270.0 square metres

(2) For a Corner Lot: - 360.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 9.0 metres

(2) For an Exterior Lot: - 12.0 metres

(c) Minimum Side Yard Width:

- A side yard other than a side yard flanking a street or public walkway may be reduced to zero metres, provided that:

(1) the minimum distance between dwellings shall not be less than 1.8 metres; and,

(2) the total width of side yards on any lot shall not be less than 1.8 metres.

273.3. shall, with respect to semi-detached dwellings, be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

(1) For an Interior Lot: - 18.0 metres

(2) For a Corner Lot: - 21.0 metres

(b) Minimum Lot Area:

(1) For an Interior Lot: - 540.0 square metres

(2) For an Exterior Lot: - 630.0 square metres

(c) Minimum Side Yard Width: - 1.5 metres

273.4 shall, with respect to single-family and semi-detached dwellings, be subject to the following requirements and restrictions:

- (a) Minimum Lot Depth: - 30.0 metres
- (b) Minimum Front Yard Depth: - 6.0 metres
- (c) Minimum Side Yard Width  
Flanking a Street - 3.0 metres
- (d) Minimum Side Yard Width Flanking a Public Walkway:
  - 1.2 metres, plus 0.6 metres for each additional storey above the first storey.
- (e) Driveway Location:
  - No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
- (f) Minimum Landscaped Open Space:
  - 40 percent of the front yard area.
- (g) No windows below grade and no steps to a door from the established grade shall be located in a side yard less than 3.0 metres in width.
- (h) Landscaped Buffer Area:
  - No part of any dwelling shall be located closer than 15.0 metres to the street line of Williams Parkway, and a strip of land not less than 6.0 metres in width abutting the said street shall be used for no other purposes than landscaping, and the area of said strip of land, shall not be considered in determining the minimum lot area.

273.5 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 273.2; 273.3; and 273.4.

274. The lands designated R1D - SECTION 274 on Schedule A to this by-law:  
(25-B)

274.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings; and,
- (2) a group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

274.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 235.0 square metres

(b) Minimum Lot Width: - 10.0 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth:

- 4.0 metres, provided that the front of any garage or carport is not closer than 6.0 metres to the front lot line

(e) Minimum Side Yard Width:

- A side yard may be reduced to zero metres provided that:

- (1) the width of the adjoining side yard of the adjoining such reduced side yard shall be a minimum of 2.4 metres; and,

- (2) the part of the wall of the building which is closer than 0.3 metres to the side lot line should contain no openings except for windows to bathrooms on the first or second storey.

(f) Minimum Distance Between  
Dwellings:

- 2.4 metres

(g) Minimum Rear Yard Depth:

- 7.6 metres

(h) Maximum Building Height: - 10.7 metres

(i) Maximum Lot Coverage: - 40 percent

(j) A landscaped buffer area of not less than 6.0 metres in width shall be provided and maintained in the location shown on SCHEDULE C - SECTION 274.

274.3 shall also be subject to the requirements and restrictions relating to the R1D Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 274.2.

275. The lands designated R1B(1) - SECTION 275 on Schedule A to this by-law:  
(26-A)

275.1 shall only be used for the purposes permitted in the R1B(1) Zone.

275.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 480.0 square metres

(b) Minimum Lot Width: - 13.7 metres

(c) Minimum Lot Depth: - 35.0 metres

(d) Minimum Front Yard Depth:

- 4.0 metres, provided that the front wall of any garage or carport is not closer than 6.0 metres to the front lot line

(e) Minimum Side Yard Width:

- A side yard may be reduced to zero metres provided that:

(1) the width of the side yard of the lot adjoining such reduced side yard shall be a minimum of 2.4 metres; and,

(2) the part of the wall of the building which is closer than 0.3 metres to the side lot line shall contain no openings except for windows to bathrooms.



- (f) Minimum Distance Between Buildings: - 2.4 metres
- (g) Minimum Rear Yard Depth: - 7.6 metres
- (h) Maximum Building Height: - 10.7 metres
- (i) Maximum Lot Coverage: - 40 percent

275.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 275.2.

276. The lands designated SC - SECTION 276 on Schedule A to this by-law: (64-A)

276.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a bake shop, but not including a doughnut shop;
- (3) a bank, trust company, finance company;
- (4) an office;
- (5) a dining room restaurant;
- (6) a grocery store;
- (7) a personal service shop;
- (8) a service shop;
- (9) a dry cleaning and laundry distribution station; and,
- (10) a laundromat.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

276.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: - 106.6 metres

- (b) Minimum Lot Depth: - 53.0 metres
- (c) Minimum Lot Area: - 5870.0 square metres
- (d) All buildings shall be located within the areas shown as BUILDING AREAS A and B on SCHEDULE C - SECTION 276;
- (e) The minimum front yard depth, rear yard depth, and side yard width shall be as shown on SCHEDULE C - SECTION 276;
- (f) The maximum gross commercial floor area of all buildings shall be 1650.0 square metres;
- (g) The maximum building height shall not exceed one storey or 4.6 metres;
- (h) A dining room restaurant, shall be located only within an area shown as BUILDING AREA B on SCHEDULE C - SECTION 276, and the gross floor area of the dining room restaurant shall not exceed 464.5 square metres;
- (i) No entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted in a dining room restaurant;
- (j) Offices for not more than 5 medical, dental or drugless practitioners shall be permitted;
- (k) Garbage and refuse containers shall be located only within a building;
- (l) Garbage and refuse containers for a dining room restaurant shall be located within a climate controlled area within the building;
- (m) No outside storage or display of goods shall be permitted;
- (n) A solid screen fence composed of brick, architectural block, decorative panel or similar material, and not less than 2.4 metres in height above finished grade, shall be provided adjacent to the property boundaries in the location shown as WALL on SCHEDULE C - SECTION 276;
- (o) Chain link fencing, with a height above finished grade of not less than 1.2 metres, shall be provided adjacent to the property boundaries in the location shown as FENCE on SCHEDULE C - SECTION 276;

- (p) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 276;
- (q) No outdoor speaker system shall be permitted;
- (r) Notwithstanding any provisions contained in this by-law, a dining room restaurant may provide take-out or packaged fast food services, providing that a separate customer serving area is maintained within the dining room restaurant and the customer serving area does not exceed 1.5 percent of the gross floor area of the dining room restaurant; and,
- (s) Not less than 102 parking spaces shall be provided and maintained;

276.3 shall also be subject to the requirements relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 276.2.

277. The lands designated R1A(3) - SECTION 277 on Schedule A to this by-law:  
(26-D)

277.1 shall only be used for the purposes permitted in the R1A(3) Zone.

277.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 700.0 square metres
- (b) Minimum Lot Width: - 20.0 metres
- (c) Minimum Lot Depth: - 35.0 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Side Yard Width:
  - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (f) Minimum Rear Yard Depth: - 8.0 metres
- (g) Maximum Building Height: - 10.5 metres

(h) Minimum Landscaped Open Space: - 50 percent of the first storey

277.3 shall also be subject to the requirements and restrictions relating to the R1A(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 277.2.

278. The lands designated R1B(2) - SECTION 278 on Schedule A to this by-law:  
(26-D)

278.1 shall only be used for the purposes permitted in the R1B(2) Zone,

278.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 525.0 square metres

(2) For a Corner Lot: - 595.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 15.0 metres

(2) For a Corner Lot: - 17.0 metres

(c) Minimum Lot Depth: - 35.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof

(f) Minimum Exterior Side Yard

Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 8.0 metres

(h) Maximum Building Height: - 10.5 metres

(i) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of the street lines as projected

(j) Minimum Landscaped Open Space: - 50 percent of the front yard

(k) Landscaped Buffer Area:

- A landscaped buffer area of not less than 6.0 metres in width shall be provided in the location shown on SCHEDULE C - SECTION 278

278.3 shall also be subject to the requirements and restrictions relating to the R1B(2) zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 278.2.

279. The lands designated RIC(1) - SECTION 279 on Schedule A to this by-law:

**(26-D)**

279.1 shall only be used for the purposes permitted in the RIC(1) Zone.

279.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 472.0 square metres
- (2) For a Corner Lot: - 542.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 13.5 metres
- (2) For a Corner Lot: - 15.5 metres

(c) Minimum Lot Depth: - 35.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof

(f) Minimum Exterior Side Yard

Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 8.0 metres

(h) Maximum Building Height: - 10.6 metres

(i) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

(j) Minimum Landscaped Open Space: - 50 percent of the front yard

279.3 shall also be subject to the requirements and restrictions relating to the RIC(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 279.2.

280. The lands designated R1B(2) - SECTION 280 on Schedule A to this by-law:  
(26-D)

280.1 shall only be used for the purposes permitted in the R1B(2) Zone

280.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 525.0 square metres
- (2) For a Corner Lot: - 595.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 15.0 metres
- (2) For a Corner Lot: - 17.0 metres

(c) Minimum Lot Depth: - 34.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey or part thereof, plus  
0.6 metres for each additional storey or part thereof

(f) Minimum Exterior Side Yard  
Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 8.0 metres

(h) Maximum Building Height: - 8.0 metres

(i) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected

(j) Minimum Landscaped Open Space: - 50 percent of the front yard

280.3 shall also be subject to the requirements and restrictions relating to the R1B(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 280.2.

281. The lands designated HC2 - SECTION 281 on Schedule A to this by-law:  
**(43-A)**

281.1. shall only be used for the following purposes:

- (a) a gas bar; and,
- (b) a service station.

281.2 shall be subject to the following requirements and restrictions:

- (a) Landscaped open space shall be provided in the area shown as "LANDSCAPED OPEN SPACE" on SCHEDULE C - SECTION 281.

281.3 shall also be subject to the requirements and restrictions relating to the HC2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 281.2.

282. The lands designated R1B(1) - SECTION 282 on Schedule A to this by-law:

(43-B)

282.1 shall only be used for the purposes permitted in the R1B(1) Zone

282.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 366.0 square metres

(2) For a Corner Lot: - 456.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 12.2 metres

(2) For a Corner Lot: - 15.2 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth:

(1) To main wall of building: - 4.5 metres

(2) To front of garage or  
carport: - 6.0 metres

(e) Minimum Interior Side Yard  
Width: - 1.2 metres

(f) Minimum Exterior Side Yard:  
Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.5 metres

(h) Maximum Building Height: - 10.5 metres

(i) Minimum Landscaped Open Space: - 50 percent of the front  
yard area

282.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 282.2.



283. The lands designated R2A(2) - SECTION 283 on Schedule A to this by-law:  
(43-B)

283.1 shall only be used for the purposes permitted in the R2A(2) Zone

283.2 shall, with respect to single-family detached dwellings, be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 270.0 square metres

(2) For a Corner Lot: - 360.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 9.0 metres

(2) For a Corner Lot: - 12.0 metres

(c) Minimum Side Yard Width:

- 1.2 metres on one side, and 0.9 metres on the other side, provided that 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

283.3 shall, with respect to semi-detached dwelling units, be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 270.0 square metres

(2) For a Corner Lot: - 360.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 9.0 metres

(2) For a Corner Lot: - 12.0 metres

283.4 shall, with respect to single-family and semi-detached dwellings, be subject to the following requirements and restrictions:

- (a) Minimum Lot Depth: - 30.0 metres
- (b) Minimum Front Yard Depth:
  - (1) To main wall of building: - 4.5 metres
  - (2) To front wall of garage or carport: - 6.0 metres
- (c) Minimum Rear Yard Depth: - 7.5 metres
- (d) Minimum Exterior Side Yard Width: - 3.0 metres
- (e) Minimum Side Yard Width Flanking a Public Walkway:
  - 1.2 metres, plus 0.6 metres for each additional storey above the first storey
- (f) Maximum Building Height: - 10.5 metres
- (g) Minimum Landscaped Open Space: - 50 percent of the front yard area

283.5 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 283.2; 283.3; and 283.4.

284. The lands designated R2A(2) - SECTION 284 on Schedule A to this by-law:  
(43-B)

284.1 shall only be used for the purposes permitted in the R2A(2) Zone

284.2 shall, with respect to single-family detached dwellings, be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - (1) For an Interior Lot: - 270.0 square metres

(2) For a Corner Lot: - 360.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 9.0 metres

(2) For a Corner Lot: - 12.0 metres

(c) Minimum Side Yard Width:

- 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade shall be permitted in any such wall

284.3 shall, with respect to semi-detached dwellings, be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 270.0 square metres

(2) For a Corner Lot: - 360.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 9.0 metres

(2) For a Corner Lot: - 12.0 metres

284.4 shall, with respect to single-family and semi-detached dwelling units, be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth:

(1) To main wall of building: - 4.5 metres

(2) To front wall of garage or carport: - 6.0 metres

(b) Minimum Rear Yard Depth: - 7.5 metres

(c) Minimum Exterior Side Yard Width: - 3.0 metres

(d) Minimum Side Yard Width Flanking a Public Walkway:

- 1.2 metres, plus 0.6 metres for each additional storey above the first storey

(e) Maximum Building Height: - 10.6 metres

(f) Minimum Landscaped Open Space: - 50 percent of the front yard area

284.5 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 284.2; 284.3; and 284.4.

285. The lands designated R1A - SECTION 285 on Schedule A to this by-law:

(45-I)

285.1 shall only be used for the purposes permitted in the R1A(3) Zone

285.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 540.0 square metres

(2) For a Corner Lot: - 630.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 18.0 metres

(2) For a Corner Lot: - 21.0 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof

(f) Minimum Exterior Side Yard Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.5 metres

(h) Maximum Building Height: - 10.5 metres

(i) Minimum Landscaped Open Space:

- 70 percent of the front yard, except in the case of a lot where the side lot lines converge toward the front lot line, where the minimum landscaped open space shall be 60 percent of the front yard

285.3 shall also be subject to the requirements and restrictions relating to the R1A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 285.2.

**[SECTION 286 RESERVED]**

287. The lands designated C1 - SECTION 287 on Schedule A to this by-law: (25-B)

287.1 shall only be used for the purposes permitted in the C1 Zone

287.2 shall be subject to the following requirements and restrictions:

- (a) The gross commercial floor area of all buildings and structures shall not exceed 465.0 square metres

287.3 shall also be subject to the requirements and restrictions relating to the C1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 287.2.

288. The lands designated R3A(2) - SECTION 288 on Schedule A to this by-law:

[266-83], (46-E)

288.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes

288.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 280.5 square metres
- (b) Minimum Lot Width: - 9.2 metres
- (c) Minimum Lot Depth: - 30.0 metres
- (d) Minimum Front Yard Depth:
  - 4.5 metres, provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line
- (e) Minimum Interior Side Yard Width:
  - 0.3 metres, provided that:
    - (1) the total width of both side yards on any lot shall not be less than 1.8 metres; and,
    - (2) the minimum distance between buildings shall not be less than 1.8 metres.
- (f) Minimum Exterior Side Yard Width: - 3.0 metres
- (g) Maximum Building Height: - 7.6 metres
- (h) Maximum Lot Coverage: - 50 percent
- (i) Where the distance between the walls of two dwellings is less than 2.4 metres, no windows below grade or doors shall be permitted in such walls

288.3 shall also be subject to the requirements and restrictions relating to the R3A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 288.2.

289. The lands designated SC - SECTION 289 on Schedule A to this by-law: (24-H)

289.1 shall only be used for the following purposes:

(a) Commercial

- (1) a dining room or a standard restaurant;
- (2) a bakery;
- (3) the retail sale of kitchen cabinets;
- (4) a doughnut shop;
- (5) a personal service shop;
- (6) a service shop;
- (7) a bank or trust company;
- (8) a dry cleaning and laundry distribution station;
- (9) a printing or copying establishment; and,
- (10) a real estate office.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

289.2 shall be subject to the following requirements and restrictions:

- (a) Only the existing building, as shown on SCHEDULE C - SECTION 289, shall be permitted;
- (b) Waste storage facilities shall be located within the existing building;
- (c) Landscaped open space shall be provided and maintained in the areas shown on SCHEDULE C - SECTION 289;
- (d) The driveway shall be located as shown on SCHEDULE C - SECTION 289; and,
- (e) The gross leasable commercial floor area of a dining room restaurant or standard restaurant shall not exceed 265.0 square metres

289.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 289.2.

290. The lands designated R4A(3) - SECTION 290 on Schedule A to this by-law:  
(62-B)

290.1 shall only be used for the following purposes:

(a) Residential

(1) an apartment dwelling.

(b) Non-Residential

(1) a school;

(2) a religious institution;

(3) a public library;

(4) a convenience store; and,

(5) a laundry or dry cleaning receiving and delivery depot.

(c) Accessory

(1) purposes accessory to the other permitted purposes.

290.2 shall be subject to the following requirements and restrictions:

(a) Maximum Number of Dwelling Units:

- 138.4 units per hectare

(b) Minimum Parking Requirements:

- 1.5 spaces per dwelling unit in a condominium dwelling, plus 1.0 spaces for each 5 dwelling units for visitor parking.

(c) The convenience store shall be located within the area shown as COMMERCIAL AREA on SCHEDULE C - SECTION 290;



- (d) The laundry or dry cleaning receiving a delivery depot shall be located within the area shown as COMMERCIAL AREA on SCHEDULE C - SECTION 290;
- (e) No video games shall be permitted within the area used for the convenience store or dry cleaning depot;
- (f) No storage of goods shall be permitted outside the building; and,
- (g) No signs or posters shall be permitted outside the building.

290.3 shall be subject to the requirements and restrictions relating to the R4A(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 290.2.

291. The lands designated R1B(1) - SECTION 291 on Schedule A to this by-law:  
(47-J)

291.1. shall only be used for the purposes permitted in the R1B(1) Zone.

291.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For Lot 51, as shown on SCHEDULE A - SECTION 291 to this by-law:

- 399.0 square metres

(2) For Lots 3 and 49, as shown on SCHEDULE A - SECTION 291 to this by-law:

- 443.0 square metres

(3) For all other lots shown on SCHEDULE A - SECTION 291:

(1) For an Interior Lot: - 380.0 square metres

(2) For a Corner Lot: - 475.0 square metres

(b) Minimum Lot Width:

(1) For Lot 51, as shown on SCHEDULE A - SECTION 291 to this by-law:

- 11.5 metres

(2) For Lots 3 and 49, as shown on SCHEDULE A - SECTION 291 to this by-law:

- 13.4 metres

(3) For Lots 28 to 34, both inclusive, as shown on SCHEDULE A - SECTION 291 to this by-law:

- 10.4 metres

(4) For all other lots shown on SCHEDULE A - SECTION 291 to this by-law:

(1) Interior Lot: - 11.0 metres

(2) Corner Lot: - 13.5 metres

(c) Minimum Lot Depth: - 33.0 metres

(d) Minimum Front Yard Depth:

(1) For Lots 1, 2, 3, 49, 50 and 51 as shown on SCHEDULE A - SECTION 291 to this by-law:

- 7.5 metres

(2) For all other lots shown on SCHEDULE A - SECTION 291 to this by-law:

- 6.0 metres

(e) Minimum Side Yard Width:

(1) For Lot 51, as shown on SCHEDULE A - SECTION 291 to this by-law:

- 1.2 metres on the side abutting Lot 163, Registered Plan 858, and 0.3 metres on the other side, with the distance between the walls of two dwellings not to be less than 2.4 metres; and,

(2) For Lots 49 and 50, as shown on SCHEDULE A - SECTION 291 to this by-law:

- 0.3 metres, with the distance between the walls of the dwellings on Lots 50 and 51 not to be less than 2.4 metres, and the distance between the walls of the dwellings on Lots 49 and 50 not to be less than 1.8 metres, and provided that 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.

(3) For Lot 1, as shown on SCHEDULE A - SECTION 291 to this by-law:

- 1.2 metres on the side abutting Block D, Registered Plan 865, and 0.3 metres on the other side, with the distance between the walls of two dwellings not to be less than 1.8 metres, and provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall

(4) For all other lots shown on SCHEDULE A - SECTION 291 to this by-law:

- 0.3 metres, with the distance, between the walls of two dwellings not to be less than 1.8 metres, and provided that 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

(f) Minimum Exterior Side Yard

Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 7.6 metres

(i) Minimum Landscaped Open Space: - 50 percent of the front yard area

291.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 291.2.

292. The lands designated HC2 - SECTION 292 on Schedule A to this by-law:  
(7-B)

292.1 shall only be used for the following purposes:

- (a) a gas bar; and,
- (b) purposes accessory to the other permitted purposes.

292.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within the BUILDING AREA shown on SCHEDULE C - SECTION 292;
- (b) All canopies and pump islands shall be located as shown on SCHEDULE C - SECTION 292;
- (c) Waste storage facilities shall be enclosed and located within the area shown as WASTE STORAGE on SCHEDULE C - SECTION 292;
- (d) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 292, including a strip along Highway Number 10 (except where there are driveways) of at least 3.0 metres in width, and shall constitute a minimum of 50 percent of the site area; and,
- (e) Driveways shall be located as shown on SCHEDULE C - SECTION 292.

292.3 shall also be subject to the requirements and restrictions relating to the HC2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 292.2.

293. The lands designated R2A(2) - SECTION 293 on Schedule A to this by-law:  
(43-B)

293.1 shall only be used for the purposes permitted in the R2A(2) Zone.

293.2 shall, with respect to single-family detached and semi-detached dwellings, be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 360.0 square metres

(b) Minimum Lot Width: - 12.0 metres

(c) Minimum Side Yard Width:

(1) For lots abutting any lands which are zoned to permit townhouse dwellings:

- 3.0 metres

(2) For all other lots:

- 1.2 metres on one side, and 0.9 metres on the other side, provided that 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

293.3 shall also be subject to the requirements and restrictions relating to the R2A(2) - SECTION 283 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 293.2.

294. The lands designated R2A(2) - SECTION 294 on Schedule A to this by-law:  
**(43-B)**

294.1 shall only be used for the purposes permitted in the R2A(2) zone.

294.2 shall be subject to the following requirements and restrictions with respect to single-family and semi-detached dwellings:

(a) Minimum Lot Depth: - 28.0 metres

294.3 shall also be subject to the requirements and restrictions relating to the R2A(2) - SECTION 283 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 294.2.

295. The lands designated R3A(3) - SECTION 295 on Schedule A to this by-law:  
**[61-84], (43-B)**

295.1 shall only be used for the purposes permitted in the R3A(3) Zone.

295.2 shall be subject to the following requirements and restrictions:

(a) Maximum Number of Dwelling

Units: - 35.

(b) The minimum lot width, front yard depth, side yard width, rear yard depth and side yard width flanking a road allowance shall be as shown on SCHEDULE C - SECTION 295.

(c) All buildings shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 295;

(d) Minimum Landscaped Open Space: - 50 percent of the lot area

(e) Minimum Distance between Dwellings:

(1) between two exterior walls which contain no windows to habitable rooms:

- 3.0 metres;

(2) between two exterior walls, one of which contains windows to habitable rooms:

- 7.6 metres;

(3) between two exterior walls, both of which contain windows to habitable rooms:

- 15.0 metres; and,

(4) where there is a driveway or privately owned roadway between two exterior walls, the minimum distance between the two exterior walls shall be increased by the width of any driveway or privately owned roadway running between such walls.

295.3 shall also be subject to the requirements and restrictions relating to the R3A(3) Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 295.2.

296. The lands designated R1D - SECTION 296 on Schedule A to this by-law:  
(25-E)

296.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

296.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 265.0 square metres
- (2) For a Corner Lot: - 365.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres
- (2) For a Corner Lot: - 12.0 metres

(c) Minimum Lot Depth: - 29.2 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres on one side, and 0.9 metres on the other side, provided that 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.

- (f) Minimum Exterior Side Yard  
Width: - 3.0 metres
- (g) Minimum Rear Yard Depth: - 7.6 metres
- (h) Maximum Building Height: - 10.5 metres

(i) Minimum Landscaped Open Space:

- 40 percent of the front yard of an interior lot, 50 percent of the front yard of a corner lot, and 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot line.

- (j) A landscaped buffer area of not less than 6.0 metres in width shall be provided and maintained in the location shown on SCHEDULE C - SECTION 296.

296.3 shall also be subject to the requirements and restrictions relating to the R1D Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 296.2.

297. The lands designated R1C - SECTION 297 on Schedule A to this by-law:  
**(26-A)**

297.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.



297.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 315.0 square metres

(2) For a Corner Lot: - 400.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 10.6 metres

(2) For a Corner Lot: - 13.6 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door shall be permitted in any such wall.

(f) Minimum Exterior Side Yard  
Width:

- 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.6 metres

(i) Minimum Landscaped Open Space:

(1) 40 percent of the front yard of an interior lot;

(2) 50 percent of the front yard of a corner lot; and,

(3) 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines.

297.3 shall also be subject to the requirements and restrictions relating to the RIC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 297.2.

298. The lands designated R1D - SECTION 298 on Schedule A to this by-law:  
(25-B)

298.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

298.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For a Corner Lot: - 400.0 square metres
- (2) For an Interior Lot: - 315.0 square metres

(b) Minimum Lot Width:

- (1) For a Corner Lot: - 13.6 metres
- (2) For an Interior Lot: - 10.0 metres

(c) Minimum Lot Depth:

- (1) For the Lots numbered 20, 21, and 26 on SCHEDULE A - SECTION 298 to this by-law:  
- 27.4 metres
- (2) For all other lots: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any such wall.

(f) Minimum Exterior Side Yard Width: - 3.0 metres

(g) Minimum Rear Yard Depth:

(1) For lots shown as number 9 to 22, both inclusive, on SCHEDULE A - SECTION 298 to this by-law:

- 10.0 metres

(2) For all other lots: - 7.6 metres

(h) Maximum Building Height: - 10.5 metres

(i) Minimum Landscaped Open Space:

- (1) 40 percent of the front yard of an interior lot;
- (2) 50 percent of the front yard of a corner lot; and,
- (3) 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines.

(j) Landscaped Buffer Area:

- A landscaped buffer area of not less than 9.0 metres in width shall be provided and maintained in the location shown on SCHEDULE C - SECTION 298.

298.3 shall also be subject to the requirements and restrictions relating to the RID Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 298.2.

299. The lands designated RID - SECTION 299 on Schedule A to this by-law:  
(25-E)

299.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

299.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For lots shown as numbers 1 and 29 on SCHEDULE A - SECTION 299 to this by-law:
  - 360.0 square metres
- (2) For the lot numbered 14 on SCHEDULE A - SECTION 299 to this by-law:
  - 550.0 square metres
- (3) For all other lots:
  - 270.0 square metres

(b) Minimum Lot Width:

- (1) For the lots number 1 and 29 on SCHEDULE A - SECTION 299 to this by-law:
  - 12.1 metres

(2) For the lot numbered 14 on SCHEDULE A - SECTION 299 to this by-law:

- 30.0 metres

(3) For all other lots:

- 9.1 metres

(c) Minimum Lot Depth:

(1) For the lot numbered 14 on Schedule A to this by-law:

- 18.0 metres

(2) For all other lots:

- 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

(1) For the lot numbered 14 on SCHEDULE A - SECTION 299 to this by-law:

- 1.2 metres on the west side, and 7.6 metres on the east side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door shall be permitted in any such wall;

(2) For all other lots:

- 1.2 metres on one side, and 0.9 metres on the other side, provided that 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

(f) Minimum Exterior Side Yard  
Width: - 3.0 metres

(g) Minimum Rear Yard Depth:

(1) For the lot numbered 14 on SCHEDULE A - SECTION 299 to this by-law:

- 3.0 metres

(2) For all other lots:

- 7.6 metres

(h) Maximum Building Height: - 10.5 metres

(i) Minimum Landscaped Open Space:

(1) 40 percent of the front yard of an interior lot;

(2) 50 percent of the front yard of a corner lot; and,

(3) 30 percent of the front yard of an interior lot where the side lot lines converge towards the front lot lines

(j) Landscaped Buffer Area:

- A landscaped buffer area of not less than 6.0 metres in width, shall be provided and maintained in the location shown on SCHEDULE C - SECTION 299

299.3 shall also be subject to the requirements and restrictions relating to the RID Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 299.2.

300. The lands designated RIC - SECTION 300 on Schedule A to this by-law:  
**(26-A)**

300.1 shall only be used for the following purposes:

(a) Residential

(1) single-family detached dwellings;

(2) a group home, subject to the requirements and restrictions set out in section 10.15; and,

(3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

(1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,

(2) purposes accessory to the other permitted purposes.

300.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Area - 315.0 square metres

(2) For a Corner Lot: - 405.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 10.6 metres

(2) For a Corner Lot: - 13.6 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres on one side, and 0.9 metres on the other side, provided that 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

(f) Minimum Exterior Side Yard

Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.5 metres

(i) Minimum Landscaped Open Space:

(1) 40 percent of the front yard of an interior lot;

(2) 50 percent of the front yard of a corner lot; and,

(3) 30 percent of the front yard where the side lot lines converge towards the front lot line

(j) Landscaped Buffer Area:

- A landscaped buffer area of not less than 9.0 metres in width shall be provided and maintained in the locations shown on SCHEDULE C - SECTION 300.

300.3 shall also be subject to the requirements and restrictions relating to the RIC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 300.2.

301. The lands designated CA - SECTION 301 on Schedule A to this by-law: (37-A)

301.1 shall only be used for the following purposes:

- (a) agricultural purposes including greenhouses;
- (b) a dining room restaurant;
- (c) a liquor lounge, but only as an accessory use to a dining room restaurant;
- (d) a specialty retail store; and,
- (e) purposes accessory to the other permitted purposes.

301.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 53.0 metres
- (b) Minimum Side Yard Width: - 8.0 metres
- (c) Minimum Rear Yard Depth: - 8.0 metres
- (d) The gross commercial floor area used for the dining room restaurant and liquor lounge shall not exceed 1858.0 square metres

301.3 shall also be subject to the requirements and restrictions relating to the CA Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 301.2.

302. The lands designated HC2 - SECTION 302 on Schedule A to this by-law:  
(63-B)

302.1 shall only be used for the following purposes:

- (a) a gas bar;



- (b) a motor vehicle repair shop;
- (c) a motor vehicle washing establishment; and,
- (d) purposes accessory to the other permitted purposes.

302.2. shall be subject to the following requirements and restrictions:

- (a) The gross floor area of all buildings shall not exceed 950.0 square metres;
- (b) The area of the canopy shall not exceed 216.0 square metres;
- (c) The maximum building height shall not exceed one storey;
- (d) All buildings and structures shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 302;
- (e) Landscaped open space shall be provided and maintained in the location shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 302;
- (f) A minimum of 14 parking spaces shall be provided, and shall be located within the area shown as PARKING AREA on SCHEDULE C - SECTION 302;
- (g) Only one ingress and one egress, as shown on SCHEDULE C - SECTION 302 shall be permitted.

302.3 shall also be subject to the requirements and restrictions relating to the HC2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 302.2.

303. The lands designated M4 - SECTION 303 on Schedule A to this by-law: (48-A)

303.1 shall only be used for the following purposes:

(a) Industrial

- (1) the warehouse and storage of goods and products and materials within an enclosed building;
- (2) the manufacture and assembly of the following products:

- (i) clothing and finished textile or fabric products;
- (ii) printing, bookbinding and lithographic;
- (iii) die castings involving the use of plastics and light metals including aluminium and zinc;
- (iv) light manufacturing activities including the manufacturing of tubing, pipes, tools and instruments, electrical components, hardware, telephone, television, drugs and pharmaceutical products cosmetics and associated products; and,

(3) shops for the repair and manufacturing of small goods and wares.

(b) Non-Industrial

- (1) exhibition and conference halls; and,
- (2) radio, television, broadcasting and transmission facilities.

(c) Accessory

- (1) business, professional and administrative offices connected with another permitted use of the land; and,
- (2) purposes accessory to the other permitted purposes.

303.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 2000.0 square metres
- (b) Minimum Front Yard Depth: - 25.0 metres
- (c) Minimum Side Yard Width:
  - (1) For a lot with a width of 50.0 metres or less:
    - 8.0 metres
  - (2) For a lot with a width of greater than 50.0 metres:
    - 15 percent of the lot width up to a maximum side yard width of 30.0 metres

- (d) Minimum Rear Yard Depth: - 20.0 metres
- (e) Maximum Lot Coverage: - 50 percent of the lot area
- (f) Minimum Landscaped Open Space:
  - (1) 50 percent of the rrequired front yard area; and,
  - (2) 50 percent of the required side yard extending from the front yard to the rear wall of the rear most building
- (g) Landscaped Buffer Area:
  - A landscaped buffer area with a minimum width of 15.0 metres shall be provided and maintained adjacent to Bovaird Drive, Airport Road and Torbram Road.
- (h) Outdoor Truck Loading Facilities:
  - No outdoor truck loading facilities shall be permitted:
    - (1) in a rear yard or side yard adjacent to Torbram Road;
    - (2) in a front yard;
    - (3) within the front yard, or the front half of a side yard where a building that is less than 60.0 metres in depth; and,
    - (4) within the front yard or the first 30.0 metres of a side yard if the building depth is greater than 60.0 metres
- (i) Maximum Building Height:
  - (1) For warehousing, storage, manufacturing, assembly or repair purposes:
    - 2 storeys
  - (2) For office, exhibition and conference halls, and broadcasting and transmission purposes:
    - 5 storeys

(j) The gross commercial floor area of an office permitted by section 303.1(c)(1) shall not exceed the gross industrial floor area of the main industrial building on the site

303.3. shall also be subject to the requirements and restrictions relating to the M4 zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 303.2.

304. The lands designated M4 SPECIAL RESERVE - SECTION 304 on Schedule A to this by-law:

(48-A)

304.1 shall only be used for the following purposes:

(a) landscaped buffer area;

(b) purposes permitted by section 303.1, but only after the abutting lands are used for residential or institutional purposes have been rezoned for industrial purposes consistent with those permitted by section 303.1.

304.2 shall be subject to the following requirements and restrictions:

(a) Landscaped Buffer Area:

- A landscaped buffer area shall be provided and maintained and shall:

(1) be located adjacent to the lands used for residential and institutional purposes;

(2) have a minimum width of 30.0 metres; and,

(3) be landscaped and bermed to screen the lands used for residential and institutional purposes from the industrial uses;

(4) the berm shall:

(i) be continuous and of a uniform height of not less than 3.0 metres;

(ii) be sodded and planted with vegetation to maintain stability; and,

(iii) be planted with coniferous plantings to provide a visual screen

304.3 shall also, once the lands have been rezoned to permit the purposes set out in section 303.1, be subject to the requirements and restrictions relating to the M4 - SECTION 303 Zone.

305. The lands designated M2 - SECTION 305 on Schedule A to this by-law: (48-A)

305.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, assembly, storage and distribution of semi-finished and finished products, including the assembly of motor vehicles.

(b) Non-Industrial

- (1) exhibition and conference halls

(c) Accessory

- (1) business, professional and administrative offices connected with another permitted use of the land, bank, trust company and financial institution; and,
- (2) purposes accessory to the other permitted purposes.

305.2 shall be subject to the requirements and restrictions:

(a) Minimum Street Line Set Back:

- (1) From North Park Drive: - 25.0 metres
- (2) From Airport Road: - 50.0 metres
- (3) From Williams Parkway: - 30.0 metres
- (4) From Torbram Road: - 400.0 metres

(b) Minimum Side Yard Width: - 30.0 metres

(c) Landscaped Buffer Area:

- A landscaped buffer area shall be provided and maintained along the adjacent streets as follows:

- (1) a minimum width of 30.0 metres along Williams Parkway;
- (2) a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip and shall:
  - (i) be continuous and of a uniform height of not less than 3.0 metres;
  - (ii) be sodded and planted with vegetation to maintain stability;
  - (iii) be planted with coniferous plantings to provide a visual screen; and,
  - (iv) provide screened site lines from the west side of Torbram Road.
- (3) a minimum width of 60.0 metres along North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;
- (4) a minimum width of 15.0 metre along Airport Road.

(d) Outside Storage:

- (1) Outside storage of goods and materials likely to be disturbed by wind, shall not be permitted.
- (2) Outside storage of good, materials and equipment is permitted, provided that such storage areas are located no closer than:
  - (i) 150.0 metres to Williams Parkway;
  - (ii) 90.0 metres to Torbram Road;
  - (iii) 25.0 metres to North Park Drive; and,
  - (iv) 180.0 metres to Airport Road.
- (3) Outside storage areas shall be provided with a berm not less than 2.4 metres in height which is effective in screening the storage area from North Park Drive, Williams Parkway and from Airport Road, except in the

case where a grade separation facility requires that Airport Road shall be elevated, and in the case of North Park Drive, outside storage shall be screened by a fence 2.4 metres in height;

(e) No building, exclusive of mechanical and elevator penthouses and conveyor housings and no structure exclusive of ventilators, chimneys, stacks, vents, electrical supply facilities, television or radio antenna shall exceed a height of 10.8 metres;

(f) The gross commercial floor area of the purposes permitted by section 305.1 (c)(1) shall not exceed the gross industrial floor area of the main industrial building on the site.

305.3 shall also be subject to the requirements and restrictions relating to the M2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 305.2.

306. The lands designated M2 - SECTION 306 on Schedule A to this by-law: (48-A)

306.1 shall only be used for the following purposes:

(a) Industrial

(1) the warehousing and storage of goods and products and materials within an enclosed building;

(2) the manufacturing and assembly of the following products:

(i) clothing and finished textile or fabric products;

(ii) printing and bookbinding and lithographing;

(iii) die castings involving the use of plastics and light metals including aluminum and zinc; and,

(iv) 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.

- (3) shops for the repair or manufacturing of small goods and wares;
- (4) the manufacturing, assembly, storage and distribution of semi-finished and finished products;
- (5) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use; and,
- (6) dairy products, plants and bakeries.

(b) Non-Industrial

- (1) exhibition and conference halls;
- (2) radio, television, broadcasting and transmission facilities; and,
- (3) a builders supply yard, or yard including a repair and assembly shop, but excluding any scrap metal storage and salvage yard.

(c) Accessory

- (1) business, professional and administrative offices connected with another permitted use of the land; and,
- (2) purposes accessory to the other permitted purposes.

306.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 2,000.0 square metres
- (b) Minimum Front Yard Depth: - 15.0 metres
- (c) Minimum Side Yard Width:
  - 8.0 metres, except where the side lot lines abut a railway right-of-way or easement, in which case no side yard shall be required.
- (d) Minimum Rear Yard Depth:
  - 8.0 metres, except where the rear lot line abuts a



railway right-of-way or easement in which case no rear yard is required.

(e) Maximum Lot Coverage: - 50 percent of the lot area

(f) Minimum Landscaped Open Space:

(a) 50 percent of the required front yard area;

(b) 50 percent of the required side yard extending from the front yard to the rear wall of the rear most building.

(g) Outdoor Truck Loading Facilities:

- No outdoor truck loading facilities shall be permitted in a front yard or exterior side yard.

(h) Outside Storage:

- Outside storage of goods, materials and equipment is permitted provided that:

(1) the storage area is not located in the front yard or the required exterior side yard;

(2) the storage area that abuts a zone other than an industrial zone is provided with a landscaped buffer area, 3.0 metres in width, planted with suitable plant material that is effective in screening the storage area.

306.3 shall also be subject to the requirements and restrictions relating to the M2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 306.2.

307. The lands designated M2 SPECIAL RESERVE - SECTION 307 on Schedule A to this by-law:

(48-A)

307.1 shall only be used for the following purposes:

(a) landscaped buffer area; and,

- (b) purposes permitted by section 305.1, but only after the abutting lands which are used for residential purposes have been rezoned for industrial purposes consistent with those permitted by section 305.1.

307.2 shall be subject to the following requirements and restrictions:

(a) Landscaped Buffer Area:

(1) A landscaped buffer area shall be provided and maintained in accordance with the following:

(i) the buffer shall be located adjacent to the lands for residential and institutional purposes;

(ii) the buffer shall have a minimum width of 30.0 metres; and,

(iii) the buffer shall be landscaped and bermed to screen the lands used for residential and institutional purposes from the institutional uses.

(2) The buffer shall:

(i) be continuous and of a uniform height of not less than 3.0 metres;

(ii) be sodded and planted with vegetation to maintain stability; and,

(iii) be planted with coniferous plantings to provide a visual screen.

307.3 shall also, once the lands have been rezoned to permit the purposes set out in section 305.1., be subject to the requirements and restrictions related to the M2 - SECTION 305 Zone, and all the general provisions of this by-law.

308. The lands designated SC - SECTION 308 on Schedule A to this by-law: (62-B)

308.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (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 standard restaurant; a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a community club;
- (12) a health centre; and,
- (13) a custom workshop.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

308.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 1.0 hectares
- (b) Maximum Building Height: - 1 storey
- (c) The minimum front and rear yard depths, and side yard widths shall be as shown on SCHEDULE C - SECTION 308;
- (d) All buildings shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 308;
- (e) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED AREA on SCHEDULE C - SECTION 308;

(f) The gross commercial floor area of all buildings shall not exceed 25 percent of the lot area, or 2325.0 square metres, whichever is the lesser;

(g) The gross commercial floor area of all restaurants shall not exceed 1394.0 square metres;

(h) All waste disposal facilities shall be located and enclosed within the area shown as BUILDING AREA on SCHEDULE C - SECTION 308;

(i) Minimum Number of Parking Spaces:

- 125, or one space for each 19.0 square metres of gross commercial floor area, whichever is the greater;

(j) No parallel parking spaces shall be permitted; and,

(k) A minimum of two loading spaces shall be provided.

308.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 308.2.

309. The lands designated R4A(3) - SECTION 309 on Schedule A to this by-law:  
**(46-G)**

309.1 shall only be used for the following:

(a) an apartment house dwelling; and,

(b) purposes accessory to the other permitted purposes.

309.2 shall be subject to the following requirements and restrictions:

(a) All apartment house dwellings shall be located with the BUILDING AREAS A, B, and C shown on SCHEDULE C - SECTION 309;

(b) A canopy for each apartment house dwelling shall only be located within the areas shown as BUILDING AREAS and CANOPY AREAS on SCHEDULE C - SECTION 309;

(c) Building height shall not exceed 16 storeys for an apartment house dwelling located within BUILDING AREA A, 22

storeys for an apartment dwelling with BUILDING AREA B, and 29 storeys for an apartment house dwelling located within BUILDING AREA C;

- (d) The maximum number of dwelling units on the site shall not exceed 148.2 dwelling units per hectare;
- (e) Accessory buildings shall be located within areas shown as GATE HOUSE, GAZEBO, PUMP HOUSE and CABANA on SCHEDULE C - SECTION 308;
- (f) The maximum floor area of each accessory building shall not exceed the following:
  - (a) Gate House: - 12.0 square metres
  - (b) Gazebo: - 60.0 square metres
  - (c) Pump House: - 37.0 square metres
  - (d) Cabana: - 105.0 square metres
- (g) The minimum front yard depth, side yard width and rear yard depth for each apartment dwelling and each accessory building shall be as shown on SCHEDULE C - SECTION 309;
- (h) The minimum distance between apartment dwellings shall be as shown on SCHEDULE C - SECTION 309;
- (i) No outdoor waste disposal facilities shall be permitted;
- (j) Where the side lot lines abut an R3A(4) Zone, a strip of land not less than 15.0 metre in width immediately adjacent to that lot line shall be used for berming and landscaping purposes (which does not include recreational and parking purposes);
- (k) On-grade parking spaces shall be located within the area shown as PARKING AREA on SCHEDULE C - SECTION 309.

309.3 shall also be subject to the requirements and restrictions relating to the R3A(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 309.2.

310. The lands designated RIC - SECTION 310 on Schedule A to this by-law:  
(25-H)

310.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

310.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 375.0 square metres
- (2) For a Corner Lot: - 465.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 12.5 metres
- (2) For a Corner Lot: - 15.5 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- (1) 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no

window below grade or door shall be permitted in any such wall; and,

(2) the minimum distance between detached dwellings shall not be less than 2.1 metres.

(f) Minimum Exterior Side Yard

Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.0 metres

(i) Minimum Landscaped Open Space:

(1) 50 percent of the front yard of an interior lot;

(2) 60 percent of the front yard of a corner lot; and,

(3) 40 percent of the front yard where the side lot lines converge towards the front lot lines.

310.3 shall also be subject to the requirements and restrictions relating to the RIC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 310.2.

311. The lands designated R3A(1) - SECTION 311 on Schedule A to this by-law:  
(25-G), (25-H)

311.1 shall only be used for the following purposes:

(a) Residential

(1) single-family detached dwellings;

(2) a group home, subject to the requirements and restrictions set out in section 10.15; and,

(3) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

(1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,

(2) purposes accessory to the other permitted purposes.

311.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 540.0 square metres
- (b) Minimum Lot Width: - 18.0 metres
- (c) Minimum Lot Depth: - 30.0 metres
- (d) Minimum Front Yard Depth:
  - (1) To the main wall of building: - 4.5 metres
  - (2) To the front of garage or carport: - 6.0 metres
- (e) Minimum Interior Side Yard Width:
  - 0.9 metres where the side yard abuts a garage, and 7.0 metres where the side yard abuts a dwelling;
- (f) Minimum Exterior Side Yard Width: - 3.0 metres
- (g) Minimum Rear Yard Depth:
  - 1.5 metres between the dwelling unit and the rear lot line; and 18.0 metres between the garage and the rear lot line;
- (h) Minimum Building Height: - 6.0 metres
- (i) Maximum Building Height: - 10.0 metres

311.3 shall also be subject to the requirements and restrictions relating to the R3A(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 311.2.

312. The lands designated RIC(H) - SECTION 312 on Schedule A to this by-law:

(25-H)



312.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a religious institution;
- (2) a dwelling unit on the same lot as a religious institution; and,
- (3) purposes accessory to the other permitted purposes.

312.2 shall be subject to the following requirements and restrictions relating to a single-family detached dwelling permitted by section 312.1(a)(1):

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 375.0 square metres
- (2) For a Corner Lot: - 465.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 12.5 metres
- (2) For a Corner Lot: - 15.5 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- (1) 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no windows below brade, or door will be permitted in any such wall; and,

(2) the minimum distance between detached dwellings shall not be less than 2.1 metres

(f) Minimum Exterior Side Yard

Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.0 metres

(i) Minimum Landscaped Open Space:

(1) 50 percent of the front yard of an interior lot;

(2) 60 percent of the front yard of a corner lot; and,

(3) 40 percent of the front yard where the side lot lines converge towards the front lot lines.

312.2.1 shall also be subject to the requirements and restrictions relating to the RIC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 312.2.

312.3 shall be subject to the following requirements and restrictions with respect to a religious institution, and a dwelling unit on the same lot as a religious institution, permitted by section 312.1(b)(1) and 312.1(b)(2):

(a) Maximum Lot Coverage: - 33.3 percent

(b) Minimum Front Yard Depth: - 7.5 metres

(c) Minimum Interior Side Yard Width:

- 7.5 metres or 1/2 the height of the building, whichever is the greater.

(d) Minimum Exterior Side Yard

Width: - 7.5 metres

(e) Minimum Rear Yard Depth:

- 7.5 metres or 1/2 the height of the building, whichever is the greater

(f) Maximum Building Height: - 10.0 metres

312.3.1 shall also be subject to all the general provisions of this by-law, which are not in conflict with those set out in section 312.3.

313. The lands designated R2A(2) - SECTION 313 on Schedule A to this by-law:

(25-G), (25-H), (25-I)

313.1 shall only be used for the purposes permitted in the R2A(2) Zone.

313.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area for Dwelling Unit:

(1) For an Interior Lot: - 270.0 square metres

(2) For a Corner Lot: - 360.0 square metres

(b) Minimum Lot Width Per Dwelling Unit:

(1) For an Interior Lot: - 9.0 metres

(2) For a Corner Lot: - 12.0 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- A side yard other than an exterior side yard may be reduced to zero metres provided that:

(1) the minimum distance between detached buildings shall not be less than 1.8 metres;

(2) in no event shall the total width of both side yards on any lot be less than 1.8 metres; and,

(3) when 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.

(f) Minimum Exterior Side Yard  
Width:

- 3.0 metres

- (g) Minimum Rear Yard Depth: - 7.6 metres
- (h) Maximum Building Height: - 10.0 metres
- (i) Minimum Landscaped Open Space:

- (1) 40 percent of the front yard of an interior lot;
- (2) 50 percent of the front yard of a corner lot; and,
- (3) 30 percent of the front yard, where the side lot lines converge towards the front lot lines.

313.3 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 313.2.

314. The lands designated R3A(3) - SECTION 314 on Schedule A to this by-law:  
(25-H)

314.1 shall only be used for the purposes permitted in the R3A(3) Zone.

314.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 230.0 square metres per dwelling unit
- (b) Minimum Lot Depth: - 30.0 metres
- (c) Minimum Front Yard Depth: - 6.0 metres
- (d) Minimum Interior Side Yard Width: - 3.6 metres
- (e) Minimum Exterior Side Yard Width: - 4.6 metres
- (f) Minimum Rear Yard Depth: - 7.6 metres
- (g) Maximum Building Height: - 10.0 metres
- (h) Minimum Landscaped Open Space:

- 50 percent of the minimum required front yard.

(i) Minimum Lot Width: - 6.0 metres per dwelling unit.

314.3 shall also be subject to the requirements and restrictions relating to the R3A(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 314.2.

315. The lands designated C1 - SECTION 315 on Schedule A to this by-law: (25-H)

315.1 shall only be used for the following purposes:

(a) Commercial

- (1) retail establishments;
- (2) a convenience store;
- (3) a personal service shop;
- (4) a bank, trust company, or financial institution;
- (5) a dry cleaning and laundry distribution station;
- (6) business or professional offices, including offices for health care practitioners;
- (7) a parking lot; and,
- (8) a take-out restaurant with no drive-through facility.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

315.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Lot Area: - 0.8 hectares
- (b) Maximum Gross Leasable Commercial Floor Area: - 2,000.0 square metres
- (c) Minimum Front Yard Depth: - 10.0 metres

- (d) Minimum Interior Side Yard  
Width: - 10.0 metres
- (e) Minimum Exterior Side Yard  
Width: - 10.0 metres
- (f) Minimum Rear Yard Depth: - 15.0 metres
- (g) Maximum Building Height: - 2 storeys
- (h) Minimum Landscaped Open Space:
  - (1) Flanking a Road Allowance: - 5.0 metres
  - (2) Abutting a Residential  
Zone: - 1.5 metres
- (i) A masonry wall, 1.8 metres in height, shall be erected along the lot lines, which abut a residential zone;
- (j) Garbage and refuse containers shall be totally enclosed, and shall not be located closer than 9.0 metres to any residential zone;
- (k) No outside storage or display of goods shall be permitted;
- (l) No amusement devices shall be permitted.
- (m) The gross commercial floor area of the take-out restaurant shall not exceed 130.0 square metres; and,
- (n) The gross commercial floor area of offices for health care practitioners shall not exceed 120.0 square metres.

315.3 shall also be subject to the requirements and restrictions relating to the C1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 315.2.

316. The lands designated C2 - SECTION 316 on Schedule A to this by-law: (25-I)

316.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment;

- (2) a supermarket;
- (3) a financial institution;
- (4) an office;
- (5) a service shop;
- (6) a personal service shop;
- (7) a dry cleaning and laundry distribution station;
- (8) a dining room restaurant, a standard restaurant, a fast-food restaurant, a take-out restaurant; and,
- (9) a parking lot.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

316.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Commercial Floor Area: - 8,370.0 square metres
- (b) Minimum Front Yard Depth: - 15.0 metres
- (c) Minimum Interior Side Yard Width: - 15.0 metres
- (d) Minimum Exterior Side Yard Width: - 10.0 metres
- (e) Minimum Rear Yard Depth: - 15.0 metres
- (f) Maximum Building Height: - 2 storeys
- (g) Minimum Landscaped Open Space:
  - (1) Flanking a road allowance: - 5.0 metres
  - (2) Abutting a residential Zone: - 1.5 metres
- (h) Minimum Distance Separation Between a Restaurant and a Residential Zone: - 50.0 metres

- (i) A masonry wall, 1.8 metres in height, shall be erected along those portions of the lot lines which abut a residential zone;
- (j) Garbage and refuse containers for a restaurant shall be located within a climate - controlled area within the building;
- (k) Garbage and refuse containers for all other uses shall be totally enclosed and shall not be located closer than 9.0 metres to any residential zone;
- (l) An adult entertainment parlour shall not be permitted;
- (m) No outside storage or display of goods shall be permitted; and,
- (n) No amusement devices shall be permitted.

316.3 shall be subject to the requirements and restrictions relating to the C2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 316.2.

317. The lands designated R1B - SECTION 317 on Schedule A to this by-law:  
(58)

317.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirments and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.



317.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 675.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 15.0 metres

(c) Minimum Lot Depth: - 45.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey or part thereof, plus  
0.6 metres for each additional storey or part thereof.

(f) Minimum Rear Yard Depth: - 29.0 metres

(g) Maximum Building Height: - 10.6 metres

(h) Minimum Landscaped Open Space:

(1) 40 percent of the front yard of an interior lot;

(2) 50 percent of the front yard of a corner lot; and,

(3) 30 percent of the front yard of an interior lot where  
the side lot lines converge towards the front lot  
lines.

317.3 shall also be subject to the requirements and restrictions relating to the R1B Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 317.2.

318. The lands designated C1 - SECTION 318 on Schedule A to this by-law: (58)

318.1 shall only be used for the following purposes:

(a) Commercial

(1) a convenience store; and,

(2) a fruit and vegetable market.

(b) Non-Commercial

(1) purposes accessory to the other permitted purposes.

318.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Rear Yard Depth: - 18.0 metres
- (b) Maximum Building Height: - 1 storey
- (c) Minimum Landscaped Open Space: - 20 percent of the lot area

318.3 shall also be subject to the requirements and restrictions relating to the C1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 318.2.

319. The lands designated R1B(1) - SECTION 319 on Schedule A to this by-law:  
(45-A)

319.1 shall only be used for the purposes permitted in the R1B(1) Zone.

319.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 288.0 square metres
- (2) For a Corner Lot: - 384.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres
- (2) For a Corner Lot: - 12.0 metres

(c) Minimum Lot Depth: - 32.0 metres

(d) Minimum Front Yard Depth:

- (1) To the main wall of the building: - 4.5 metres

- (2) To the front of a garage  
or carport: - 6.0 metres

(e) Minimum Side Yard Width:

(1) For a side yard flanking a road allowance:

- 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
- 3.0 metres for the dwelling unit and 6.0 metres for the garage, where the garage faces the side lot line.

(2) For a side yard flanking a public walkway, or lands designated Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(3) For all other side yards:

- 0 metres, provided that:

- (1) the distance between the walls of two dwellings is not less than 1.8 metres;
- (2) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
- (3) the total width of side yards on any lot is not less than 1.8 metres.

- (f) Minimum Rear Yard Depth: - 7.6 metres

- (g) Maximum Building Height: - 2 storeys

(h) Minimum Landscaped Open Space:

- (1) 40 percent of the front yard area of an interior lot;
- (2) 50 percent of the front yard area of a corner lot;  
and,
- (3) 30 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

319.3 shall also be subject to the requirements and restrictions relating to the R1B(1) zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 319.2.

320. The lands designated R1B(1) - SECTION 320 on Schedule A to this by-law:

(45-A)

320.1 shall only be used for the purposes permitted in the R1B(1) Zone.

320.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 384.0 square metres

(2) For a Corner Lot: - 480.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 12.0 metres

(2) For a Corner Lot: - 15.0 metres

(c) Minimum Lot Depth: - 32.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Side Yard Width:

(1) For a side yard flanking a road allowance:

- 3.0 metres, where the dwelling unit and garage both face the front lot line; and,

- 3.0 metres for the dwelling unit and 6.0 metres for the garage, where the garage faces a side lot line.

(2) For a side yard flanking a public walkway or lands designated Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(3) For other side yards:

- 0 metres, provided that:

- (1) the distance between the walls of two dwellings is not less than 1.8 metres;
- (2) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
- (3) the total width of side yard on any lot is not less than 1.8 metres.

(f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 2 storeys

(h) Minimum Landscaped Open Space:

- (1) 50 percent of the front yard area of an interior lot;
- (2) 60 percent of the front yard area of a corner lot; and,
- (3) 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

320.3 shall also be subject to the requirements and restrictions relating to the RIB(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 320.2.

321. The lands designated SC - SECTION 321 on Schedule A to this by-law: (42-C)

321.1 shall only be used for the following purposes:

(a) Commercial

- (1) a crisis care facility.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

321.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 0.4 hectares
- (b) Minimum Lot Width: - 55.0 metres
- (c) Minimum Lot Depth: - 73.0 metres
- (d) Minimum Front Yard Depth: - 21.3 metres
- (e) Minimum Side Yard Width: - 13.7 metres
- (f) Minimum Rear Yard Depth: - 6.0 metres
- (g) Maximum Building Height: - 2 storeys
- (h) Maximum Number of Units: - 26 storeys
- (i) Minimum Number of Parking Spaces: - 16.
- (j) All garage and refuse storage areas shall be located within the main building.

321.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 321.2.

322. The lands designated R1B(1) - SECTION 322 on Schedule A to this by-law:  
**(45-B)**

322.1 shall only be used for the purposes permitted in the R1B(1) Zone.

322.2 shall only be used to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - (1) For an Interior Lot: - 416.0 square metres
  - (2) For a Corner Lot: - 512.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 13.0 metres
- (2) For a Corner Lot: - 16.0 metres

(c) Minimum Lot Depth: - 32.0 metres

(d) Minimum Front Yard Depth:

- (1) To the main wall of the building: - 4.5 metres
- (2) To the front of a garage or carport: - 6.0 metres

(e) Minimum Side Yard Width:

(1) For a side yard flanking a road allowance:

- 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
- 3.0 metres for the dwelling unit, and 6.0 metres for the garage where the garage faces a side lot line.

(2) For a side yard flanking a public walkway or lands designated Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(3) For all other side yards:

- 0 metres, provided that:

- (1) the distance between the walls of the two dwellings is not less than 1.8 metres;
- (2) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
- (3) the total width of side yards on any lot is not less than 1.8 metres.

- (f) Minimum Rear Yard Depth: - 7.6 metres
- (g) Maximum Building Height: - 2 storeys
- (h) Minimum Landscaped Open Space:

- (1) 50 percent of the front yard area of an interior lot;
- (2) 60 percent of the front yard area of a corner lot;  
and,
- (3) 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

322.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 322.2.

323. The lands designated R1B(1) - SECTION 323 on Schedule A to this by-law:  
(46-D)

323.1 shall only be used for the purposes permitted in the R1B(1) Zone.

323.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 352.0 square metres
- (b) Minimum Lot Width: - 11.0 metres
- (c) Minimum Lot Depth: - 32.0 metres
- (d) Minimum Front Yard Depth:

(1) To the main wall of the building:

- 4.5 metres

(2) To the front of a garage or carport:

- 6.0 metres

(e) Minimum Side Yard Width:



(1) For a side yard flanking a public walkway or lands designated Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(2) For all other side yards:

- 0 metres, provided that:

(1) the distance between the walls of two dwellings is not less than 1.8 metres;

(2) where the distance between the walls of two dwellings is less than 2.4 metres, no windows below grade, or door below grade is permitted in either wall; and,

(3) the total width of side yards on any lot is not less than 1.8 metres.

(f) Minimum Rear Yard Width: - 7.6 metres

(g) Maximum Building Height: - 2 storeys

(h) Minimum Landscaped Open Space:

- 50 percent of the front yard area of a lot, except where the side lot lines converge towards the front lot line, the minimum front yard landscaped open space shall be 40 percent of the front yard area.

323.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 323.2.

324. The lands designated R1B(1) - SECTION 324 on Schedule A to this by-law:  
**(46-A)**

324.1 shall only be used for the purposes permitted in the R1B(1) Zone.

324.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 288.0 square metres
- (2) For a Corner Lot: - 384.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres
- (2) For a Corner Lot: - 12.0 metres

(c) Minimum Front Yard Depth:

- (1) To the main wall of the building: - 4.5 metres
- (2) To the front yard of a garage or carport: - 6.0 metres

(d) Minimum Lot Depth: - 32.0 metres

(e) Minimum Side Yard Width:

(1) For an exterior side yard width:

- 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
- 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

(2) For a side yard flanking a public walkway or lands designated Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(3) For all other side yards:

- 0 metres, provided that:

- (1) the distance between the walls of two dwellings is not less than 1.8 metres;
- (2) where the distance between the walls of two dwellings is less than 2.4 metres, no window

below grade or door below grade is permitted in either wall; and,

(3) the total width of side yards on any lot is not less than 1.8 metres.

(f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 2 storeys

(h) Minimum Landscaped Open Space:

(1) 40 percent of the front yard area of an interior lot;

(2) 50 percent of the front yard area of a corner lot; and,

(3) 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

324.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 324.2.

325. The lands designated A - SECTION 325 on Schedule A to this by-law: (38-A)

325.1 shall only be used for the following purposes:

(a) Agricultural

(1) agricultural purposes.

(b) Non-Agricultural

(1) a single-family detached dwelling;

(2) a maximum of two additional one-family detached dwellings, but only if accessory to the agricultural purposes; and,

(3) purposes accessory to the other permitted purposes.

325.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 30.0 hectares

325.3 shall also be subject to the requirements and restrictions relating to the A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 325.2.

326. The lands designated R1A(2) - SECTION 326 on Schedule A to this by-law:

[176-85], (45-i)

326.1 shall only be used for the purposes permitted in the R1A(2) - Zone.

326.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 874.0 square metres

(b) Minimum Lot Width: - 23.0 square metres

(c) Minimum Lot Depth: - 38.0 metres

(d) Minimum Front Yard Depth: - 9.0 metres

(e) Minimum Side Yard Width:

- 1.8 metres, plus 0.6 metres for each additional storey or part thereof.

(f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 7.6 metres

(h) Minimum Landscaped Open Space: - 60 percent of the front yard

326.3 shall also be subject to the requirements and restrictions relating to the R1A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 326.2.

327. The lands designated R1A(2) - SECTION 327 on Schedule A to this by-law:

(45-i)

327.1 shall only be used for the purposes permitted in the R1A(2) Zone.

327.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 690.0 square metres
- (b) Minimum Lot Width: - 23.0 metres
- (c) Minimum Lot Depth: - 30.0 metres

327.3 shall also be subject to the requirements and restrictions relating to the R1A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 327.2.

328. The lands designated R1B(1) - SECTION 328 on Schedule A to this by-law:  
(45-H)

328.1 shall only be used for the purposes permitted by the R1B(1) Zone.

328.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - (1) For an Interior Lot: - 465.0 square metres
  - (2) For a Corner Lot: - 558.0 square metres
- (b) Minimum Lot Width:
  - (1) For an Interior Lot: - 15.0 metres
  - (2) For a Corner Lot: - 18.0 metres
- (c) Minimum Lot Depth: - 31.0 metres
- (d) Minimum Front Yard Depth:
  - (1) To main wall of building: - 4.5 metres
  - (2) To front of garage or or carport: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres, plus 0.6 metres for each additional storey or part thereof.

(f) Minimum Exterior Side Yard

Width: - 3.0 metres

(g) Minimum Rear Yard Depth:

- 7.5 metres, except where the rear yard abuts a provincial highway, or a 0.3 metre reserve abutting a provincial highway, in which case the minimum requirement is 20.0 metres.

(h) Maximum Building Height: - 7.6 metres

(i) Minimum Landscaped Open Space: - 50 percent of the front yard area

(j) Garages and carports shall only be permitted if attached to and forming part of the main building, and shall not be considered accessory buildings.

328.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 328.2.

329. The lands designated R1B(1) - SECTION 329 on Schedule A to this by-law:

(45-H)

329.1 shall only be used for the purposes permitted in the R1B(1) Zone.

329.2 shall be subject to the following requirements and restrictions:

(a) Maximum Building Height:

- (1) For the rear 6.0 metres of the building, measured from the rear wall towards the front of the building; 7.6 metres, measured from finished grade at the rear wall to the highest point of the building within that rear 6.0 metres.

- (2) For the remainder of the building 7.6 metres measured from the established grade at the curb to the highest point of the roof of the building.

(b) Permitted Yard Encroachments:

- (1) Every part of any required yard shall be open and unobstructed from the ground to the sky by any structure, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimeters or 50 percent of the width of any required yard; and,
- (2) Chimneys and pilasters may project into any required yard the lesser of 61 centimeters or 50 percent of the width of any required yard.

329.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 329.2.

330. The lands designated R1B(1) - SECTION 330 on Schedule A to this by-law:  
(45-H)

330.1 shall only be used for the purposes permitted in the R1B(1) Zone.

330.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 279.0 square metres
- (2) For a Corner Lot: - 372.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres
- (2) For a Corner Lot: - 12.0 metres

(c) Minimum Lot Depth: - 31.0 metres

(d) Minimum Front Yard Depth:

(1) To main wall of building: - 4.5 metres

(2) To front of garage or  
carport: - 6.0 metres

(e) Minimum Side Yard Width:

- 1.2 metres on one side, and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall.

(f) Minimum Exterior Side Yard

Width: - 3.0 metres

(g) Minimum Rear Yard Depth:

- 7.5 metres, except where the rear yard abuts a provincial highway or a 0.3 metre reserve abutting a provincial highway, in which case the minimum requirement is 20.0 metres

(h) Maximum Building Height: - 7.6 metres

(i) Minimum Landscaped Open Space: - 50 percent of the front yard area

330.3 shall also be subject to the requirements and restrictions relating to the R1B(1) zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 330.2.

331. The lands designated R1B(1) - SECTION 331 on Schedule A to this by-law:

(45-H)

331.1 shall only be used for the purposes permitted in the R1B(1) Zone.

331.2. shall be subject to the following requirements and restrictions:

(a) Maximum Building Height:



- (1) For the rear 6.0 metres of the building, measured from the rear wall towards the front of the building, 7.6 metres, measured from finished grade at the rear wall to the highest point of the building within that rear 6.0 metres; and,
- (2) For the remainder of the building, 7.6 metres, measured from the established grade at the curb to the highest point of the roof of the building.

(b) Permitted Yard Encroachments:

- (1) Every part of any required yard shall be open and unobstructed from the ground to the sky by any structure except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimeters or 50 percent of the width of any required yard; and,
- (2) Chimneys and pilasters may project into any required yard the lesser of 61 centimeters or 50 percent of the width of any required yard.

331.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 331.2.

332. The lands designated C2 - SECTION 332 on Schedule A to this by-law: (45-H)

332.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company or financial institution;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;

- (8) a laundromat;
- (9) a dining room restaurant;
- (10) a take-out restaurant;
- (11) a community club;
- (12) a recreational health centre;
- (13) purposes accessory to the other permitted purposes.

332.2. shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 30.0 metres
- (b) Minimum Interior Side Yard  
Width: - 30.0 metres
- (c) Minimum Exterior Side Yard  
Width: - 30.0 metres
- (d) Minimum Rear Yard Depth:
  - 30.0 metres, except that where the rear yard abuts a provincial highway or a 0.3 metre reserve abutting a provincial highway, the minimum rear yard depth shall be 14.0 metres
- (e) Minimum Lot Area: - 1.75 hectares
- (f) Minimum Landscaped Open Space: - 10 percent of the lot  
area
- (g) Landscaped Buffer Area:
  - A landscaped buffer area not less than 9.0 metres in width shall be provided and maintained abutting Vodden Street and Lakeridge Drive.
- (h) Outside Storage:
  - No outside storage or display of goods shall be permitted.

(i) Garbage and Refuse:

(1) Garbage and refuse containers for a dining room restaurant or a take-out restaurant shall be located within a climate controlled area within the building; and,

(2) Garbage and refuse containers for all other uses shall be located in a totally enclosed area or structure.

(j) An adult entertainment parlour shall not be permitted.

(k) Amusement devices shall not be permitted.

332.3 shall also be subject to the requirements and restrictions relating to the C2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 332.2.

333. The lands designated SC - SECTION 333 on Schedule A to this by-law: (45-H)

333.1 shall only be used for the following purposes:

(a) Commercial

(1) a dining room restaurant.

(b) Non-Commercial

(1) purposes accessory to the other permitted purposes.

333.2 shall be subject to the following requirements and restrictions:

(a) Minimum Interior Side Yard

Width: - 6.0 metres

(b) Minimum Rear Yard Depth: - 9.0 metres

(c) Maximum Building Height:

(1) For the rear 6.0 metres of the building, measured from the rear wall towards the front of the building, 7.6 metres, measured from finished grade at the rear wall to the highest point of the building within that rear 6.0 metres; and,

(2) For the remainder of the building 7.6 metres, measured from the established grade at curb to the highest point of the roof of the building.

(d) Minimum Landscaped Open Space: - 10 percent of the lot area

(e) Landscaped Buffer Area:

- A landscaped buffer area not less than 4.0 metres in width shall be provided and maintained abutting an Open Space Zone or Vodden Street.

(f) Garbage and Refuse:

- All garbage and refuse containers shall be located within a climate controlled area within the building.

(g) An adult entertainment parlour shall not be permitted.

333.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 333.2.

334. The lands designated R1B(1) - SECTION 334 on Schedule A to this by-law:  
(45-F)

334.1 shall only be used for the purposes permitted in the R1B(1) zone;

334.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 360.0 square metres

(2) For a Corner Lot: - 450.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 12.0 metres

(2) For a Corner Lot: - 15.0 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Side Yard Width:

(1) For a side yard flanking a road allowance:

- 3.0 metres.

(2) For a side yard flanking a public walkway or lands designated Open Space (OS):

- 1.2 metres

(3) For all other side yards:

(i) of an interior lot with a lot width of 15.0 metres or greater:

- 3.0 metres

(ii) of an interior lot with a lot width of less than 15.0 metres, and a corner lot not flanked by a road allowance, a public walkway or land designated Open Space (OS):

- 1.2 metres on one side, and 0.9 metres on the other side, with the distance between the walls of the two dwellings not to be less than 2.1 metres, provided that where the distance between the walls is less than 2.4 metres, no door or window below grade shall be permitted in any such wall.

(f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 7.6 metres

(h) Minimum Landscaped Open Space:

(1) 50 percent of the front yard area of an interior lot;

(2) 60 percent of the front yard area of a corner lot;  
and,

(3) 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

334.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 334.2.

335. The lands designated M3A - SECTION 335 on Schedule A to this by-law:  
(65-G; 65-E; 65-D)

335.1 shall only be used for the purposes permitted in the M3A Zone;

335.2 shall be subject to the following requirements and restrictions:

(a) Outside Storage:

- No outside storage shall be permitted outside a building in an area located closer than 25.0 metres to the east limit of Torbram Road.

335.3 shall also be subject to the requirements and restrictions relating to the M3A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 335.2.

336. The lands designated HCl - SECTION 336 on Schedule A to this by-law:  
(48-B)

336.1 shall only be used for the following purposes:

(a) Commercial

- (1) tool and equipment rental establishment;
- (2) motor vehicle parts retail outlet;
- (3) automobile service and sales establishment; and,
- (4) fast food restaurant with drive-through facility.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

336.2 shall be subject to the following requirements and restrictions:

- (a) All main buildings shall be located within the areas identified as MAIN BUILDING AREAS on SCHEDULE C - SECTION 336;
  - (b) All accessory buildings shall be located within the areas identified as ACCESSORY BUILDING AREAS on SCHEDULE C - SECTION 336;
  - (c) The minimum front yard depth; side yard width and rear yard depth for each main building and for each accessory building shall be as shown on SCHEDULE C - SECTION 336;
  - (d) The minimum distance between main buildings shall be as shown on SCHEDULE C - SECTION 336;
  - (e) Only the area identified as MAIN BUILDING AREA B on SCHEDULE C - SECTION 336 shall be used for the purposes permitted by sections 336.1(a)(1) to 336.1(a)(3), and only the area identified as MAIN BUILDING AREA A on SCHEDULE C - SECTION 336, shall be used for the purposes permitted by section 336.1(a)(4);
  - (f) Outdoor refuse storage facilities shall be completely enclosed and located within an accessory building;
  - (g) The gross commercial floor area of all buildings within the area identified as MAIN BUILDING AREA A on SCHEDULE C - SECTION 336 shall not exceed 450.0 square metres;
  - (h) The gross commercial floor area of all buildings within the area identified as MAIN BUILDING AREA B on SCHEDULE C - SECTION 336 shall not exceed 557.5 square metres;
  - (i) The gross floor area of any one accessory building shall not exceed 36.0 square metres;
  - (j) The building height of a main building shall not exceed 1 storey; and,
  - (k) Landscaped open space of at least 17 percent of the lot area shall be provided and maintained within the area identified as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 336.
- 336.3 shall also be subject to the requirements and restrictions relating to the HCl Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 336.2.

337. The lands designated SC - SECTION 337 on Schedule A to this by-law: (25-H)

337.1 shall only be used for the following purposes:

(a) Commercial

- (1) a dining room restaurant;
- (2) a standard restaurant;
- (3) a fast food restaurant;
- (4) a take-out restaurant;
- (5) a fruit and vegetable store;
- (6) a motor vehicle parts and accessory store;
- (7) a tool and equipment rental store;
- (8) a bank, trust company, finance company;
- (9) offices, excluding offices for health care practitioners;
- (10) a personal service shop;
- (11) dry cleaning and laundry distribution station; and,
- (12) retail stores.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

337.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Leasable Floor Area: - 650.0 square metres
- (b) Minimum Front Yard Depth: - 15.0 metres
- (c) Minimum Interior Side Yard Width: - 6.0 metres
- (d) Minimum Rear Yard Depth: - 10.0 metres



- (e) Maximum Building Height: - 1 storey
- (f) Minimum Landscaped Open Space:
  - (1) Abutting a road allowance: - 3.0 metres
  - (2) Abutting a residential zone: - 1.0 metres
- (g) A masonry wall, 1.8 metres in height shall be erected along the lot lines which abut a Residential or Open Space Zone;
- (h) Garbage and refuse containers shall be totally enclosed within a climate controlled room and shall not be located closer than 9.0 metres to any residential zone;
- (i) No outside storage or display of goods shall be permitted;
- (j) No amusement devices shall be permitted;
- (k) A dining room restaurant, a take-out restaurant, a standard restaurant and a fast food restaurant shall not exceed the following gross leasable commercial floor areas:

<u>Restaurant Type</u>	<u>Gross Leasable Commercial Floor Area</u>
Dining Room	360.0 square metres
Take-Out	200.0 square metres
Standard	175.0 square metres
Fast Food	125.0 square metres

337.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 337.2.

**[SECTION 338 RESERVED]**

339. The lands designated R1D - SECTION 339 on Schedule A to this by-law:  
(26-D)

339.1 shall only be used for the following purposes:

- (a) Residential
  - (1) single-family detached dwellings;

- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

339.2. shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 300.0 square metres
- (2) For a Corner Lot: - 390.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 10.0 metres
- (2) For a Corner Lot: - 13.0 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres on one side, and 0.9 metres on the other side, provided that the minimum distance between detached dwelling shall not be less than 2.1 metres.

(f) Minimum Exterior Side Yard Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.6 metres

(i) Driveway Location:

- No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected

(j) Minimum Landscaped Open Space: - 50 percent of the front yard area

339.3 shall also be subject to the requirements and restrictions relating to the R1D Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 339.2.

340. The lands designated R1D - SECTION 340 on Schedule A to this by-law:  
**(26-D)**

340.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occuaption, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

340.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 270.0 square metres
- (2) For a Corner Lot: - 360.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres
- (2) For a Corner Lot: - 11.1 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres on one side, and 0.9 metres on the other side, provided that the minimum distance between detached dwellings shall not be less than 2.1 metres.

(f) Minimum Exterior Side Yard Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.6 metres

(i) Minimum Landscaped Open Space:

- (1) 40 percent of the front yard of an interior lot;
- (2) 50 percent of the front yard of a corner lot; and,
- (3) 30 percent of the front yard where the side lot lines converge towards the front lot lines.

340.3 shall also be subject to the requirements and restrictions relating to the R1D Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 340.2.

341. The lands designated R2A(1) - SECTION 341 on Schedule A to this by-law:  
(26-D)

341.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

341.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 280.0 square metres
- (b) Minimum Lot Width: - 9.0 metres
- (c) Minimum Lot Depth: - 24.0 metres
- (d) Minimum Side Yard Width:
  - 1.2 metres on one side, and 0.9 metres on the other side provided that the minimum distance between detached dwellings shall not be less than 2.1 metres
- (e) Minimum Rear Yard Depth: - 7.6 metres
- (f) Maximum Building Height: - 10.6 metres
- (g) Minimum Landscaped Open Space:
  - (1) 40 percent of the front yard of an interior lot;
  - (2) 50 percent of the front yard of a corner lot; and,
  - (3) 30 percent of the front yard where the side lot lines converge towards the front lot lines.

341.3 shall also be subject to the requirements and restrictions relating to the R2A(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 341.2.

342. The lands designated R1A(3) - SECTION 342 on Schedule A to this by-law:

(7-B)

342.1 shall only be used for the purposes permitted in the R1A(3) Zone.

342.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 700.0 square metres

(2) For a Corner Lot: - 800.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 20.0 metres

(2) For a Corner Lot: - 23.0 metres

(c) Minimum Lot Depth: - 35.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey or part thereof, plus  
0.6 metres for each additional storey or part thereof.

(f) Minimum Exterior Side Yard

Width: - 3.0 metres

342.3 shall also be subject to the requirements and restrictions relating to the R1A(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 341.2.

343. The lands designated R1B(1) - SECTION 343 on Schedule A to this by-law:

(7-B)

343.1 shall only be used for the purposes permitted in the R1B(1) Zone.

343.2 shall be subject to the requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 630.0 square metres

(2) For a Corner Lot: - 730.0 square metres

- (b) Minimum Lot Width:
  - (1) For an Interior Lot: - 18.0 metres
  - (2) For a Corner Lot: - 21.0 metres
- (c) Minimum Lot Depth: - 35.0 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Interior Side Yard Width:
  - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (f) Minimum Exterior Side Yard Width: - 3.0 metres
- (g) Minimum Rear Yard Depth: - 10.0 metres
- (h) Maximum Building Height: - 10.5 metres
- (i) Driveway Location:
  - No driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.
- (j) Minimum Landscaped Open Space: - 50 percent of the front yard.

343.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 343.2.

344. The lands designated A - SECTION 344 on Schedule A to this by-law: (7-B)

344.1 shall only be used for the following purposes:

- (a) single-family detached dwellings; and,
- (b) purposes accessory to the other permitted purposes.

344.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 0.13 hectares
- (b) Minimum Lot Width: - 30.0 metres
- (c) Minimum Lot Depth: - 35.0 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Side Yard Width:
  - 1.2 metres for the first storey or part thereof, plus 0.6 metre for each additional storey or part thereof.
- (f) Minimum Rear Yard Depth: - 10.0 metres
- (g) Maximum Building Height: - 10.5 metres
- (h) Minimum Landscaped Open Space: - 50 percent of the front yard

344.3 shall also be subject to the requirements and restrictions relating to the A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 344.2.

345. The lands designated HC2 - SECTION 345 on Schedule A to this by-law:  
**(45-F)**

345.1 shall only be used for the following purposes:

- (a) a gas bar; and,
- (b) only in conjunction with a gas bar, a convenience store.

345.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within the areas shown as BUILDING AREAS on SCHEDULE C - SECTION 345;
- (b) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 345;
- (c) The gross commercial floor area of a convenience store, not including the area used for garbage and refuse storage containers, shall not exceed 280.0 square metres;



- (d) The maximum height of a convenience store shall not exceed 5.0 metres;
- (e) The maximum height of a gas bar canopy shall not exceed 6.0 metres;
- (f) No amusement devices shall be permitted;
- (g) Garbage and refuse storage containers shall be located within a totally enclosed area and kept in the location shown as SCHEDULE C - SECTION 345;
- (h) A solid pre-cast concrete wall, 1.8 metres in height, shall be erected and maintained in the location shown on SCHEDULE C - SECTION 345;
- (i) No outside storage or display of goods shall be permitted;
- (j) A minimum of 17 parking spaces shall be provided;
- (k) Any free-standing sign shall not exceed 5.5 metres in height.

345.3 shall be subject to the requirements and restrictions relating to the HC2, and all the general provisions of this by-law, which are not in conflict with those set out in section 345.2.

346. The lands designated I1 - SECTION 346 on Schedule A to this by-law: (63-B)

346.1 shall only be used for the following purposes:

(a) Institutional

- (1) a day nursery; and,
- (2) purposes accessory to the other permitted purposes.

(b) Non-Institutional

- (1) purposes accessory to the other permitted purposes.

346.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 4,000.0 square metres
- (b) Minimum Lot Width: - 49.0 metres

- (c) Minimum Front Yard Depth: - 22.5 metres
- (d) Minimum Rear Yard Depth: - 6.0 metres
- (e) Minimum Side Yard Width: - 5.0 metres
- (f) Maximum gross floor area of all buildings shall be 1130.0 square metres;
- (g) A minimum of 35 parking spaces shall be provided;
- (h) The height of any structure shall not exceed 2 storeys; and,
- (i) A minimum of 320.0 square metres of open space shall be provided in the front yard.

346.3 shall also be subject to the requirements and restrictions relating to the II Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 346.2.

347. The lands designated HC2 - SECTION 347 on SCHEDULE A to this by-law:  
(62-B)

347.1 shall only be used for the following purposes:

- (a) a gas bar;
- (b) an automobile service station; and,
- (c) purposes accessory to the other permitted purposes.

347.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within the areas shown as BUILDING AREA on SCHEDULE C - SECTION 347;
- (b) All canopies and pump islands shall be located as shown on SCHEDULE C - SECTION 347;
- (c) Waste storage facilities shall be enclosed and located within the area identified as WASTE STORAGE AREA on SCHEDULE C - SECTION 347;
- (d) A minimum of 19 parking spaces shall be provided;

(e) Landscaped open space shall be provided and maintained in the areas identified as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 347;

(f) The driveways shall be located as identified on SCHEDULE C - SECTION 347;

(g) No outdoor storage or display of goods shall be permitted.

347.3 shall also be subject to the requirements and restrictions relating to the HC2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 347.2.

348. The lands designated HC2 - SECTION 348 on Schedule A to this by-law:

(48-B)

348.1 shall only be used for the following purposes:

- (a) a gas bar;
- (b) a standard restaurant; and,
- (c) purposes accessory to the other permitted purposes.

348.2 shall be subject to the following requirements and restrictions:

(a) The purposes permitted by section 348.1(b) shall be permitted only after the channelization of the part of Mimico Creek located on the site is completed and municipal water and sewage services are available to the site.

(b) Maximum Gross Commercial Floor Area:

- (1) For a gas bar kiosk: - 32.5 square metres
- (2) For a standard restaurant: - 170.0 square metres

(c) Maximum Building Height: - 1 storey

(d) Minimum Number of Parking Spaces: - 30

(e) No outside storage or display of goods or material shall be permitted;

- (f) No amusement devices shall be permitted;
- (g) No buildings or structures may be placed or erected within the area shown as BELOW TOP OF BANK AREA on SCHEDULE C - SECTION 348;
- (h) No parking area for vehicles may be located within the area shown as BELOW TOP OF BANK AREA on SCHEDULE C - SECTION 348, until the channelization of the part of the Mimico Creek located on the site is completed.

348.3 shall also be subject to the requirements and restrictions relating to the HC2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 348.2.

349. The lands designated SC - SECTION 349 on Schedule A to this by-law: (56-A)

349.1 shall only be used for the following purposes:

- (a) a dining room restaurant; and,
- (b) purposes accessory to the other permitted purposes.

349.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Commercial Floor Area: - 510.0 square metres
- (b) Minimum Front Yard Depth: - 5.0 metres
- (c) Minimum Interior Side Yard Width: - 5.0 metres
- (d) Minimum Rear Yard Depth: - 10.0 metres
- (e) Maximum Building Height: - 2 storeys
- (f) Minimum Landscaped Open Space:
  - (1) Abutting a road allowance (except for driveways): - 5.0 metres
  - (2) Abutting an interior lot line: - 1.0 metres

- (g) Garbage and refuse containers shall be totally enclosed within a climate controlled room within the main building;
- (h) No outside storage or display of goods shall be permitted; and,
- (i) No amusement devices shall be permitted.

349.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 349.2.

350. The lands designated RIC - SECTION 350 on Schedule A to this by-law:  
**(25-F)**

350.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) a group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

350.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 375.0 square metres
- (2) For a Corner Lot: - 465.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 12.5 metres

- (2) For a Corner Lot: - 15.5 metres
- (c) Minimum Lot Depth: - 30.0 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Interior Side Yard Width:
  - 1.2 metres on one side, and 0.9 metres on the other side, provided that 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 that the minimum distance between detached dwellings is not less than 2.1 metres.
- (f) Minimum Exterior Side Yard Width: - 3.0 metres
- (g) Minimum Rear Yard Depth:
  - 7.5 metres from the rear lot line, and 10.0 metres from the Trans Canada pipeline easement.
- (h) Maximum Building Height: - 10.0 metres
- (i) Minimum Landscaped Open Space:
  - (1) 50 percent of the front yard of an interior lot;
  - (2) 60 percent of the front yard of a corner lot; and,
  - (3) 40 percent of the front yard where the side lot lines converge towards the front lot lines.

350.3 shall also be subject to the requirements and restrictions relating to the R1C Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 350.2.

351. The lands designated R1B(1) - SECTION 351 on Schedule A to this by-law:  
(47-F)

351.1 shall only be used for the purposes permitted in the R1B(1) Zone.

351.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For lot 32 as shown on SCHEDULE H - SECTION 351 to this by-law:

- 627.0 square metres

(2) For all other lots:

(i) Interior Lots: - 362.0 square metres

(ii) Corner Lots: - 448.0 square metres

(b) Minimum Lot Width:

(1) For lot 32 as shown on SCHEDULE A - SECTION 351 to this by-law:

- 19.0 metres

(2) For all other lots:

(1) Interior Lots: - 11.6 metres

(2) Corner Lots: - 14.0 metres

(c) Minimum Lot Depth: - 32.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Side Yard Width:

(1) For the side yards of lots 1 and 31 as shown on SCHEDULE A - SECTION 351 to this by-law:

- 3.0 metres

(2) For the side yards of lots 14 and 15 as shown on SCHEDULE A - SECTION 351 to this by-law:

- 1.8 metres

(3) For all other side yards:

- zero metres provided that:

(i) the lot has a 1 storey dwelling on it, the abutting lot has a 1 storey dwelling on it, and there is at least 1.2 metres between the dwelling; or,

(ii) either or both of the lot(s) and the abutting lot(s) has a dwelling on it greater than 1 storey in height, and there is at least 1.8 metres between the dwellings.

(4) For the side yard of lot 28 as shown on SCHEDULE A - SECTION 351 to this by-law, which flanks a public highway:

- 2.4 metres

(f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 2 storeys

(h) Minimum Landscaped Open Space:

(1) 40 percent of the front yard area of an interior lot;

(2) 50 percent of the front yard area of a corner lot; and,

(3) 30 percent of the front yard area where the side lot lines converge towards the front lot lines.

351.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 351.2.

352. The lands designated R1B(1) - SECTION 352 on Schedule A to this by-law:

(45-A)

352.1 shall only be used for the purposes permitted in the R1B(1) Zone.

352.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:



- (1) For an Interior Lot: - 416.0 square metres
- (2) For a Corner Lot: - 512.0 square metres
- (b) Minimum Lot Width:
  - (1) For an Interior Lot: - 13.0 metres
  - (2) For a Corner Lot: - 16.0 metres
- (c) Minimum Lot Depth: - 32.0 metres
- (d) Minimum Front Yard Depth:
  - (1) To the main wall of the building: - 4.5 metres
  - (2) To the front of a garage or carport: - 6.0 metres
- (e) Minimum Side Yard Width:
  - (1) For a side yard flanking a road allowance:
    - 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - (2) For a side yard flanking a public walkway or lands zoned Open Space (OS):
    - 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - (3) For a side yard flanking lands designated R4A(2) - SECTION 190:
    - 3.0 metres
  - (4) For all other side yards:
    - zero metres, provided that:
      - (i) the distance between the walls of two dwellings is not less than 1.8 metres;

(ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,

(iii) the total width of side yards on any lot is not less than 1.8 metres.

(f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 2 storeys

(h) Minimum Landscaped Open Space:

- (1) 50 percent of the front yard area of an interior lot;
- (2) 60 percent of the front yard area of a corner lot; and,
- (3) 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line. ✓

352.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 352.2.

353. The lands designated R1D - SECTION 353 on Schedule A to this by-law:  
(45-A)

353.1 shall only be used for the purposes permitted in the R1B(1) Zone.

353.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 270.0 square metres
- (2) For a Corner Lot: - 360.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 9.0 metres

- (2) For a Corner Lot: - 12.0 metres
  
- (c) Minimum Lot Depth: - 30.0 metres
  
- (d) Minimum Front Yard Depth:
  - (1) To the main wall of the building: - 4.5 metres
  
  - (2) To the front of a garage or carport: - 6.0 metres
  
- (e) Minimum Side Yard Width:
  - (1) For an exterior side yard:
    - 3.0 metres where the dwelling unit and garage both face the front lot line; and,
  
    - 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  
  - (2) For a side yard flanking a public walkway or lands designated Open Space (OS):
    - 1.2 metres, plus 0.6 metres for each additional storey above the first.
  
  - (3) For all other side yards:
    - zero metres, provided that:
      - (i) the distance between the walls of two dwellings is not less than 1.8 metres;
  
      - (ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,
  
      - (iii) the total width of side yards on any lot is not less than 1.8 metres.
  
- (f) Minimum Rear Yard Depth: - 7.6 metres
  
- (g) Maximum Building Height: - 2 storeys

353.3 shall also be subject to the requirements and restrictions relating to the R1D Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 353.2.

354. The lands designated R1B(1) - SECTION 354 on Schedule A to this by-law:  
(45-F)

354.1 shall only be used for the purposes permitted in the R1B(1) Zone.

354.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 464.0 square metres

(2) For a Corner Lot: - 560.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 14.5 metres

(2) For a Corner Lot: - 17.5 metres

(c) Minimum Lot Depth: - 32.0 metres

(d) Minimum Front Yard Depth:

(1) To the main wall of the building: - 4.5 metres

(2) To the front of a garage or carport: - 6.0 metres

(e) Minimum Side Yard Width:

(1) For a side yard flanking a road allowance:

- 3.0 metres, where the dwelling unit and garage both face the front lot line; and,

- 3.0 metres for the dwelling unit, and 6.0 metres for the garage where the garage faces a side lot line.

(2) For a side yard flanking a public walkway or lands designated Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(3) For all other side yards:

- zero metres, provided that:

(i) the distance between the walls of two dwellings is not less than 1.8 metres;

(ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,

(iii) the total width of side yards on any lot is not less than 1.8 metres.

(f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 2 storeys

(h) Minimum Landscaped Open Space:

(1) 50 percent of the front yard area of an interior lot;

(2) 60 percent of the front yard area of a corner lot; and,

(3) 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

354.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 354.2.

355. The lands designated R1B(1) - SECTION 355 on Schedule A to this by-law:  
(45-F)

355.1 shall only be used for the purposes permitted in the R1B(1) Zone.

355.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 390.4 square metres

(2) For a Corner Lot: - 486.4 square metres

(b) Minimum Lot Depth: - 32.0 metres

(c) Minimum Front Yard Depth:

(1) To the main wall of the building: - 4.5 metres

(2) To the front of a garage or carport: - 6.0 metres

(d) Minimum Lot Width:

(1) For an Interior Lot: - 12.2 metres

(2) For a Corner Lot: - 15.2 metres

(e) Minimum Side Yard Width:

(1) For an exterior side yard:

- 3.0 metres, where the dwelling unit and garage both face the front lot line; and,

- 3.0 metres for the dwelling unit, and 6.0 metres for the garage where the garage faces a side lot line.

(2) For a side yard flanking a public walkway or lands designated Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(3) For all other side yards:

- zero metres, provided that:

(i) the distance between the walls of two dwellings is not less than 1.8 metres;

(ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,

(iii) the total width of side yards on any lot is not less than 1.8 metres.

(f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 2 storeys

(h) Minimum Landscaped Open Space:

(1) 50 percent of the front yard area of an interior lot;

(2) 60 percent of the front yard area of a corner lot; and,

(3) 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

355.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 355.2.

356. The lands designated R1A(3) - SECTION 356 on Schedule A to this by-law:  
**(25-A)**

356.1 shall only be used for the purposes permitted in the R1A(3) zone.

356.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 540.0 square metres

(2) For an Exterior Lot: - 630.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 18.0 metres

(2) For a Corner Lot: - 21.0 metres

- (c) Minimum Lot Depth: - 30.0 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Interior Side Yard width:
  - 1.5 metres for a 2 storey dwelling, and 1.2 metres for a 1 storey dwelling.
- (f) Minimum Exterior Side Yard Width: - 3.0 metres
- (g) Minimum Rear Yard Depth: - 7.6 metres
- (h) Maximum Building Height: - 10.0 metres
- (i) Minimum Landscaped Open Space:
  - (1) 50 percent of the front yard of an interior lot;
  - (2) 60 percent of the front yard of a corner lot; and,
  - (3) 40 percent of the front yard where the side lot lines converge towards the front lot line.

356.3 shall also be subject to the requirements and restrictions relating to the R1A(3) zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 356.2.

357. The lands designated R3A(4) - SECTION 357 on Schedule A to this by-law:  
(47-H)

357.1 shall only be used for the purposes permitted in the R3A(4) Zone.

357.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within the areas identified as BUILDING AREA on SCHEDULE C - SECTION 357;
- (b) Landscaped Open Space shall be provided and maintained within the areas identified as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 357;



(c) All parking areas and driveways shall be located within the areas identified as PARKING AND DRIVEWAY AREA on SCHEDULE C - SECTION 357;

(d) Maximum Number of Dwelling  
Units: - 45

(e) Minimum Number of Visitor  
Parking Spaces: - 14 spaces

(f) Minimum Number of Recreational  
Vehicle Parking Spaces: - 2 spaces

(g) Maximum Lot Area: - 12,190.0 square metres

(h) Maximum Lot Coverage: - 25.5 percent.

357.3 shall also be subject to the requirements and restrictions relating to the R3A(4) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 357.2.

358. The lands designated R1D - SECTION 358 on Schedule A to this by-law:

(26-F)

358.1 shall only be used for the purposes permitted in the R1D Zone.

358.2 shall be subject to the following requirements and restrictions:

(a) Maximum Building Height: - 10.0 metres

358.3 shall also be subject to the requirements and restrictions relating to the R1D Zone.

359. The lands designated HC2 - SECTION 359 on Schedule A to this by-law:

[110-86], (26-F)

359.1 shall only be used for the following purposes:

(a) a gas bar;

(b) a service station; and,

(c) purposes accessory to the other permitted purposes.

359.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width: - 40.0 metres

(b) Minimum Lot Depth: - 45.0 metres

(c) Minimum Front Yard Depth: - 15.0 metres

(d) Minimum Interior Side Yard Width:

- 3.0 metres, except that where the interior side yard abuts a residential or agricultural zone, the minimum interior side yard width shall be 6.0 metres.

(e) Maximum Building Height: - one storey.

359.3 shall also be subject to the requirements and restrictions relating to the HC2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 359.2.

360. The lands designated M4A - SECTION 360 on Schedule A to this by-law:

(24-F)

360.1 shall only be used for the following purposes:

(a) Industrial

(1) the warehousing and storage of goods and products within an enclosed building;

(2) a printing establishment;

(3) light manufacturing activities including the manufacturing and assembly of tubing, pipes, tools, instruments, electrical and electronic components, building hardware, telephone, television and radio components, drugs and pharmaceutical products, cosmetics and associated products; and,

(4) shops for the repair and manufacturing of small goods and wares.

(b) Non-Industrial

- (1) a hotel or motel;
- (2) a motor vehicle sales, rental or leasing establishment;
- (3) only in conjunction with a motor vehicle sales, rental or leasing establishment, a motor vehicle repair shop;
- (4) a dining room restaurant;
- (5) banquet facilities;
- (6) an office, but not including the office of a health care practitioner;
- (7) a retail establishment having no outside storage but not including a convenience store, a garden centre sales establishment, a supermarket, a department store, a book and stationery store, a camera shop, a clothing or shoe store, a drugstore or pharmacy, a gift shop, a jewellery store, a leather goods store, an optical store and a record or video store;
- (8) a personal service shop;
- (9) a dry cleaning and laundry distribution station;
- (10) a bank, trust company, or finance company;
- (11) a custom workshop;
- (12) a radio or television broadcasting and transmission establishment;
- (13) a home furnishings and improvement retail warehouse;
- (14) a recreational facility or structure; and,
- (15) a community club.

(c) Accessory

- (1) an associated office;
- (2) a retail outlet operated in connection with a particular purpose permitted by section 360.1(a),

provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,

(3) purposes accessory to the other permitted purposes.

360.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 15.0 metres
- (b) Minimum Interior Side Yard Width:
  - 8.0 metres, except where the exterior side yard abuts a 0.3 metre reserve, the minimum exterior side yard width shall be 15.0 metres;
- (c) Minimum Rear Yard Depth: - 15.0 metres
- (d) Minimum Lot Width: - 45.0 metres
- (e) Minimum Lot Area: - 4,000 square metres
- (f) Maximum Lot Coverage: - 50 percent
- (g) Maximum Building Height: - 8.6 metres
- (h) Minimum Landscaped Open Space:
  - 50 percent of the required front, exterior side, interior side and rear yards.
- (i) Landscaped Buffer Area:
  - A landscaped buffer area of a minimum width of 15.0 metres abutting Highway Number 10 shall be provided and maintained in the location shown on SCHEDULE C - SECTION 360.
- (j) Outdoor Storage:
  - No storage shall be permitted outside a building.

360.3 shall also be subject to the requirements and restrictions relating to the M4A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 360.2.

361. The lands designated I2 - SECTION 361 on Schedule A to this by-law: (25-G)

361.1 shall only be used for the following purposes:

(a) Institutional

(1) retirement home.

(b) Accessory

(1) purposes accessory to the other permitted purposes.

361.2 shall be subject to the following requirements and restrictions:

(a) The maximum ground floor area of all buildings and structures shall not exceed 2280.0 square metres;

(b) The maximum building height shall not exceed 2 storeys;

(c) All buildings and structures shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 361;

(d) All garbage and refuse containers shall be located within a building;

(e) Landscaped open space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 361.

(f) Parking shall be provided in accordance with the following requirements:

	Resident Spaces	Vistor Spaces	Total Spaces
Bed	0.20	0.25	0.45

361.3 shall also be subject to the requirements and restrictions relating to the I2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 361.2.

362. The lands designated SC - SECTION 362 on Schedule A to this by-law: (25-I)

362.1 shall only be used for the following purposes:

(a) Commercial

- (1) an animal hospital;
- (2) a bank, trust company or financial institution; and,
- (3) a retail establishment.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

362.2 shall be subject to the following requirements and restrictions:

- (a) The maximum ground floor area of all buildings and structures shall not exceed 1393.5 square metres;
- (b) The maximum building height shall not exceed 1 storey;
- (c) All buildings and structures shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 362;
- (d) All garbage and refuse containers shall be located within the building;
- (e) Landscaped open space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 362; and,
- (f) No outside storage of goods or materials shall be permitted.

362.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 362.2.

363. The lands designated M3A - SECTION 363 on Schedule A to this by-law:

(48-B)

363.1 shall only be used for the following purposes:

(a) Non-Obnoxious Industrial Uses

- (1) warehousing and storage of goods and products and materials within enclosed structures;
- (2) the manufacture and assembly of products such as:
  - (a) apparel and finished textile or fabric products;
  - (b) printing, bookbinding and lithographing;
  - (c) die castings involving the use of plastics and light metals including aluminium and zinc;
  - (d) light manufacturing activities such as tubing, pipes, tools and instruments electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
- (3) manufacturing, assembling, storage and distribution of semi-finished and finished products;
- (4) shops for the repair or manufacturing of small goods and wares; and,
- (5) research and development facilities.

(b) Non-Industrial Uses

- (1) business offices; and,
- (2) radio and television broadcasting and transmission facilities.

(c) Accessory Uses

- (1) an associated education purpose;
- (2) an associated office;
- (3) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
- (4) a retail outlet operated in conjunction with a particular use permitted by section 363.1(a) provided

that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,

(5) purposes accessory to the other permitted purposes.

363.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 2,000 square metres

(b) Minimum Front Yard:

(1) For a building not exceeding 8.0 metres in height:

- 15.0 metres

(2) For a building not exceeding 9.1 metres in height:

- 18.0 metres

(c) Minimum Exterior Side Yard

Width: - 12.0 metres

(d) Minimum Interior Side Yard Width:

- 7.6 metres, except where:

(1) the side lot line abuts the Torbram Road right-of-way, in which case 22.6 metres shall be required, and,

(2) the side lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.

(e) Minimum Rear Yard Depth:

- 7.6 metres, except where:

(1) the rear lot line abuts the Torbram Road right-of-way, in which case 22.6 metres shall be required; and,

(2) the rear lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.

(f) Maximum Building Height: - 9.1 metres



(g) Maximum Lot Coverage: - 50 percent of lot area

(h) Minimum Landscaped Open Space:

(1) For a corner lot, 50 percent of the following:

- required front yard area;
- required rear yard area; and,
- required exterior side yard area.

(2) For an interior lot, 50 percent of the following:

- required front yard area;
- required rear yard area; and,
- one required side yard, and none for the other side yard.

(i) No outdoor truck loading facilities shall be permitted in any yard abutting Torbram Road;

(j) A landscaped buffer area with a minimum width of 15.0 metres shall be provided and maintained adjacent to Torbram Road;

(k) A landscaped buffer area with a minimum width of 12.0 metres shall be provided and maintained adjacent to Williams Parkway;

(l) Outside storage of goods and materials and equipment shall not be permitted;

(m) A 1.8 metre high chain link fence shall be provided and maintained where any lot line abuts a FLOODPLAIN (F) Zone; and,

(n) Where any portion of a lot is designated M3A - SECTION 363 on Schedule A to this by-law, the entire lot shall be deemed to be designated M3A - Section 363.;

363.3 shall also be subject to the requirements and restrictions relating to the R3A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 363.2.

364. The lands designated M3A SPECIAL RESERVE - SECTION 364 on Schedule A to this by-law:

(48-B)

364.1 shall only be used for the following purposes:

- (a) landscaped buffer area; and,
- (b) purposes permitted by the M3A - SECTION 363 Zone, but only after the abutting lands which are used for residential purposes have been rezoned for industrial purposes consistent with those permitted by section 363.1.

364.2 shall be subject to the following requirements and restrictions:

- (a) A landscaped buffer area shall be provided and maintained and shall:
  - (1) be located adjacent to the lands used for residential purposes;
  - (2) have a minimum width of 30.0 metres; and,
  - (3) be landscaped to screen the lands used for residential purposes from the industrial uses.

364.3 shall also, once the abutting lands have been rezoned to permit the purposes set out in section 363.1, be subject to the requirements and restrictions relating to the M3A - SECTION 363 Zone.

365. The lands designated M3A - SECTION 365 on Schedule A to this by-law:

(48-B)

365.1 shall only be used for the following purposes:

(a) Non-Obnoxious Industrial Uses

- (1) warehousing and storage of goods and products and materials within enclosed structures;
- (2) the manufacture and assembly of products such as:
  - (a) apparel and finished textile or fabric products;
  - (b) printing, bookbinding and lithographing;

(c) die castings involving the use of plastics and light metals including aluminum and zinc;

(d) light manufacturing activities such as tubing, pipes, tools and instruments electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;

(3) manufacturing, assembling, storage and distribution of semi-finished and finished products;

(4) shops for the repair or manufacturing of small goods and wares; and,

(5) research and development facilities.

(b) Non-Industrial

(1) business offices; and,

(2) radio and television broadcasting and transmission facilities.

(c) Accessory

(1) an associated educational purpose;

(2) an associated office;

(3) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;

(4) a retail outlet operated in conjunction with a particular use permitted by section 365.1(a) provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,

(5) purposes accessory to the other permitted purposes.

365.2 shall also be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 2,000 square metres

(b) Minimum Front Yard Depth:

(1) For a building 8.0 metres or less in height:

- 12.0 metres

(2) For a building 10.0 metres or less in height, but greater than 8.0 metres in height:

- 8.0 metres

(3) For a building 12.0 metres or less, but greater than 10.0 metres in height:

- 18.0 metres

(4) For a building 15.0 metres or less, but greater than 12.0 metres in height:

- 21.0 metres

(c) Minimum Exterior Side Yard

Width: - 12.0 metres

(d) Minimum Interior Side Yard Width:

- 7.6 metres, except where the side lot line abuts the Airport Road, or Williams Parkway right-of-way, in which case 19.6 metres shall be required

(e) Minimum Rear Yard Depth:

- 7.6 metres, except where the rear lot line abuts the Airport Road or Williams Parkway right-of-way, in which case 19.6 metres shall be required.

(f) Maximum Building Height: - 15.0 metres

(g) Maximum Lot Coverage: - 50 percent of lot area

(h) Minimum Landscaped Open Space:

(1) For a corner lot, 50 percent of the following:

- required front yard area;

- required rear yard depth; and,

- required exterior side yard width.

(2) For an interior lot, 50 percent of the following:

- required front yard area;

- required rear yard depth; and,

- one required side yard, and none for the other side yard.

(i) No outdoor truck loading facilities shall be permitted in any yard abutting Airport Road;

(j) Outside storage of goods and materials and equipment shall not be permitted;

(k) A 1.8 metre high chain link fence shall be provided and maintained where any lot line abuts a GREENBELT HAZARD (GH) zone;

(l) A landscaped buffer area, with a minimum width of 12.0 metres shall be provided and maintained adjacent to Airport Road;

(m) A landscape buffer area with a minimum width of 12.0 metres shall be provided and maintained adjacent to Williams Parkway; and,

(n) Where any portion of a lot is designated M3A - SECTION 365 on Schedule A to this by-law, the entire lot shall be deemed to be designated M3A - SECTION 365.

365.3 shall also be subject to the requirements and restrictions relating to the M3A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 365.2.

366. The lands designated M3A - SECTION 366 on Schedule A to this by-law:  
(48-B)

366.1 shall only be used for the following purposes:

(a) Industrial Uses

(1) warehousing and storage of goods and products and materials within enclosed structures;

- (2) the manufacture and assembly of products such as:
  - (a) apparel and finished textile or fabric products;
  - (b) printing, bookbinding and lithographing;
  - (c) die castings involving the use of plastics and light metals including aluminum and zinc;
  - (d) light manufacturing activities such as tubing, pipes, tools and instruments electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
- (3) manufacturing, assembling, storage and distribution of semi-finished and finished products;
- (4) shops for the repair or manufacturing of small goods and wares;
- (5) research and development facilities; and,
- (6) a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yard.

(b) Non-Industrial

- (1) business offices;
- (2) radio and television broadcasting and transmission facilities;
- (3) dry cleaning and laundry distribution establishment;
- (4) a dairy;
- (5) a bakery;
- (6) a motor vehicle repair shop;
- (7) a motor vehicle body shop; and,
- (8) a radio or television broadcasting studio.

(c) Accessory

- (1) an associated education purpose;
- (2) an associated office;
- (3) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
- (4) a retail outlet operated in conjunction with a particular use permitted by section 476.1.1.A provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,
- (5) purposes accessory to the other permitted purposes.

366.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 2,000.0 square metres
- (b) Minimum Front Yard Depth:
  - (1) For a building 8.0 metres or less in height:
    - 12.0 metres
  - (2) For a building 10.0 metres or less in height, but greater than 8.0 metres in height:
    - 15.0 metres
  - (3) For a building 12.0 metres or less in height, but greater than 10.0 metres in height:
    - 18.0 metres
  - (4) For a building 15.0 metres or less, but greater than 12.0 metres in height:
    - 21.0 metres
- (c) Minimum Exterior Side Yard  
Width: - 12.0 metres

(d) Minimum Interior Side Yard width:

- 7.6 metres, except where the side lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.

(e) Minimum Rear Yard Width:

- 7.6 metres, except where the rear lot line abuts the Williams Parkway right-of-way, in which case 19.6 metres shall be required.

(f) Maximum Building Height: - 15.0 metres

(g) Minimum Landscaped Open Space:

(1) For a corner lot:

- 50 percent of the required front yard area;
- 50 percent of the required exterior side yard width; and,
- none required for an interior side yard.

(2) For an interior lot:

- 50 percent of the required front yard; and,
- 50 percent of one required side yard, and none for the other side yard.

(h) Truck loading facilities may be located in the side or rear yard, provided that the landscape requirements of section 366.2(g) are complied with;

(i) Outside storage of goods and materials and equipment is permitted subject to the following conditions:

- (1) the storage area shall not be located in the front yard, or in any exterior side yard, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;



(2) the storage area shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry which is effective in screening the storage area from the street; and,

(3) in addition to the requirements of section 366.1(g), where the storage area abuts a street, landscaped open space, 3.0 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected lot lines.

(j) A 1.8 metre high chain link fence shall be provided and maintained where any lot line abuts a FLOODPLAIN (F) Zone; and,

(k) A landscape buffer area, with a minimum width of 12.0 metres shall be provided and maintained adjacent to Williams Parkway.

366.3 shall also be subject to the requirements and restrictions relating to the M3A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 366.2.

367. The lands designated A - SECTION 367 on Schedule A to this by-law: (56-B)

367.1 shall only be used for the following purposes:

- (a) agricultural uses;
- (b) two, one family detached dwellings;
- (c) one mobile home; and,
- (d) purposes accessory to the other permitted purposes.

367.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 40.0 hectares
- (b) All buildings and structures shall be located as shown on SCHEDULE C - SECTION 367.

367.3 shall also be subject to the requirements and restrictions relating to the A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 367.2.

368. The lands designated R3A(3) - SECTION 368 on Schedule A to this by-law:  
(46-G)
- 368.1 shall only be used for the following purposes:
- (a) Residential
    - (1) single-family detached dwellings;
    - (2) semi-detached dwellings; and,
    - (3) townhouse dwellings.
  - (b) Non-Residential
    - (1) purposes accessory to the other permitted purposes.
- 368.2 shall be subject to the following requirements and restrictions:
- (a) All buildings shall be located within the areas shown as BUILDING AREA on SCHEDULE C - SECTION 368;
  - (b) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 368;
  - (c) The maximum number of dwelling units shall be 35;
  - (d) The minimum distance between any structure and the right-of-way of Dixie Road shall be 14.0 metres;
  - (e) Each dwelling unit shall have direct pedestrian access from the front of the unit to the back of the unit without having to pass through any habitable room;
  - (f) The maximum height of any structure shall not exceed 8.0 metres;
  - (g) The minimum width of a private driveway which serves as vehicular access to a private garage shall be 3.0 metres;
  - (h) A minimum of 10 visitor parking spaces shall be provided as shown as VISITOR PARKING on SCHEDULE C - SECTION 368;
  - (i) Each visitor parking space shall have unobstructed access to a driveway have a minimum width of 7.5 metres leading to a street.

368.3 shall also be subject to the requirements and restrictions relating to the R3A(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 368.2.

369. The lands designated R1B - SECTION 369 on Schedule A to this by-law:  
(26-E)

369.1 shall only be used for the purposes permitted in the R1B Zone;

369.2 shall be subject to the following requirements and restrictions:

(a) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.

(b) Minimum Rear Yard Depth:

- 7.6 metres from the rear lot line and 10.0 metres from the TransCanada Pipeline easement.

(c) Maximum Building Height: - 10.0 metres

369.3 shall also be subject to the requirements and restrictions relating to the R1B Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 369.2.

370. The lands designated R1C(H) - SECTION 370 on Schedule A to this by-law:

370.1 shall only be used for the following purposes:

- (a) single-family detached dwellings;
- (b) a religious institution;
- (c) a dwelling unit on the same lot as a religious institution; and,
- (d) purposes accessory to the other permitted purposes.

370.2 shall be subject to the following requirements and restrictions with respect to purposes permitted by section 370.1(a) and 370.1(d).

(a) Minimum Interior Side Yard Width:

- (1) 1.2 metres on one side and 0.9 metres on the other side provided that where the distance between the walls of two dwellings is not less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
- (2) the minimum distance between detached dwellings shall not be less than 2.1 metres.

(b) Minimum Side Yard Width Abutting the TransCanada Pipeline Easement:

- 10.0 metres

(c) Minimum Rear Yard Depth:

- 7.6 metres from the rear lot line, and 10.0 metres from the TransCanada Pipeline easement.

(d) Maximum Building Height: - 10.0 metres

370.3 shall also be subject to the requirements and restrictions relating to the R1C Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 370.2.

370.4 shall also be subject to the requirements and restrictions relating to the I2 Zone, with respect to purposes permitted by section 370.1(b) and 370.1(c).

371. The lands designated R1C - SECTION 371 on Schedule A to this by-law:

**(26-E)**

371.1 shall only be used for the purposes permitted in the R1C Zone.

371.2 shall be subject to the following requirements and restrictions:

(a) Minimum Interior Side Yard Width:

- (1) 1.2 metres on one side and 0.9 metres on the other side, provided that 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,

(2) the minimum distance between detached dwellings shall not be less than 2.1 metres.

(b) Minimum Side Yard Width Abutting the TransCanada Pipeline Easement:

- 10.0 metres

(c) Minimum Rear Yard Depth:

- 7.6 metres from the rearlot line, and 10.0 metres from the TransCanada Pipeline Easement.

(d) Maximum Building Height: - 10.0 metres

371.3 shall also be subject to the requirements and restrictions relating to the R1C Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 371.2.

372. The lands designated R2C - SECTION 372 on Schedule A to this by-law:  
(26-E)

372.1 shall only be used for the purposes permitted in the R2C Zone.

372.2 shall be subject to the following requirements and restrictions:

(a) Minimum Interior Side Yard Width:

- A side yard other than a side yard flanking a street may be reduced to zero metres provided that:

(1) the minimum distance between detached dwellings shall not be less than 2.1 metres;

(2) in no event shall the total width of both side yards on any lot be less than 2.1 metres; and,

(3) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door shall be permitted in any such wall.

(b) Maximum Building Height: - 10.0 metres

(c) Minimum Landscaped Open Space:

- (1) 40 percent of the front yard of an interior lot;
- (2) 50 percent of the front yard of a corner lot; and,
- (3) 30 percent of the front yard where the side lot lines converge towards the front lot lines.

372.3 shall also be subject to the requirements and restrictions relating to the R2C Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 372.2.

373. The lands designated R3B - SECTION 373 on Schedule A to this by-law: (26-E)

373.1 shall only be used for the purposes permitted in the R3B Zone.

373.2 shall be subject to the following requirements and restrictions:

(a) Maximum Building Height: - 10.0 metres

373.3 shall also be subject to the requirements and restrictions relating to the R3B Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 373.2.

374. The lands designated SC - SECTION 374 on Schedule A to this by-law: (62-E)

374.1 shall only be used for the following purposes:

(a) Commercial

- (1) an office other than the offices of a health care practitioner.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

374.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 5,000 square metres

- (b) All buildings shall be located within the areas shown as BUILDING AREA on SCHEDULE C - SECTION 374;
- (c) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 374;
- (d) The ground floor area of the office building shall not exceed 870.0 square metres;
- (e) The gross commercial floor area of an office building shall not exceed 1740.0 square metres;
- (f) The maximum height of the office building shall not exceed 2 storeys;
- (g) A minimum of one (1) parking space shall be provided for each 20.0 square metres of gross commercial floor area or portion thereof, in the locations shown as PARKING AREA on SCHEDULE C - SECTION 374;
- (h) A minimum of one (1) loading space shall be provided for the office building;
- (i) The access driveway shall be provided in the location on SCHEDULE C - SECTION 374;
- (j) Any garbage or refuse container shall be located and enclosed within the office building.

374.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 374.2.

375. The lands designated HC2 - SECTION 375 on Schedule A to this by-law:

**(62-D)**

375.1 shall only be used for the following purposes:

- (a) a gas bar;
- (b) a motor vehicle washing establishment; and,
- (c) purposes accessory to the other permitted purposes.

375.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within the areas shown as BUILDING AREAS on SCHEDULE C - SECTION 375;
- (b) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 375;
- (c) The gross commercial floor area of a motor vehicle washing establishment shall not exceed 132.0 square metres;
- (d) The gross commercial floor area of all kiosks shall not exceed 47.0 square metres;
- (e) The area covered by a gas bar canopy shall not exceed 355.0 square metres;
- (f) The maximum height of all structures shall not exceed 1 storey;
- (g) A minimum of ten (10) vehicle waiting spaces shall be provided for a motor vehicle washing establishment; and,
- (h) A minimum of 8 parking spaces shall be provided in the locations shown on SCHEDULE C - SECTION 375.

375.3 shall also be subject to the requirements and restrictions relating to the HC2 zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 375.2.

376. The lands designated R1C - SECTION 376 on Schedule A to this by-law:  
(42-B)

376.1 shall only be used for the purposes permitted in the R1C Zone.

376.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - (1) For an Interior Lot: - 380.0 square metres
  - (2) For a Corner Lot: - 470.0 square metres



- (b) Minimum Lot Width:
  - (1) For an Interior Lot: - 12.5 metres
  - (2) For a Corner Lot: - 15.5 metres
- (c) Minimum Lot Depth: - 30.5 metres
- (d) Minimum Front Yard Depth:
  - (1) To main wall of building: - 4.5 metres
  - (2) To front of garage or carport: - 6.0 metres
- (e) Minimum Interior Side Yard Width: - 1.2 metres
- (f) Minimum Exterior Side Yard Width:
  - 3.0 metres, excluding any reserves less than 1.0 metres in width;
- (g) Minimum Rear Yard Depth:
  - 7.5 metres, except where the rear yard abuts a Highway Commercial or Institutional zone, or a rail line, in which case the minimum requirement is 15.0 metres;
- (h) Maximum Building Height: - 10.6 metres

376.3 shall also be subject to the requirements and restrictions relating to the RIC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 376.2.

377. The lands designated R1D - SECTION 377 on Schedule A to this by-law:  
(42-B)

377.1 shall only be used for the purposes permitted in the R1D Zone.

377.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - (1) For an Interior Lot: - 274.5 square metres

- (2) For a Corner Lot: - 366.0 square metres
  
- (b) Minimum Lot Depth: - 30.5 metres
  
- (c) Minimum Front Yard Depth:
  - (1) To main wall of building: - 4.5 metres
  
  - (2) To front of garage or carport: - 6.0 metres
  
- (d) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade shall be permitted in any such wall;
  
- (e) Minimum Exterior Side Yard Width:
  - 3.0 metres, excluding any reserves less than 1.0 metres in width;
  
- (f) Minimum Rear Yard Depth:
  - 7.6 metres, except where the rear yard abuts a Highway Commercial or Industrial Zone or a rail line, in which case the minimum requirement is 15.0 metres.

377.3 shall also be subject to the requirements and restrictions relating to the RID Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 377.2.

378. The lands designated HCl - SECTION 378 on Schedule A to this by-law:  
(42-B)

378.1 shall only be used for the following purposes:

- (a) Commercial
  - (1) an office;
  
  - (2) a health centre;

- (3) a community club;
- (4) a printing or copying establishment;
- (5) a parking lot;
- (6) a bank, trust company or financial institution; and,
- (7) a custom workshop.

(b) Industrial

- (1) the manufacturing, cleaning, processing, packaging, repairing, warehousing, or assembly of goods or materials within an enclosed building, but excluding a motor vehicle repair or body shop or a transport terminal as a principal or as an accessory use.

(c) Accessory

- (1) purposes accessory to the other permitted purposes; and,
- (2) a retail outlet operated in connection with a particular purpose permitted by 378.1(b)(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

378.2 shall be subject to the following requirements and restrictions:

(a) Minimum Rear Yard Depth:

- 6.0 metres, except that where the rear yard abuts an R1C - SECTION 376 or an R1D - SECTION 377 Zone, the minimum rear yard depth shall be 30.0 metres;

(b) Maximum Building Height:

- 9.0 metres, except where the rear yard abuts an R1C - SECTION 376 Zone, or an R1D - SECTION 377 Zone, the maximum building height shall be 6.0 metres;

(c) Outdoor Storage:

- No storage shall be permitted outside a building;

(d) Landscaped Buffer Area:

- A landscaped buffer area not less than 10.0 metres in width shall be provided and maintained abutting a residential zone or the right-of-way of Highway Number 10.

(e) Obnoxious industrial uses shall not be permitted;

(f) Accessory buildings shall:

- (1) be used only for the purposes of parking motor vehicles, or the storage of garbage; and,
- (2) not be permitted in an exterior side yard or front yard.

(g) An adult entertainment parlour shall not be permitted.

378.3 shall also be subject to the requirements and restrictions relating to the HC1 zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 378.2.

379. The lands designated HC1 - SECTION 379 on Schedule A to this by-law:  
**(42-B)**

379.1 shall only be used for the following purposes:

(a) Commercial

- (1) an office;
- (2) a health centre;
- (3) a community club;
- (4) a printing or copying establishment;
- (5) a parking lot;
- (6) a bank, trust company, finance company;
- (7) a custom workshop;
- (8) a hotel or motel;

- (9) a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- (10) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- (11) a dining room restaurant, a take-out restaurant, a drive-in restaurant, standard restaurant, or fast food restaurant;
- (12) a tavern;
- (13) banquet facilities;
- (14) a tool and equipment rental establishment;
- (15) garden centre sales establishment;
- (16) a gas bar;
- (17) an automobile service station;
- (18) a motor vehicle washing establishment; and,
- (19) only in conjunction with an automobile service station, and within the same building as an automobile service station, a retail establishment having no outside storage, a convenience store, a personal service shop, a dry cleaning and laundry distribution station.

(b) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing, or assembly of goods or materials within an enclosed building, but excluding a motor vehicle repair or body shop or a transport terminal as a principal or as an accessory use.

(c) Accessory

- (1) purposes accessory to the other permitted purposes; and,

- (2) a retail outlet operated in connection with a particular purposes permitted by section 379.1(b)(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

379.2 shall be subject to the following requirements and restrictions:

(a) Outdoor Storage:

- (1) No storage shall be permitted outside a building except where such storage is accessory to a motor vehicle or boat sales, rental, leasing or service establishment, a tool and equipment rental establishment, a gas bar, an automobile service station or a garden centre sales establishment; and,
- (2) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaping;

(b) Landscaped Buffer Area:

- a landscaped buffer area not less than 10.0 metres in width shall be provided and maintained on each lot abutting the right-of-way of Highway Number 7 or Highway Number 10.

(c) Obnoxious industrial uses shall not be permitted;

(d) An adult entertainment parlour shall not be permitted;

(e) shall, in respect of the purposes permitted by sections 279.1(a)(1) to 379.1(a)(15), both inclusive, be subject to the following additional requirements and restrictions:

(1) Maximum Building Height: - 9.0 metres

(f) shall, in respect of the purposes permitted by sections 379.1(a)(16) to 379.1(a)(19), both inclusive, be subject to the following requirements and restrictions:

(1) Maximum Building Height: - 6.0 metres

379.3 shall, in respect of the purposes permitted by sections 379.1(a)(1) to 379.1(a)(15), both inclusive, also be subject to the requirements and restrictions relating to the HCl Zone

contained in section 34.1.2.1, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 379.2.

379.4 shall, in respect of the purposes permitted by sections 279.1(a)(16) to 379.1(a)(19), both inclusive, also be subject to the requirements and restrictions relating to the HCl Zone, contained in section 34.1.2.2, and all the general provisions of this by-law, which are not in conflict with those set out in section 379.2.

380 The lands designated SC - SECTION 380 on Schedule A to this by-law:  
(64-B)

380.1 shall only be used for the following purposes:

(a) Commercial

(1) an office;

(2) medical centre;

(3) a bank, trust company or financial institution; and,

(4) pharmacy.

380.2 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law.

380.3 For the purposes of section 380 a Pharmacy shall mean a retail establishment dispensing prescription drugs, pharmaceuticals, patent medicines, personal health, medical and therapeutical appliances and equipment or any item which is prescribed or recommended by a physician.

381 The lands designated C1 - SECTION 381 on Schedule A to this by-law:  
(47-H)

381.1 shall only be used for the following purposes:

(a) Commercial

(1) a personal service shop;

- (2) a dry cleaning and laundry distribution station;
- (3) a laundromat;
- (4) a service shop;
- (5) a bank, trust company or financial institution;
- (6) an office including an office of a physician, dentist or drugless practitioner;
- (7) a dining room restaurant excluding an adult entertainment parlour;
- (8) a standard restaurant;
- (9) a retail establishment having no outside storage; and,
- (10) a convenience store.

381.2 shall be subject to the following requirements and restrictions:

- (a) All buildings and structures shall be located within the area shown as "COMMERCIAL BUILDING AREA" on SCHEDULE C - SECTION 381;
- (b) Vehicular access shall be restricted to one driveway each on Grenoble Boulevard and Central Park Drive in the location shown on SCHEDULE C - SECTION 381, each driveway having a minimum width of 7.6 metres;
- (c) A minimum of 102 parking spaces and one loading space shall be provided as shown on SCHEDULE C - SECTION 381;
- (d) Maximum Building Height: - 7.3 metres or 1 storey
- (e) Minimum Landscaped Open Space:  
- 966.16 square metres as shown on SCHEDULE C - SECTION 381;
- (f) No outside storage shall be permitted;
- (g) No outside storage of garbage or refuse shall be permitted, and garbage and refuse shall be stored in an enclosed building;



(h) Offices of medical practitioner shall not exceed 139.4 square metres of gross floor area; and,

(i) Other offices shall not exceed 92.9 square metres of gross commercial floor area.

381.3 shall also be subject to the requirements and restrictions relating to the C1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 381.2.

382 The lands designated C1 - SECTION 382 on Schedule A to this by-law: (47-D)

382.1 shall only be used for the following purposes:

(a) Commercial

- (1) a personal service shop;
- (2) a service shop;
- (3) a dry cleaning and laundry distribution station;
- (4) a laundromat;
- (5) a bank, trust company or financial institution;
- (6) an office;
- (7) a retail establishment having no outdoor storage;
- (8) a standard restaurant, a dining room restaurant, a drive-in restaurant and a fast-food restaurant; and,
- (9) a convenience store.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

382.2 shall be subject to the following requirements and restrictions:

- (a) shall only be used in compliance with SCHEDULE C - SECTION 382; and,

(b) The gross floor area for an office permitted by section 382.1(a)(6) shall not exceed 278.7 square metres.

382.3 shall also be subject to the requirements and restrictions relating to the C1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 382.2.

383 The lands designated SC - SECTION 383 on Schedule A to this by-law: (58)

383.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment, having no outside storage including a home furnishing establishment;
- (2) an auction hall; and,
- (3) a fruit and vegetable store.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

383.2 shall be subject to the following requirements and restrictions:

- (a) shall be used in compliance with SCHEDULE C - SECTION 383 to this by-law.

383.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 383.2.

384 The lands designated SC - SECTION 384 on Schedule A to this by-law: (63-B)

384.1 shall only be used for the following purposes:

(a) Commercial

- (1) a fast-food restaurant.

(b) Non-Commercial

(1) purposes accessory to the other permitted purposes.

384.2 shall be subject to the following requirements and restrictions:

(a) All buildings or structures shall be located within the areas shown as "BUILDING AREA" on SCHEDULE C - SECTION 384;

(b) Landscaped Open Space, sidewalk areas, lot depth, front and rear yard depths, lot and side yard widths shall be provided as shown on SCHEDULE C - SECTION 384;

(c) A minimum of 74 parking spaces shall be provided and maintained in the locations shown on SCHEDULE C - SECTION 384; and,

(d) The minimum lot area shall be 0.38 hectares.

384.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 384.2.

385 The lands designated SC - SECTION 385 on Schedule A to this by-law: (55-A)

385.1 shall only be used for the following purposes:

(a) Commercial

(1) a dining room restaurant;

(2) a tavern;

(3) a catering service; and,

(4) a country inn.

(b) Non-Commercial

(1) purposes accessory to the other permitted purposes.

385.2 shall be subject to the following requirements and restrictions:

(a) shall only be used in compliance with SCHEDULE C - SECTION 385 to this by-law.

385.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 385.2.

386 The lands designated SC - SECTION 386 on Schedule A to this by-law: (63-B)

386.1 shall only be used for a fruit, vegetable and garden market.

386.2 shall only be used in compliance with SCHEDULE C - SECTION 386.

386.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 386.2.

387 The lands designated C1 - SECTION 387 on Schedule A to this by-law: (48-B)

387.1 shall only be used for the following purposes:

- (a) a personal service shop;
- (b) a service shop;
- (c) a dry cleaning and laundry distribution station;
- (d) a laundromat;
- (e) an office;
- (f) a dining room restaurant and a take-out restaurant;
- (g) a retail establishment having no outdoor storage; and,
- (h) a wine, liquor or beer outlet.

387.2 shall be subject to the following requirements and restrictions:

- (a) Lot Width, depth and area shall be as shown on SCHEDULE C - SECTION 387;
- (b) All buildings and structures shall be located as shown on SCHEDULE C - SECTION 387;

(c) Parking shall be provided in the areas shown as SCHEDULE C  
- SECTION 387;

(d) Offices for medical practitioners shall not exceed 92.9  
square metres of gross commercial floor area; and,

(e) No outside storage shall be permitted.

387.3 shall also be subject to the requirements and restrictions  
relating to the C1 Zone, and all the general provisions of this  
by-law, which are not in conflict with those set out in section  
387.2.

388 The lands designated C1 - SECTION 388 on Schedule A to this  
by-law: (47-C)

388.1 shall only be used for the following purposes:

(a) Commercial

(1) a service station;

(2) a day care centre; and,

(3) the purposes permitted in the C1 Zone.

388.2 shall be subject to the requirements and restrictions relating  
to the C1 Zone, and all the general provisions of this by-law.

389 The lands designated A - SECTION 389 on Schedule A to this  
by-law: (37-A)

389.1 shall only be used for the following purposes:

(a) the purposes permitted in the A Zone;

(b) a campsite; and,

(c) purposes accessory to the other permitted purposes.

389.2 shall be subject to the following requirements and restrictions:

(a) A campsite shall only be permitted in compliance with  
SCHEDULE C - SECTION 389.

389.3 shall also be subject to the requirements and restrictions relating to the A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 389.2.

390 The lands designated A - SECTION 390 on Schedule A to this by-law: (21-A)

390.1 shall only be used for the following purposes:

- (a) the purposes permitted in the A Zone;
- (b) a single-family detached dwelling;
- (c) a house trailer;
- (d) a recreational vehicle storage area; and,
- (e) purposes accessory to the other permitted purposes.

390.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 10.1 hectares
- (b) Minimum Lot Width and Depth:
  - as shown on SCHEDULE C - SECTION 390.
- (c) Minimum Floor Area of Dwelling:
  - (1) 92.9 square metres for a 1 storey dwelling;
  - (2) 97.5 square metres for a 1 1/2 storey or split level building;
  - (3) 102.0 square metres for a 2 storey building; and,
  - (4) 125.0 square metres for a 3 storey building.
- (d) Maximum Building Height: - 10.6 metres
- (e) The single-family detached dwelling and house trailer shall be located within BUILDING AREA "A" as shown on SCHEDULE C - SECTION 390;
- (f) The recreational vehicle and apparatus storage building shall occupy BUILDING AREA "B" as shown on SCHEDULE C -

SECTION 390, and shall not exceed a maximum height of 8.5 metres;

(g) The recreational vehicle storage area shall be located as shown on SCHEDULE C - SECTION 390;

(h) All accessory buildings, and buildings required for agricultural use and house trailer shall be located within BUILDING AREA A as shown on SCHEDULE C - SECTION 390. Accessory buildings and a house trailer shall not exceed a maximum height of 4.5 metres, provided, however, that a barn shall not exceed a maximum height of 10.6 metres and farm implement storage building shall not exceed 7.6 metres.

390.3 shall also be subject to the requirements and restrictions relating to the A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 390.2.

391 The lands designated A - SECTION 391 on Schedule A to this by-law: (23)

391.1 shall only be used for the following purposes:

- (a) the purposes permitted in the A Zone; and,
- (b) three single-family detached dwellings.

391.2 shall be subject to the following requirements and restrictions:

- (a) the three single-family detached dwellings shall only be permitted in accordance with SCHEDULE C - SECTION 391.

391.3 shall also be subject to the requirements and restrictions relating to the A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 391.2.

392 The lands designated A - SECTION 392 on Schedule A to this by-law: (48-A)

392.1 shall only be used for the following purposes:

- (a) the purposes permitted in the A Zone;

(b) a fishing club; and,

(c) the sale of fishing tackle, bait and accessories related to fishing.

392.2 shall be subject to the following requirements and restrictions:

(a) shall be used in compliance with SCHEDULE C - SECTION 392;

(b) the purposes set out by section 392.1(c) shall only be permitted in the building identified as PORTABLE CHALET on SCHEDULE C - SECTION 392;

(c) the area identified as "fenced and gravelled parking" on SCHEDULE C - SECTION 392 shall only be used for the parking of customer vehicles.

392.3 shall also be subject to the requirements and restrictions relating to the A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 392.2.

393 The lands designated I1 - SECTION 393 on Schedule A to this by-law: (46-E)

393.1 shall only be used for the following purposes:

(a) the purposes permitted in the I1 Zone; and,

(b) a day nursery.

393.2 shall be subject to the following requirements and restrictions:

(a) the day nursery shall be carried on in compliance with SCHEDULE C - SECTION 393;

(b) the area identified as "PLAY AREA" on SCHEDULE C - SECTION 393 shall be enclosed by a fence, which on the south-easterly limit of the play area shall be of a 1.8 metres high solid screen road fence.

393.3 shall also be subject to the requirements and restrictions relating to the I1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 393.2.



- 394 The lands designated I2 - SECTION 394 on Schedule A to this by-law: (62-B)
- 394.1 shall only be used for the following purposes:
- (a) a halfway house for the care and rehabilitation of former penal inmates; and,
  - (b) purposes accessory to the other permitted purposes.
- 394.2 shall only be used in compliance with SCHEDULE C - SECTION 394 to this by-law.
- 394.3 shall also be subject to all the general provisions of this by-law, which are not in conflict with the requirements and restrictions set out in section 394.2.
395. The lands designated I2 - SECTION 395 on Schedule A to this by-law: (63-B)
- 395.1 shall only be used for the following purposes:
- (a) a residence for senior citizens; and,
  - (b) purposes accessory to the other permitted purposes.
- 395.2 shall be subject to the following requirements and restrictions:
- (a) Minimum Lot Area: - 0.4 hectares
  - (b) Maximum Gross Floor Area: - 287.0 square metres
  - (c) Maximum Lot Coverage: - 30 percent
  - (d) Maximum Number of Dwelling Units: - 45
  - (e) Minimum Number of Parking Spaces: - 15
- 395.3 shall also be subject to the requirements and restrictions relating to the I2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 395.2.

- 396 The lands designated SC - SECTION 396 on Schedule A to this by-law: (43-B)
- 396.1 shall only be used as a convenience store and purposes accessory thereto.
- 396.2 shall be subject to the following requirements and restrictions:
- (a) A minimum of 12 off-street parking spaces shall be provided and maintained in the locations shown on SCHEDULE C - SECTION 396.
  - (b) The site shall be used in compliance with SCHEDULE C - SECTION 396.
- 396.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 396.2.
- 397 The lands designated I1 - SECTION 397 on Schedule A to this by-law: (43-B)
- 397.1 shall only be used for the following purposes:
- (a) a recreation centre; and,
  - (b) purposes accessory to the other permitted purposes.
- 397.2 shall be subject to the following requirements and restrictions:
- (a) A minimum of 11 off-street parking spaces shall be provided and maintained in the locations shown on SCHEDULE C - SECTION 397;
  - (b) The site shall be used in compliance with SCHEDULE C - SECTION 397.
- 397.3 shall also be subject to the requirements and restrictions relating to the I1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 397.2.
- 398 The lands designated I2 - SECTION 398 on Schedule A to this by-law: (63-A)

398.1 shall only be used for the following purposes:

- (a) a senior citizen residence;
- (b) a recreation centre; and,
- (c) purposes accessory to the other permitted purposes.

398.2 shall be subject to the following requirements and restrictions:

- (a) The minimum front, side and rear yard requirements shall be as shown on SCHEDULE C - SECTION 398.
- (b) All buildings and structures shall be located within the area shown as "BUILDING AREA" on SCHEDULE C - SECTION 398 provided that:
  - (1) BUILDING AREA A shall be used for a recreation centre, which shall not exceed 604.0 square metres of gross floor area.
  - (2) BUILDING AREA B shall be used for a senior citizen residence and shall not exceed 90 dwelling units including 1 unit for a caretaker.
  - (3) No more than 50 percent of BUILDING AREA B shall be covered by structures, and the remaining shall be landscaped open space.
  - (4) There shall be a minimum of 4.5 metres between the recreation centre and the nearest dwelling unit.

(c) Maximum Building Height: - 10.6 metres

398.3 shall also be subject to the requirements and restrictions relating to the I2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 398.2.

399 The lands designated RC - SECTION 399 on Schedule A to this by-law: (63-B)

399.1 shall only be used for the following purposes:

- (a) a recreation facility;
- (b) a day nursery;

- (c) a convenience store;
- (d) a restaurant;
- (e) a gift, craft and hobby shop;
- (f) a billiard parlour;
- (g) a bowling alley; and,
- (h) purposes accessory to the other permitted purposes.

399.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Floor Area: - 5574.0 square metres
- (b) Minimum Streetline Setback: - 15.0 metres
- (c) Minimum Number of Parking Spaces: - 1.5 spaces for each 92.9 square metres of gross floor area.
- (d) A minimum of 70 percent of the gross floor area shall be used for a recreation facility;
- (e) A maximum of 30 percent of the gross floor area may be used for the purposes permitted by sections 399.1(b) to (g), both inclusive.

399.3 shall also be subject to the requirements and restrictions relating to the RC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 399.2.

400 The lands designated C2 - SECTION 400 on Schedule A to this by-law:  
(46-A)

400.1 shall only be used for the following purposes:

- (a) Commercial
  - (1) a retail establishment having no outdoor storage;
  - (2) a bank, trust company or financial institution;

- (3) an office;
- (4) a supermarket;
- (5) a convenience store;
- (6) a dry cleaning or laundry distribution station;
- (7) a laundromat;
- (8) a wine, beer or liquor store; and,
- (9) a dining room restaurant or a take-out restaurant.

(b) Non-Commercial

- (1) a community centre;
- (2) a recreation centre;
- (3) a day nursery; and,
- (4) purposes accessory to the other permitted purposes.

400.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- a recreational area, community centre or a day nursery or any combination thereof, shall have a minimum lot area of 0.5 hectares;

(b) Minimum Front Yard Depth: - 18.0 metres

(c) Minimum Interior Side Yard  
Width: - 0 metres

(d) Minimum Exterior Side Yard  
Width: - 18.0 metres

(e) Maximum Building Height: - 10.6 metres

(f) Maximum Gross Commercial Floor  
Area: - 5020.0 square metres

400.3 shall also be subject to the requirements and restrictions relating to the C2 Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 400.2.

401 The lands designated I1 - SECTION 401 on Schedule A to this by-law: (40)

401.1 shall only be used for the following purposes:

- (a) a religious institution; and,
- (b) purposes accessory to the other permitted purposes.

401.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 401;
- (b) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 401.
- (c) The gross floor area of all structures shall not exceed 750.0 square metres;
- (d) The maximum height of any structure shall not exceed 6.0 metres;

401.3 shall also be subject to the requirements and restrictions relating to the I1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 401.2.

402 The lands designated R1B(1) - SECTION 402 on Schedule A to this by-law:  
(47-A)

402.1 shall only be used for the purposes permitted in the R1B(1) Zone.

402.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 396.0 square metres
- (2) For a Corner Lot: - 486.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 13.2 metres

- (2) For a Corner Lot: - 16.2 metres
- (c) Minimum Lot Depth: - 30.0 metres
- (d) Minimum Front Yard Depth:
  - (1) To the main wall of the building: - 4.5 metres
  - (2) To the front of a garage or carport: - 6.0 metres
- (e) Minimum Side Yard Width:
  - (1) For an exterior side yard:
    - 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
    - 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
  - (2) For a side yard flanking a public walkway , or land zoned Open Space (OS):
    - 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - (3) For all other side yards:
    - 0 metres provided that:
      - (i) the distance between the walls of two dwellings is not less than 1.8 metres;
      - (ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade shall be permitted in either wall; and,
      - (iii) the total width of side yards on any lot is not less than 1.8 metres.
- (f) Minimum Rear Yard Depth: - 7.6 metres
- (g) Maximum Building Height: - 2 storeys

(h) Minimum Landscaped Open Space:

- (1) 50 percent of the front yard of an interior lot;
- (2) 60 percent of the front yard of a corner lot; and,
- (3) 40 percent of the front yard area of a lot where the side lot lines converge towards the front lot line.

402.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 402.2.

403 The lands designated R1B(1) - SECTION 403 on Schedule A to this by-law:  
(47-A)

403.1 shall only be used for the purposes permitted in the R1B(1) Zone.

403.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) Interior Lot: - 360.0 square metres
- (2) Corner Lot: - 486.0 square metres

(b) Minimum Lot Width:

- (1) Interior Lot: - 12.0 metres
- (2) Corner Lot: - 16.2 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth:

- (1) To the main wall of the building: - 4.5 metres
- (2) To the front of a garage or carport: - 6.0 metres



(e) Minimum Side Yard Width:

(1) For a side yard flanking a road allowance:

- 3.0 metres, where the dwelling unit and garage both face the front lot line; and,
- 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces the side lot line.

(2) For a side yard flanking a public walkway or lands zoned Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(3) For all other side yards:

- 0 metres, provided that:
  - (i) the distance between the walls of two dwellings is not less than 1.8 metres;
  - (ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, a door below grade is permitted in either wall; and,
  - (iii) the total width of side yards on any lot shall not be less than 1.8 metres.

(f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 2 storeys

(h) Minimum Landscaped Open Space:

- (1) 50 percent of the front yard area of an interior lot;
- (2) 60 percent of the front yard of a corner lot; and,
- (3) 40 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

403.3 shall also be subject to the requirements and restrictions relating to the R1B(1) Zone, and all the general provisions of

this by-law, which are not in conflict with those set out in section 403.2.

404 The lands designated R1A(3) - SECTION 404 on Schedule A to this by-law:

(25-A)

404.1 shall only be used for the purposes permitted in the R1A(3) Zone.

404.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 605.0 square metres

(b) Minimum Lot Width: - 22.0 metres

(c) Minimum Lot Depth: - 27.5 metres

(d) Minimum Front Yard Depth:

(1) From the garage: - 6.0 metres

(2) From the dwelling: - 3.0 metres

(e) Minimum Side Yard Width:

(1) For a 1 storey dwelling: - 1.2 metres

(2) For a dwelling unit 2 or more storeys: - 1.5 metres

(f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 10.0 metres

(h) Minimum Landscaped Open Space:

(1) 50 percent of the front yard of an interior lot;

(2) 60 percent of the front yard of a corner lot; and,

(3) 40 percent of the front yard where the side lot lines converge towards the front lot lines.

404.3 shall also be subject to the requirements and restrictions relating to the R1A(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 404.2.

405 The lands designated R1A(3) - SECTION 405 on Schedule A to this by-law:

(25-A)

405.1 shall only be used for the purposes permitted in the R1A(3) Zone.

405.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 504.0 square metres

(2) For a Corner Lot: - 630.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 18.0 metres

(2) For a Corner Lot: - 21.0 metres

(c) Minimum Lot Depth: - 30.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

(1) For a 1 storey dwelling: - 1.2 metres

(2) For a 2 storey dwelling: - 1.5 metres

(f) Minimum Exterior Side Yard Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.0 metres

(i) Garage Location:

- The front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.

(j) Minimum Landscaped Open Space:

(1) 50 percent of the front yard of an interior lot;

(2) 60 percent of the front yard of a corner lot; and,

- (3) 40 percent of the front yard where the side lot lines converge towards the front lot lines.

405.3 shall also be subject to the requirements and restrictions relating to the R1A(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 405.2.

406 The lands designated R1B - SECTION 406 on Schedule A to this by-law:

(25-A)

406.1 shall only be used for the purposes permitted in the R1B Zone;

406.2 shall be subject to the following requirements and restrictions:

(a) Minimum Interior Side Yard Width:

(1) For a 1 storey dwelling: - 1.2 metres

(2) For a 2 or more storey dwelling: - 1.5 metres

(b) Maximum Building Height: - 10.0 metres

(c) Minimum Landscaped Open Space:

(1) 50 percent of the front yard of an interior lot;

(2) 60 percent of the front yard of a corner lot; and,

(3) 40 percent of the front yard where the side lot lines converge towards the front lot lines.

406.3 shall also be subject to the requirements and restrictions relating to the R1B Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 406.2.

407 The lands designated R1A(3) - SECTION 407 on Schedule A to this by-law:

(25-A)

407.1 shall only be used for the purposes permitted in the R1A(3) Zone.

407.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 540.0 square metres
- (b) Minimum Lot Width: - 18.0 metres
- (c) Minimum Lot Depth: - 30.0 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Side Yard Width:
  - (1) For a 1 storey dwelling: - 1.2 metres
  - (2) For 2 or more storey dwelling: - 1.5 metres
- (f) Minimum Rear Yard Depth: - 10.0 metres
- (g) Maximum Building Height: - 10.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the front yard of an interior lot;
  - (2) 60 percent of the front yard of a corner lot; and,
  - (3) 40 percent of the front yard where the side lot lines converge towards the front lot lines.

407.3 shall also be subject to the requirements and restrictions relating to the R1A(3) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 407.2.

408 The lands designated SC - SECTION 408 on Schedule A to this by-law: (48-B)

408.1 shall only be used for the following purposes:

- (a) Commercial
  - (1) a dining room restaurant;
  - (2) a standard restaurant;
  - (3) a fast food restaurant;

- (4) a take-out restaurant;
- (5) a fast food restaurant with a drive-through facility;
- (6) a bank, trust company or financial institution;
- (7) a union hall;
- (8) a printing or copying establishment;
- (9) a mail or delivery courier service;
- (10) a personnel service office;
- (11) a mechanical or electrical engineering design office;
- (12) an industrial design studio;
- (13) an industrial photography studio; and,
- (14) an establishment for the sales and service of industrial computers.

(b) Non-Commercial

- (1) purposes accessory to the other permitted purposes.

408.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: - 116.0 metres
- (b) Minimum Lot Depth: - 147.0 metres
- (c) Minimum Lot Area: - 2.0 hectares
- (d) Minimum Front Yard Depth: - 25.0 metres
- (e) Minimum Interior Side Yard Width: - 9.5 metres
- (f) Minimum Exterior Side Yard Width: - 25.0 metres
- (g) Minimum Rear Yard Depth: - 9.5 metres
- (h) Maximum Number of Main Building: - 2

- (i) Minimum Distance Between Main Buildings: - 40.0 metres
- (j) Maximum Building Height: - 1 storey
- (k) No storage shall be permitted outside a building.
- (l) A landscaped buffer area shall be provided and maintained adjacent to streets, except for driveway facilities, in accordance with the following:

<u>Street</u>	<u>Minimum Width</u>
Williams Parkway	12.0 metres
Renault Boulevard	6.0 metres
Hypotenuse of daylight triangle	9.0 metres

- (m) One driveway access ramp only shall be permitted to Williams Parkway allowing right turns in and right turns out, and two driveway access ramps only shall be permitted to Renault Boulevard allowing all turning movements.
- (n) Accessory buildings or structures are permitted subject to the following:
  - (1) Accessory buildings shall be used for the purposes of parking motor vehicles, or the storage of garbage; and,
  - (2) Accessory buildings shall not be permitted in an exterior side yard or front yard.

408.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 408.2.

409. The lands designated R1B - SECTION 409 on Schedule A to this by-law:  
(46-D)

409.1 shall only be used for the purposes permitted in the R1B Zone.

409.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 480.0 square metres

(2) For a Corner Lot: - 545.0 square metres

(b) Minimum Lot Depth: - 32.0 metres

(c) Minimum Side Yard Width:

(1) For an exterior side yard:

- 3.0 metres, where the dwelling unit and garage both face the front lot line; and,

- 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

(2) For all other side yards:

- 1.2 metres for the first storey, plus 0.6 metres for each storey above the first.

(d) Maximum Building Height: - 2 storeys

409.3 shall also be subject to the requirements and restrictions relating to the R1B Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 409.2.

410. The lands designated R1B - SECTION 410 on Schedule A to this by-law:

(46-D)

410.1 shall only be used for the purposes permitted in the R1B Zone.

410.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 416.0 square metres

(2) For a Corner Lot: - 448.0 square metres



(b) Minimum Lot Width:

(1) For an Interior Lot: - 13.0 metres

(2) For a Corner Lot: - 14.0 metres

(c) Minimum Lot Depth: - 32.0 metres

(d) Minimum Side Yard Width:

(1) For an exterior side yard:

- 3.0 metres where the dwelling unit and garage both face the front lot line; and,

- 6.0 metres for the garage and 3.0 metres for the dwelling unit where the garage faces the side lot line.

(2) For a side yard abutting Lots 57, 58, 59 and 60 Registered Plan M-202:

- 1.2 metres for the first storey plus 0.6 metres for each storey above the first.

(3) For all other side yards:

- zero metres provided that:

(i) the distance between the walls of two dwellings is not less than 1.8 metres;

(ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,

(iii) the total width of side yards on any lot is not less than 1.8 metres.

(e) Maximum Building Height: - 2 storeys

410.3 shall also be subject to the requirements and restrictions relating to the R1B Zone, and all the general provision of this by-law, which are not in conflict with those set out in section 410.2.

411 The lands designated C3 - SECTION 411 on Schedule A to this  
by-law:  
(62-A)

411.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a custom workshop;
- (3) a dry cleaning and laundry distribution station;
- (4) a garden centre sales establishment;
- (5) a supermarket;
- (6) a laundromat;
- (7) an office;
- (8) an open air market;
- (9) a parking lot;
- (10) a community club;
- (11) a dining room restaurant; a mixed service restaurant;  
and a take-out restaurant;
- (12) a service shop;
- (13) a tavern;
- (14) a grocery store;
- (15) a hardware, paint and wallpaper sales establishment;
- (16) a wine, beer or liquor store;
- (17) a recreation and health centre;
- (18) a printing or copying establishment;
- (19) a bank, trust company, or financial institution;
- (20) a personal service shop;

(21) a theatre;

(22) a motor vehicle or boat sales establishment;

(23) a motor vehicle repair shop;

(24) a swimming pool sales and service establishment; and,

(25) an animal hospital.

(b) Non-Commercial

(1) a religious institution including an associated place of public assembly; and,

(2) a library.

(c) Accessory

(1) purposes accessory to the other permitted purposes.

411.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Lot Coverage: - 25 percent.
- (b) Minimum Landscaped Open Space: - 8.0 percent of the lot area.
- (c) Minimum Front Yard Depth: - 27.0 metres.
- (d) Minimum Exterior Side Yard Width: - 100.0 metres.
- (e) Minimum Interior Side Yard Width and Rear Yard Depth: - 9.0 metres.
- (f) Maximum Floor Space Index: - 0.3.
- (g) Maximum Building Height: - 10.6 metres.

411.3 shall also be subject to the requirements and restrictions relating to the C3 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 411.2.

412 The lands designated R3B(1) - SECTION 412 on Schedule A to this by-law:  
(44-C)

- 412.1 shall only be used for the purposes permitted in the R3B(1) Zone.
- 412.2 shall be subject to the following requirements and restrictions:
- (a) Maximum Number of Dwelling Units: - 37.0 units per hectare.
- 412.3 shall also be subject to the requirements and restrictions relating to the R3B(1) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 412.2.
- 413 The lands designated HC1 - SECTION 413 on Schedule A to this by-law:  
(65-C)
- 413.1 shall only be used for the purposes permitted in the HC1 Zone;
- 413.2 shall be subject to the following requirements and restrictions:
- (a) Minimum Front Yard Depth:
    - (1) 15.0 metres for a building not exceeding 8.0 metres in height;
    - (2) 18.0 metres for a building not exceed 9.0 metres in height;
    - (3) 21.0 metres for a building not exceeding 12.0 metres in height; and,
    - (4) 24.0 metres for a building not exceeding 15.0 metres in height.
  - (b) Minimum Landscaped Open Space: - 50 percent of the front yard area.
  - (c) Minimum Street Line Setback: - 15.0 metres.
  - (d) Minimum Lot Area: - 0.2 hectares.
  - (e) Minimum Rear Yard Depth:
    - 7.6 metres, except where the rear lot line abuts a railway right-of-way in which case no rear yard shall be required.

(f) Minimum Side Yard Width:

- 7.6 metres, except where the side lot line abuts a railway right-of-way, in which case no side yard shall be required.

(g) Outside Storage:

- with the exception of motor vehicles, boats, camping equipment, snowmobiles, lawn and garden equipment displayed outdoors for sale, no storage of goods shall be permitted outside a building, except where such storage is confined to the rear yard and not closer than 1.2 metres to any lot line, and is totally enclosed with a solid fence having a minimum height of 1.8 metres and a maximum height of 3.0 metres, provided no fence shall be required in the rear lot line where a rear yard abuts a railway right-of-way.

413.3 shall also be subject to the requirements and restrictions relating to the HC1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 413.2.

414 The lands designated HC1 - SECTION 414 on Schedule A to this by-law:  
(48-A)

414.1 shall only be used for the following purposes:

- (a) a gas bar;
- (b) a take-out restaurant;
- (c) retail establishments having no outside storage;
- (d) a grocery store;
- (e) a personal service shop;
- (f) a dry cleaning and laundry distribution station;
- (g) a bank, trust company, or financial institution; and,
- (h) purposes accessory to the other permitted purposes.

414.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 414;
- (b) The floor area devoted to the take-out restaurant shall be restricted to 66.0 square metres;
- (c) A minimum of 34 parking spaces shall be provided;
- (d) The maximum building height shall not exceed one storey;
- (e) All canopies and pump islands shall be located as shown on SCHEDULE C - SECTION 414;
- (f) Landscaped Open Space of a minimum width of 3.0 metres shall be provided and maintained in the locations shown on SCHEDULE C - SECTION 414; and,
- (g) No amusement arcades or adult entertainment shall be permitted.

414.3 shall also be subject to the requirements and restrictions relating to the HCl Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 414.2.

415 The lands designated SC - SECTION 415 on Schedule A to this by-law:

**(62-B)**

415.1 shall only be used for an office.

415.2 shall be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law.

416 The lands designated C3 - SECTION 416 on Schedule A to this by-law:

**(63-A)**

416.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;

- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a mixed service restaurant,  
a take-out restaurant;
- (11) a service station;
- (12) a printing or copying establishment;
- (13) a commercial school;
- (14) a garden centre sales establishment;
- (15) an amusement arcade;
- (16) a temporary open air market;
- (17) a place of commercial recreation;
- (18) a community club;
- (19) a health centre;
- (20) a tavern;
- (21) a taxi or bus station;
- (22) a theatre;
- (23) a custom workshop;
- (24) a motor vehicle or boat sales establishment;
- (25) a motor vehicle repair shop;

(26) a swimming pool sales and service establishment;

(27) a gas bar;

(28) a motor vehicle washing establishment; and,

(29) a hotel or motel.

(b) Non-Commercial

(1) An apartment dwelling.

(c) Accessory

(1) purposes accessory to the other permitted purposes.

416.2 shall be subject to the following requirements and restrictions:

(a) No more than one gas bar or service station and one motor vehicle washing establishment shall be permitted;

(b) No more than one hotel or motel shall be permitted;

(c) The hotel or motel use shall not exceed 32,515 square metres of gross floor area;

(d) Parking for the motel or hotel use shall be provided and maintained in accordance with 1 parking space for each 92.9 square metres of gross leasable floor area;

(e) Commercial uses permitted by section 416.1 shall not exceed 111,480 square metres of gross leasable floor area;

(f) Parking for commercial uses shall be provided and maintained in accordance with 1 parking space for each 17.0 square metres of gross leasable floor area;

(g) Office uses shall not exceed 92900 square metres of gross leasable floor area;

(h) Parking for office uses shall be provided and maintained in accordance with the following:

(i) 1 parking space for each 27.8 square metres of gross leasable floor area;

(ii) 1 parking space for each 69.6 square metres of gross leasable floor area above the ground floor, provided



that no parking shall be required for an amount of gross leasable floor area in office use up to 20 percent of the gross leasable floor area used for commercial purposes.

- (i) The maximum number of apartment dwelling units shall not exceed 1000. The maximum gross floor area of apartment dwelling units shall not exceed 84,539.0 square metres.
- (j) Parking for apartment dwelling units shall be provided in accordance with 1.25 spaces for each dwelling unit.
- (k) No building or structure shall be erected nearer than 45.7 metres from the centre line of Clark Boulevard as widened to 39.6 metres. No apartment dwelling shall be erected closer than 213 metres from the nearest lot line of any single-family detached dwelling located south of Clark Boulevard. All other buildings and structures located within the said 213 metre setback area, shall be erected at a distance equal to their own height from the nearest lot line of any single-family detached dwelling located south of Clark Boulevard.

416.3 shall also be subject to the requirements and restrictions relating to the C3 Zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 416.2.

417. The lands designated R1A - SECTION 417 on Schedule A to this by-law:

[47-A)

417.1 shall only be used for the purposes permitted in the R1A Zone.

417.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 2160.0 square metres
- (b) Minimum Lot Width: - 28.5 metres

417.3 shall also be subject to the requirements and restrictions relating to the R1A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 417.2.

418. The lands designated M1 - SECTION 418 on Schedule A to this by-law:

(64-D)

418.1 shall only be used for an animal hospital.

418.2 shall be subject to the requirements and restrictions relating to the M1 Zone, and all the general provisions of this by-law.

419. The lands designated R1C - SECTION 417 on Schedule A to this by-law:

(45-A)

419.1 shall only be used for the purposes permitted in the R1C Zone;

419.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an interior lot: - 352.0 square metres

(2) For a corner lot: - 448.0 square metres

(b) Minimum Lot Width:

(1) For an interior lot: - 11.0 metres

(2) For a corner lot: - 14.0 metres

(c) Minimum Lot Depth: - 32.0 metres

(d) Minimum Front Yard Depth:

(1) To the main wall of the building: - 4.5 metres

(2) To the front of a garage or carport: - 6.0 metres

(e) Minimum Side Yard Width:

(1) For an exterior side yard:

- 3.0 metres, where the dwelling unit and garage both face the front lot line; and,

- 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

(2) For a side yard flanking a public walkway or lands zoned Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(3) For a side yard abutting Bovaird Drive or Highway Number 410, or a reserve abutting these roads:

- 13.7 metres

(4) For other side yards:

- zero metres, provided that:

(i) the distance between the walls of two dwellings is not less than 1.8 metres;

(ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,

(iii) the total width of the side yards on any lot is not less than 1.8 metres.

(f) Minimum Rear Yard Depth:

- 7.6 metres, except where the rear yard abuts Bovaird Drive or Highway Number 410 or a reserve abutting these roads, in which case the minimum requirements is 13.7 metres.

(g) Maximum Building Height: - 2 storeys

(h) Minimum Front Yard Landscaped Open Space:

- 40 percent of the front yard area of an interior lot, 50 percent of the front yard area of a corner lot, and 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

419.3 shall also be subject to the requirements and restrictions relating to the R1C Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 419.2.

420. The lands designated R1D - SECTION 420 on Schedule A to this by-law:

(45-A)

420.1 shall only be used for the purposes permitted in the R1D Zone.

420.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an interior lot: - 288.0 square metres

(2) For a corner lot: - 384.0 square metres

(b) Minimum Lot Depth: - 32.0 metres

(c) Minimum Front Yard Depth:

(1) To the main wall of the building: - 4.5 metres

(2) To the front of a garage or carport: - 6.0 metres

(d) Minimum Side Yard Width:

(1) For an exterior side yard:

- 3.0 metres, where the dwelling unit and garage both face the front lot line; and,

- 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

(2) For a side yard flanking a public walkway or lands zoned Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(3) For a side yard abutting Bovaird Drive on Highway Numer 410, or a reserve abutting these roads:

- 13.7 metres

(4) For other side yards:

- zero metres, provided that:

(i) the distance between the walls of two dwellings is not less than 1.8 metres

(ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door below grade is permitted in either wall; and,

(iii) the total width of side yards on any lot is not less than 1.8 metres.

(e) Minimum Rear Yard Depth:

- 7.6 metres, except where the rear yard abuts Bovaird Drive or Highway Number 410 or a reserve abutting these roads in which case the minimum requirement is 13.7 metres.

(f) Maximum Building Height: - 2 storeys.

420.3 shall also be subject to the requirements and restrictions relating to the R1D Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 420.2.

421. The lands designated HC1 - SECTION 420 on Schedule A to this by-law:

**(42-B)**

421.1 shall only be used for the following purposes:

(a) a gas bar;

(b) only in conjunction with a gas bar, a convenience store;

(c) a standard restaurant;

(d) a dry cleaning and laundry distribution station or a dry cleaning and laundry establishment;

(e) an office other than an office for a health care practitioner;

- (f) a printing and copying establishment;
- (g) a tool and equipment rental establishment;
- (h) a rental and service establishment; and,
- (i) purposes accessory to the other permitted purposes.

421.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within the areas shown on SCHEDULE C - SECTION 421;
- (b) Landscaped open space shall be provided and maintained in the area shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 421;
- (c) The gross commercial floor area of all structures, with the exception of the gas bar canopy shall not exceed 600.0 square metres;
- (d) The gross commercial floor area devoted to a convenience store shall not exceed 95.0 square metres;
- (e) The gross commercial floor area devoted to a standard restaurant shall not exceed 180.0 square metres;
- (f) The area covered by a gas bar canopy shall not exceed 190.0 square metres and shall be located within the area shown as GAS BAR CANOPY on SCHEDULE C - SECTION 421;
- (g) The maximum height of all structures shall not exceed 1 storey;
- (h) An adult entertainment parlour shall not be permitted; and,
- (i) All garbage and refuse storage containers shall be located within the southerly structure on the site.

421.3 shall also be subject to the requirements and restrictions relating to the HC1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 421.2.

422. The lands designated M1 - SECTION 422 on Schedule A to this by-law:  
(62-D)

422.1 shall only be used for the following purposes:

- (a) the purposes permitted in the M1 Zone;
- (b) a service station;
- (c) a bank, trust company, finance company;
- (d) a dining room restaurant; a drive-in restaurant, a standard restaurant; a take-out restaurant; and,
- (e) a motor vehicle repair shop.

422.2 shall also be subject to the requirements and restrictions relating to the M1 Zone, and all the general provisions of this by-law.

**(SECTIONS 423 AND 424 RESERVED)**

425 The lands designated M2 - SECTION 425 on Schedule A to this by-law: (62-D)

425.1 shall only be used for the following purposes:

- (a) The purposes permitted in the M2 Zone;
- (b) Office purposes, excluding real estate offices and offices of health-care practitioners; and,
- (c) Purposes accessory to the other permitted purposes.

425.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 8,000 square metres
- (b) Maximum Building Height: - one storey
- (c) The maximum gross floor area of the permitted office uses shall not exceed a total of 464.5 square metres;
- (d) The permitted office uses shall occupy a building within the BUILDING AREA, as shown on SCHEDULE C - SECTION 425;
- (e) The required parking shall be located as shown on SCHEDULE C -SECTION 425;

(f) The minimum and maximum width of access driveways shall be as shown on SCHEDULE C - SECTION 425; and,

(g) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 425.

425.3 shall also be subject to the requirements and restrictions relating to the M2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 425.2.

426 The lands designated as R2A(2) - SECTION 426 on Schedule A to this by-law: (47-F)

426.1 shall only be used for the following purposes:

(a) Residential

(1) single-family detached dwellings;

(2) semi-detached dwellings;

(3) a group home, subject to the requirements and restrictions set out in section 10.15; and,

(4) an auxillary group home, subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

(1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,

(2) purposes accessory to the other permitted purposes.

426.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For a Single-Family Detached Dwelling:

- 435.0 square metres



(2) For a Semi-Detached Dwelling: - 870.0 square metres per lot and 435.0 square metres per dwelling unit.

(b) Minimum Lot Width:

(1) For a Single-Family Detached Dwelling: - 9.2 metres

(2) For a Semi-Detached Dwelling: - 18.4 metres, and, 9.2 metres per dwelling unit.

(c) Minimum Lot Depth: - 45.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Rear Yard Depth: - 7.6 metres

(f) Minimum Side Yard Width:

(1) For a Single-Family Detached Dwelling:

(i) 1.2 metres on one side and 0.9 metres on the other side;

(ii) the minimum distance between detached dwellings shall not be less than 2.1 metres;

(iii) the width of the side yard abutting a walkway, or park shall not be less than 1.5 metres; and,

(iv) 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.

(g) For a Semi-Detached Dwelling:

(i) The minimum distance between two semi-detached dwelling units of a semi-detached dwelling shall be 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 0 metres;

- (ii) the minimum distance between two semi-detached dwellings or between a semi-detached dwelling and a single-family detached dwelling shall not be less than 2.1 metres;
- (iii) the width of the side yard abutting a walkway, or park shall not be less than 1.5 metres; and,
- (iv) where the distance between the walls of two semi-detached dwellings and a single-family detached dwelling, or of two dwelling units of a semi-detached dwelling is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

(h) Maximum Building Height: - 2 storeys

(i) Minimum Landscaped Open Space:

- (1) 40 percent of the front yard of an interior lot;
- (2) 50 percent of the front yard of a corner lot; and,
- (3) 30 percent of the front yard where the side lot lines converge towards the front lot line.

426.3 shall also be subject to the requirements and restrictions relating to the R2A(2) Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 426.2.

427 The lands designated R1A - SECTION 427 on Schedule A to this by-law: (7B)

427.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwelling; and,
- (2) a group home or auxiliary group home subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

(1) a home occupation subject to the requirements and restrictions set out in section 10.12.

427.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 735.0 square metres

(2) For a Corner Lot: - 825.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 21.0 metres

(2) For a Corner Lot: - 24.0 metres

(c) Minimum Lot Depth: - 33.5 metres

(d) Minimum Side Yard Width:

(1) For a One Store Dwelling: - 1.2 metres

(2) For a Two or More Store Dwelling - 1.5 metres

(e) Maximum Building Height: - 10.0 metres

(f) Garage Location:

- the front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line as projected.

(g) Minimum Landscaped Open Space:

(1) 50 percent of the front yard of an interior lot;

(2) 60 percent of the front yard of a corner lot; and,

(3) 40 percent of the front yard where the side lot lines converge towards the front lot lines.

427.3 shall also be subject to the requirements and restrictions relating to the R1A Zone, and all the general provisions of this

by-law, which are not in conflict with those set out in section 427.2.

428 The lands designated R1A - SECTION 428 on Schedule A to this by-law:

428.1 shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings; and,
- (2) a group home or an auxillary group home subject to the requirements and restrictions set out in section 10.15.

(b) Non-Residential

- (1) a home occupation, subject to the requirements and restrictions set out in section 10.12; and,
- (2) purposes accessory to the other permitted purposes.

428.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 735.0 square metres
- (b) Minimum Lot Width: - 21.0 metres
- (c) Minimum Lot Depth: - 35.0 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Interior Side Yard Width:
  - (1) For a One Storey Dwelling: - 1.2 metres
  - (2) For a Two or More Storey Dwelling: - 1.5 metres
- (f) Minimum Rear Yard Depth: - 7.6 metres
- (g) A distance of 10.0 metres shall be maintained between any building or structure and the lot line separating the lot from land zoned by the Metropolitan Toronto and Region

Conservation Authority abutting the valley of the Etobicoke Creek.

(h) Maximum Building Height: - 10.0 metres

(i) Minimum Landscaped Open Space:

(1) 50 percent of the front yard of an interior lot;

(2) 60 percent of the front yard of a corner lot; and,

(3) 40 percent of the front yard where the side lot lines converge towards the front lot lines.

428.3 shall also be subject to the requirements and restrictions relating to the R1A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 428.2.

429 The lands designated A - SECTION 429 on Schedule A to this by-law: (55A)

429.1 shall only be used for the following purposes:

(a) one single family detached dwelling;

(b) one mobile home to be occupied by persons employed as farm workers;

(c) one permanent farm workers living quarters;

(d) agricultural purposes; and,

(e) purposes accessory to the other permitted purposes.

429.2 shall be subject to the following requirements and restrictions:

(a) The single-family detached dwelling, the mobile home, the farm workers living quarters and accessory buildings shall be located as shown on SCHEDULE C - SECTION 429.

429.3 shall also be subject to the requirements and restrictions relating to the A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 429.2.

430 The lands designated R1A - SECTION 430 on Schedule A to this by-law: (7C)

430.1 shall only be used for the purposes permitted in the R1A Zone.

430.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width:

(1) For Lot 1 as shown on SCHEDULE C - SECTION 430 - SECTION 430:

- 20.0 metres

(2) For Lots 2 and 3 as shown on SCHEDULE C - SECTION 430:

- 24.0 metres

(b) Minimum Lot Depth: - 53.0 metres

(c) Minimum Lot Area:

(1) For Lot 1 as shown on SCHEDULE C - SECTION 430:

- 1060.0 square metres;

(2) For Lot 2 and 3 as shown on SCHEDULE 2 and 3:

- 1250.0 square metres.

(d) The minimum front yard depth, side yard widths and rear yard depths for a residential dwelling and garage/carport for each lot shall be as shown on SCHEDULE C - SECTION 430.

430.3 shall also be subject to the requirements and restrictions relating to the R1A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 430.2.

431 The lands designated HC1 - SECTION 431 on Schedule A to this by-law: (48B)

431.1 shall only be used for the following purposes:

(a) a fast food restaurant with drive-through facilities; and,

(b) purposes accessory to the other permitted purposes.

431.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 431;
- (b) The minimum depth of front and rear yards, and the minimum width of side yards, shall be as shown on SCHEDULE C - SECTION 431;
- (c) The building shall not exceed a height of one storey;
- (d) Landscaped open space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 431; and,
- (e) All required parking spaces shall be located within the area shown as PARKING AND DRIVEWAY AREA on SCHEDULE C - SECTION 431.

431.3 shall also be subject to the requirements and restrictions relating to the HC1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 431.2.

432 The lands designated HC1 - SECTION 432 on Schedule A to this by-law: (43-A)

432.1 shall only be used for the following purposes:

- (a) a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment; and,
- (b) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop.

432.2 shall also be subject to the requirements and restrictions related to the HC1 Zone, and all the general provisions of this by-law.

433 The lands designated M2 - SECTION 433 on Schedule A to this by-law: (62-G)

433.1 shall only be used for the following purposes:

- (a) a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- (b) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- (c) the purposes permitted in the M2 Zone;
- (d) a service station;
- (e) a bank, trust company, finance company; and,
- (f) a dining room restaurant; a drive-in restaurant, a standard restaurant; and a take-out restaurant.

433.2 shall also be subject to the requirements and restrictions related to the M2 Zone, and all the general provisions of this by-law.

434 The lands designated SC - SECTION 434 on Schedule A to this by-law: (26-C)

434.1 shall only be used for the following purposes:

- (a) one fruit and vegetable retail market;
- (b) general offices, including a real estate office;
- (c) medical dental and drugless practitioner's offices; and,
- (d) purposes accessory to the other permitted purposes.

434.2 shall be subject to the following requirements and restrictions:

- (a) The maximum ground floor area of all buildings and structures shall not exceed 818.0 square metres;
- (b) The maximum building height shall not exceed 2 storeys;
- (c) The minimum lot depth shall be 67 metres;
- (d) The minimum lot width shall be 76 metres;
- (e) The minimum lot area shall be 0.5 hectares;



(f) The minimum front yard depth, rear yard depth, side yard width shall be as shown on SCHEDULE C - SECTION 434; and,

(g) A masonry wall shall have a minimum height of 1.82 metres and shall be located as shown on SCHEDULE C - SECTION 434.

434.3 shall also be subject to the requirements and restrictions relating to the SC Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 434.2.

435 The lands designated SC - SECTION 435 on Schedule A to this by-law: (65-D)

435.1 shall only be used for the following purposes:

(a) offices, excluding health care practitioners and real estate;

(b) a bank;

(c) a stationery supply establishment;

(d) a printing and copying establishment;

(e) sale and rental of business equipment and services;

(f) repair and servicing of business equipment; and,

(g) purposes accessory to the other permitted purposes.

435.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width: - 71.3 metres

(b) Minimum Lot Depth: - 54.8 metres

(c) Minimum Lot Area: - 3,900 square metres

(d) All buildings shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 435;

(e) Minimum front yard depth, side yard width and rear yard depth shall be as shown on SCHEDULE C - SECTION 435;

- (f) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 435;
- (g) The gross commercial floor area of all buildings and structures shall not exceed 1980 square metres;
- (h) The maximum coverage shall not exceed 26 percent;
- (i) The maximum height of all buildings shall not exceed 2 storeys at the front yard elevation and shall not exceed 3 storeys at the rear yard elevation; and,
- (j) All garbage and refuse storage containers shall be located within the area shown as GARBAGE ENCLOSURE AREA on SCHEDULE C - SECTION 435;

435.3 shall also be subject to the requirements and restrictions related to the SC zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 435.2.

436 The lands designated R1A - SECTION 436 on Schedule A to this by-law: (7-B)

436.1 shall only be used for the purposes permitted in the R1A Zone.

436.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 1200 square metres
- (b) Minimum Lot Width: - 21.0 metres
- (c) Minimum Lot Depth: - 31.0 metres
- (d) Minimum Front Yard Depth:
  - (i) From the garage: - 6.0 metres
  - (ii) From the dwelling: - 3.0 metres
- (e) Minimum Interior Side Yard Width:
  - (1) For a 1 storey dwelling: - 1.2 metres
  - (2) For a 2 or more storey dwelling: - 1.5 metres

(f) Minimum Exterior Side Yard  
Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.0 metres

(i) Garage Location:

- The front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.

(j) Minimum Landscaped Open Space:

- 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

436.3 shall also be subject to the requirements and restrictions related to the R1A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 436.2.

437 The lands designated R1A - SECTION 437 on Schedule A to this by-law: (7-B)

437.1 shall only be used for the purposes permitted in the R1A Zone.

437.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(i) For an Interior Lot: - 750.0 square metres

(ii) For a Corner Lot: - 825.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 24.0 metres

(2) For a Corner Lot: - 27.0 metres

(c) Minimum Lot Depth: - 31.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- (1) For a 1 storey dwelling: - 1.2 metres
- (2) For a 2 or more storey dwelling: - 1.5 metres

(f) Minimum Exterior Side Yard Width:

- 3.0 metres

(g) Minimum Rear Yard Depth:

- 7.6 metres

(h) Maximum Building Height:

- 10.0 metres

(i) Garage Location:

- The front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.

(j) Minimum Landscaped Open Space:

- 50 percent of the front yard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

437.3 shall also be subject to the requirements and restrictions related to the R1A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 437.2.

438 The lands designated R1A - SECTION 438 on Schedule A to this by-law: (7-B)

438.1 shall only be used for the purposes permitted in the R1A Zone.

438.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (i) For an Interior Lot: - 780.0 square metres
- (ii) For a Corner Lot: - 950.0 square metres

(b) Minimum Lot Width:

- (i) For an Interior Lot: - 20.0 metres

- (ii) For a Corner Lot: - 22.5 metres
- (c) Minimum Lot Depth: - 39.0 metres
- (d) Minimum Front Yard Depth: - 6.0 metres
- (e) Minimum Interior Side Yard Width:
  - (i) For a 1 storey dwelling: - 1.2 metres
  - (ii) For a 2 or more storey dwelling: - 1.5 metres
- (f) Minimum Exterior Side Yard Width: - 3.0 metres
- (g) Minimum Rear Yard Depth: - 7.6 metres
- (h) Maximum Building Height: - 10.0 metres
- (i) Garage Location:
  - The front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.
- (j) Minimum Landscaped Open Space:
  - 50 percent of the front yard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

438.3 shall also be subject to the requirements and restrictions related to the R1A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 438.2.

439 The lands designated R1A - SECTION 439 on Schedule A to this by-law: (7-B)

439.1 shall only be used for the purposes permitted in the R1A Zone.

439.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 800.0 square metres
- (b) Minimum Lot Width: - 22.0 metres

(c) Minimum Lot Depth: - 36.0 metres

(d) Minimum Front Yard Depth:

(1) From the garage: - 6.0 metres

(2) From the dwelling: - 3.0 metres

(e) Minimum Side Yard Width:

(i) For a 1 storey dwelling: - 1.2 metres

(ii) For a 2 or more storey dwelling: - 1.5 metres

(f) Minimum Rear Yard Depth: - 7.6 metres

(g) Maximum Building Height: - 10.0 metres

(h) Minimum Landscaped Open Space:

- 50 percent of the frontyard and 40 percent of the front yard, where the side lot lines converge towards the front lot lines.

439.3 shall also be subject to the requirements and restrictions relating to the R1A zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 439.2.

440 The lands designated R1A - SECTION 440 on Schedule A to this by-law: (7-B)

440.1 shall only be used for the purposes permitted in the R1A zone.

440.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: - 700.0 square metres

(b) Minimum Lot Width: - 20.0 metres

(c) Minimum Lot Depth: - 34.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

- (1) For a 1 storey dwelling: - 1.2 metres
- (2) For a 2 or more storey dwelling: - 1.5 metres

(f) Minimum Rear Yard Depth:

- 7.6 metres, provided that a distance of 10.0 metre shall be maintained between any building or structure and the lot line separating the lot from land owned by the Metropolitan Toronto and Region Conservation Authority abutting the valley of the Etobicoke Creek.

(g) Maximum Building Height: - 10.0 metres

(h) Minimum Landscaped Open Space:

- 50 percent of the front yard and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

440.3 shall also be subject to the requirements and restrictions related to the RIA Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 440.2.

441 The lands designated RIA - SECTION 441 on Schedule A to this by-law: (7-B)

441.1 shall only be used for the purposes permitted in the RIA Zone.

441.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For an Interior Lot: - 725.0 square metres
- (2) For a Corner Lot: - 850.0 square metres

(b) Minimum Lot Width:

- (1) For an Interior Lot: - 20.0 metres
- (2) For a Corner Lot: - 23.5 metres

(c) Minimum Lot Depth: - 36.0 metres

(d) Minimum Front Yard Depth: - 6.0 metres

(e) Minimum Interior Side Yard Width:

(1) For a 1 storey dwelling: - 1.2 metres

(2) For a 2 or more storey dwelling: - 1.5 metres

(f) Minimum Exterior Side Yard Width: - 3.0 metres

(g) Minimum Rear Yard Depth: - 7.6 metres

(h) Maximum Building Height: - 10.0 metres

(i) Garage Location:

- The front of a garage on a corner lot shall not be closer than 6.0 metres to a street lot line.

(j) Minimum Landscaped Open Space:

- 50 percent of the frontyard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot line.

441.3 shall also be subject to the requirements and restrictions related to the R1A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 441.2.

442 The lands designated C1 - SECTION 442 on Schedule A to this by-law: (25-A)

442.1 shall only be used for the following purposes:

(a) a retail establishment;

(b) a standard restaurant;

(c) a take-out restaurant;

(d) a personal service shop;



- (e) a financial institution;
- (f) a dry cleaning and laundry distribution station;
- (g) offices;
- (h) a parking lot; and,
- (i) purposes accessory to the other permitted purposes.

442.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Lot Area: - 0.55 hectares
- (b) Minimum Front Yard Depth: - 10.0 metres
- (c) Minimum Building Setback:
  - (1) From a Road Allowance: - 14.0 metres
  - (2) From a Residential Zone: - 9.0 metres
- (d) Maximum Building Height: - 1 storey
- (e) Minimum Landscaped Open Space Width:
  - (1) Flanking a Road Allowance: - 3.0 metres
  - (2) Abutting a Residential Zone: - 3.0 metres
- (f) A masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone;
- (g) Garbage and refuse containers shall be totally enclosed and shall not be located closer than 9.0 metres to any Residential Zone;
- (h) No outside storage of goods shall be permitted; and,
- (i) No amusement devices shall be permitted.

442.3 shall also be subject to the requirements and restrictions related to the C1 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 442.2.

443 The land designated R1C - SECTION 443 on Schedule A to this by-law: (45-A)

443.1 shall only be used for the purposes permitted in the R1C Zone.

443.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) For an Interior Lot: - 368.0 square metres

(2) For a Corner Lot: - 476.0 square metres

(b) Minimum Lot Width:

(1) For an Interior Lot: - 11.0 metres

(2) For a Corner Lot: - 14.0 metres

(c) Minimum Lot Depth: - 33.5 metres

(d) Minimum Front Yard Depth:

(1) To the main wall of the building: - 4.5 metres

(2) To the front of a garage or carport: - 6.0 metres

(e) Minimum Side Yard Width:

(1) For a side yard flanking a road allowance:

- 3.0 metres where the dwelling unit and garage both face the front lot line; and,

- 3.0 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

(2) For a side yard flanking a public walkway or lands zoned Open Space (OS):

- 1.2 metres, plus 0.6 metres for each additional storey above the first.

(3) For a side yard abutting a R1B(3) - SECTION 182 Zone:

- 1.2 metres.

(4) For other side yards:

- 0 metres, provided that:

(i) the distance between the walls of two dwellings is not less than 1.8 metres;

(ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall; and,

(iii) the total width of side yards on any lot is not less than 1.8 metres.

(f) Minimum Rear Yard Depth: - 7.6 metres.

(g) Permitted Yard Encroachments:

(1) Every part of any required yard shall be open and unobstructed from the ground to the sky by any structure, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of any required yard; and,

(2) Chimneys and pilasters may project into any required yard the less of 61 centimetres or 50 percent of any required yard.

(h) Maximum Building Height: - 2 storeys.

(i) Minimum Landscaped Open Space:

- 40 percent of the front yard area of an interior lot, 50 percent of the front yard area of a corner lot, and 30 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

443.3 shall also be subject to the requirements and restrictions related to the R1C zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 443.2.

444 The lands designated HCl - SECTION 444 on Schedule A to this by-law: (24-F)

444.1 shall only be used for the following purposes:

- (a) The uses permitted in the HCl Zone;
- (b) A personal service shop;
- (c) A dry cleaning and laundry distribution station;
- (d) A bank, trust company or finance company; and,
- (e) An office, excluding those for health care practitioners.

444.2 shall be subject to the requirements and restrictions related to the HCl Zone, and all the general provisions of this by-law.

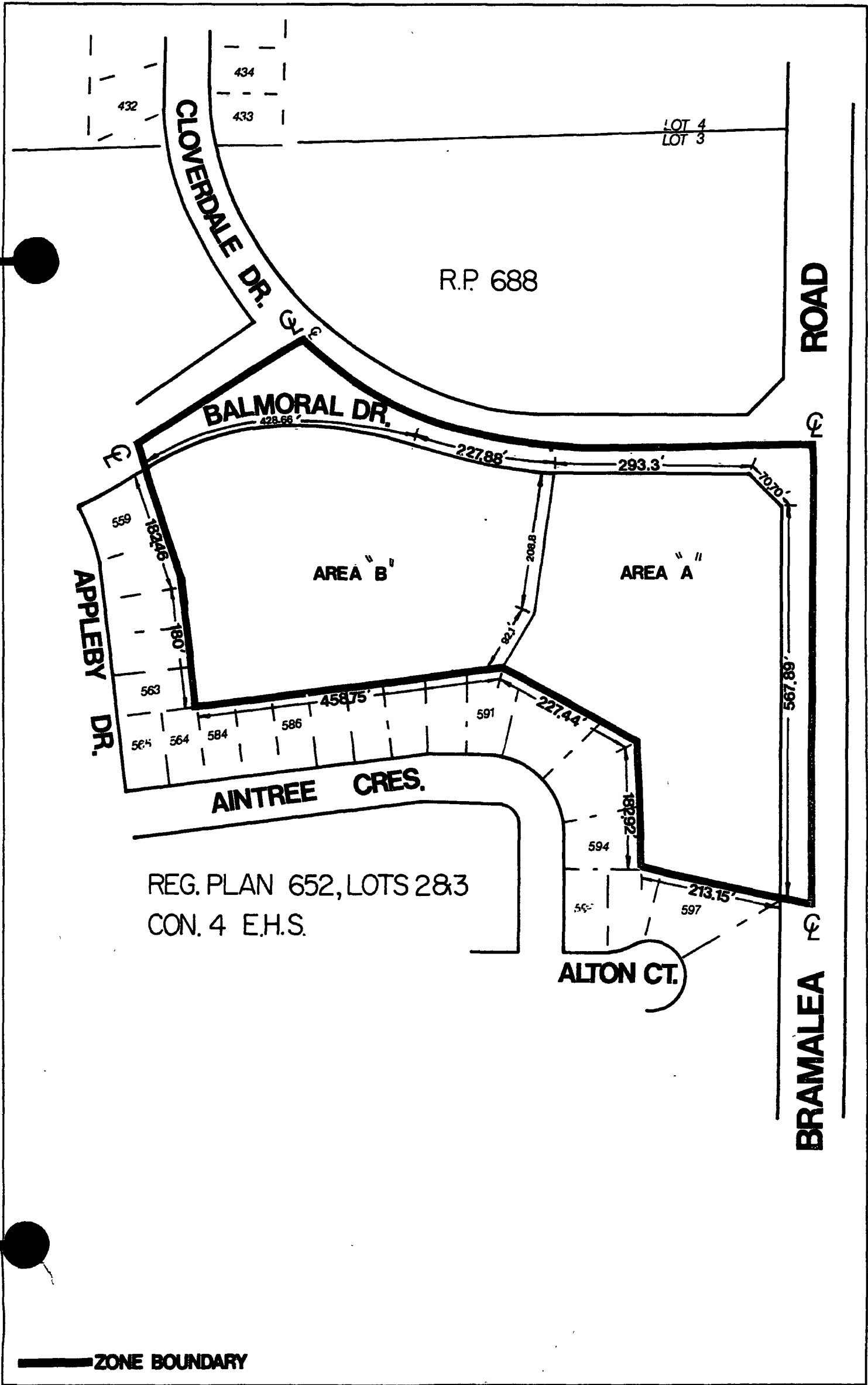
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 18th day of July 1988.

  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

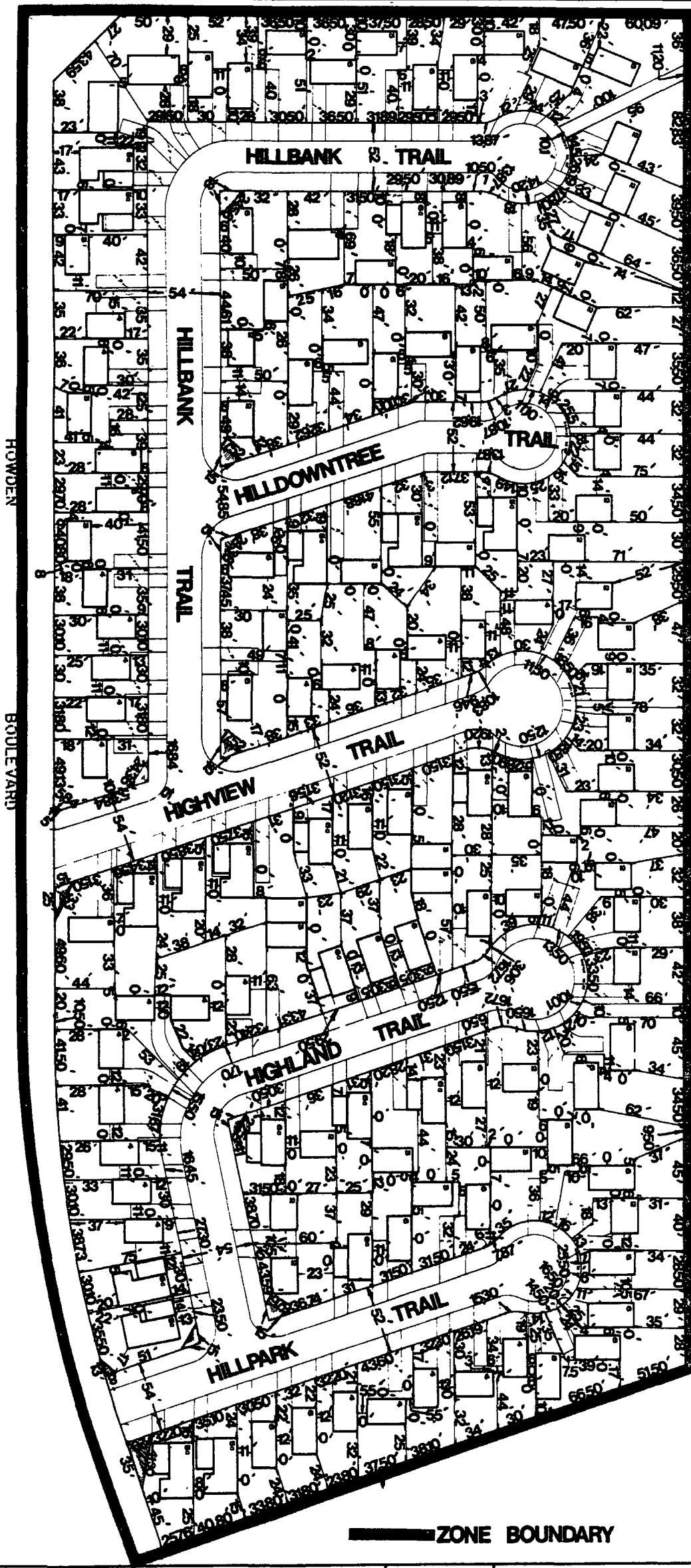
AMENDED BY BY-LAW 168-92  
+ 172-92  
366-02, 368-2002



Schedule C-Section 101  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

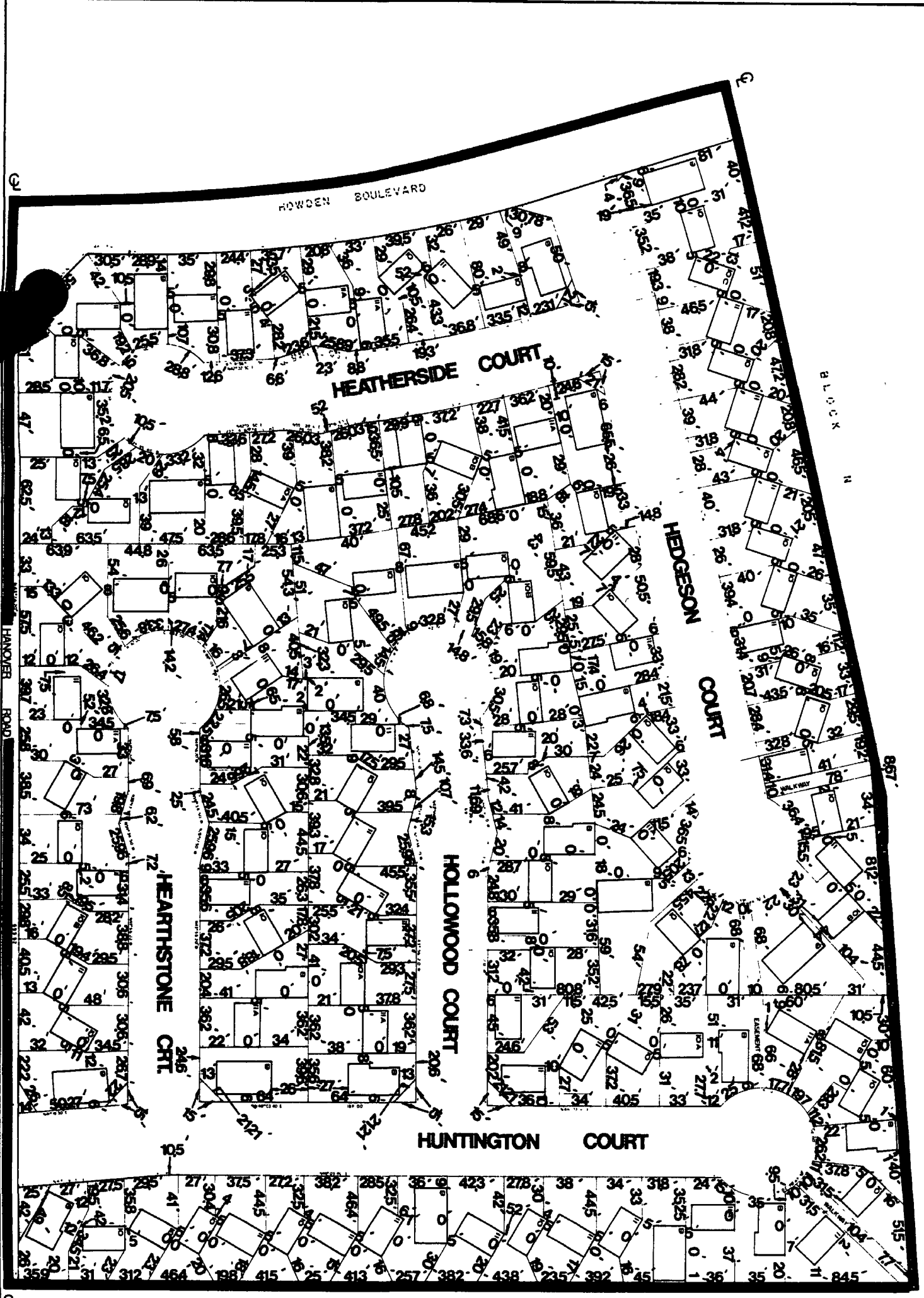


— ZONE BOUNDARY

Schedule C-Section 125  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

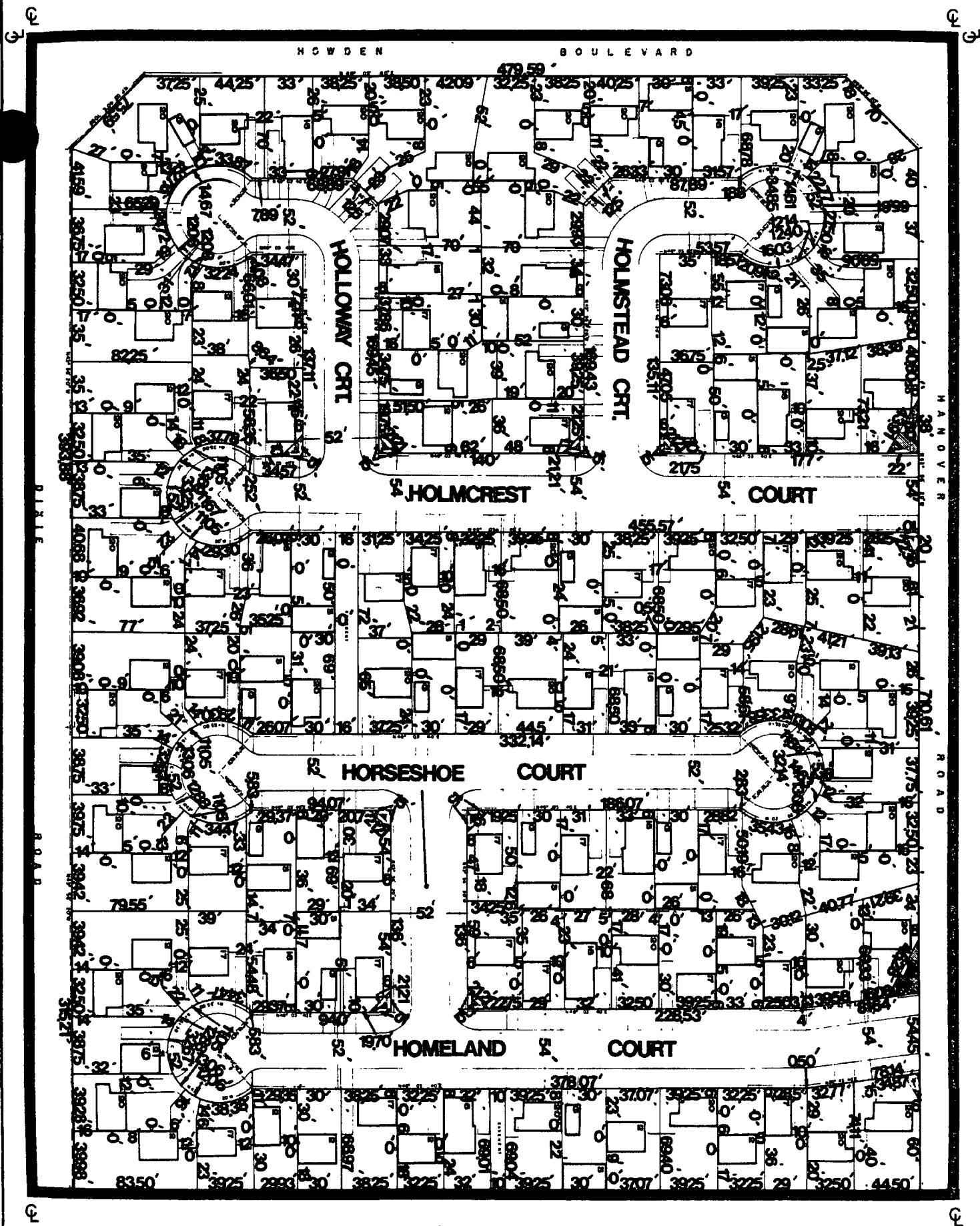


**— ZONE BOUNDARY**

**Schedule C-Section 126(a)  
BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



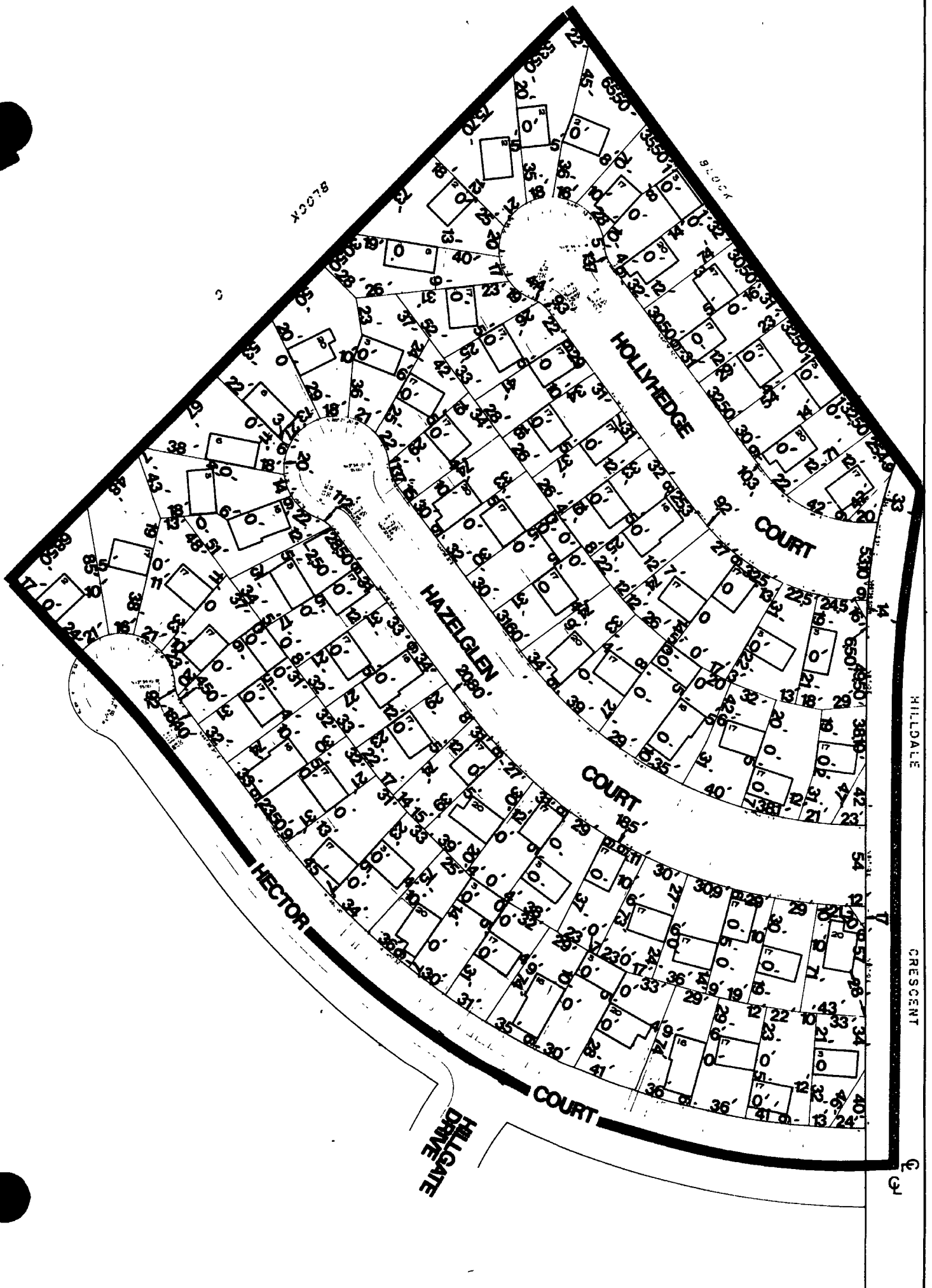
**— ZONE BOUNDARY**

**Schedule C- Section 126(b)**  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

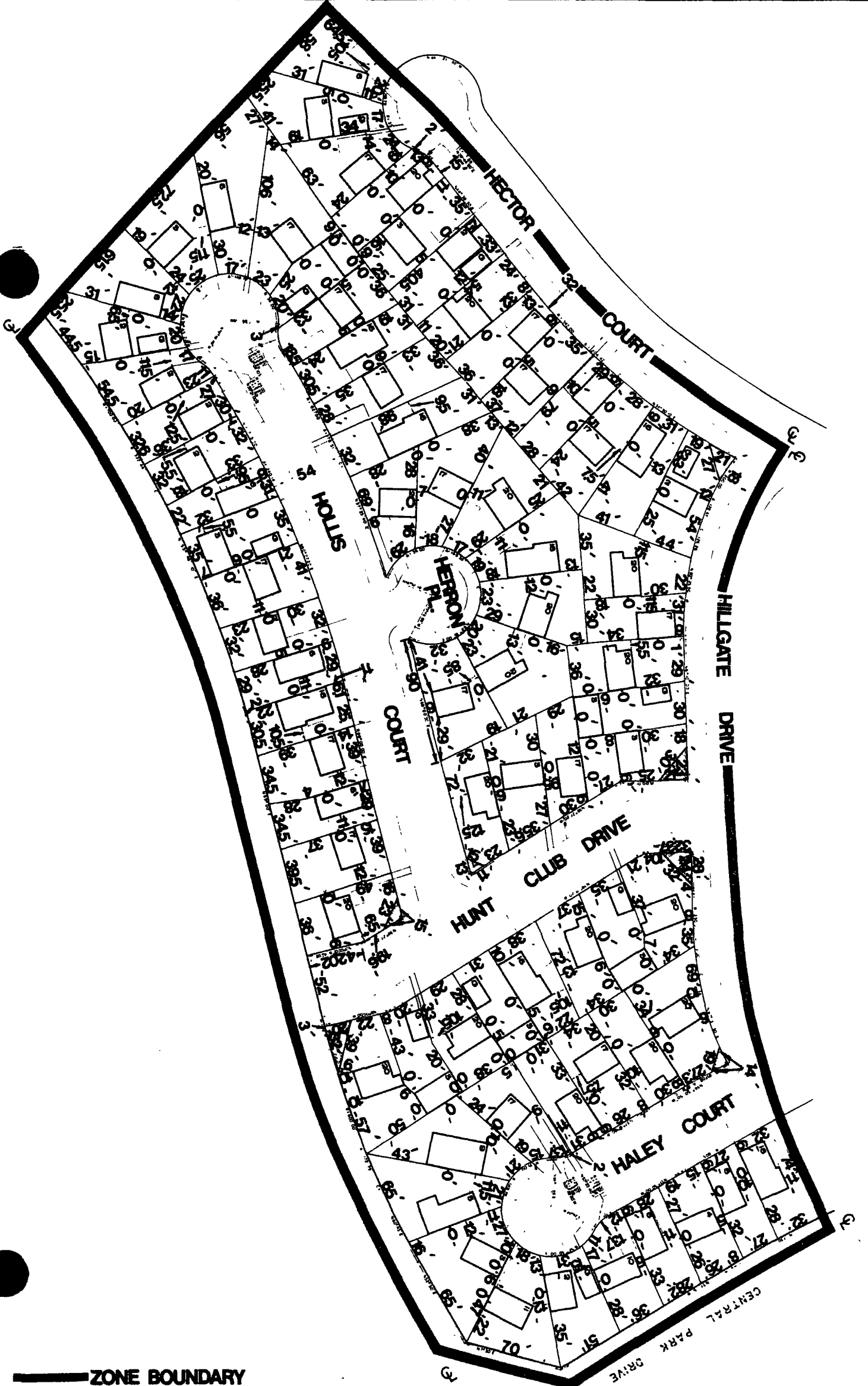




Schedule C- Section 126(c)  
**BY-LAW 151-88**

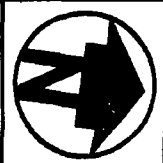


**CITY OF BRAMPTON**  
 Planning and Development

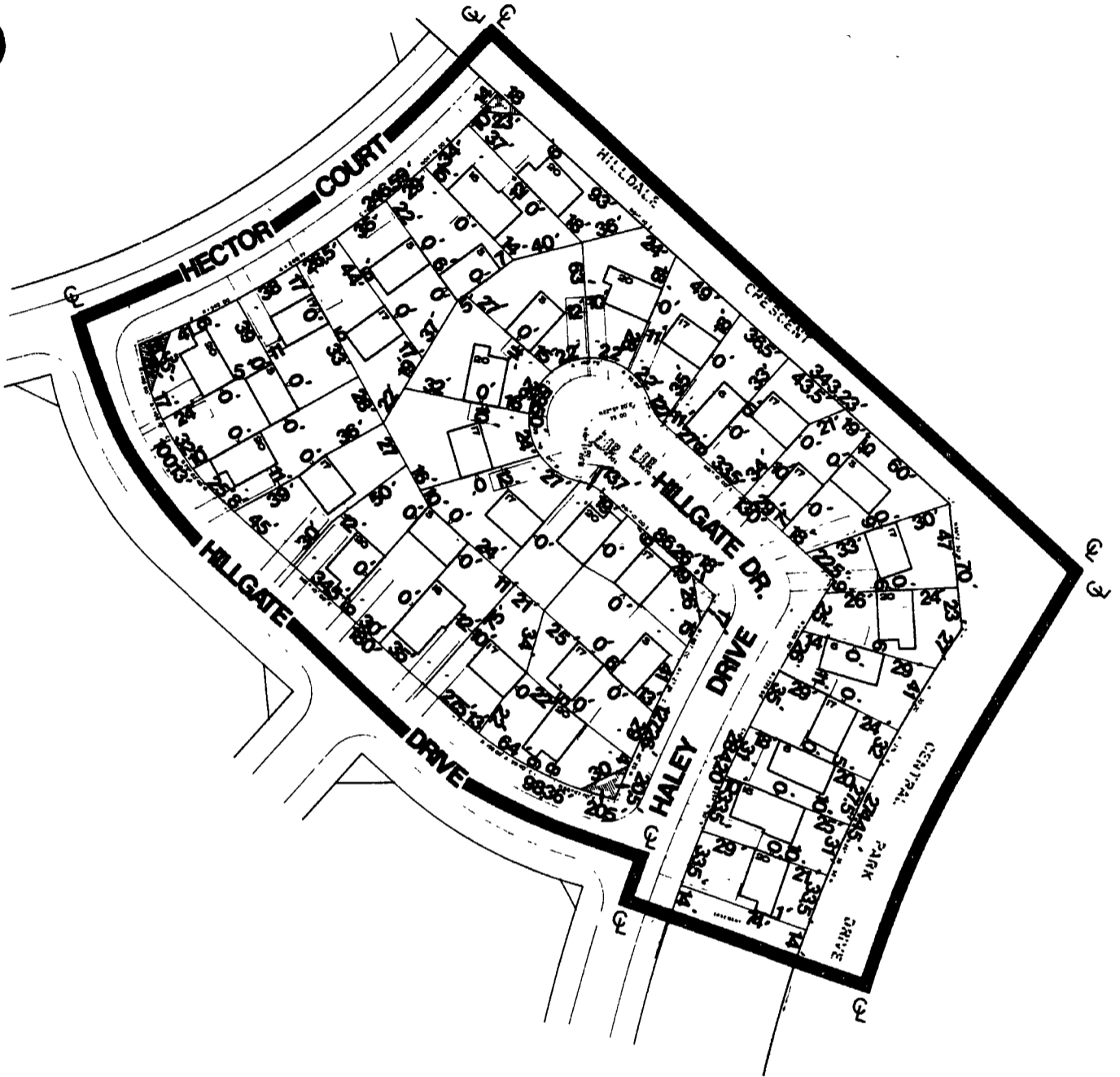


**— ZONE BOUNDARY**

**Schedule C-Section 126(d)**  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

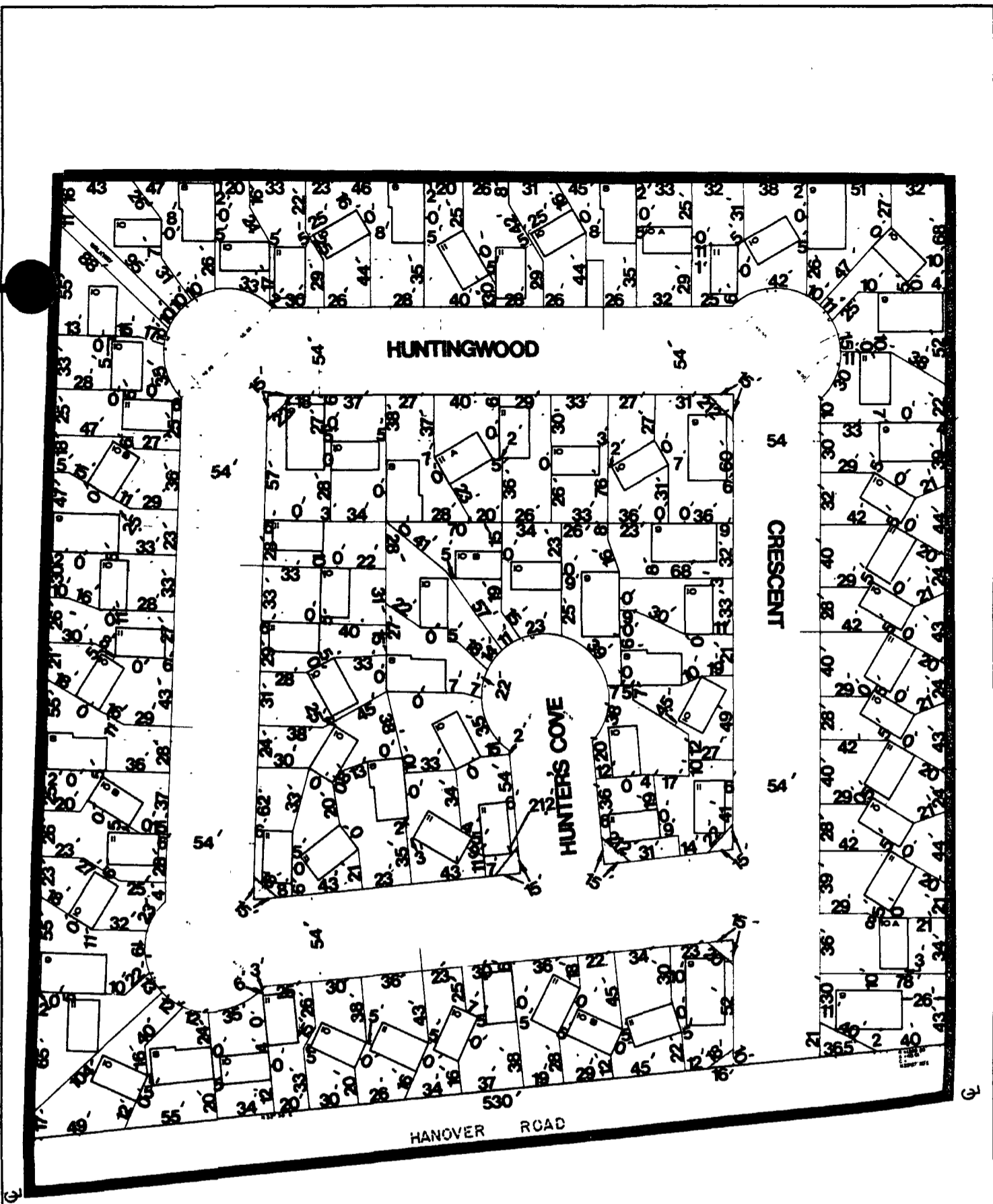


**— ZONE BOUNDARY**

Schedule C- Section 126(e)  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



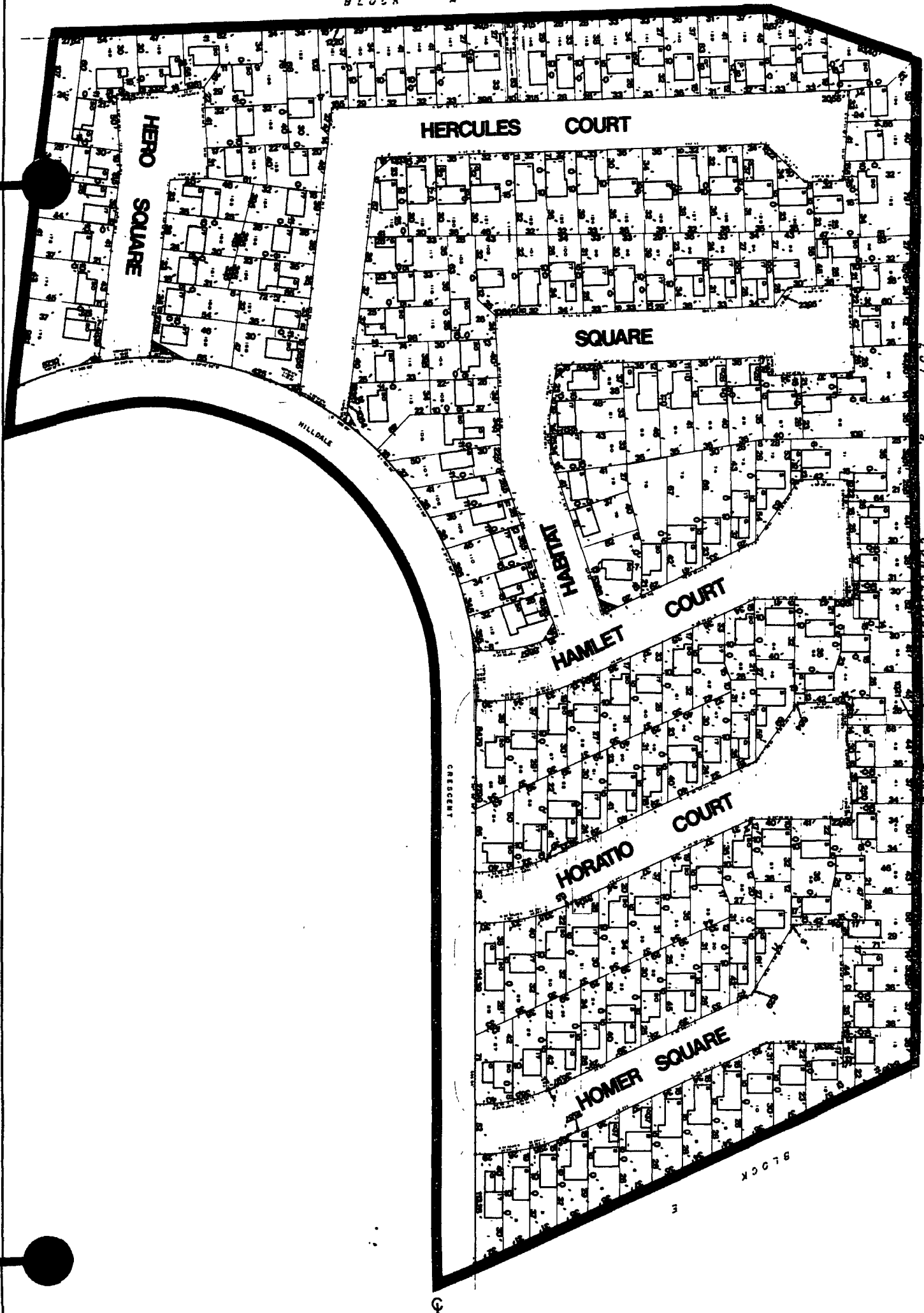
— ZONE BOUNDARY

Schedule C-Section 126(f)  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

BLOCK A

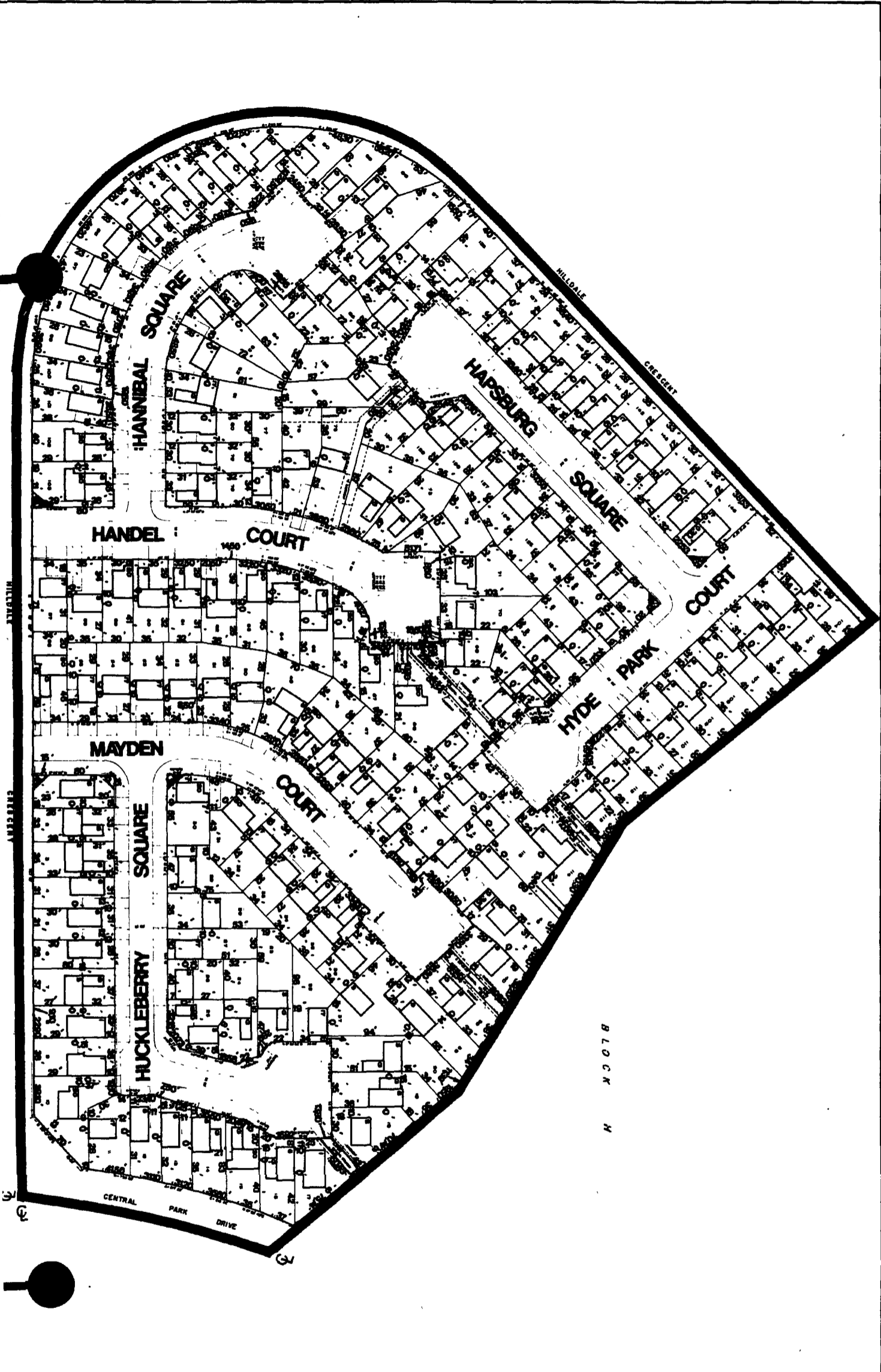


— ZONE BOUNDARY

Schedule C-Section 127(a)  
**BY-LAW 151-88**



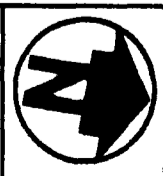
**CITY OF BRAMPTON**  
Planning and Development



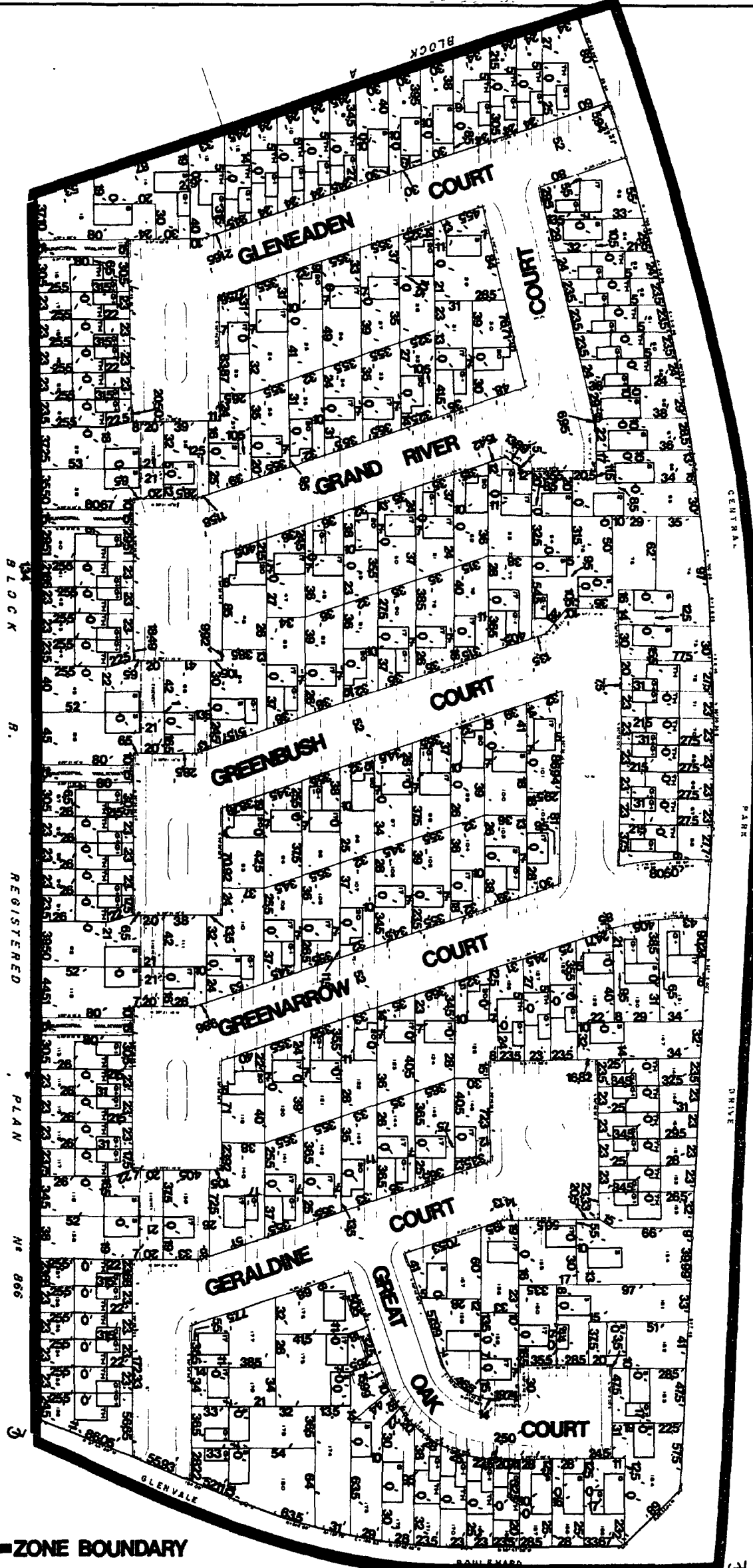
N 3078

**— ZONE BOUNDARY**

**Schedule C-Section 127(b)**  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



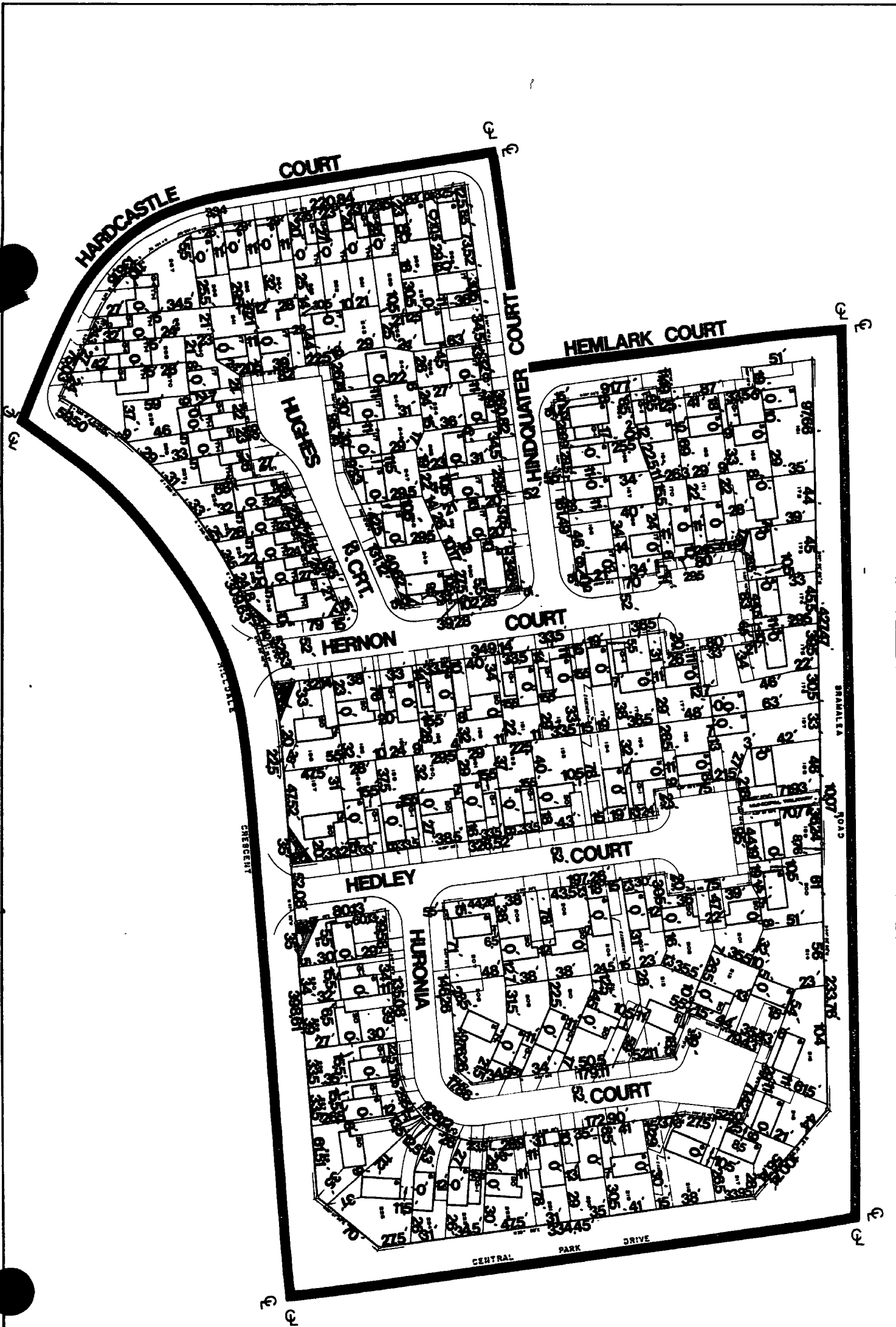
BLOCK B. REGISTERED PLAN No 866

**— ZONE BOUNDARY**

**Schedule C - Section 128(a)**  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



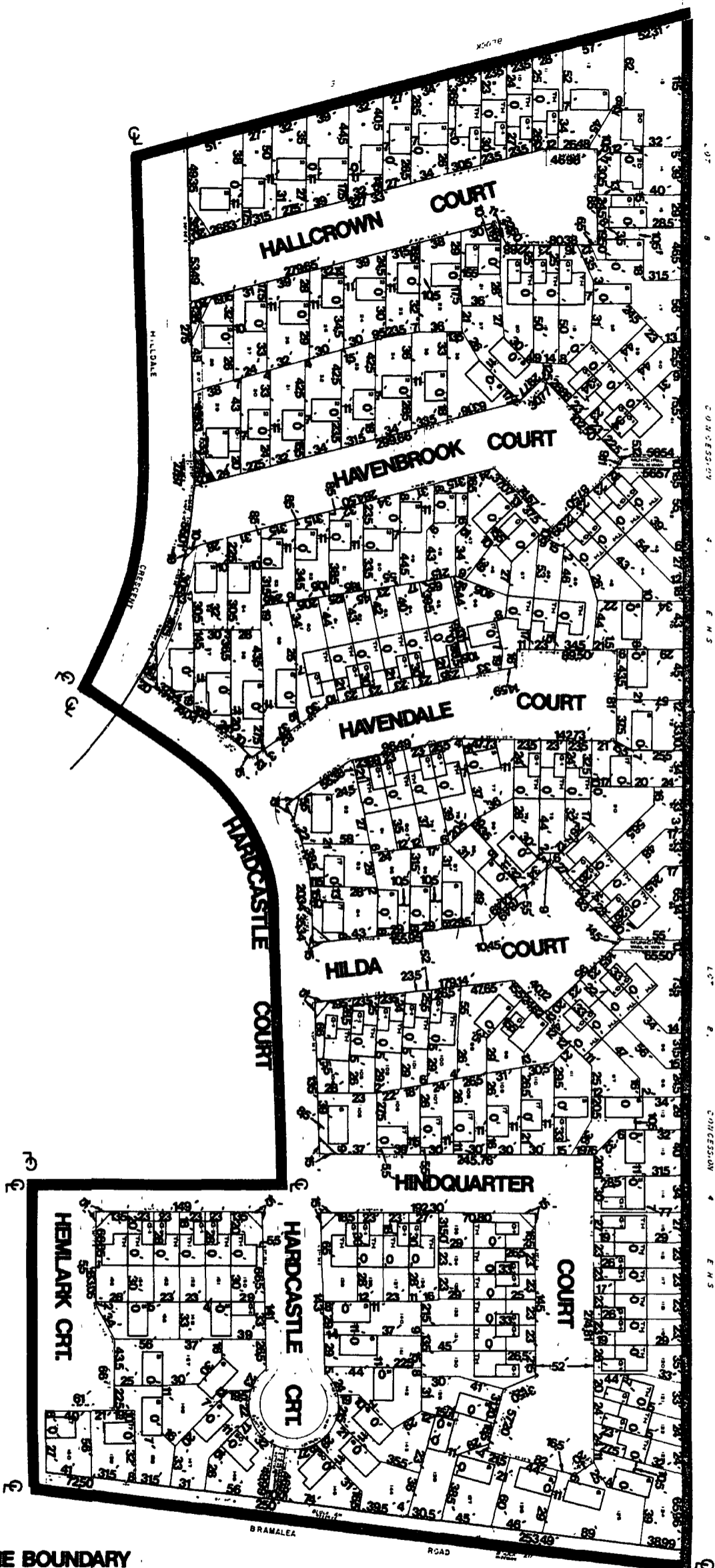
**— ZONE BOUNDARY**

**Schedule C-Section 128(b)  
BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



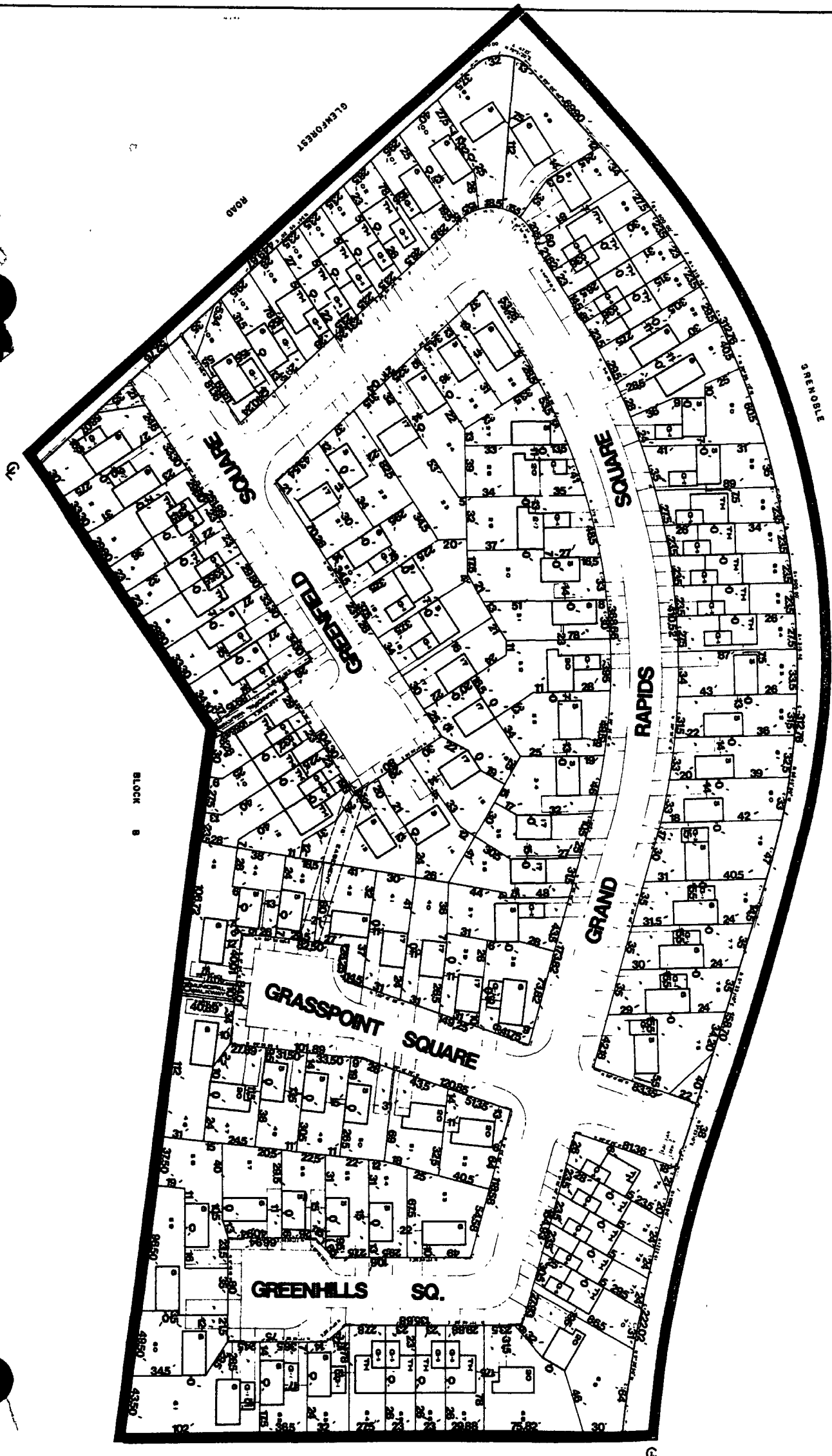


**ZONE BOUNDARY**

**Schedule C-Section 128(c)  
BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



BLOCK B

**—————** ZONE BOUNDARY

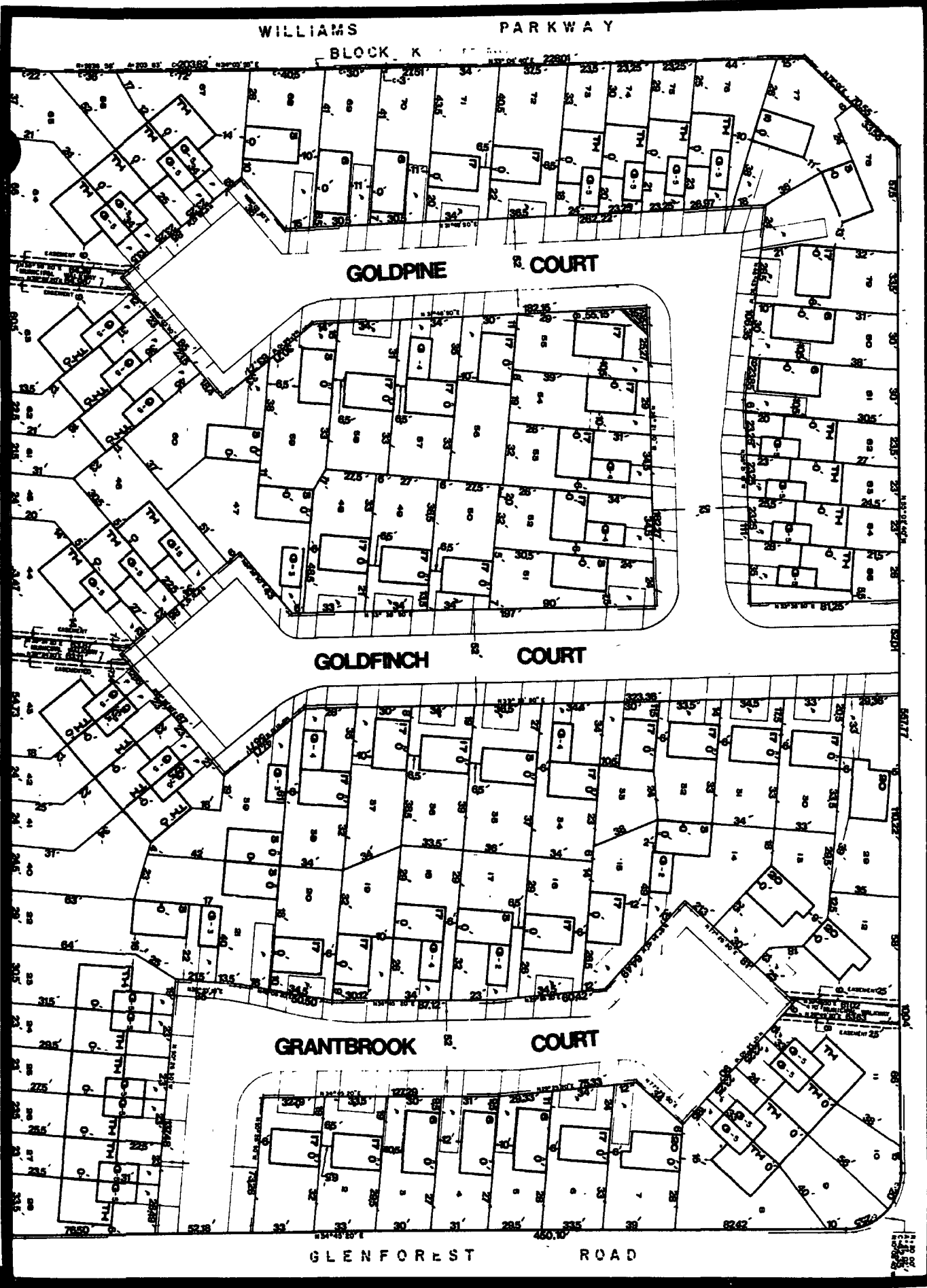
Schedule C- Section 128(d)  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

3

3



GRENABLE BOULEVARD

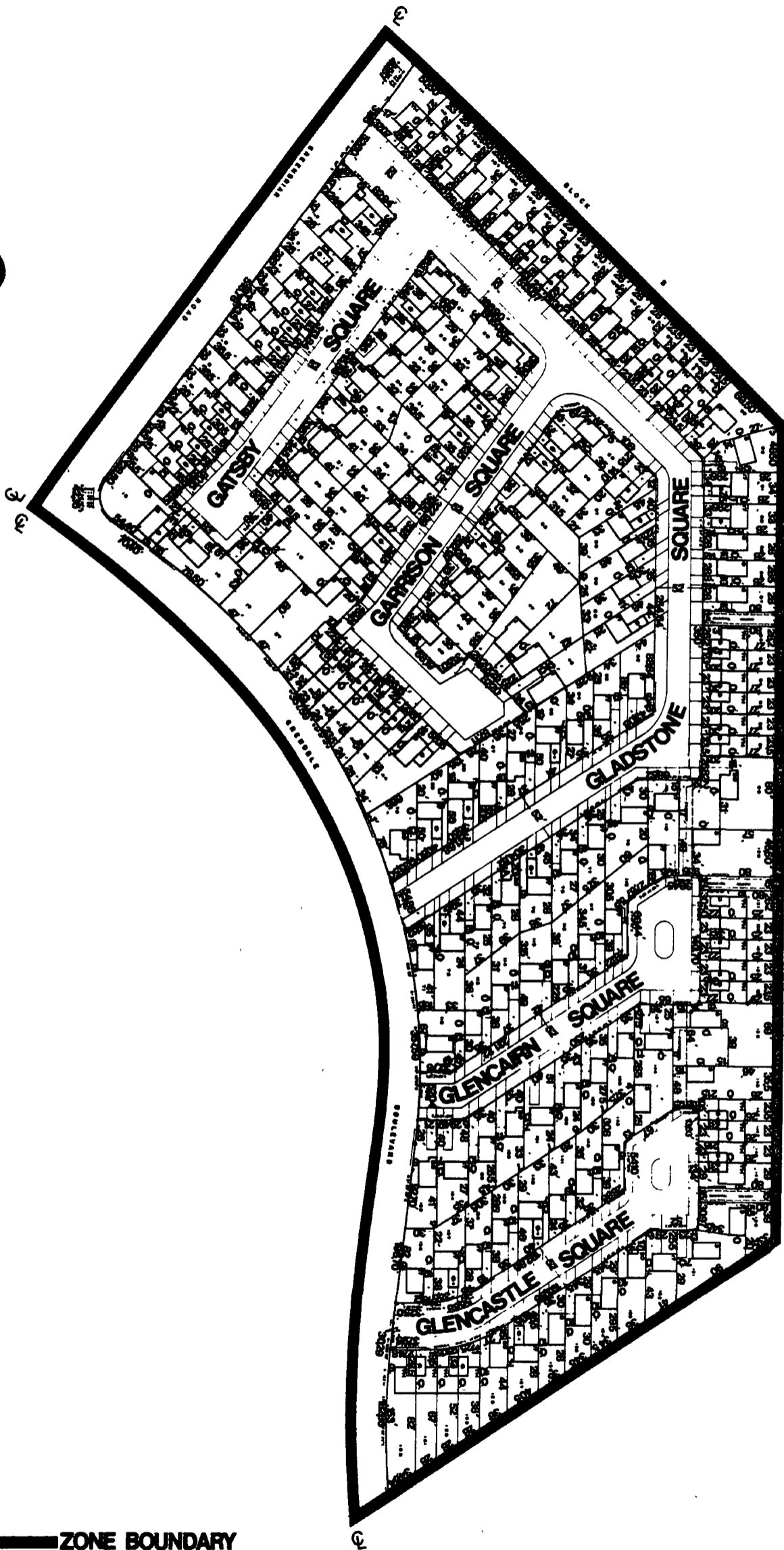
— ZONE BOUNDARY

Schedule C-Section 128(e)  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

3

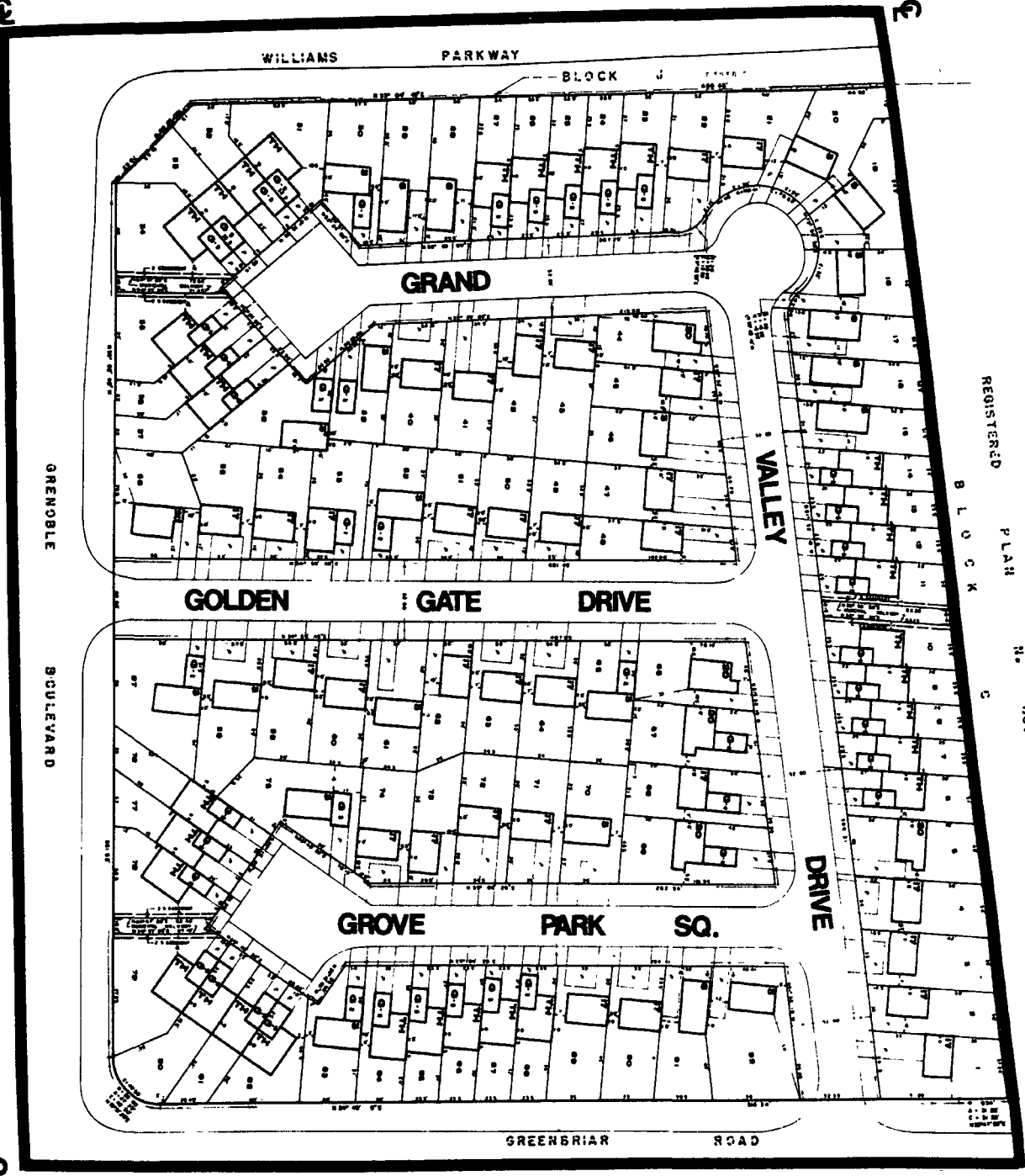


**— ZONE BOUNDARY**

Schedule C-Section 128(f)  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



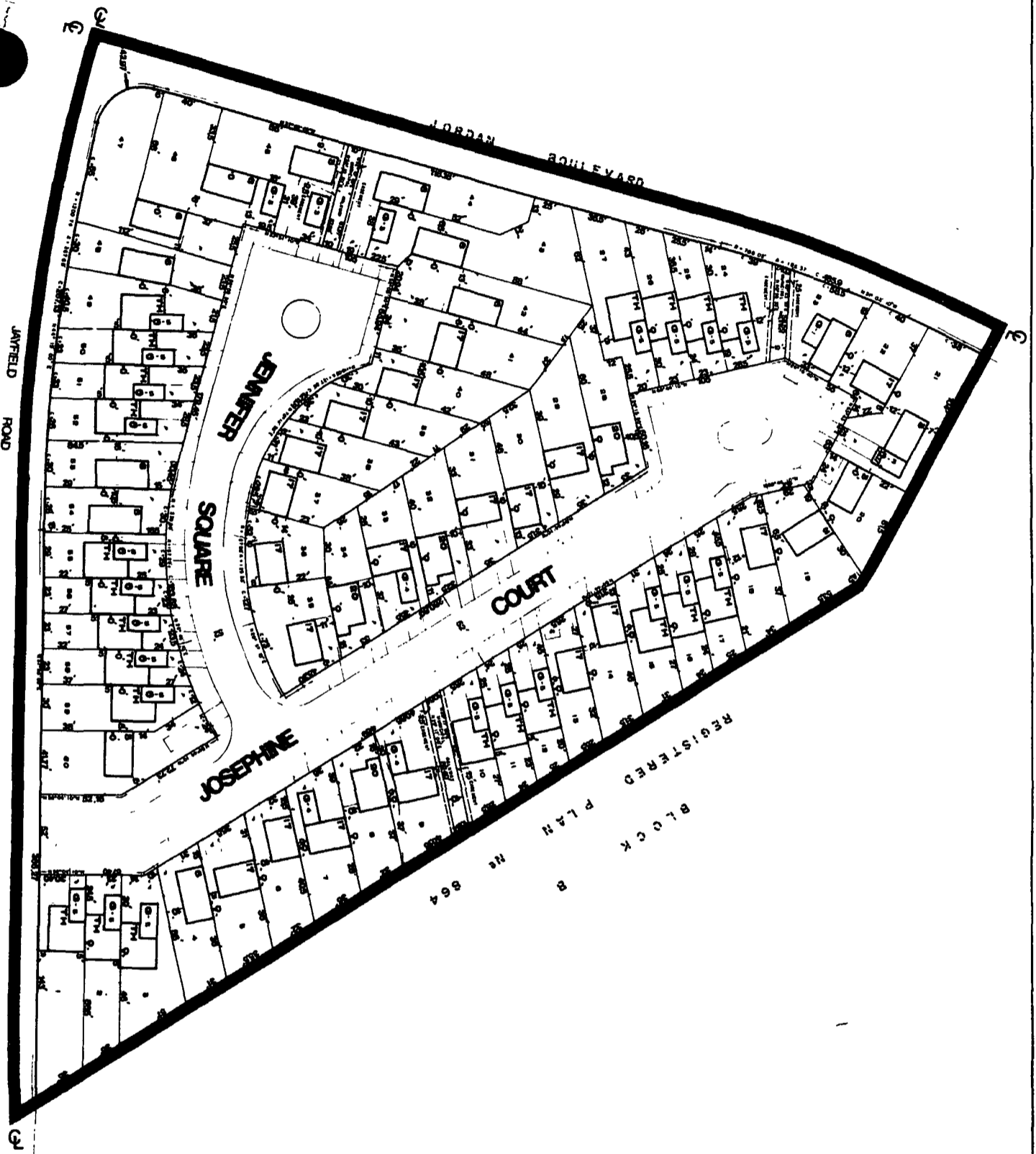
REGISTERED  
PLAN  
No. 860  
BLOCK C

**— ZONE BOUNDARY**

**Schedule C-Section 128(g)  
BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



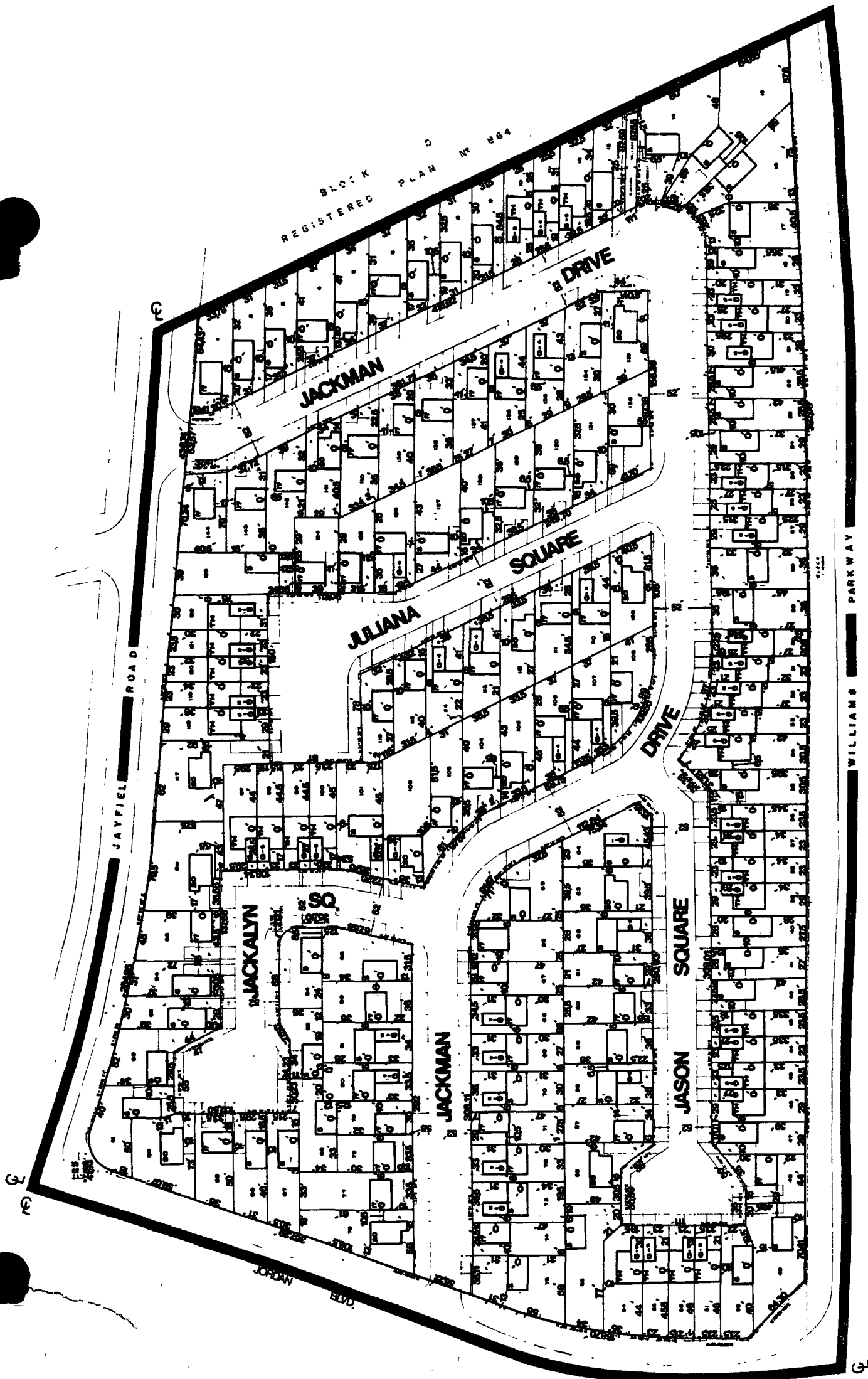
**— ZONE BOUNDARY**

**Schedule C-Section 28(h)  
BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

BLOCK PLAN  
REGISTERED PLAN No. 884

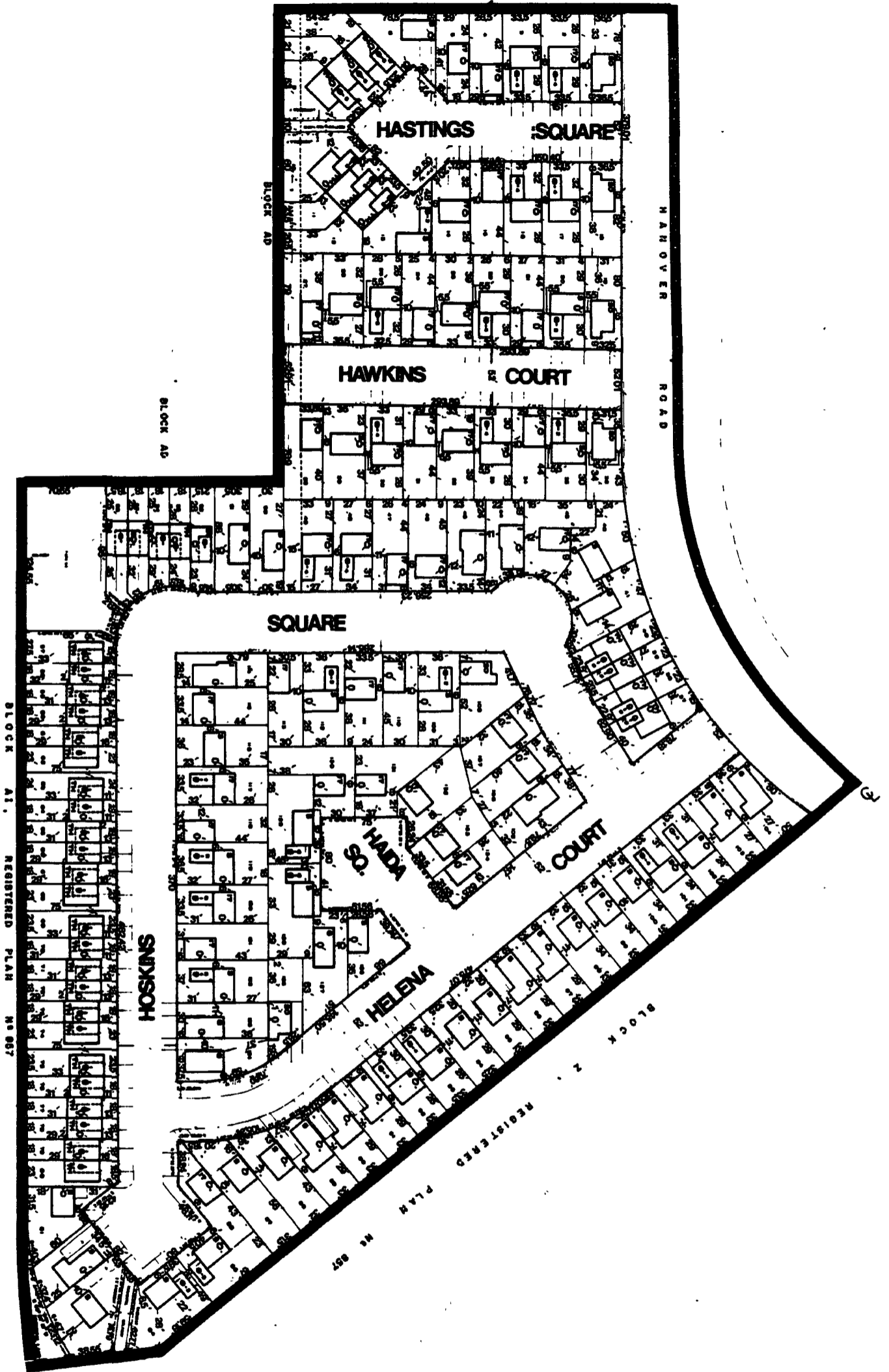


— ZONE BOUNDARY

Schedule C-Section 128(i)  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



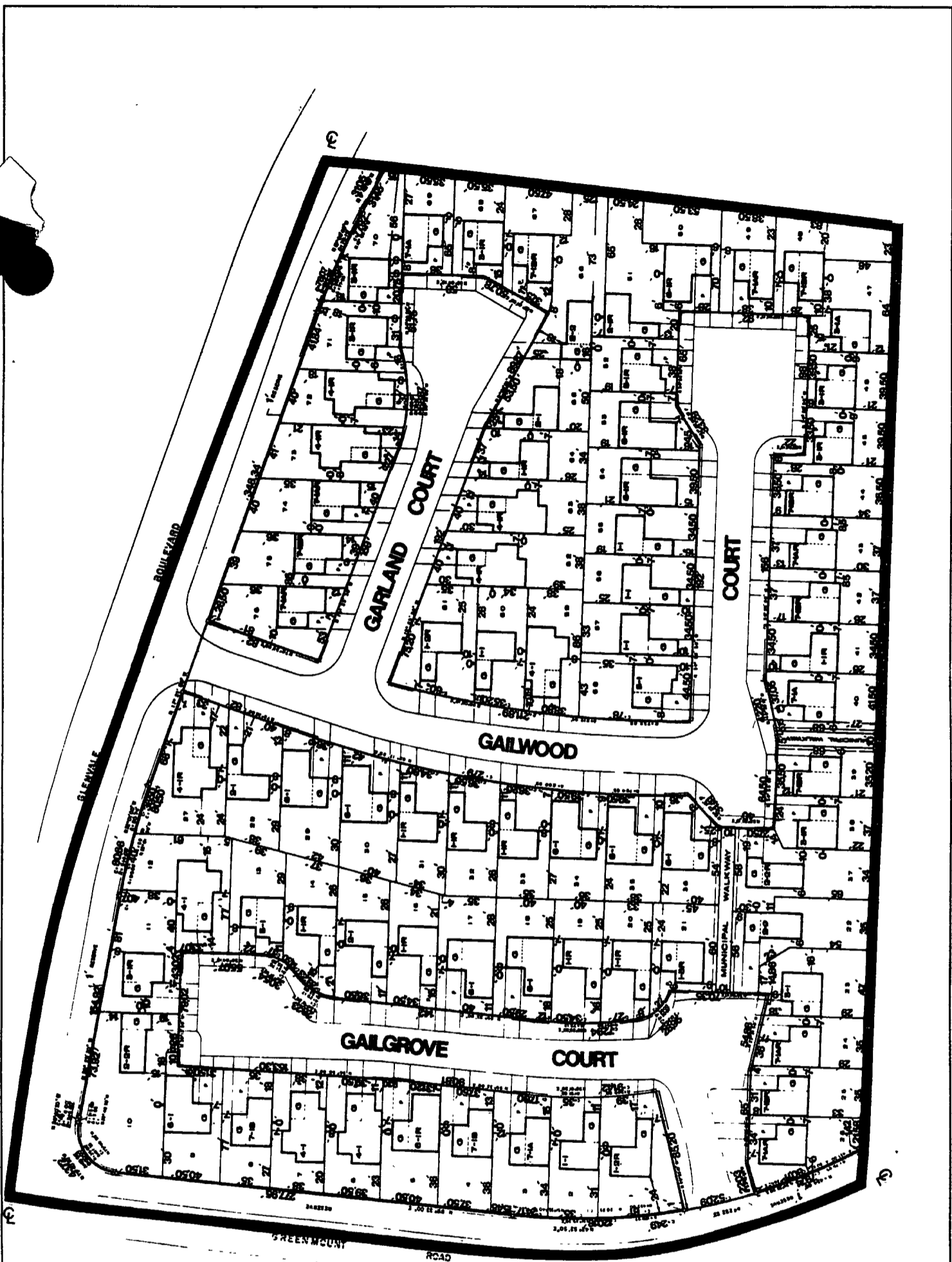
**—** ZONE BOUNDARY

Schedule C-Section 128(j)  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



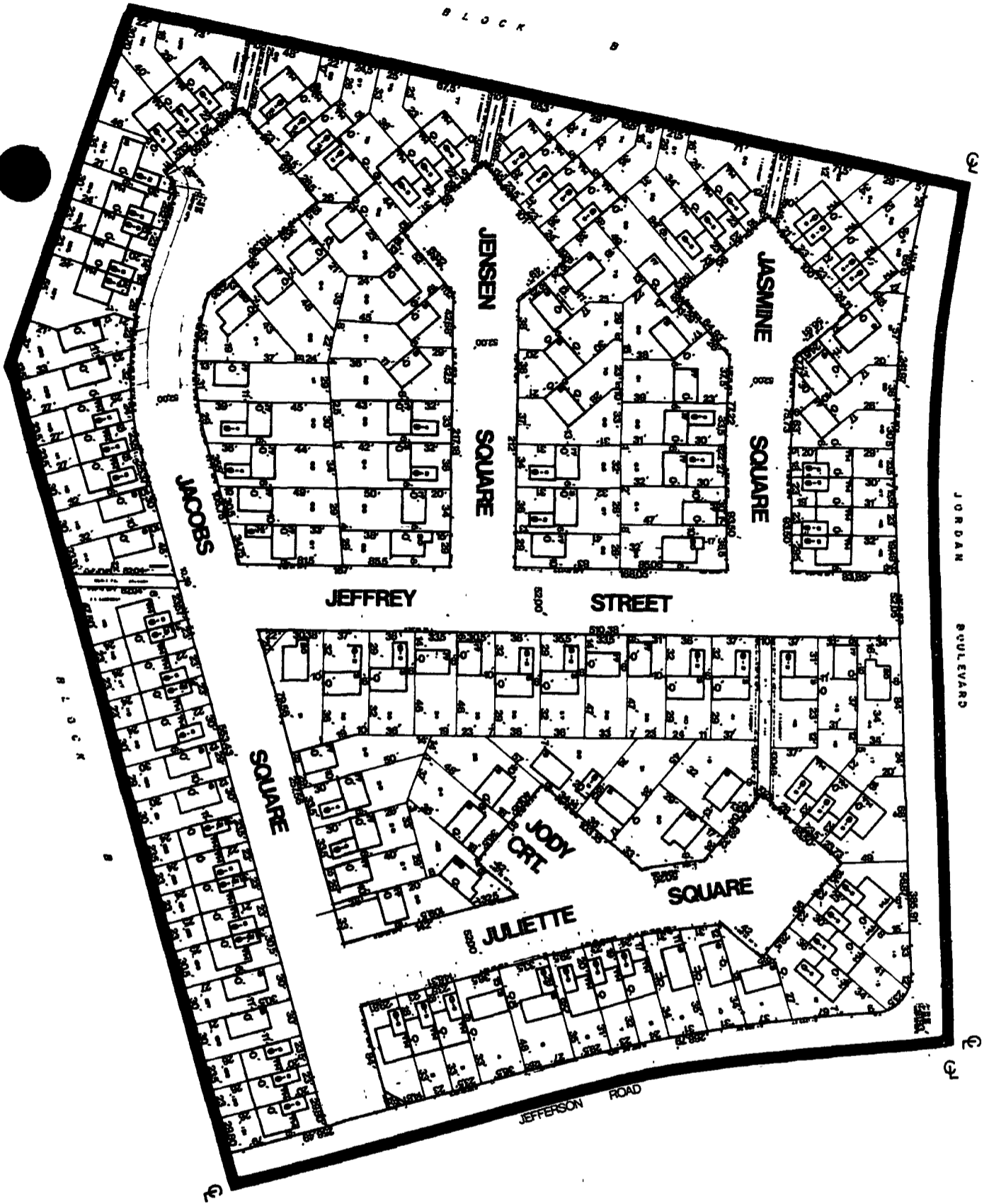


**— ZONE BOUNDARY**

**Schedule C-Section 129  
BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



**— ZONE BOUNDARY**

**Schedule C-Section 130  
BY-LAW 151-88**



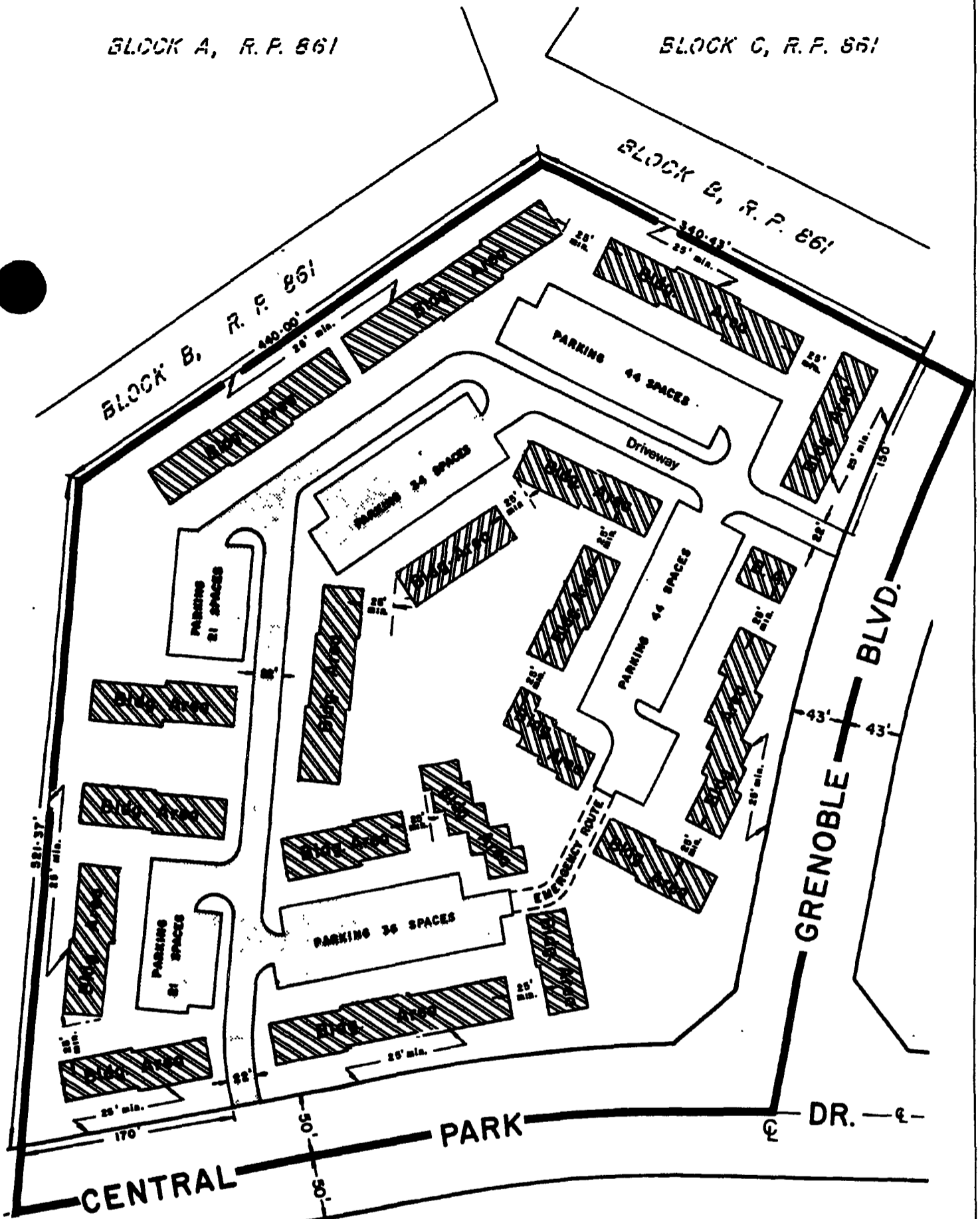
**CITY OF BRAMPTON**  
Planning and Development

BLOCK A, R. F. 861

BLOCK C, R. F. 861




BLOCK B, R. F. 861

BLOCK B, R. F. 861



BLOCK A, R. F. 866

BLOCK A, R. F. 865

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  PARKING AND DRIVEWAY AREA

 ZONE BOUNDARY

Schedule C-Section 131(a)  
**BY-LAW 151-88**



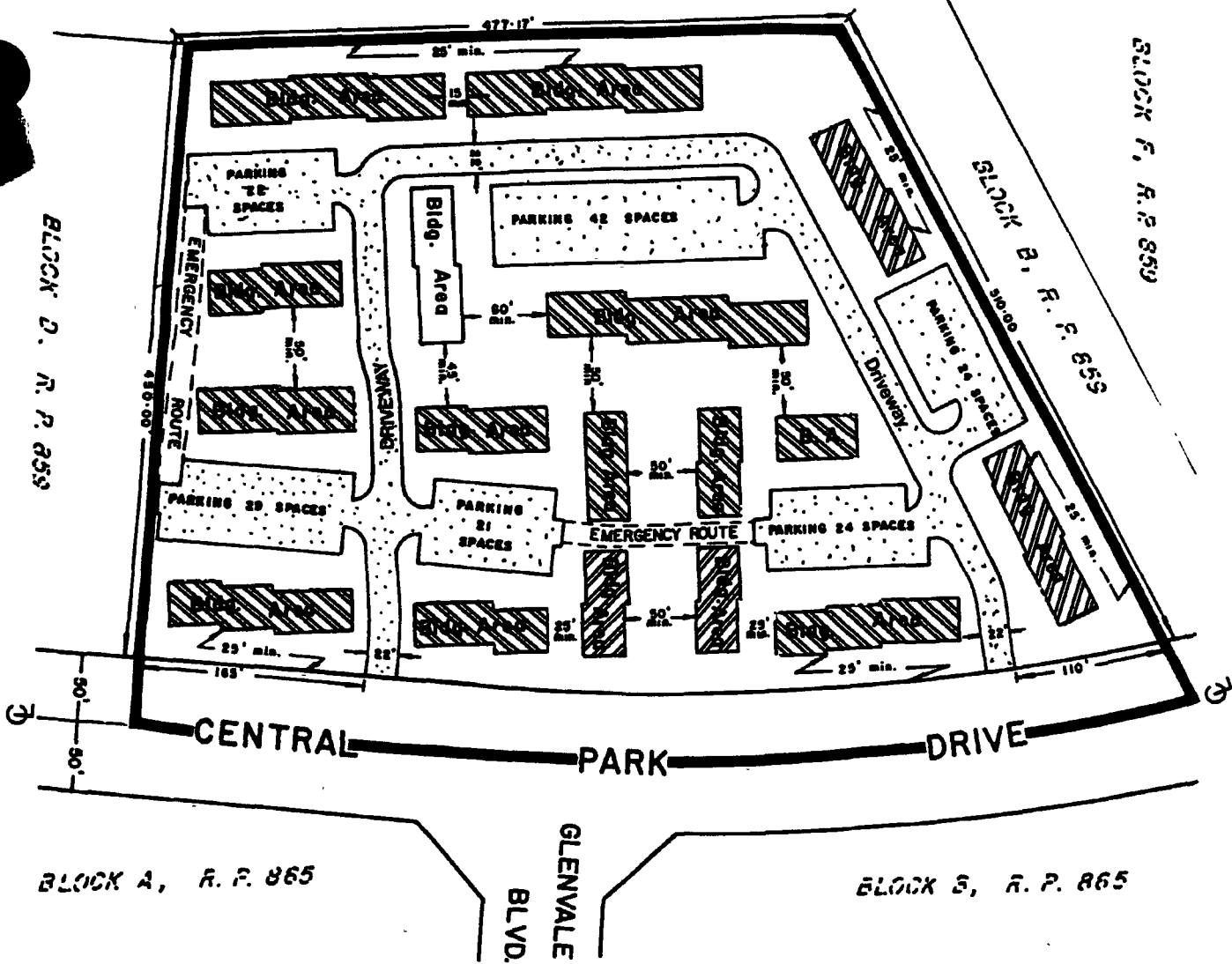
**CITY OF BRAMPTON**  
Planning and Development

BLOCK B, R. P. 859

BLOCK F, R.P. 859

BLOCK B, R. P. 859

BLOCK D, R. P. 859



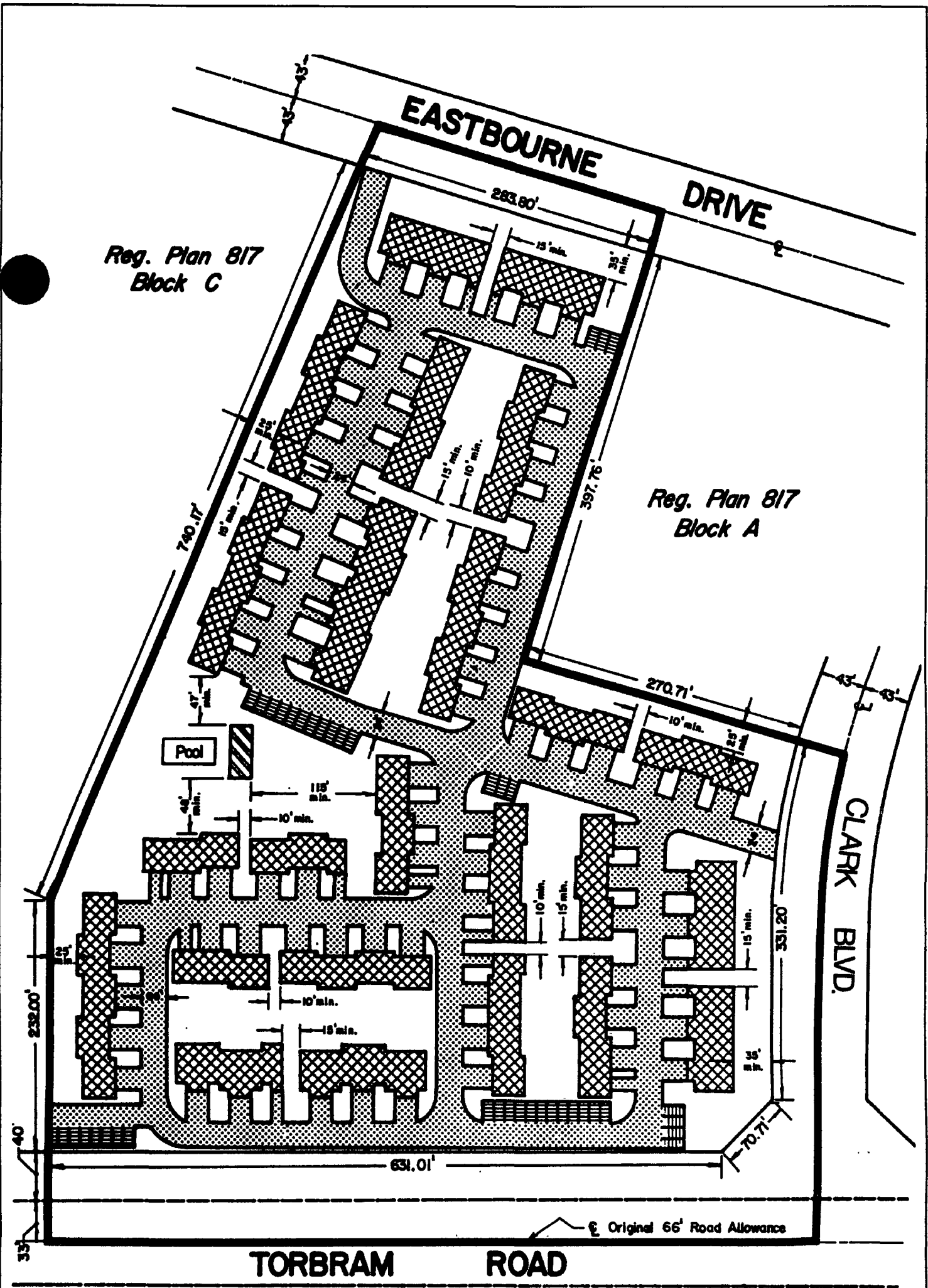
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  PARKING AND DRIVEWAY AREA

 ZONE BOUNDARY

Schedule C-Section 131(b)  
**BY-LAW 151-88**



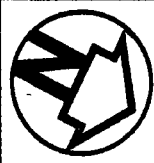
**CITY OF BRAMPTON**  
Planning and Development



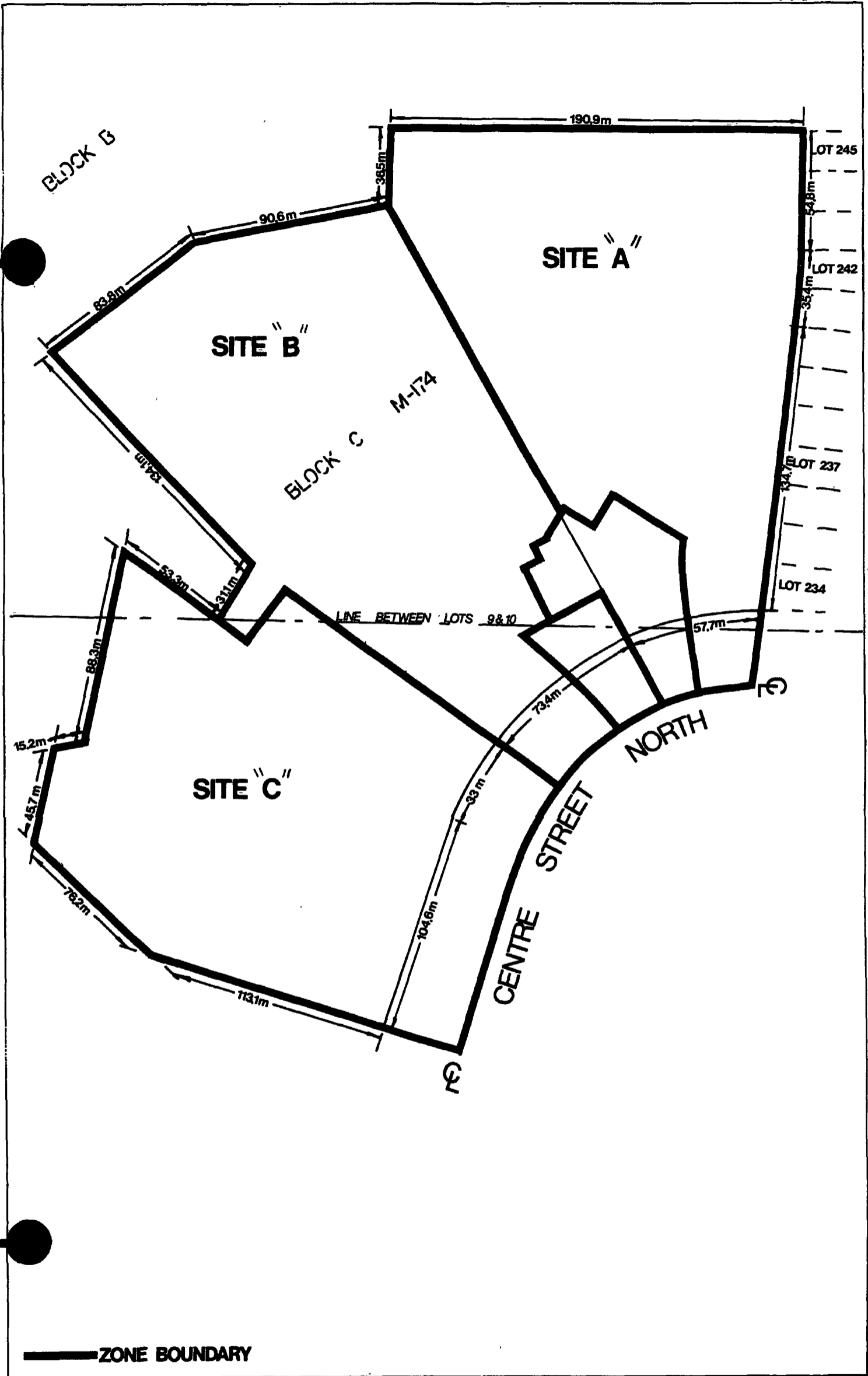
— ZONE BOUNDARY

-  Driveway & Parking Area
-  Visitors Parking Area
-  Building Area
-  Landscaped Area
-  Community Building

Schedule C-Section 136  
**BY-LAW 151-88**



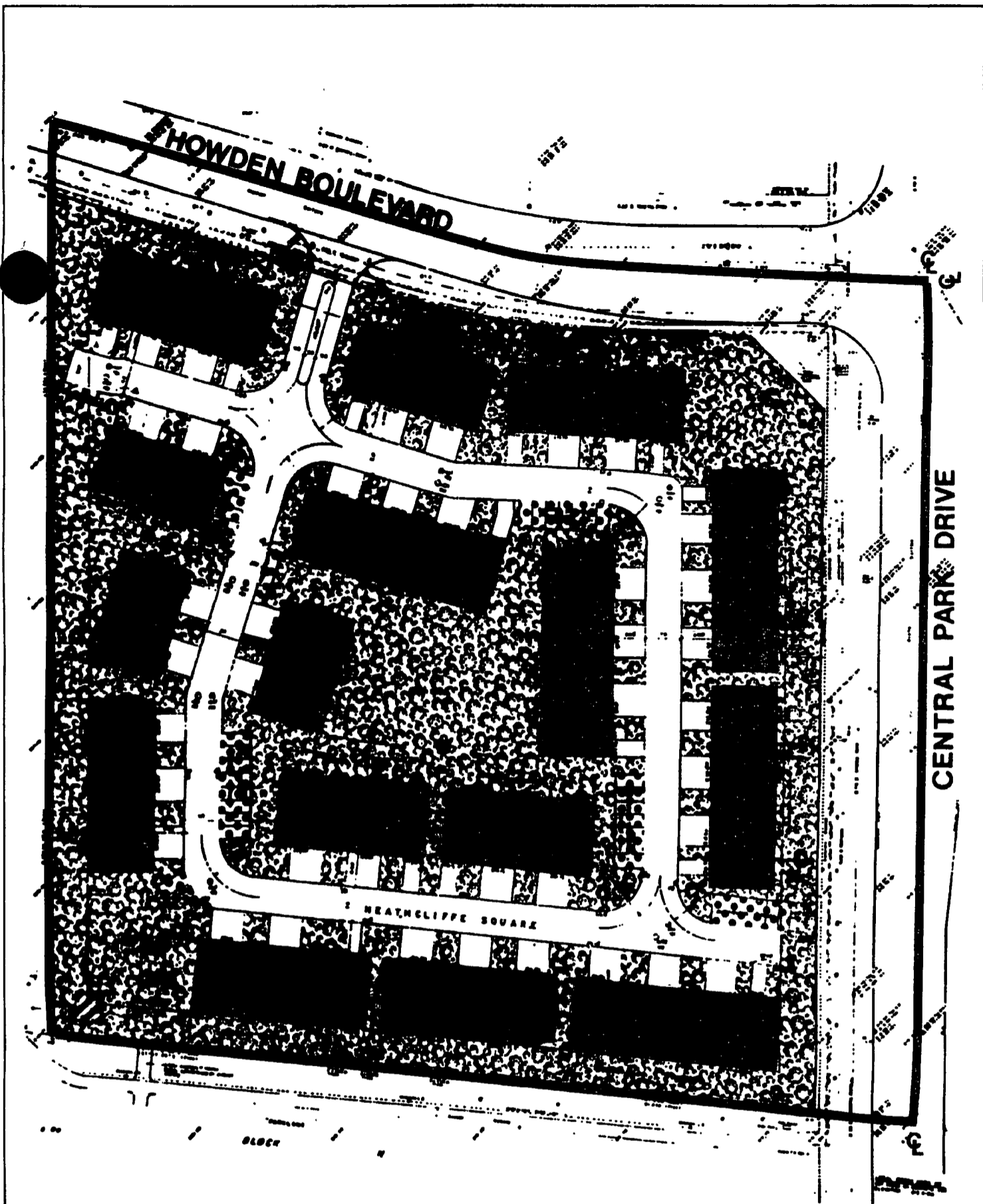
**CITY OF BRAMPTON**  
Planning and Development


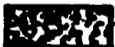




Schedule C-Section 137  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  VISITOR & RECREATIONAL VEHICLE PARKING AREA
-  ACCESSORY BUILDING AREA

 ZONE BOUNDARY

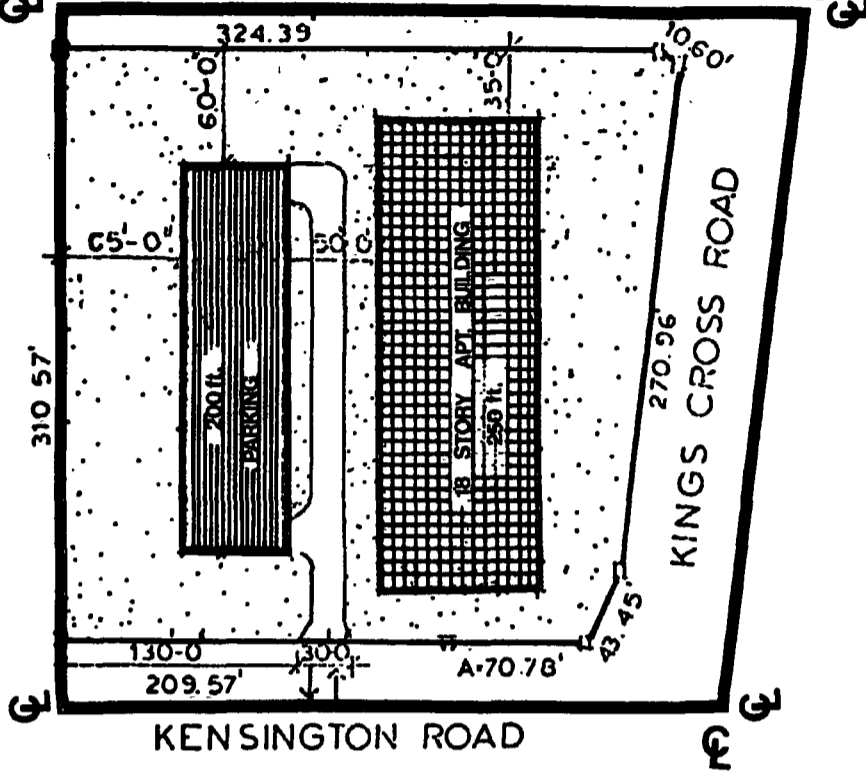
Schedule C-Section 145  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

1:1062

THE KINGS HIGHWAY NO: 7



- LANDSCAPED OPEN SPACE
- BUILDING AREA
- PARKING AREA

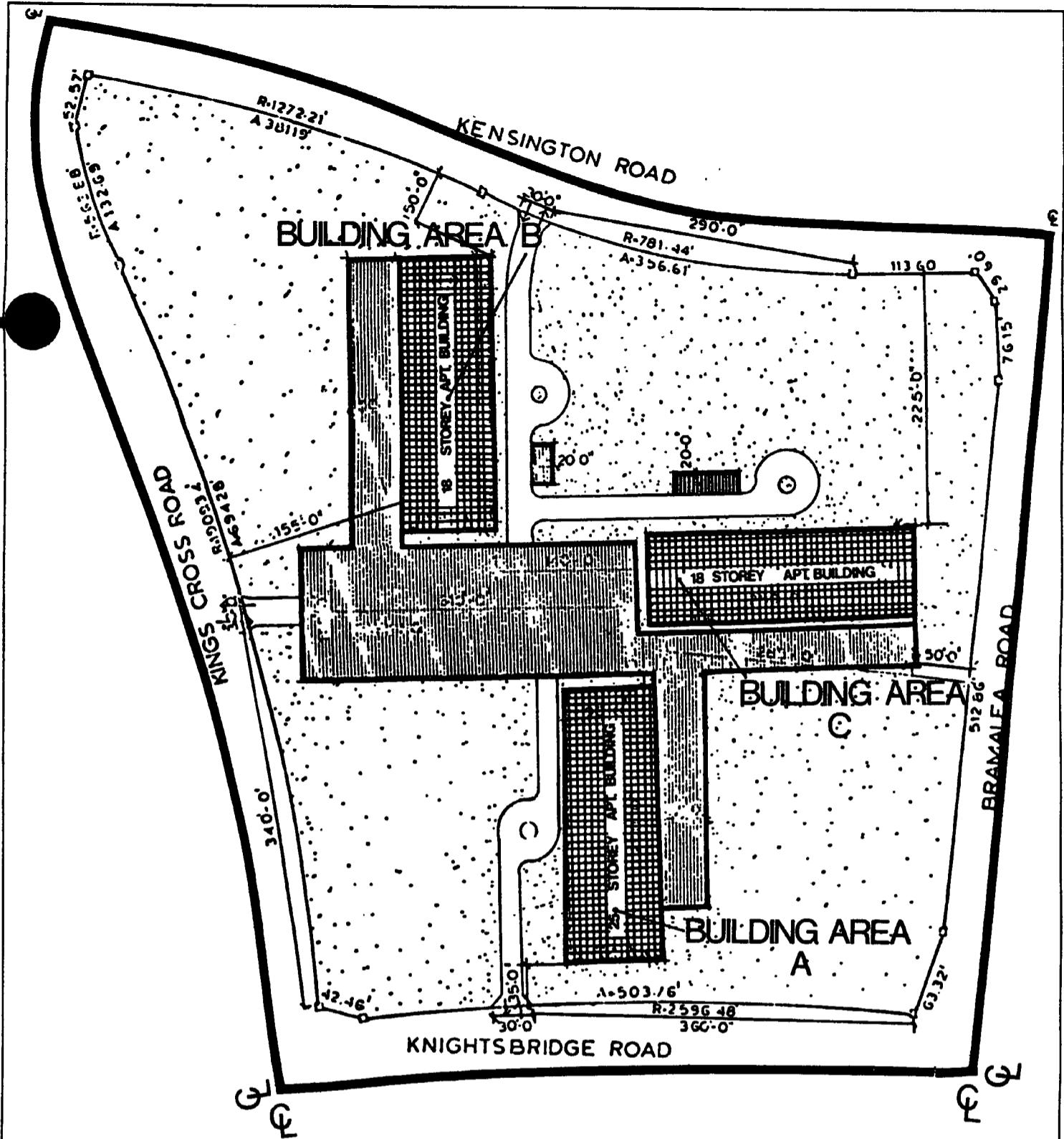
ZONE BOUNDARY




Schedule C-Section 147  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development





-  LANDSCAPED OPEN SPACE
-  BUILDING AREA
-  PARKING AREA

**—** ZONE BOUNDARY

Schedule C-Section 148  
**BY-LAW 151-88**



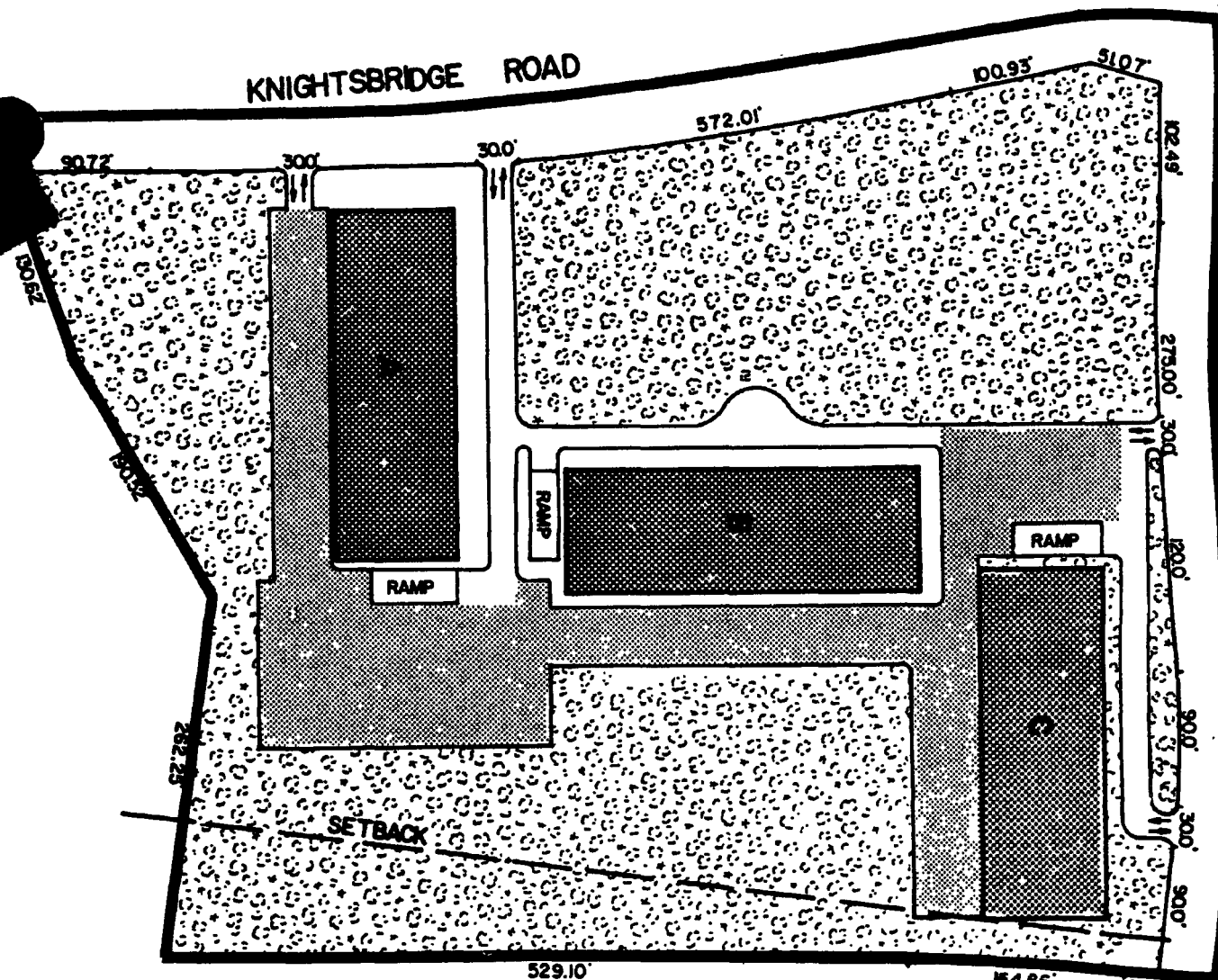
**CITY OF BRAMPTON**  
 Planning and Development

KNIGHTSBRIDGE ROAD

G1




KINGS CROSS ROAD

G1



50' Buffer Strip

Northerly limit of Clark Blvd.  
As widened to 130'

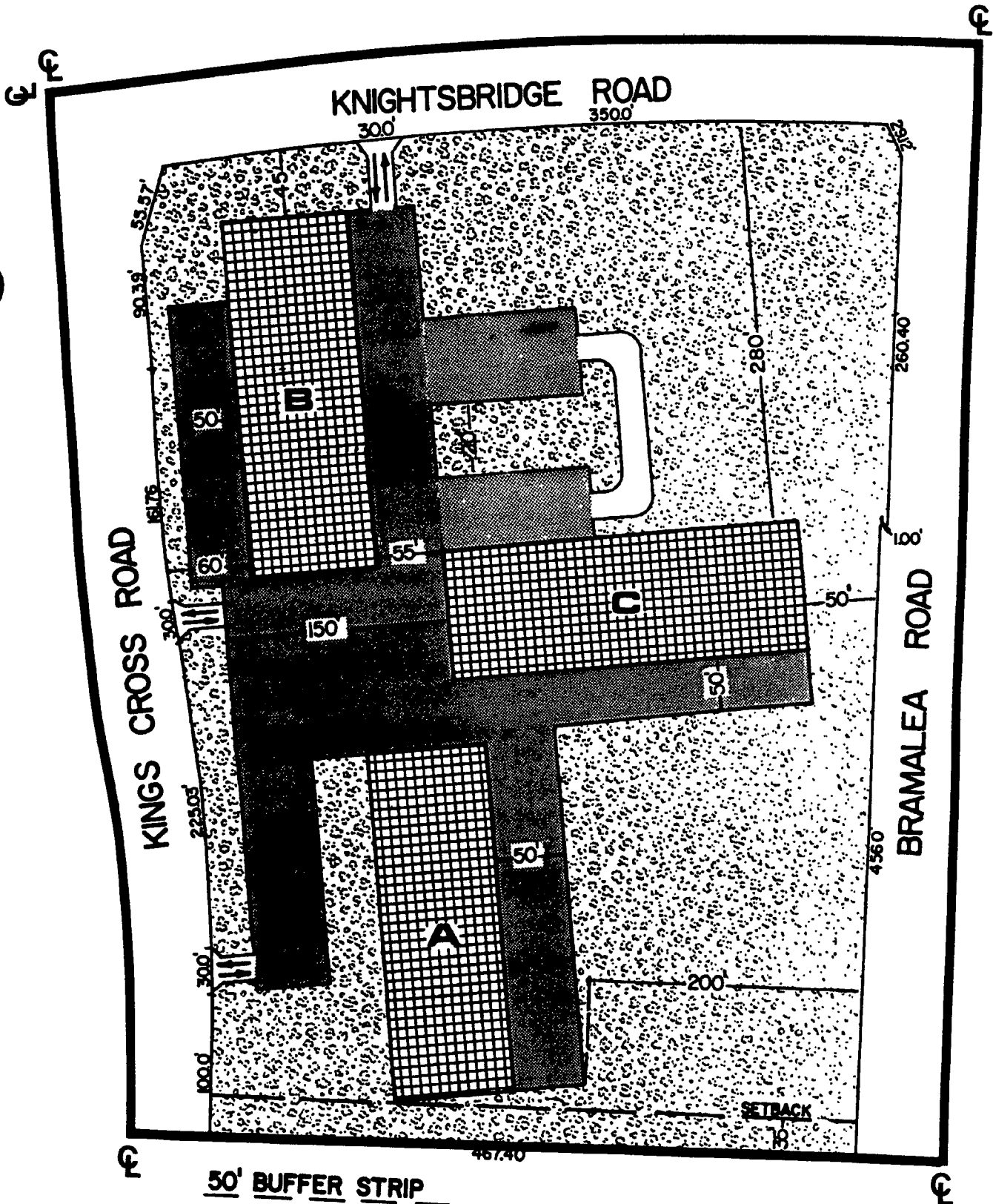
-  LANDSCAPED OPEN SPACE
-  BUILDING AREA
-  PARKING AREA

 ZONE BOUNDARY




Schedule C-Section 149  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



50' BUFFER STRIP  
 NORTHERLY LIMIT OF CLARK BLVD.  
 AS WIDENED TO 130'

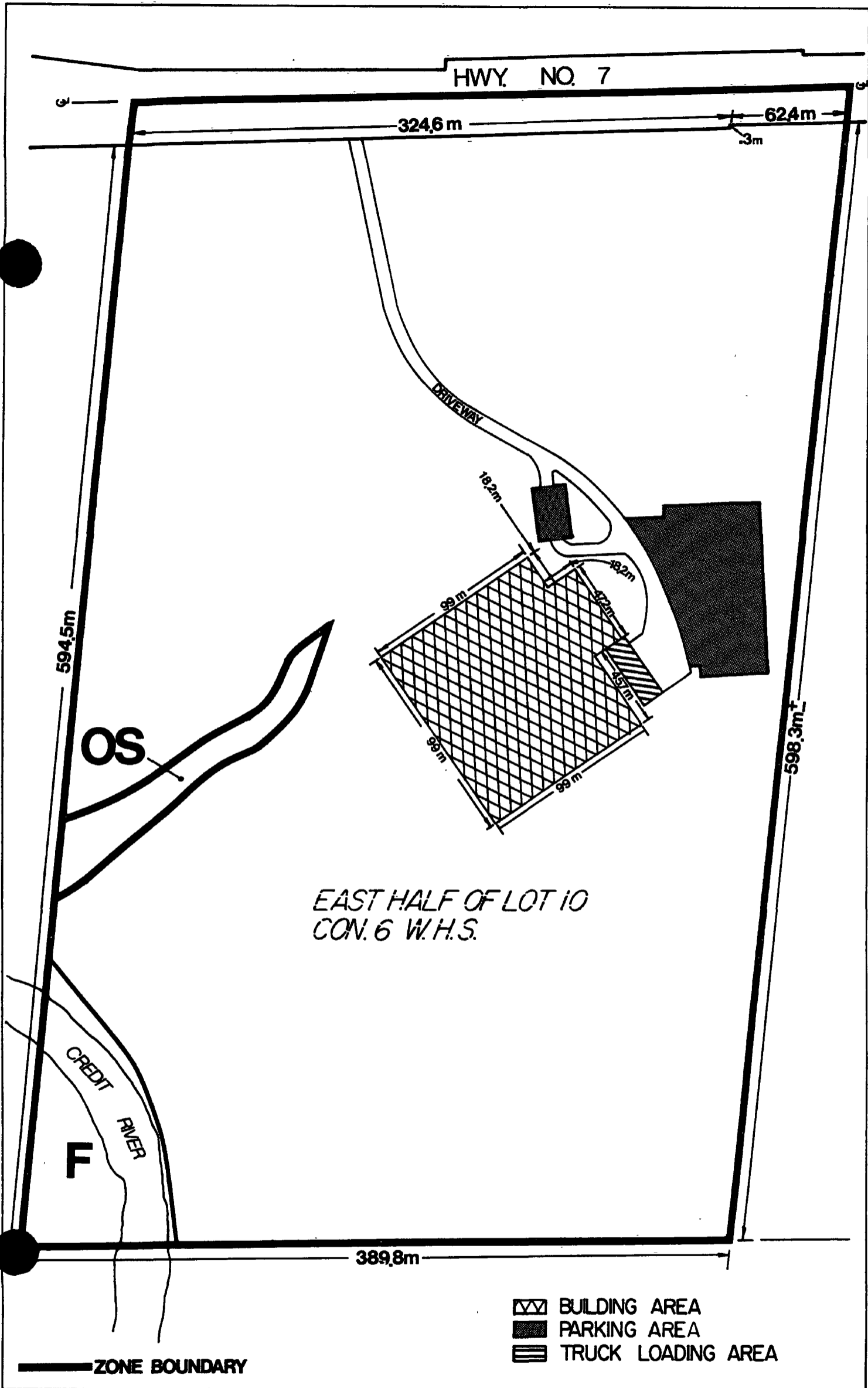
-  BUILDING AREA
-  PARKING AREA
-  LANDSCAPED OPEN SPACE

**—————** ZONE BOUNDARY

Schedule C-Section 150  
**BY-LAW 151-88**



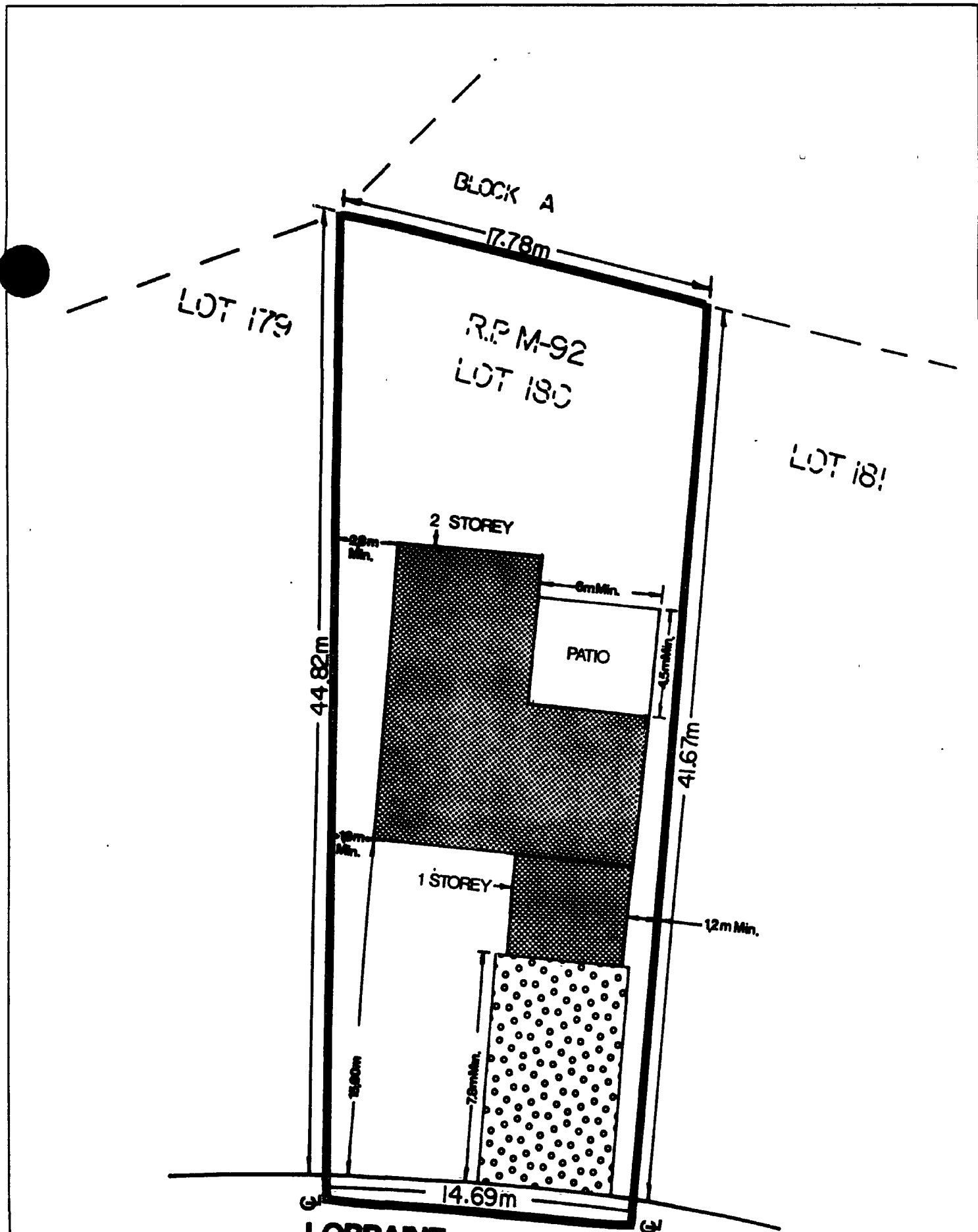
**CITY OF BRAMPTON**  
 Planning and Development



Schedule C-Section 158  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



LEGEND

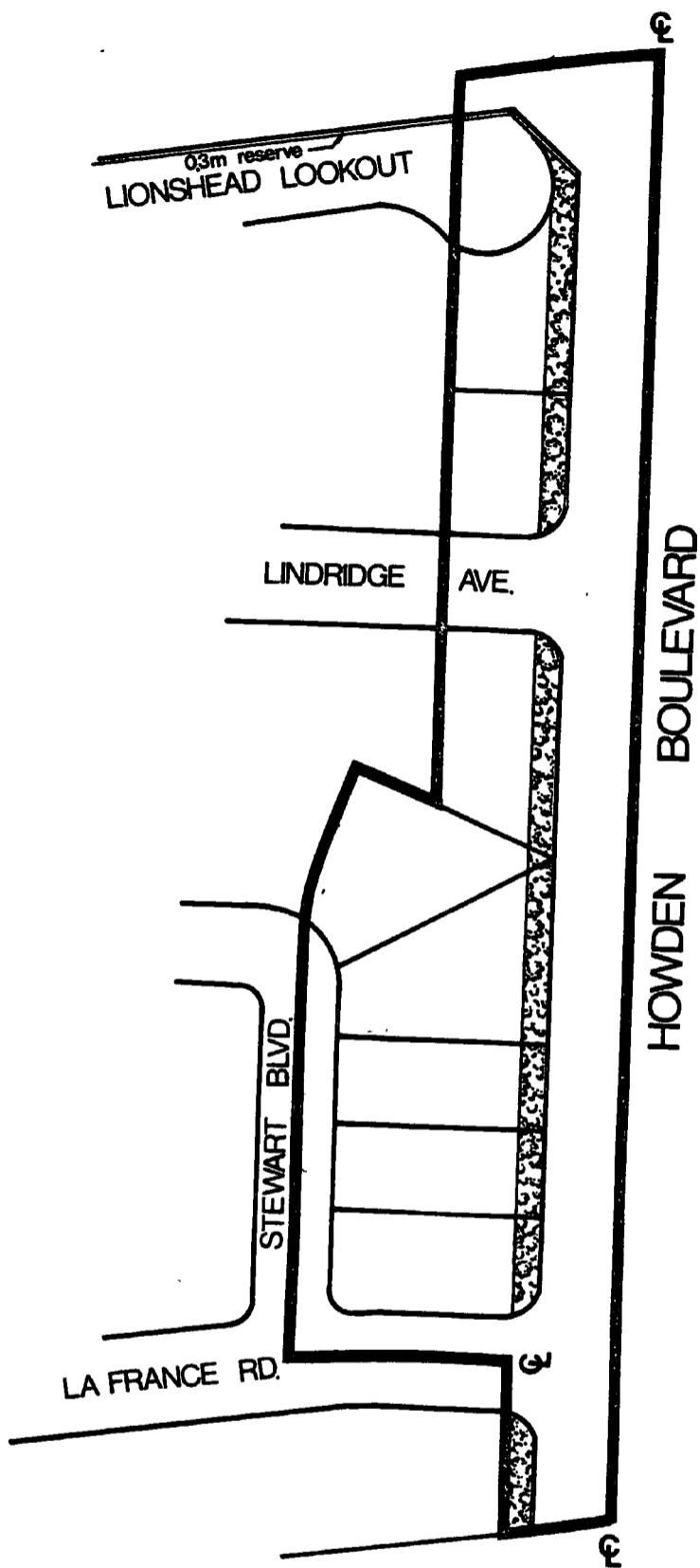
-  BUILDING AREA
-  PAVED DRIVEWAY
-  MINIMUM

 ZONE BOUNDARY

Schedule C-Section 173  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



**— ZONE BOUNDARY**

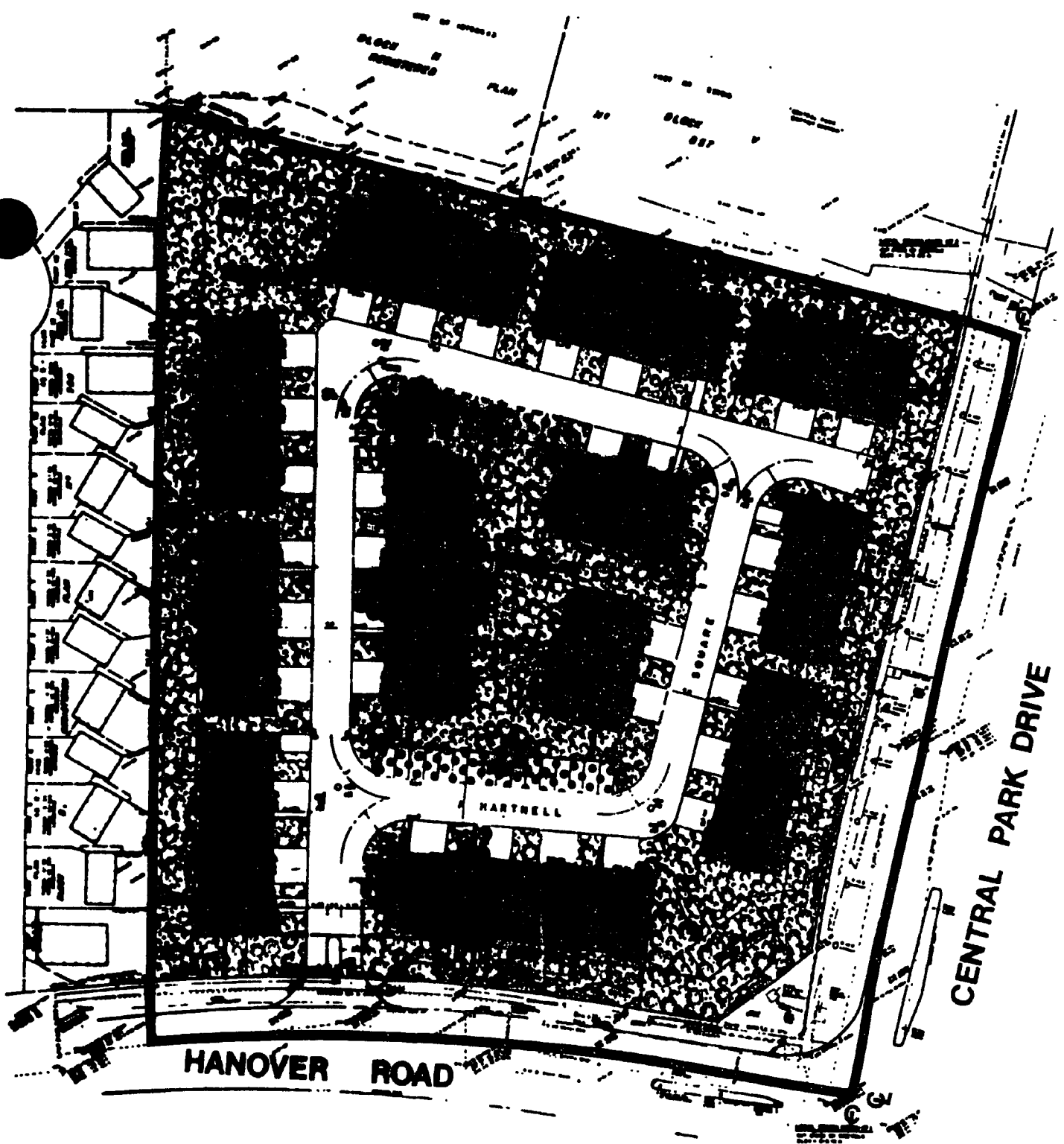
 Landscaped Buffer Area

**Schedule C-Section 178**  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development





-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  VISITOR & RECREATIONAL VEHICLE PARKING AREA

 ZONE BOUNDARY

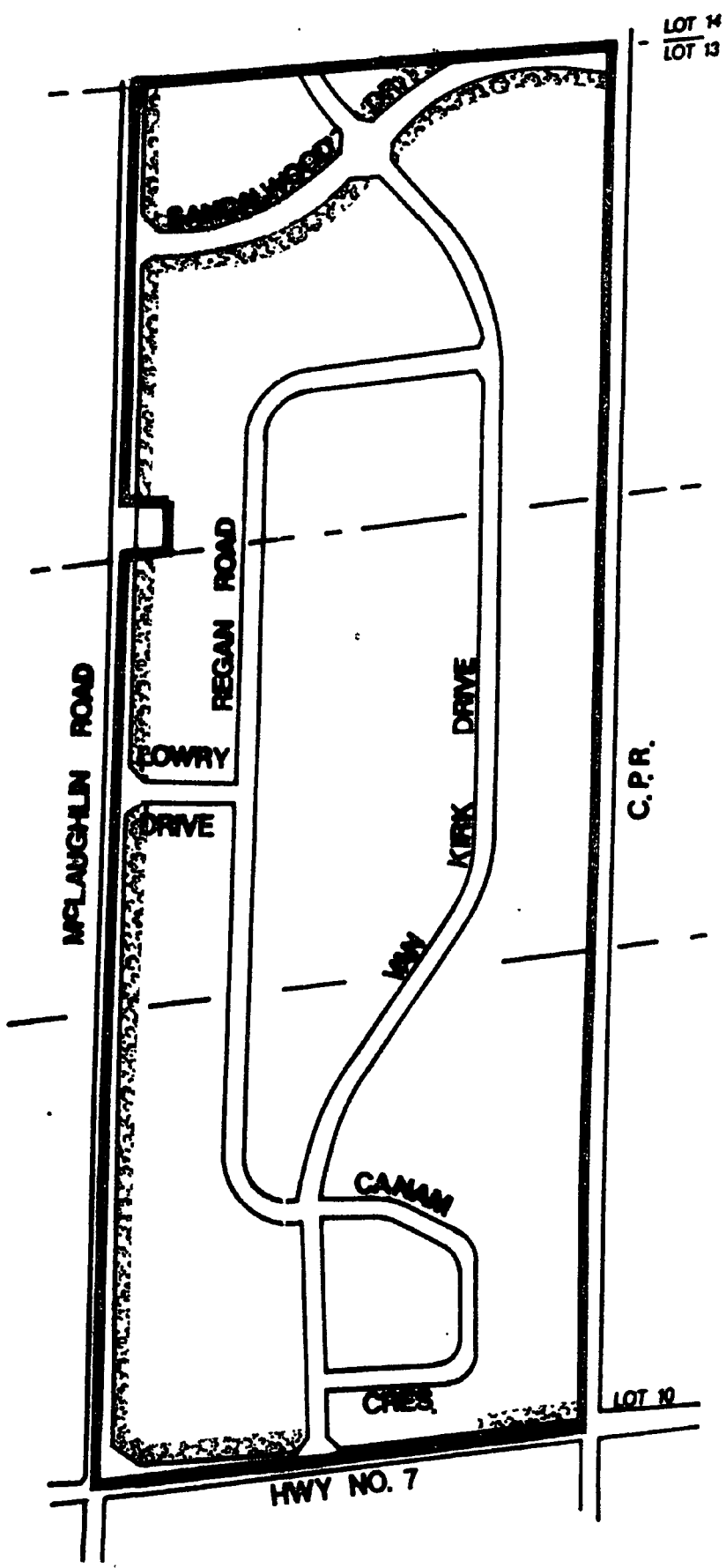
Schedule C- Section 184  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

1:1062





CON. 2 W.H.S.

CON. 1 W.H.S.

— ZONE BOUNDARY

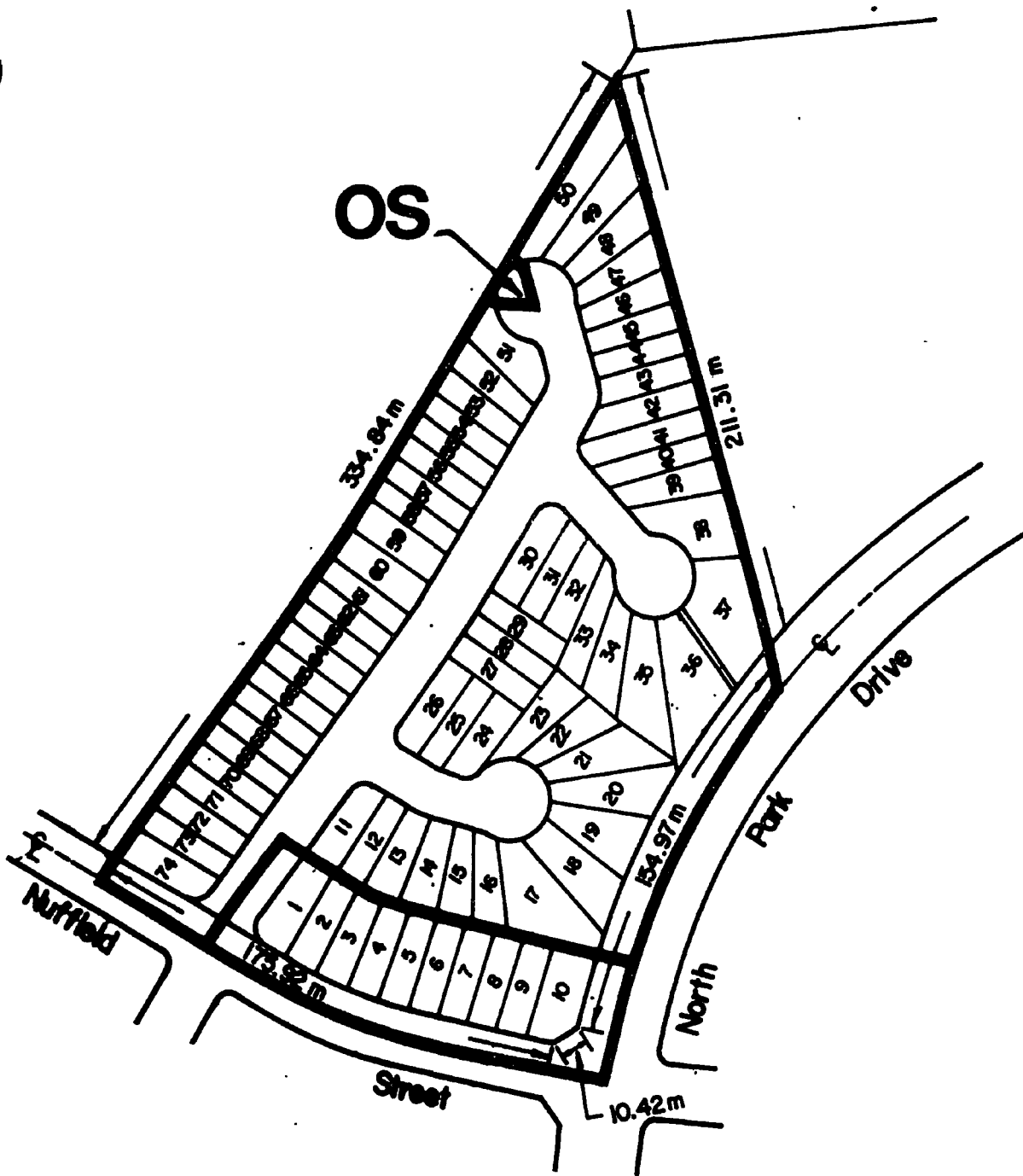
LANDSCAPED OPEN SPACE 

Schedule C-Section 186  
**BY-LAW 151-88**



1:9400

**CITY OF BRAMPTON**  
 Planning and Development

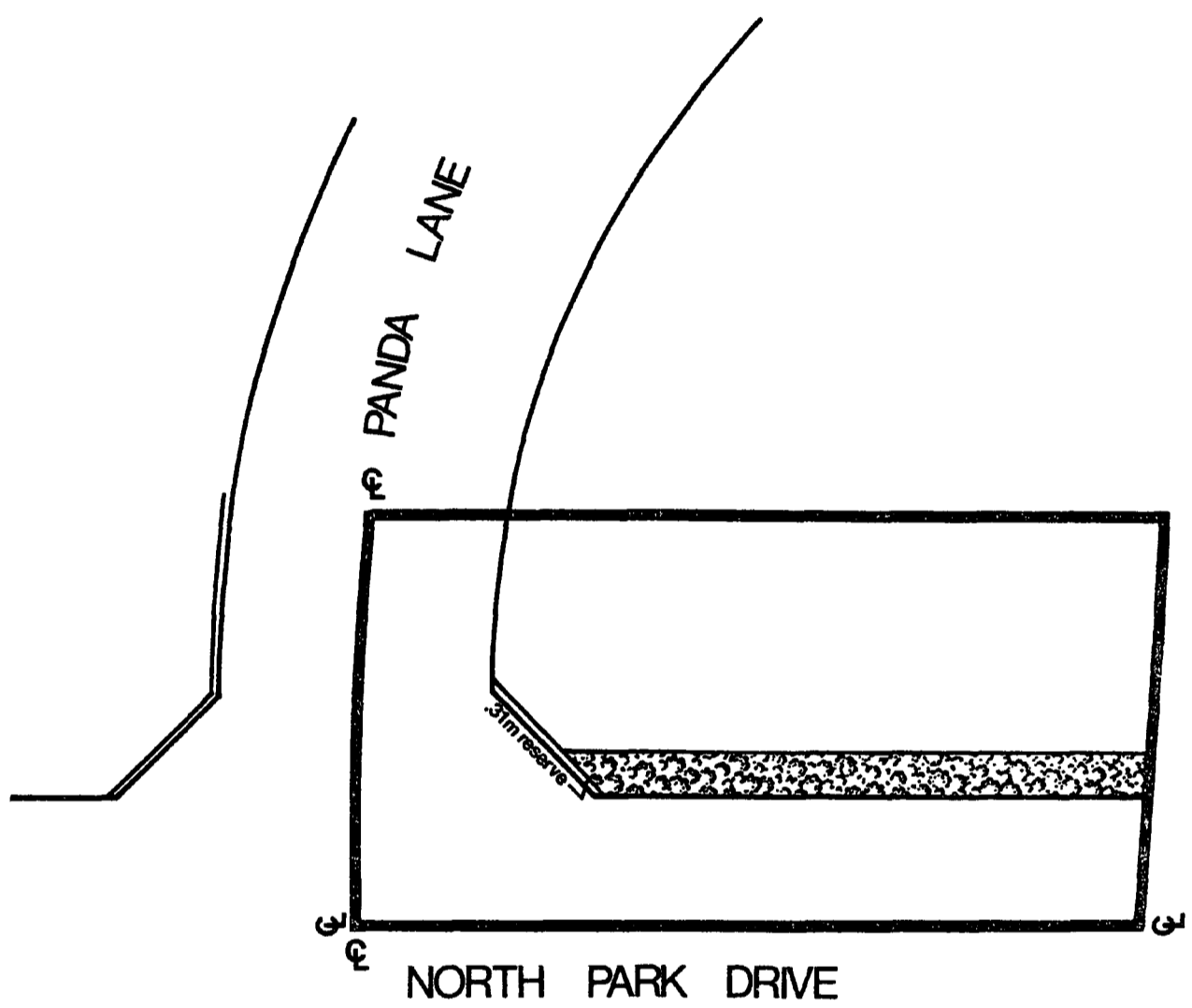


**— ZONE BOUNDARY**

Schedule C- Section 191  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



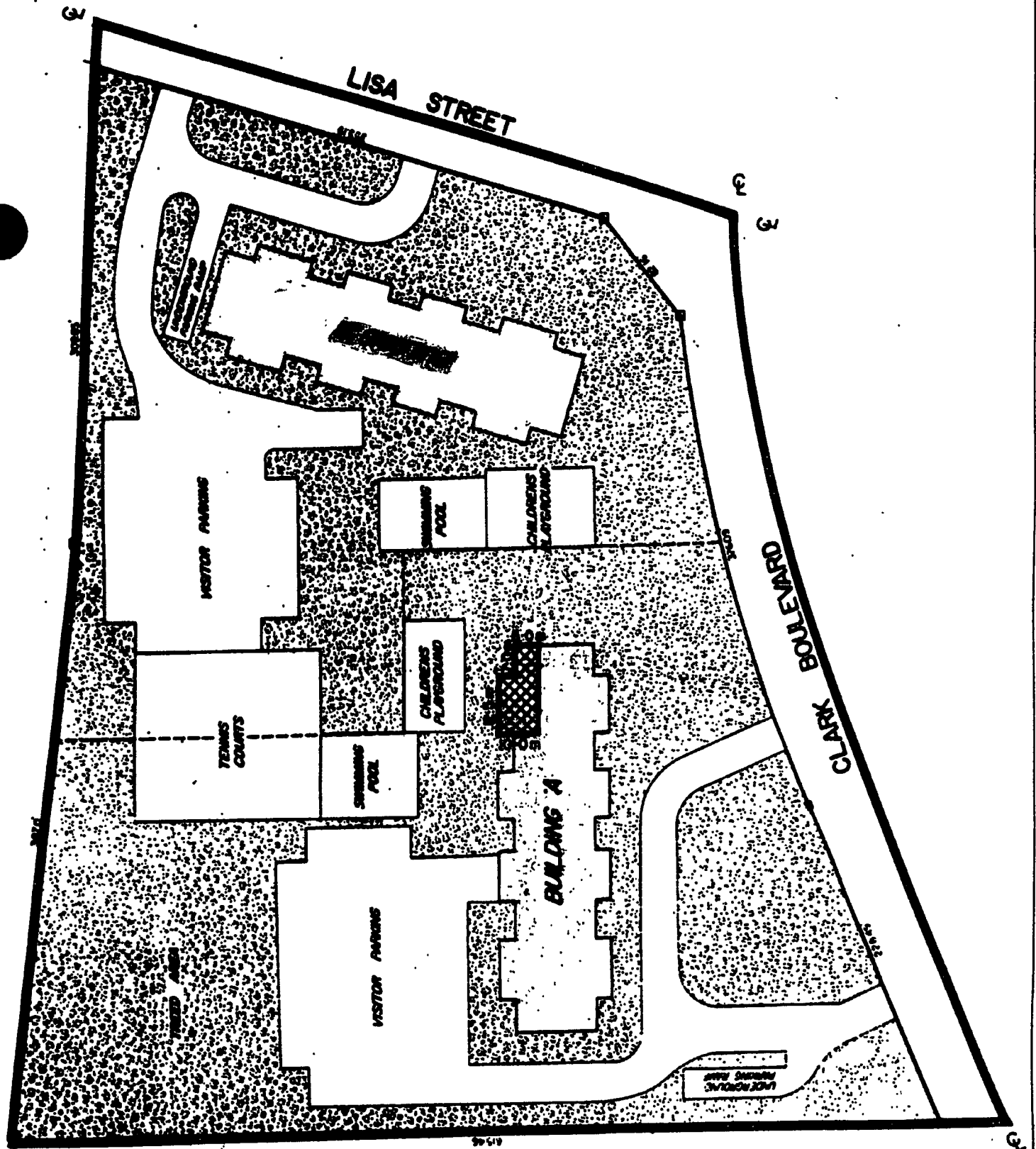
 3m Landscaped Buffer Area

 ZONE BOUNDARY




Schedule C-Section 196  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

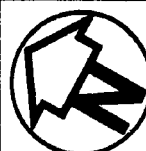


**LEGEND**

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  CONVENIENCE STORE

**—** ZONE BOUNDARY

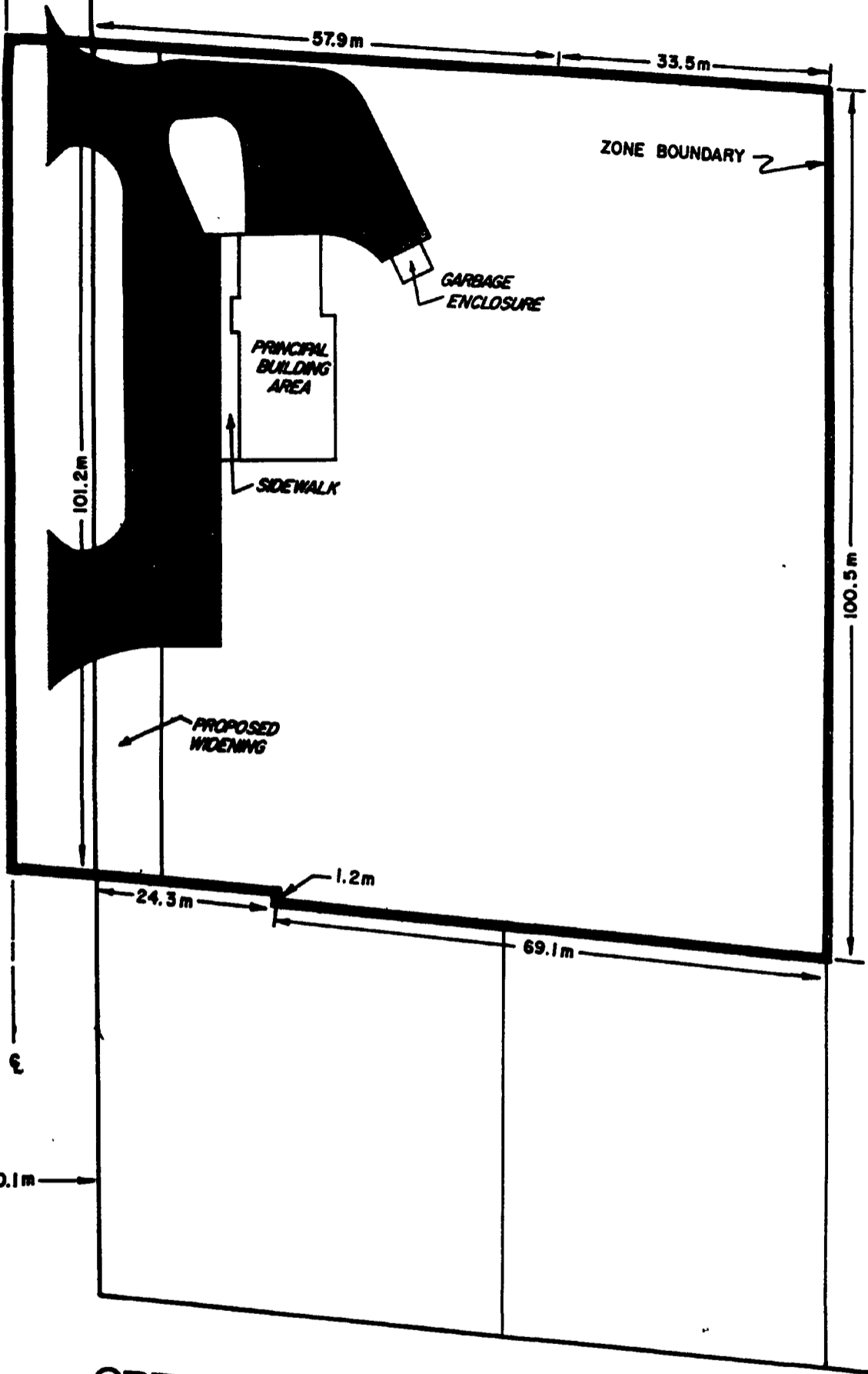
Schedule C-Section 201  
**BY-LAW 151-88**




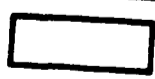
**CITY OF BRAMPTON**  
 Planning and Development

WEST HALF LOT 5, CONCESSION 3 W.H.S.

WEST STREET  
QUEEN STREET

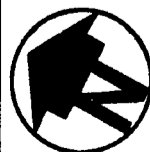


CREDITVIEW ROAD

-  PAVED OR SURFACED AREA
-  LANDSCAPED OPEN SPACE

 ZONE BOUNDARY

Schedule C-Section 206  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

Lot 15  
Lot 14

McLAUGHLIN ROAD

VAN KIRK DRIVE

CRESCENT 'A'

Proposed C.P.R. Easement

SANDALWOOD PKWY.

Lot 14  
Lot 13

557 m

121.9 m

277

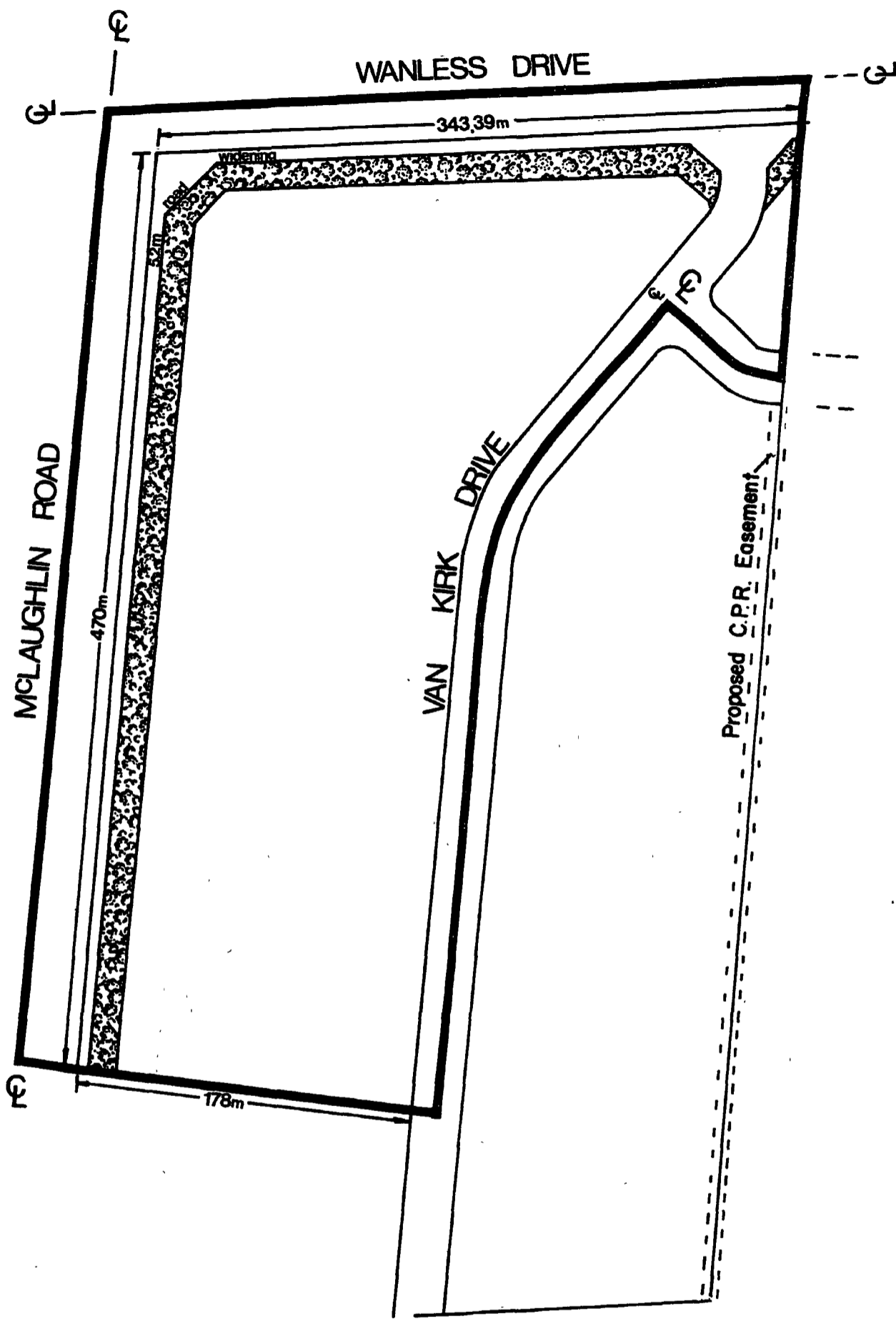
 12 m Landscaped Area


 ZONE BOUNDARY

Schedule C-Section 208  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



15m Landscaped buffer area 

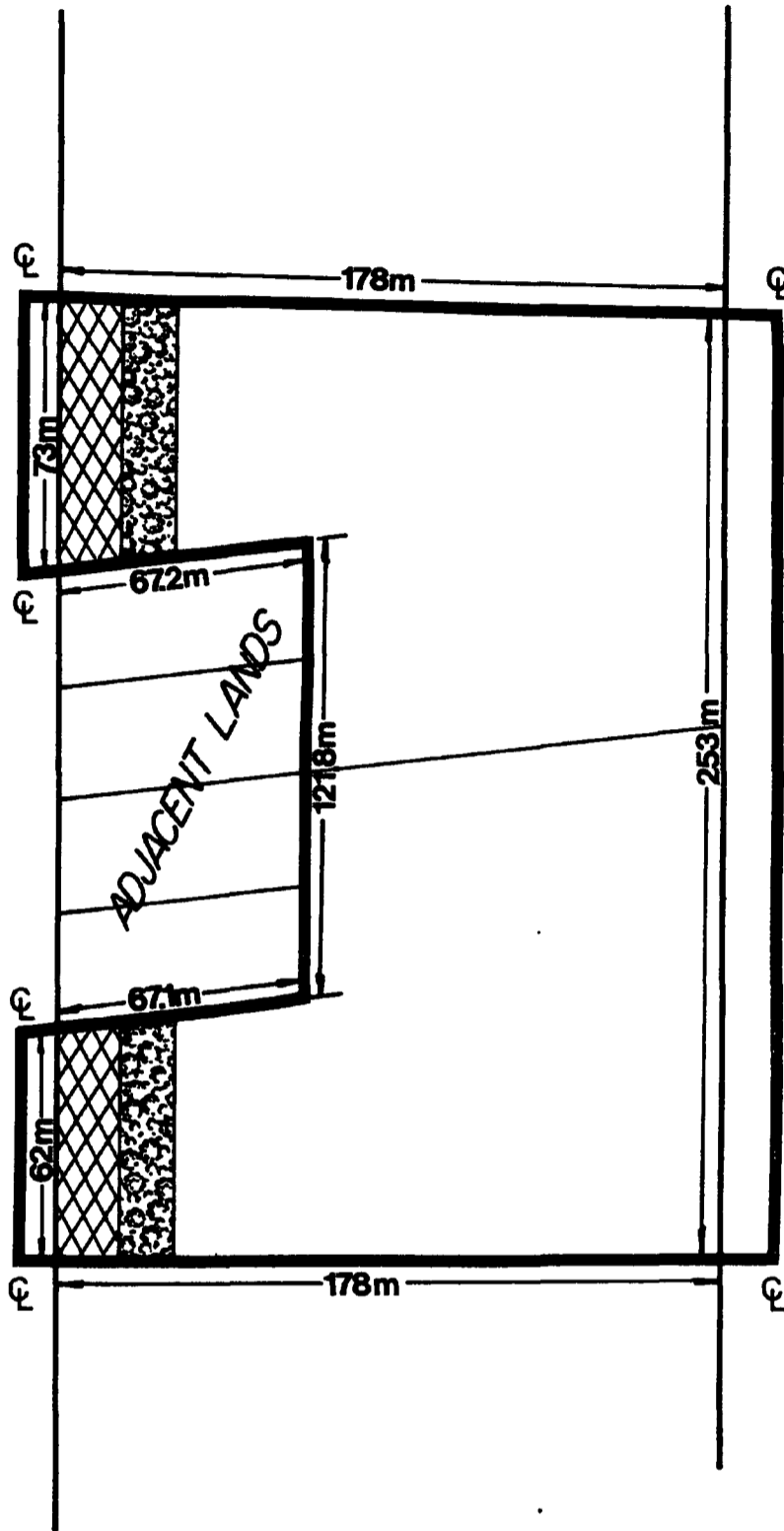
 ZONE BOUNDARY

Schedule C- Section 208(a)  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

**MCLAUGHLIN ROAD**



**VAN KIRK DRIVE**

Lot 15  
Lot 14

-  15m Landscaped area
-  6.4m Road widening

**— ZONE BOUNDARY**

Schedule C- Section 209  
**BY-LAW 151-88**



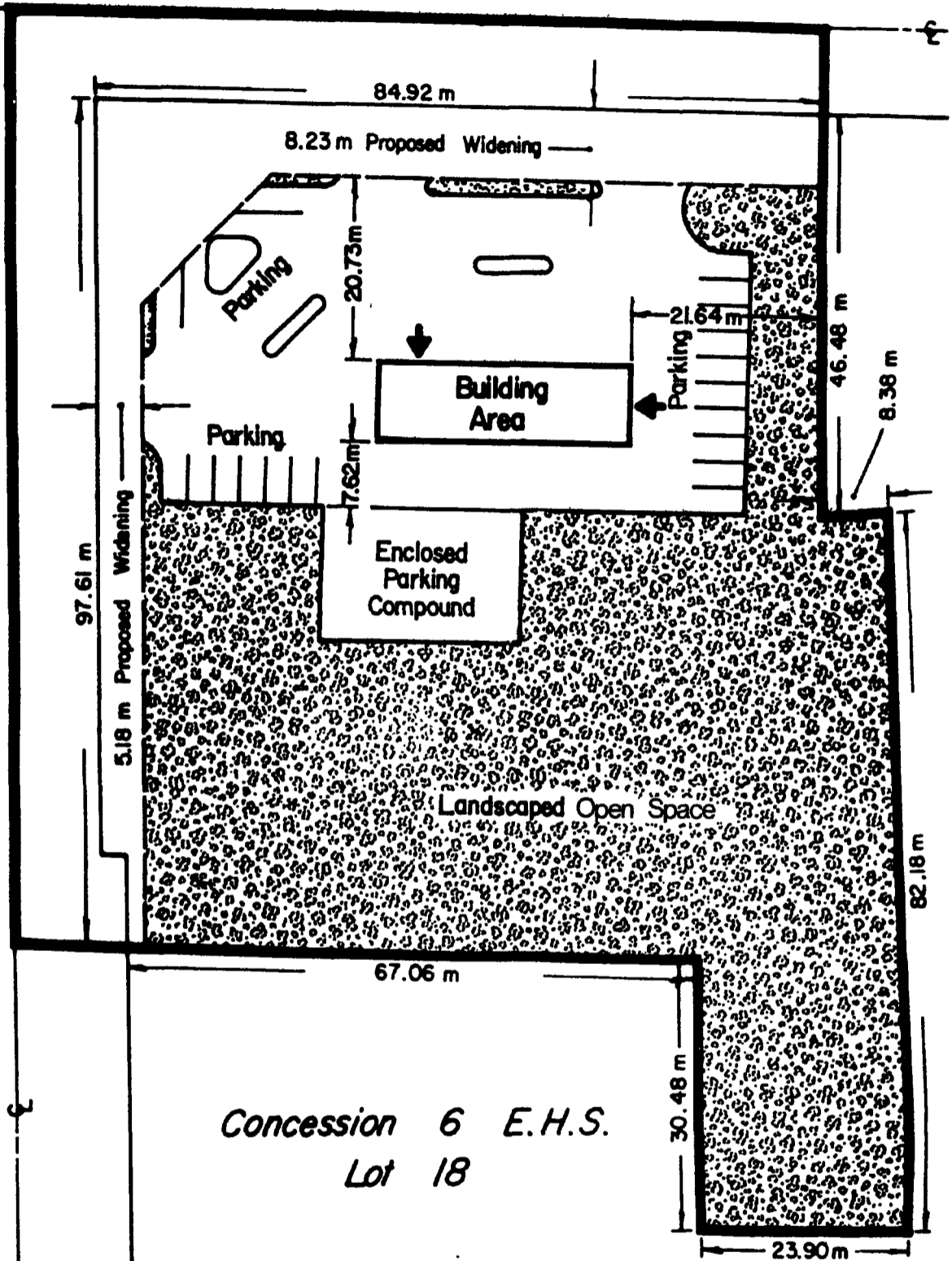
**CITY OF BRAMPTON**  
Planning and Development



Airport Road

MAYFIELD ROAD

Town of Caledon



Concession 6 E.H.S.  
Lot 18

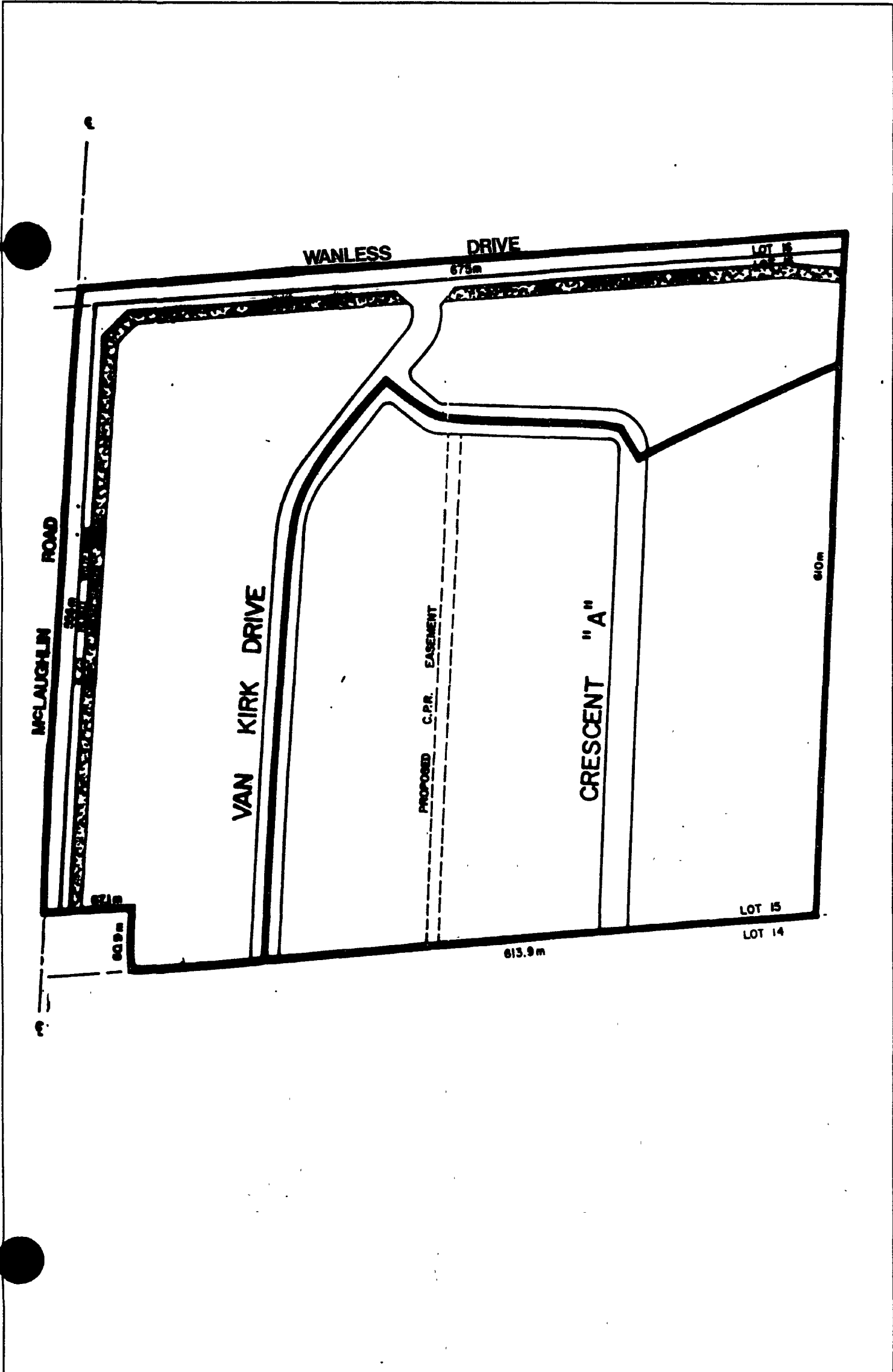
➔ Building Entrance

— ZONE BOUNDARY

Schedule C-Section 213  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

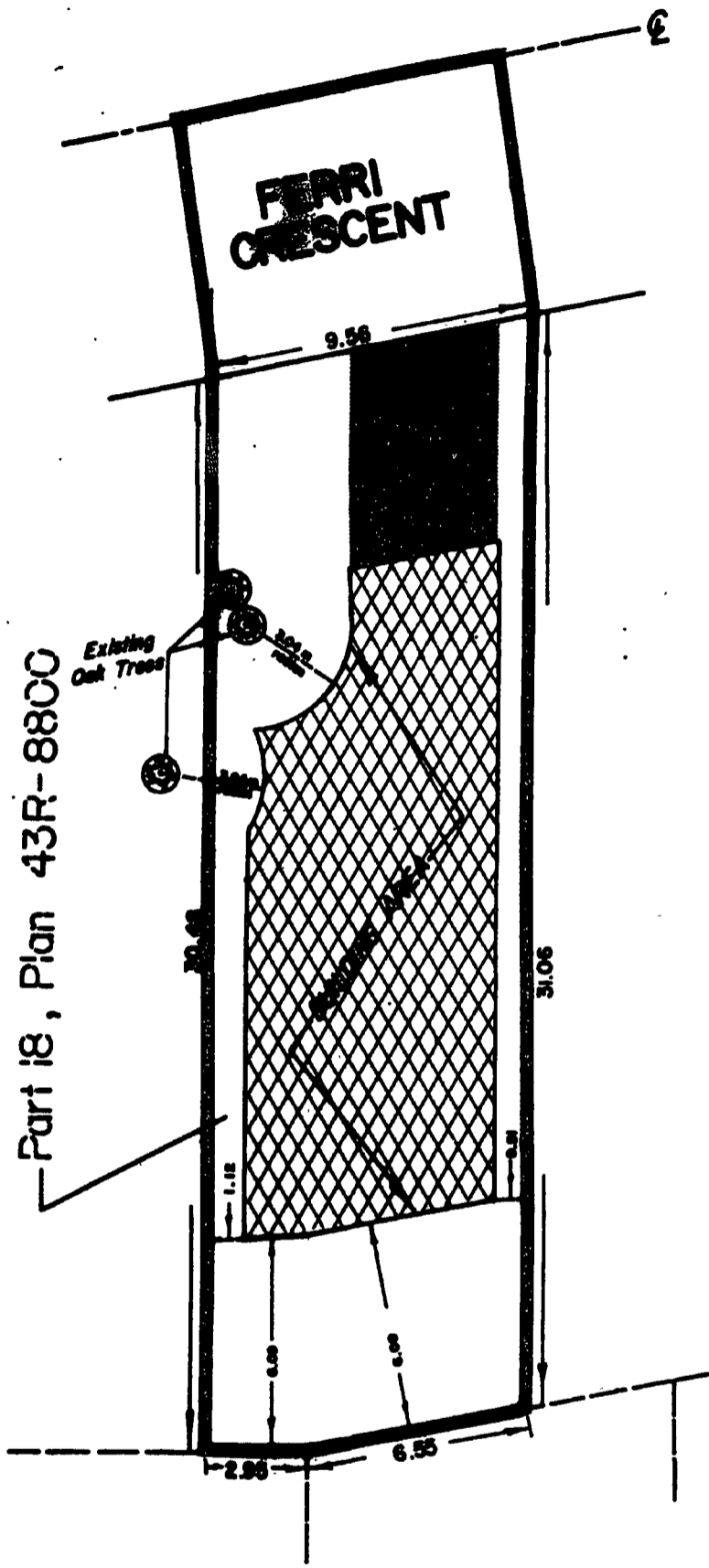


ZONE BOUNDARY
  LANDSCAPED OPEN SPACE

Schedule C-Section 223  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



Part 18, Plan 43R-8800

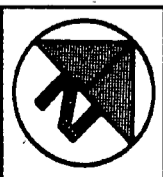
Existing Oak Trees

FERRARI  
CRESCENT

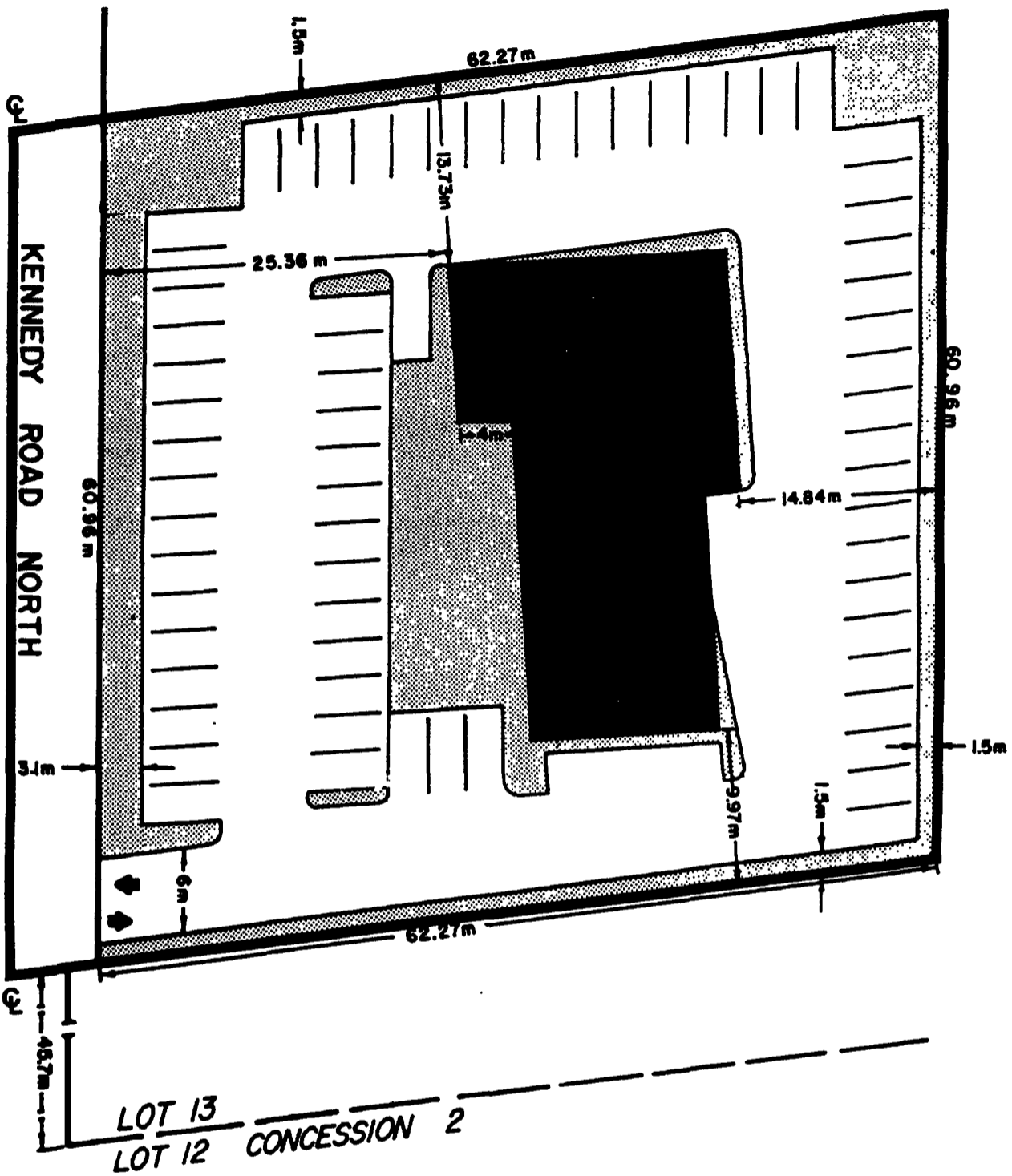
XXXX BUILDING AREA  
 ■ DRIVEWAY AREA

—— ZONE BOUNDARY

Schedule C-Section 239  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



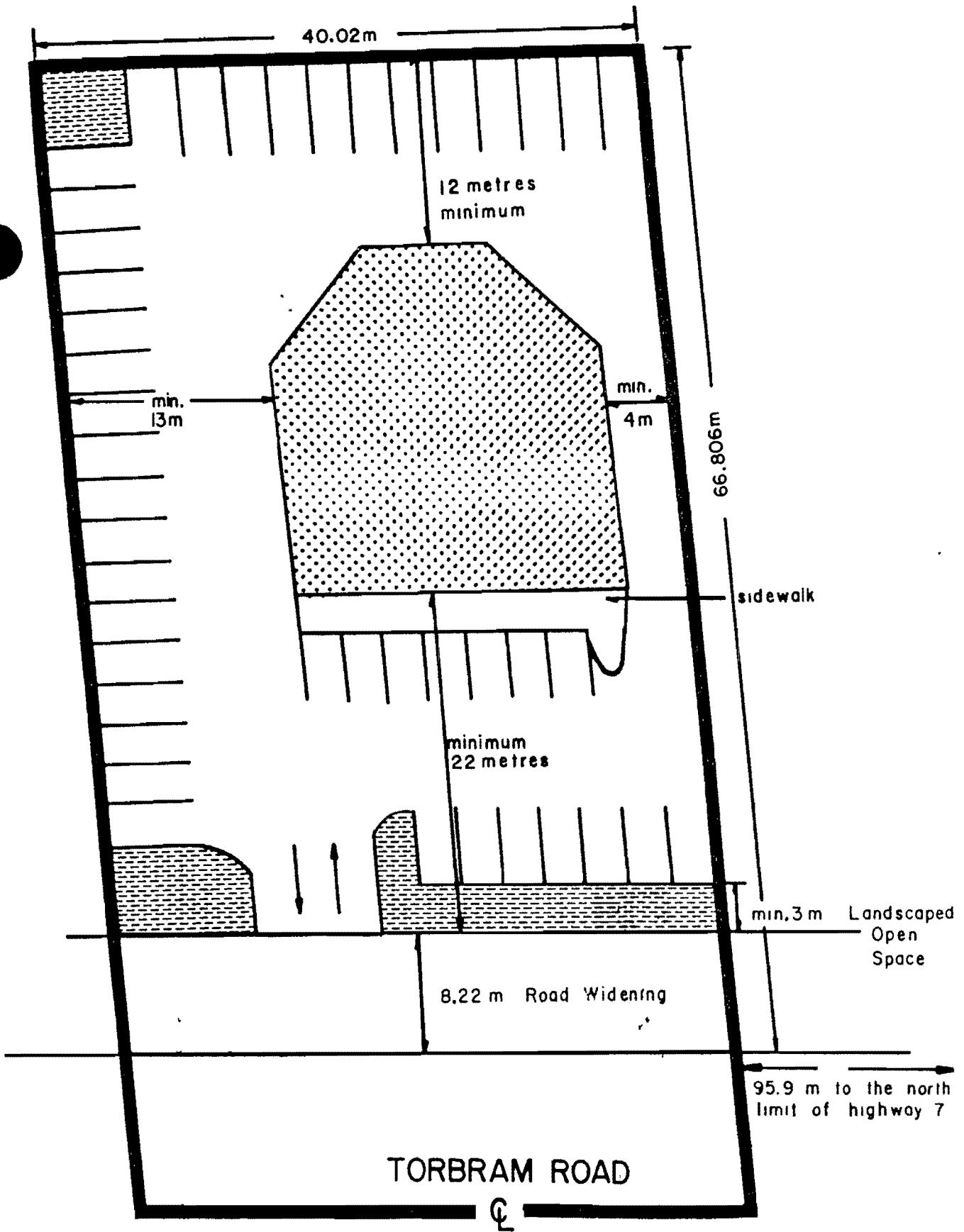
 BUILDING AREA  
 LANDSCAPED OPEN SPACE

 ZONE BOUNDARY

Schedule C-Section 240  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



ZONE BOUNDARY

LANDSCAPED OPEN SPACE

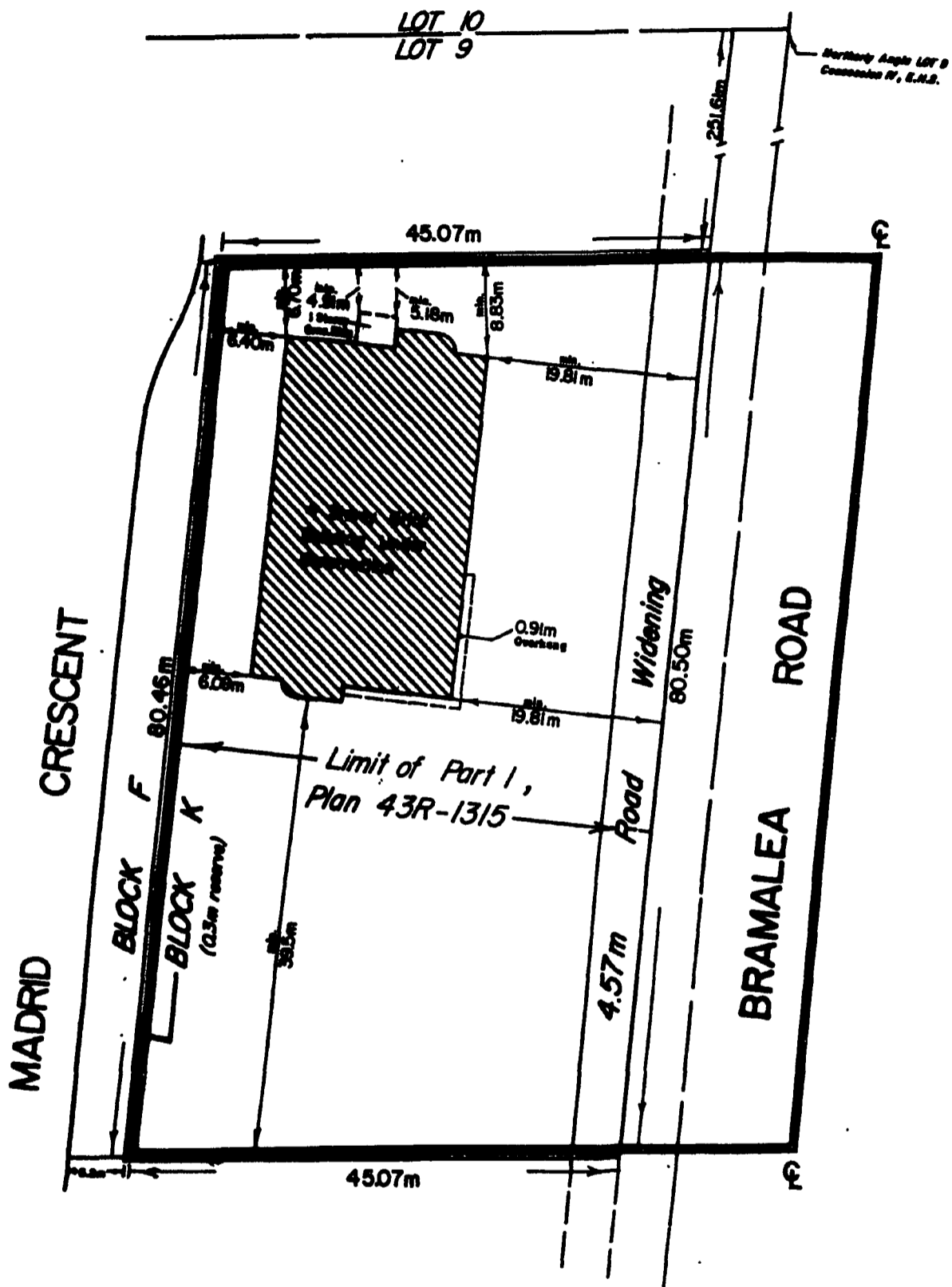
BUILDING AREA

ZONE BOUNDARY

Schedule C-Section 241  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



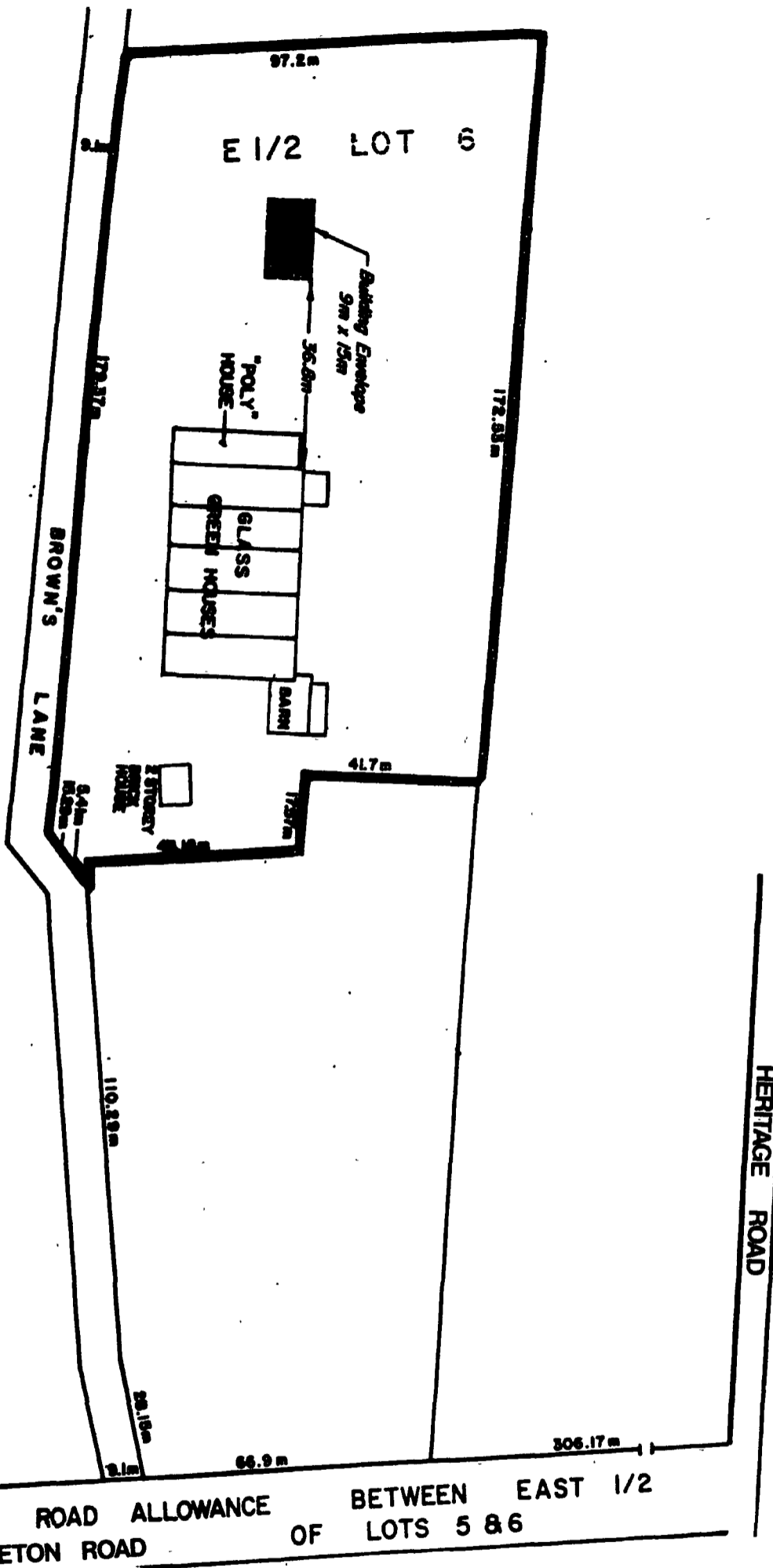
 BUILDING AREA

 ZONE BOUNDARY

Schedule C-Section 243  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



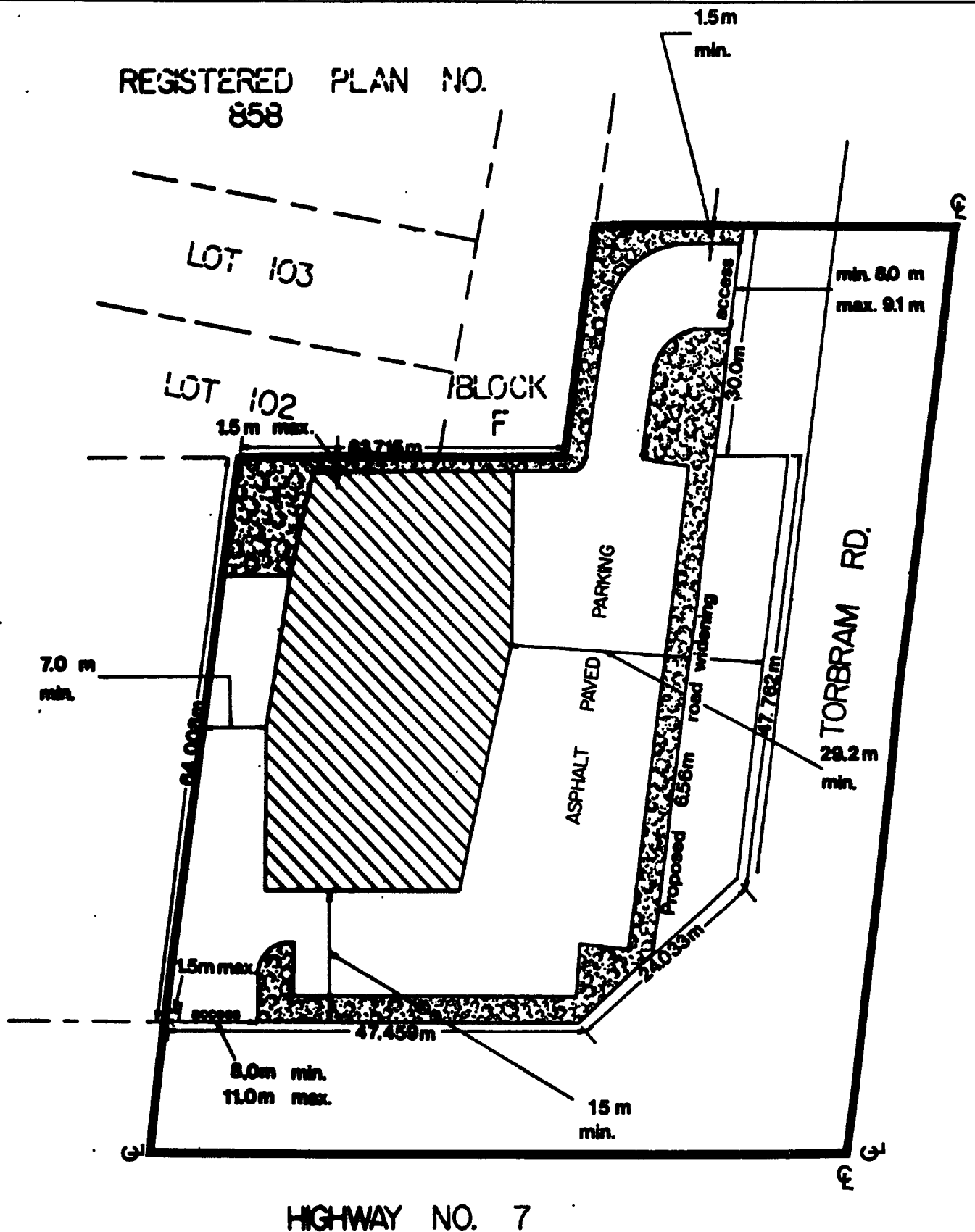
— ZONE BOUNDARY

Schedule C-Section 246  
**BY-LAW 151-88**





**CITY OF BRAMPTON**  
 Planning and Development

REGISTERED PLAN NO.  
858



HIGHWAY NO. 7

LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

minimum = min.  
maximum = max.

— ZONE BOUNDARY

Schedule C-Section 248  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

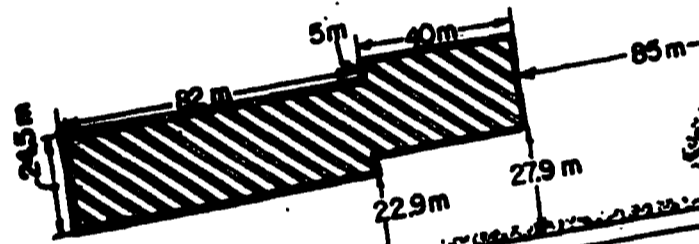


Concession / W.H.S.

C.P.R.


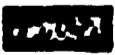

298.31 m

Future Street  
298.50 m



556.60 m

HWY. No. 7

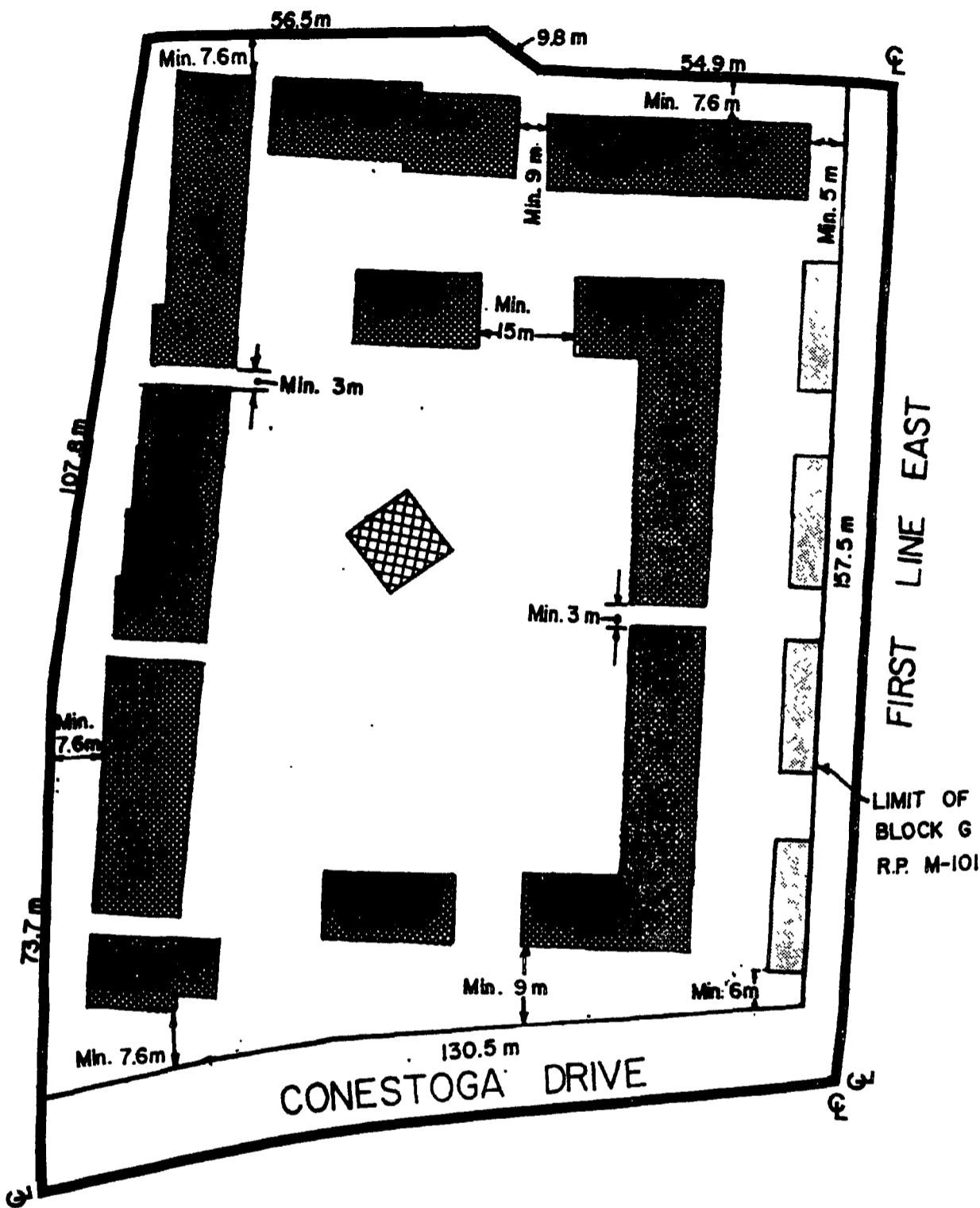
-  BUILDING AREA A
-  LANDSCAPED OPEN SPACE
-  ACCESS DRIVEWAY.




— ZONE BOUNDARY

Schedule C-Section 250  
**BY-LAW 151-88**



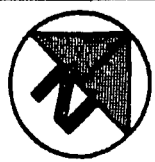
**CITY OF BRAMPTON**  
Planning and Development



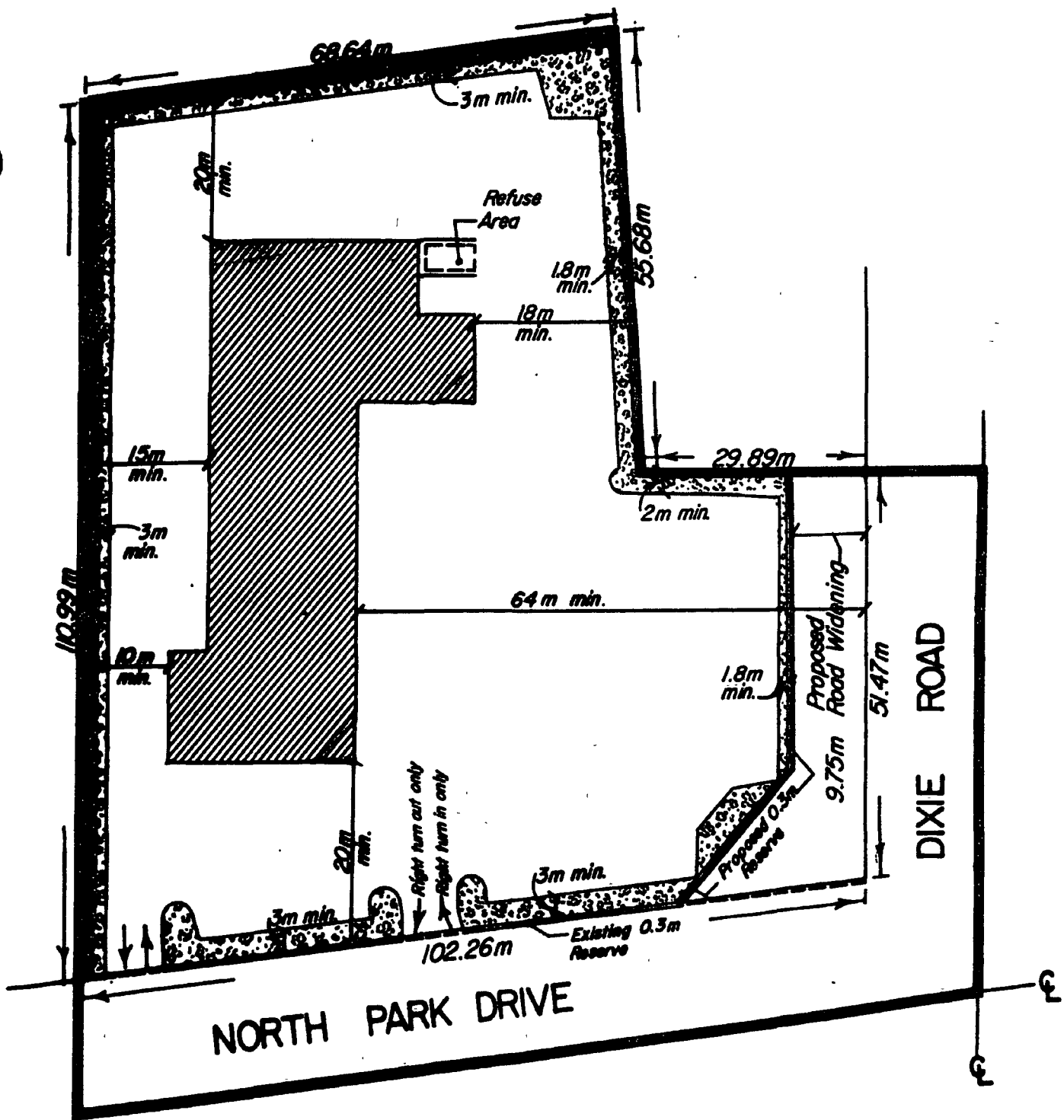
-  BUILDING AREA A
-  BUILDING AREA B
-  BUILDING AREA C




 ZONE BOUNDARY

Schedule C-Section 251  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



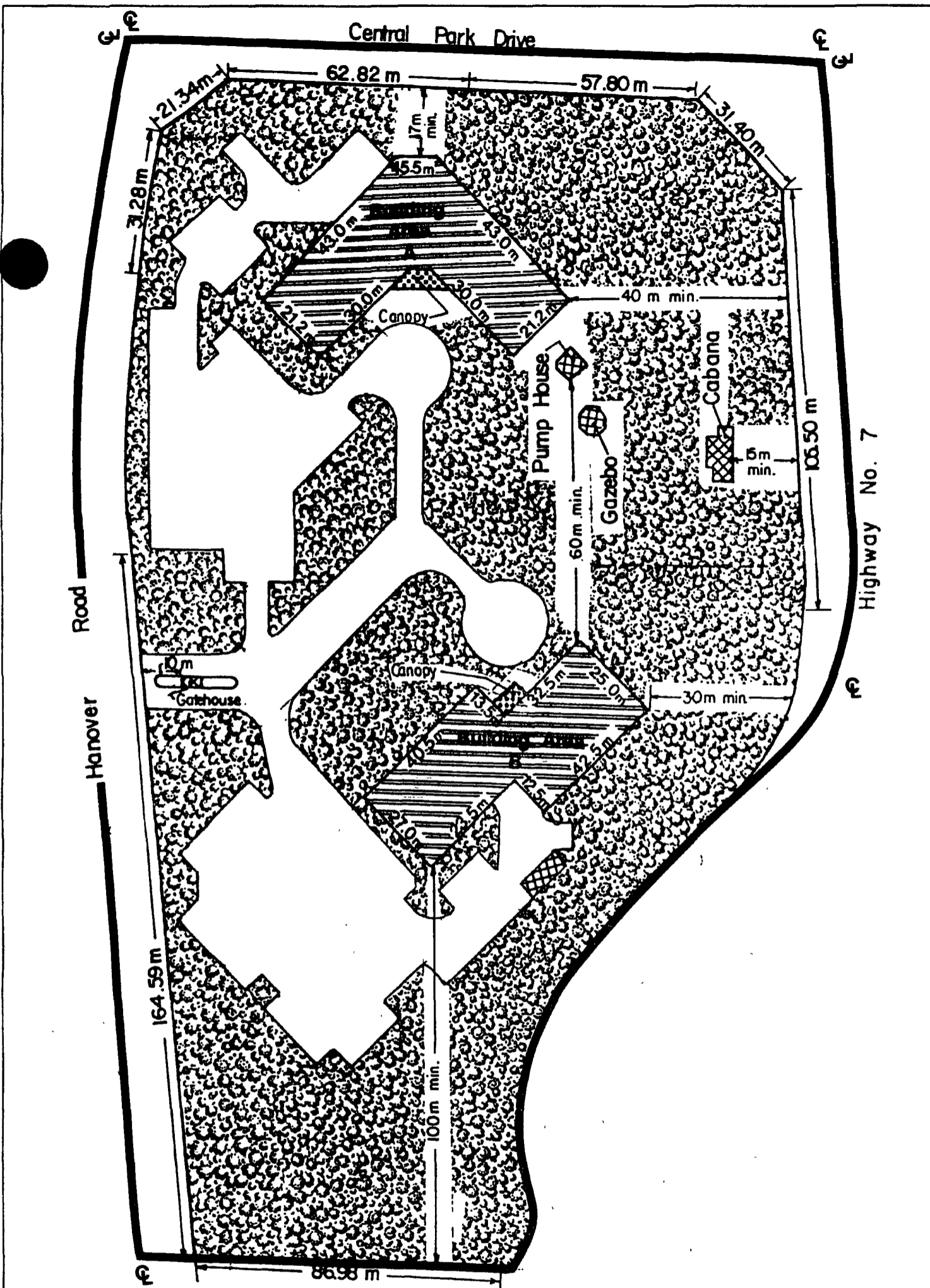
-  Building Area
-  Landscaped Open Space
-  Masonry Wall

— ZONE BOUNDARY

Schedule C-Section 252  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



**LEGEND**

- Building Area
- Accessory Building
- Canopy Area
- Landscaped Open Space

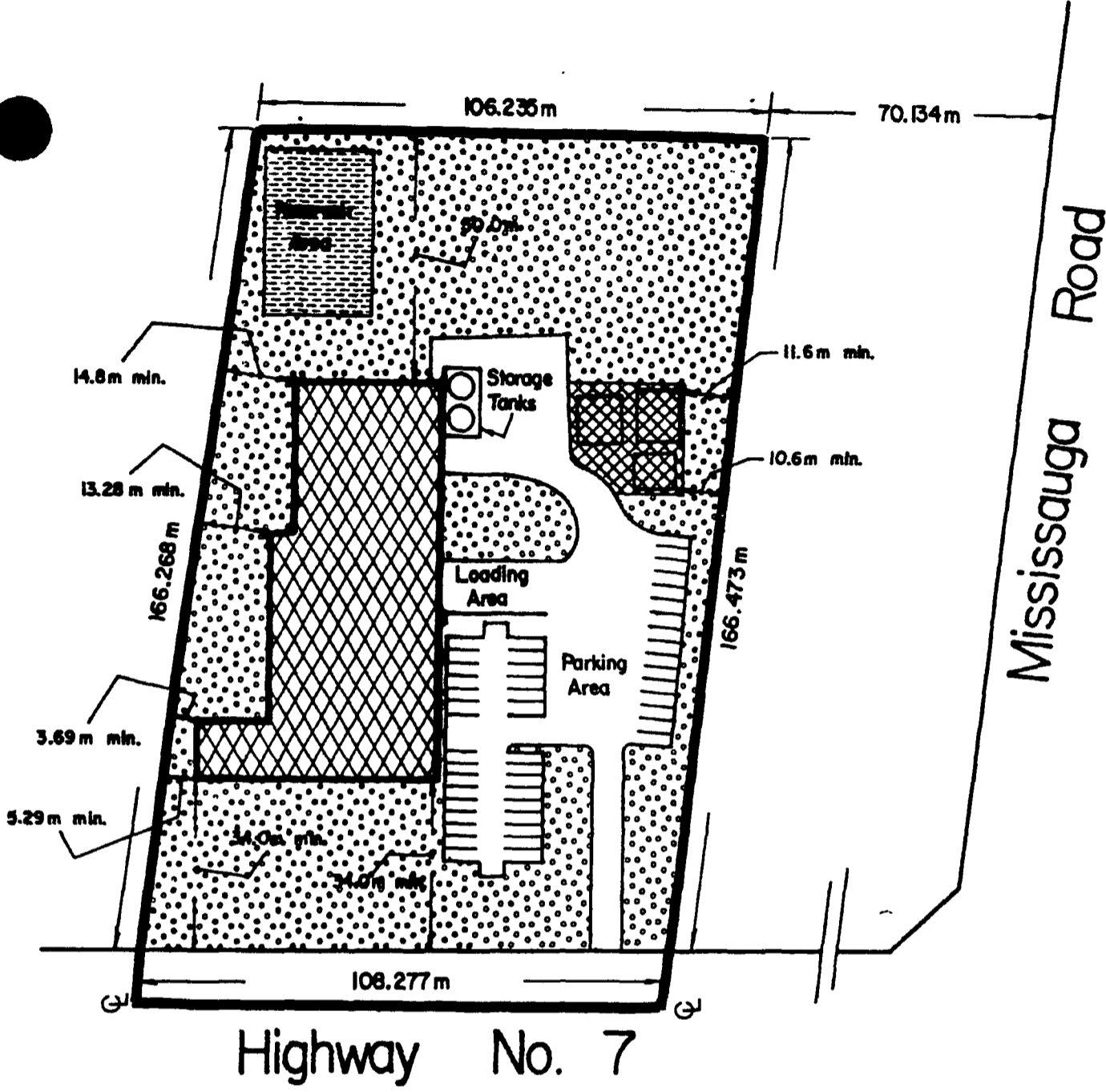
**— ZONE BOUNDARY**




**Schedule C-Section 253**  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

Concession 5 W.H.S., Lot 11



-  Main Building Area
-  Accessory Building Area
-  Landscaped Open Space

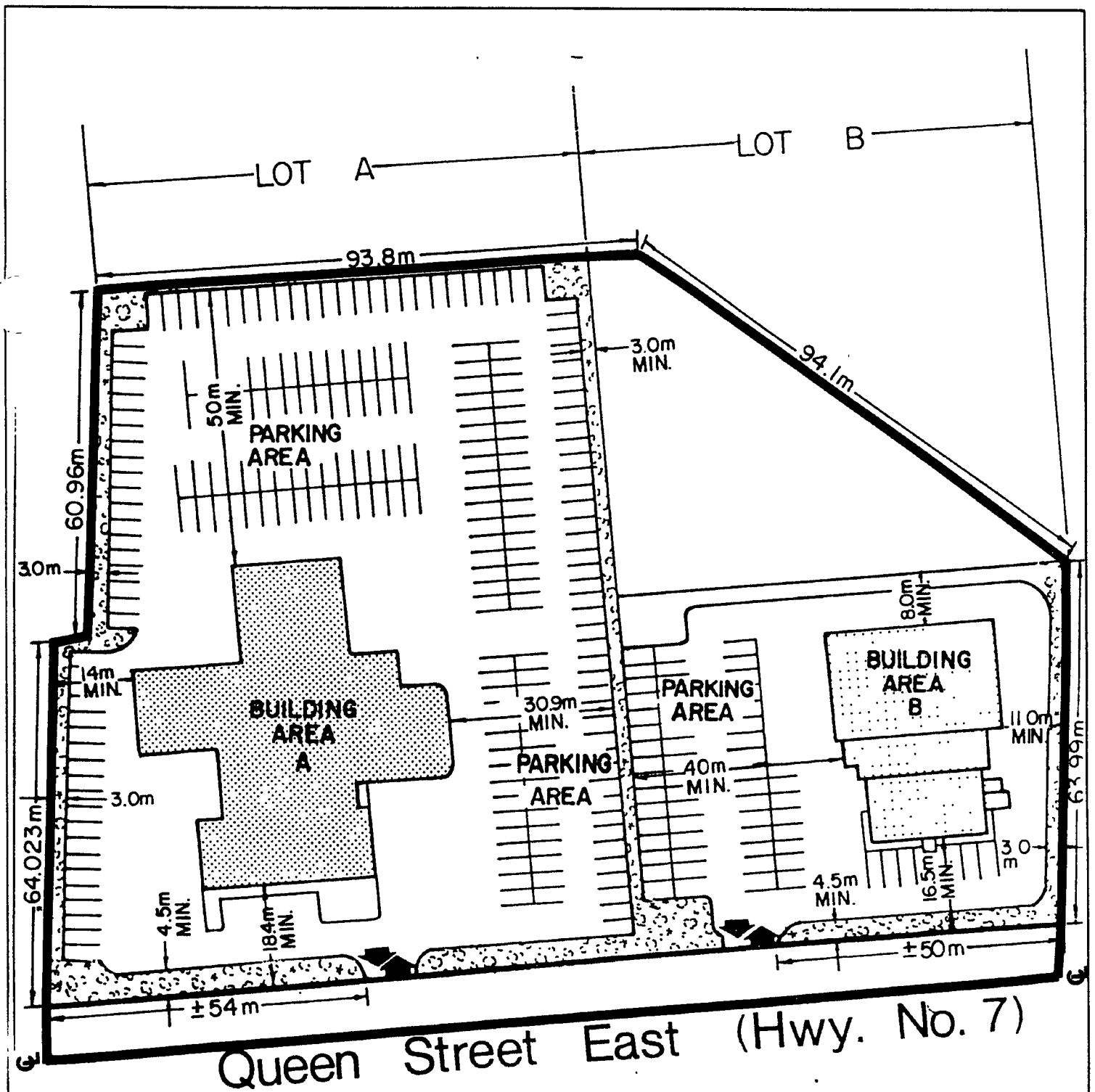
**—** ZONE BOUNDARY

Schedule C-Section 254  
**BY-LAW 151-88**







**CITY OF BRAMPTON**  
 Planning and Development





**LEGEND**

-  BUILDING AREA A
-  BUILDING AREA B
-  LANDSCAPED OPEN SPACE
-  DRIVEWAY ACCESS

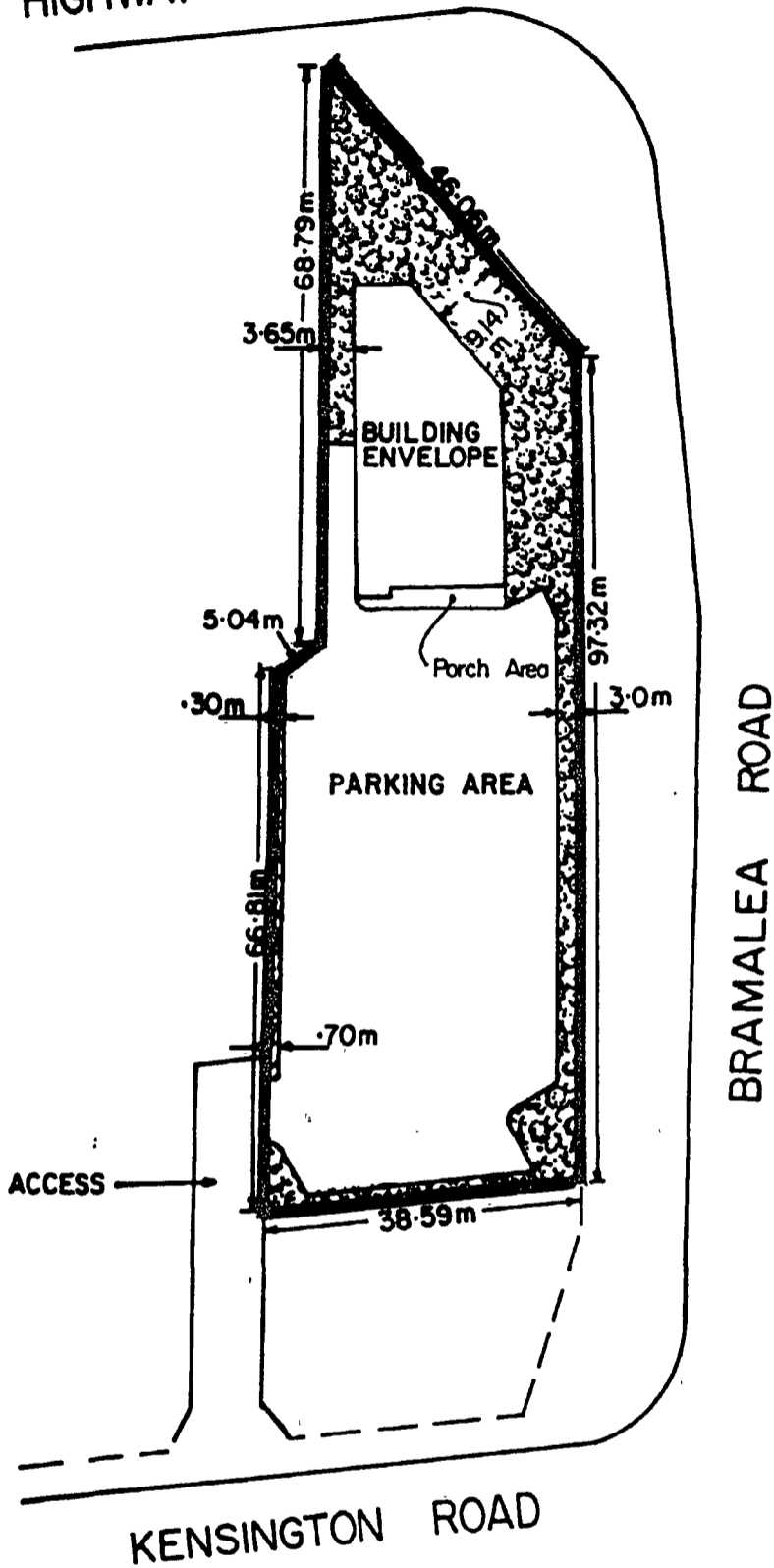
 ZONE BOUNDARY

Schedule C-Section 256  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

HIGHWAY No. 7



 LANDSCAPED OPEN SPACE

 ZONE BOUNDARY

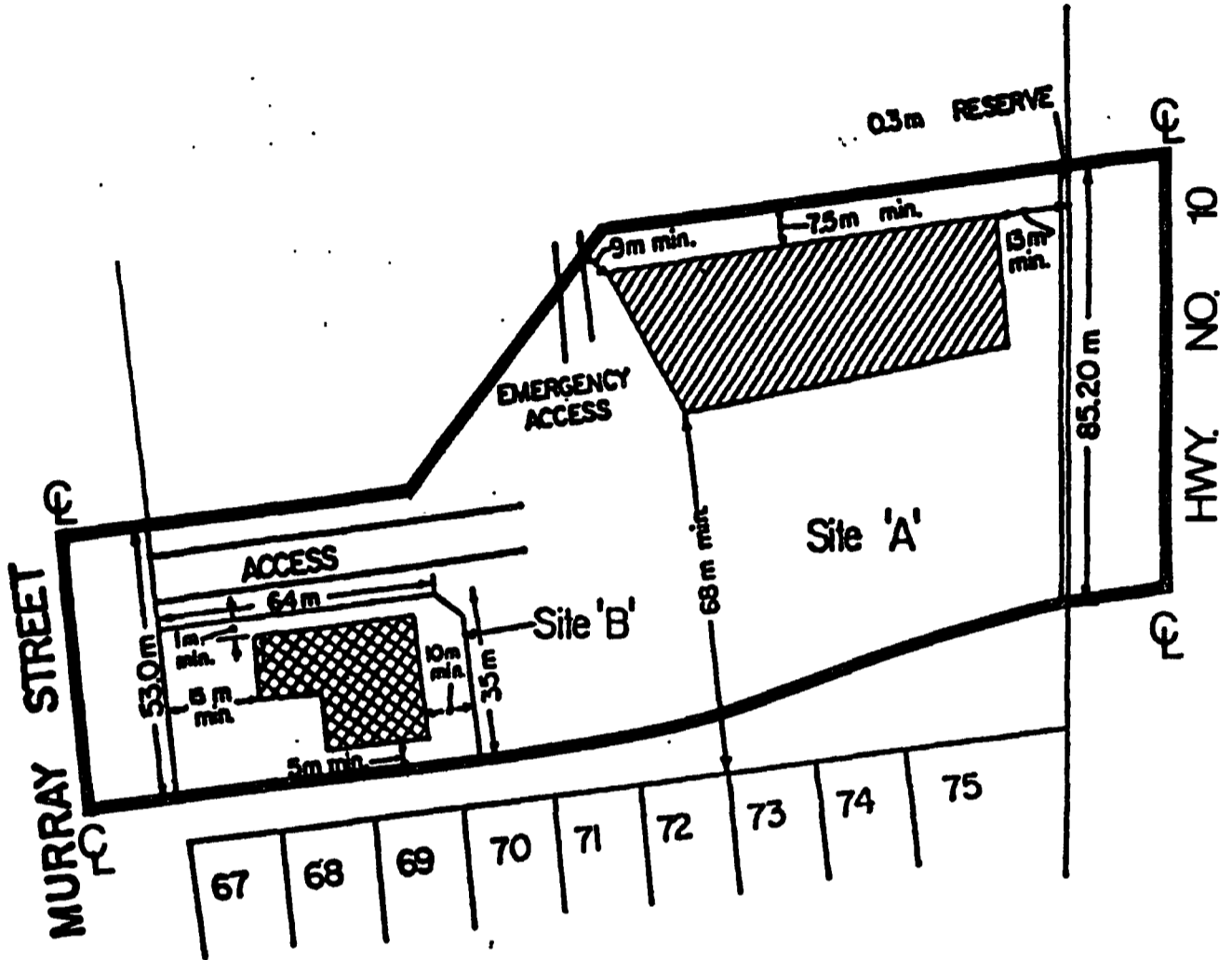
Schedule C-Section 270  
**BY-LAW 151-88**





**CITY OF BRAMPTON**  
Planning and Development



Concession 1 W.H.S. Lot 9



Registered Plan M-344

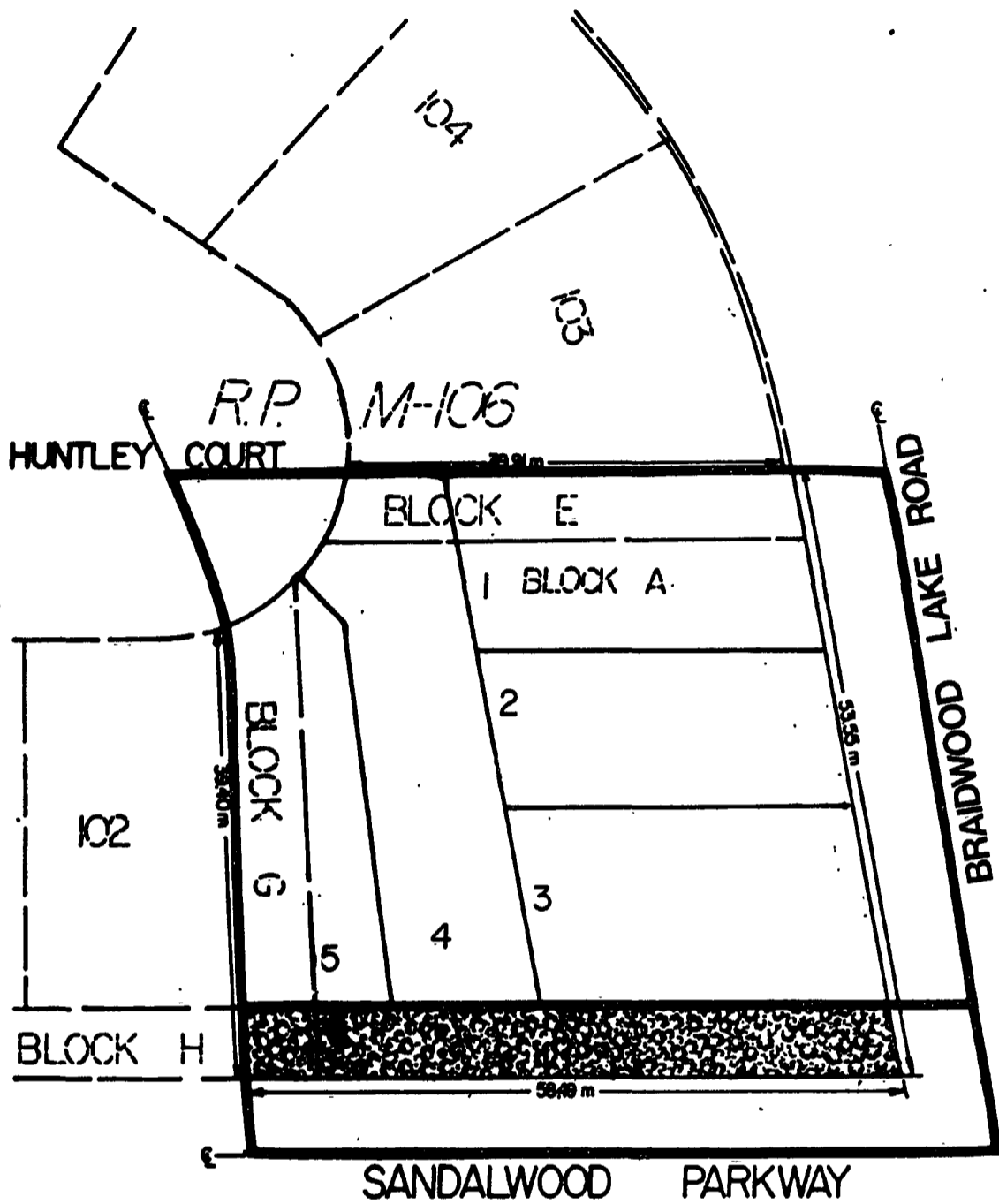
-  Building Area A
-  Building Area B

— ZONE BOUNDARY

Schedule C-Section 271  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



 Landscaped Buffer Space

 ZONE BOUNDARY

Schedule C-Section 274  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

WEST HALF OF LOT 6 CONCESSION 5 E.H.S.  
ROAD ALLOWANCE BETWEEN LOTS 5 & 6

HIGHWAY No. 7

E of Original Road Allowance

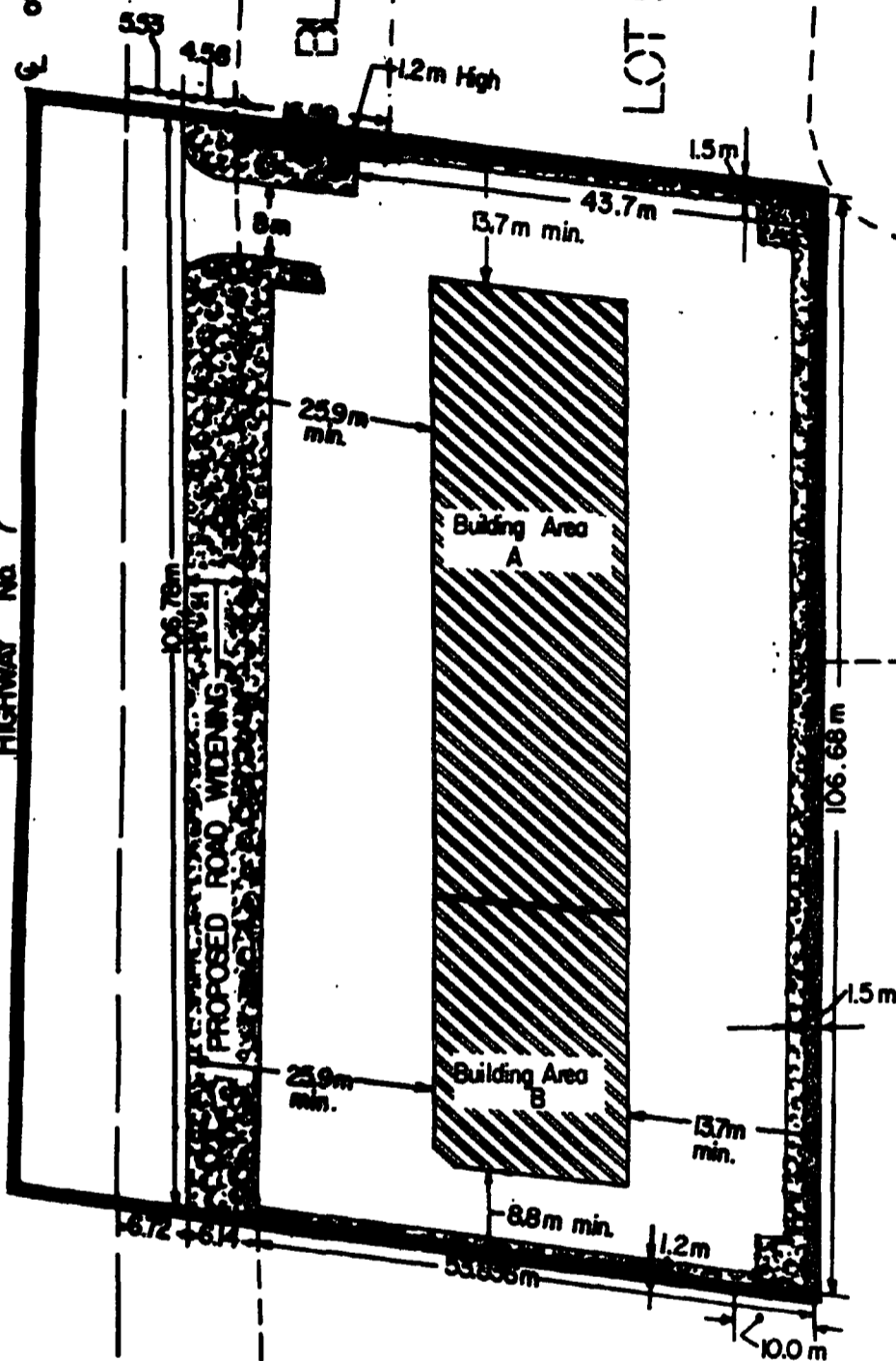
BLOCK C

LOT 514

FALLINGDALE CRES.

LOT 478

BLOCK 'B' REG PLAN 812



LEGEND

- LANDSCAPED OPEN SPACE
- BUILDING AREA
- WALL
- CHAIN LINK FENCE
- MINIMUM - MIN

BRAMALEA ROAD

ZONE BOUNDARY

Schedule C-Section 276  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

Registered Plan M-111

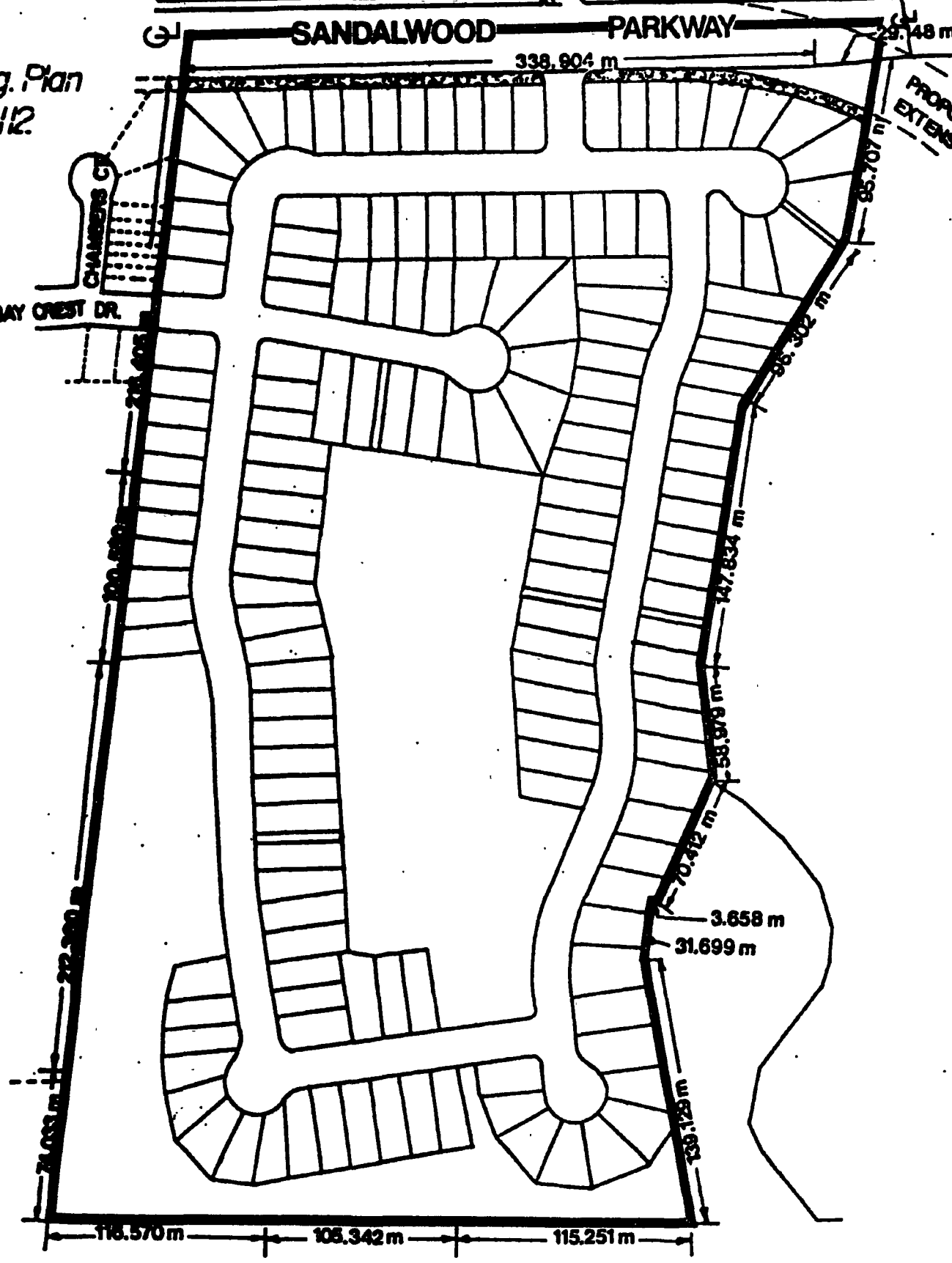
Reg. Plan M-112

CHAMBER C  
BAY CREST DR.

ROYAL PALM

SANDALWOOD PARKWAY

PROPOSED EXTENSION



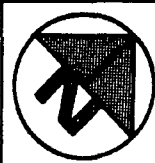
EAST HALF LOT 12, CON. 2, E.H.S



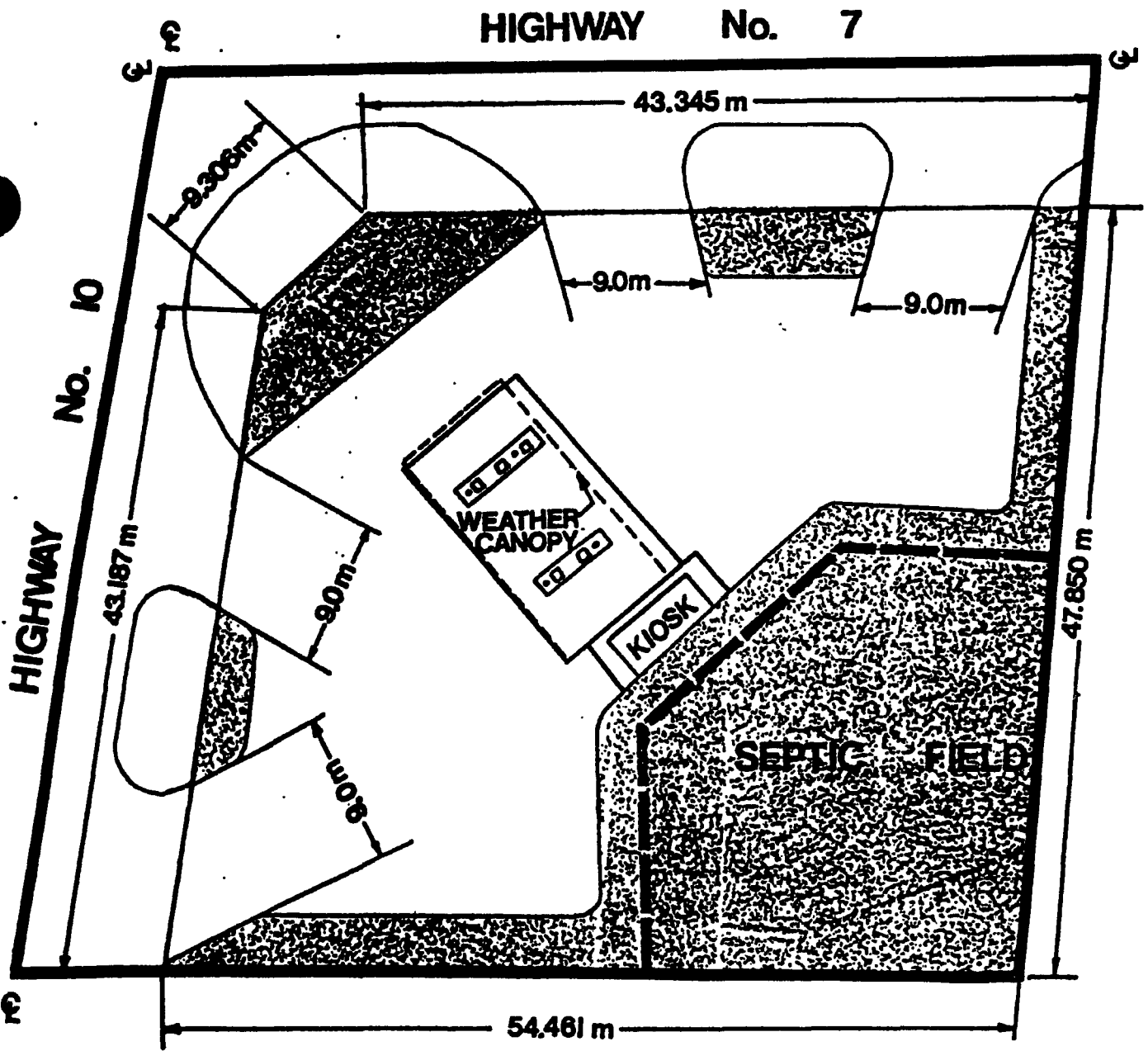
LANDSCAPED BUFFER AREA

— ZONE BOUNDARY

Schedule C-Section 278  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



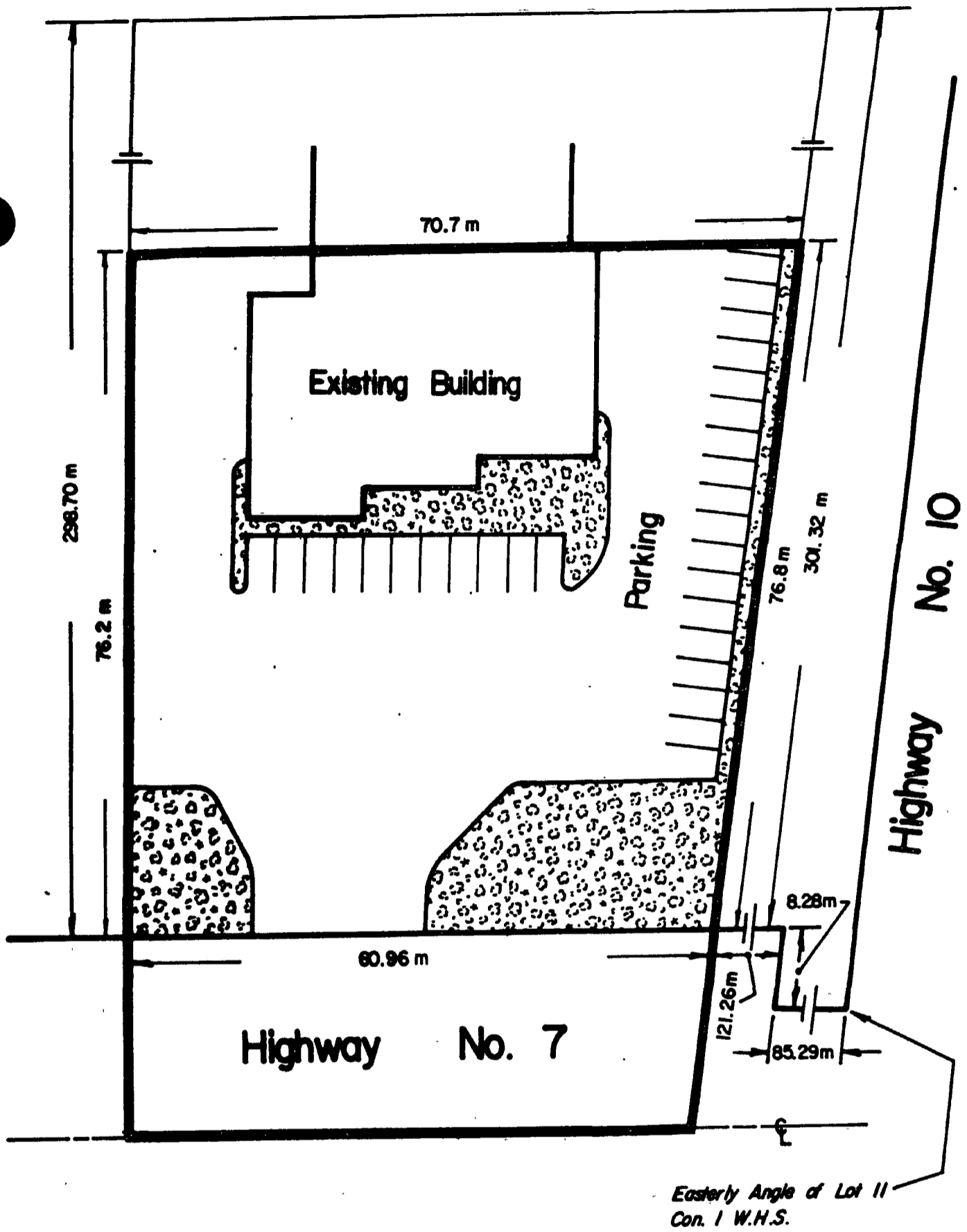
Landscaped Open Space

ZONE BOUNDARY

Schedule C-Section 281  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



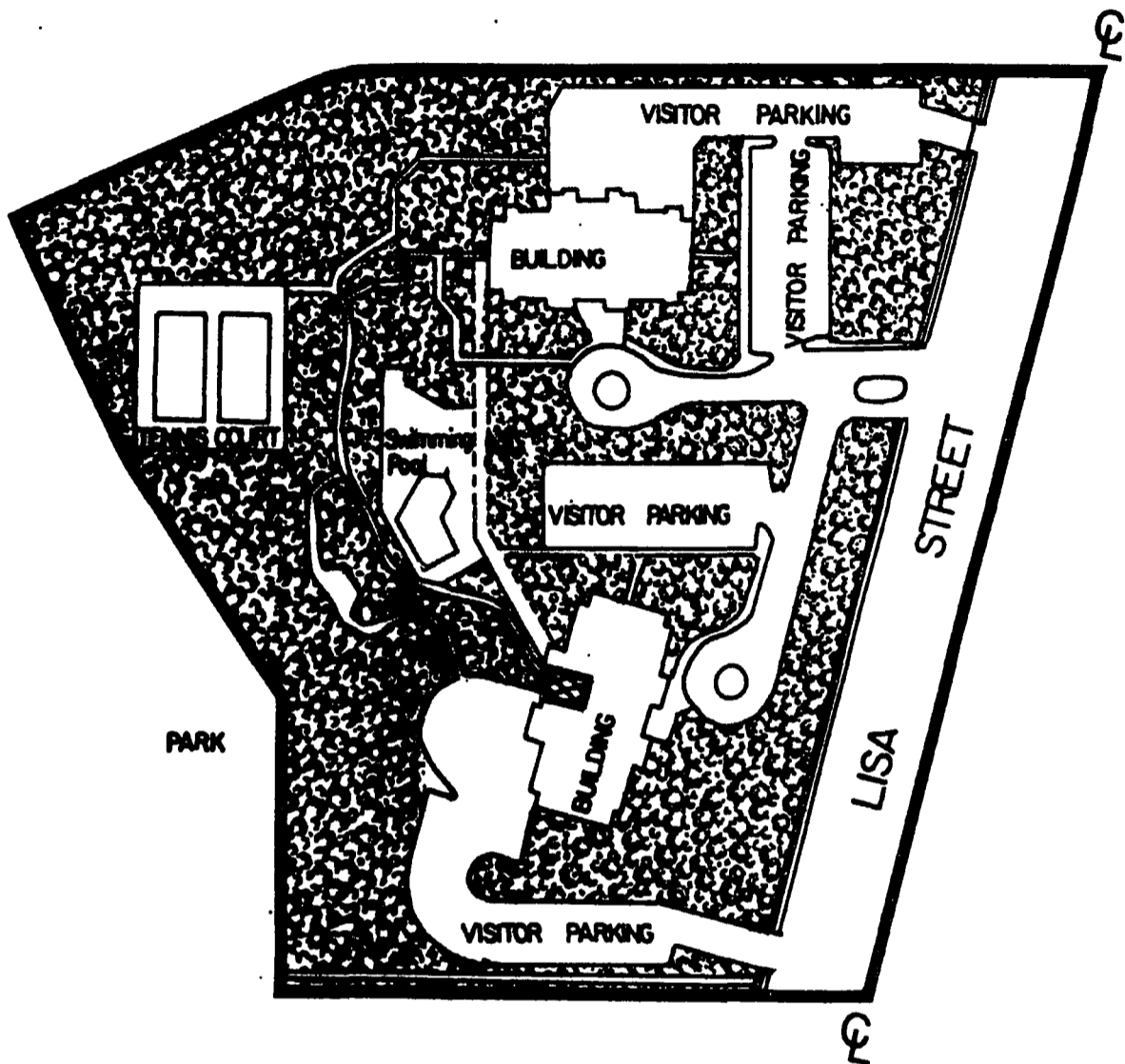
 Landscaped Open Space

 ZONE BOUNDARY

Schedule C-Section 289  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



LEGEND

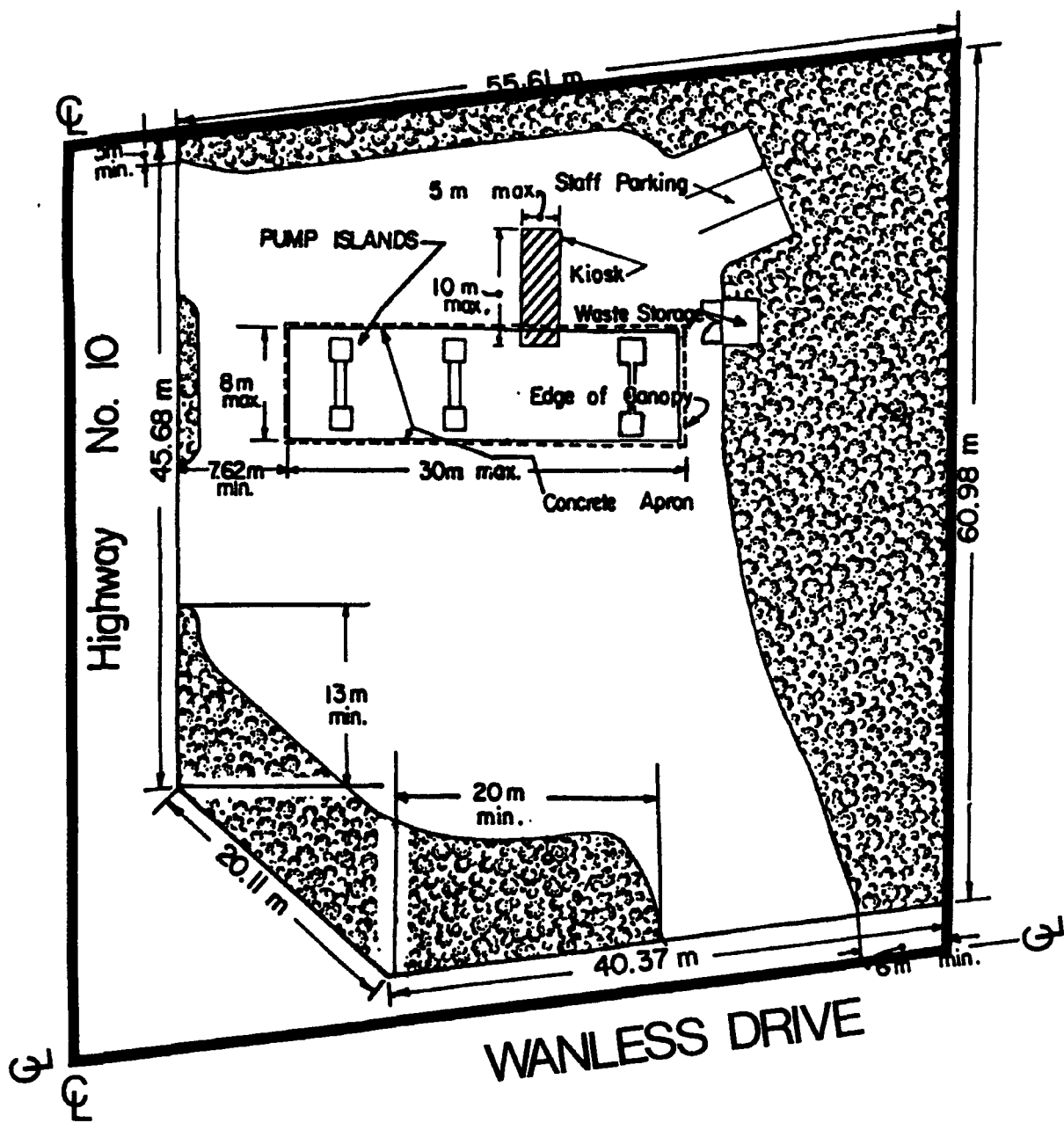
-  Commercial Area
-  Landscaped Area

 ZONE BOUNDARY



Schedule C-Section 290  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



LEGEND

-  Landscaped Open Space
-  Building Area

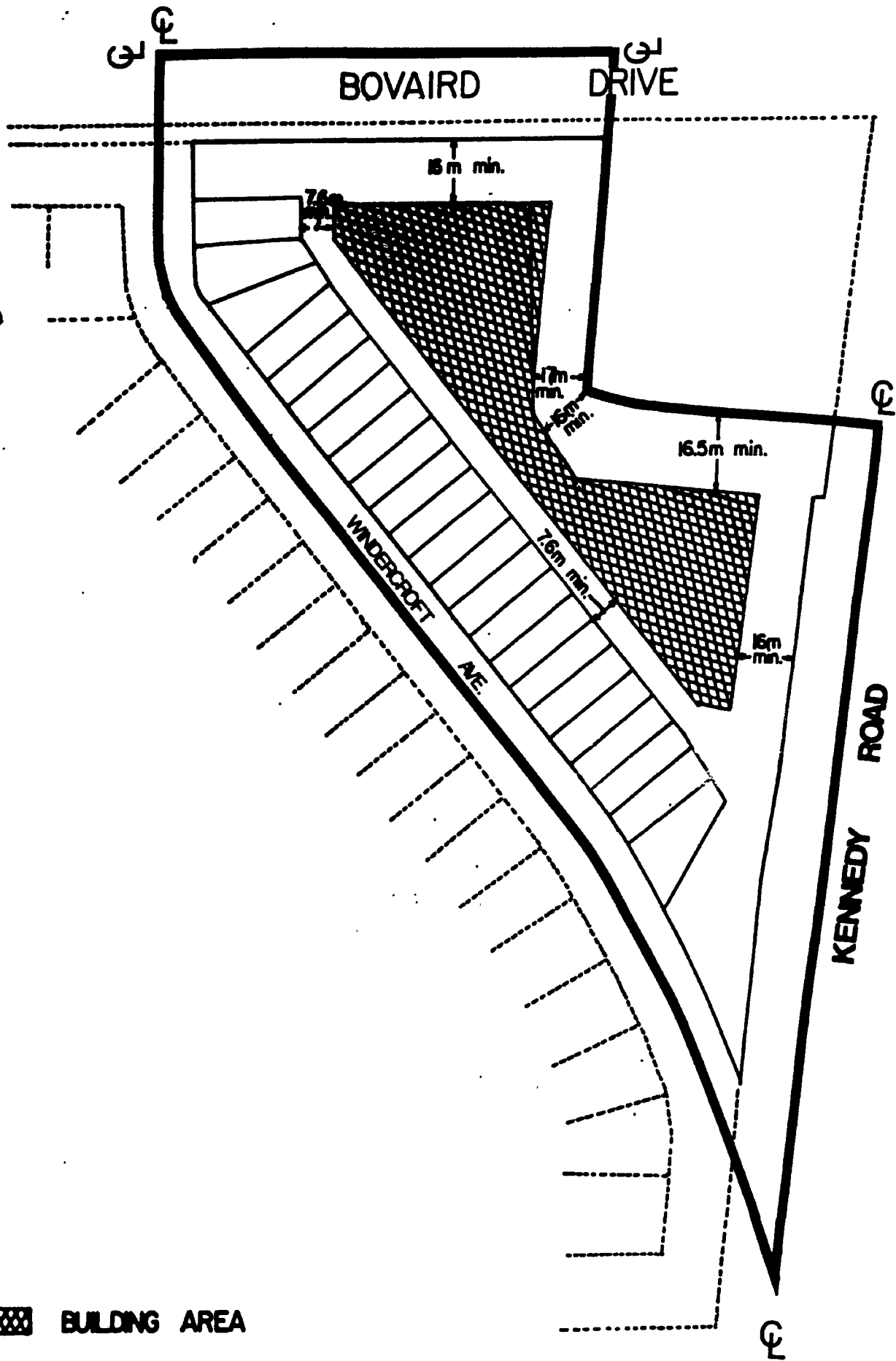
**———— ZONE BOUNDARY**

Schedule C-Section 292  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development





 BUILDING AREA

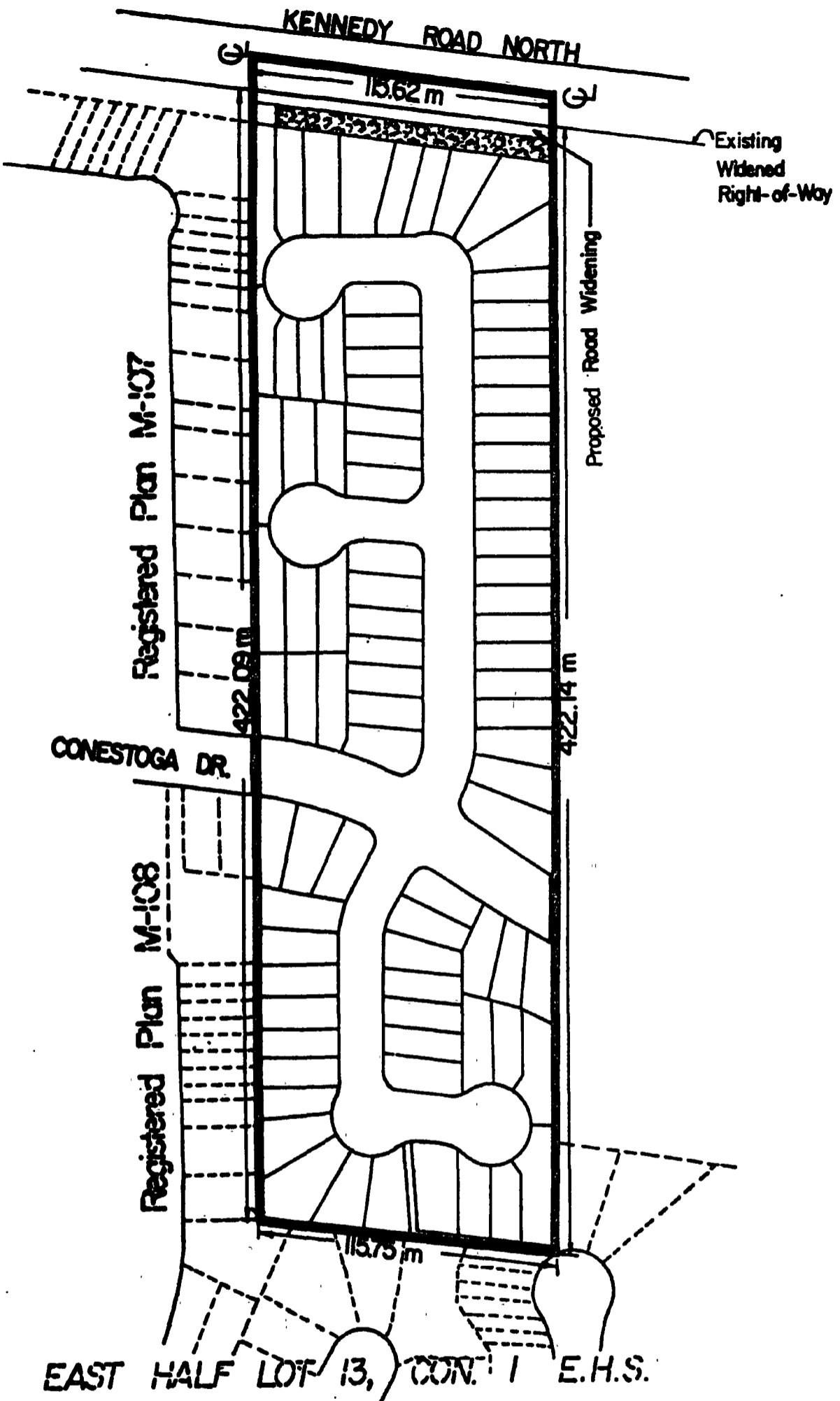
Min. - MINIMUM.

 ZONE BOUNDARY

Schedule C- Section 295.  
**BY-LAW 151-88**



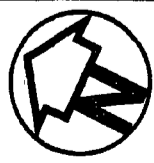
**CITY OF BRAMPTON**  
 Planning and Development



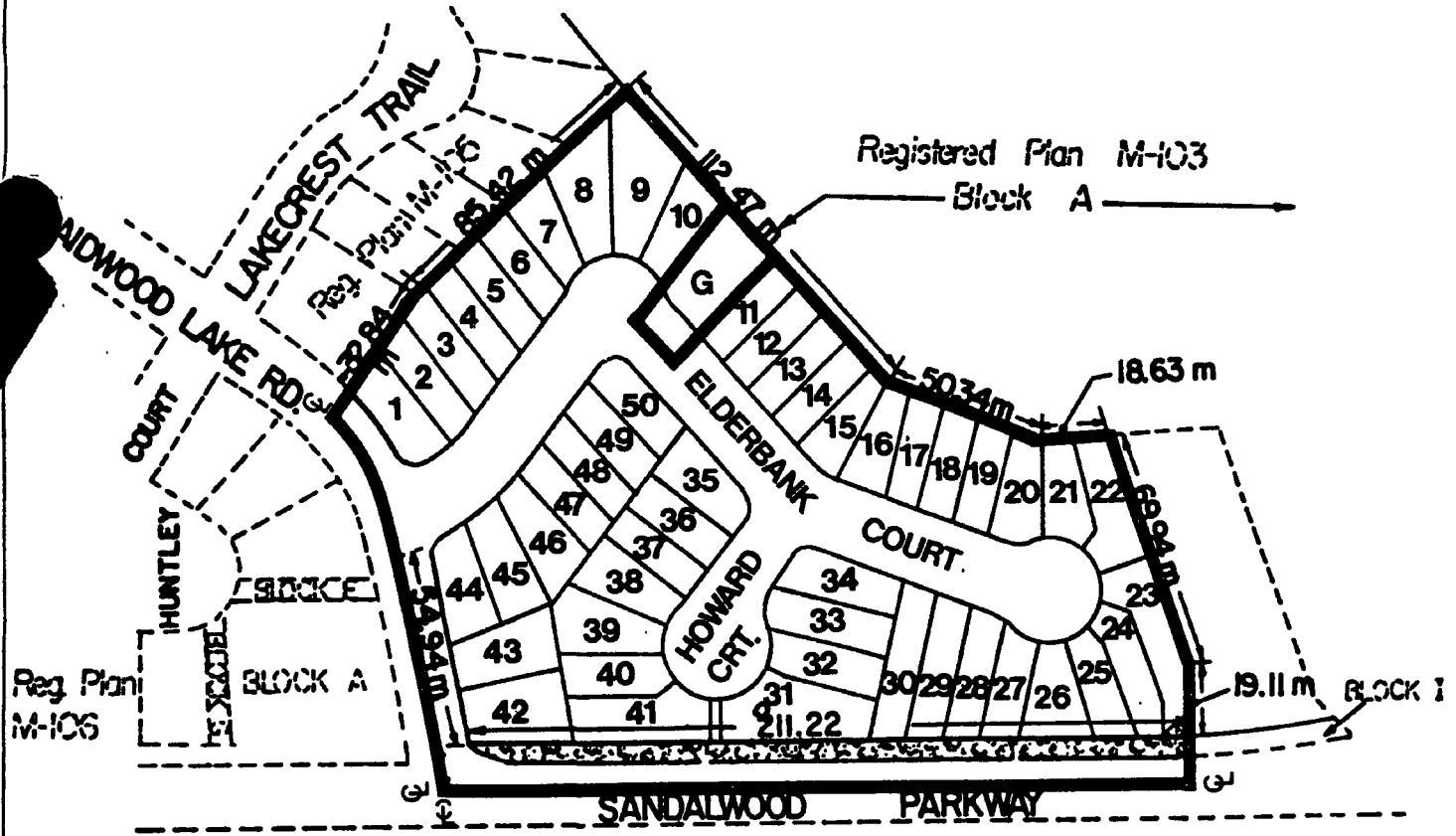
 Landscaped Buffer Space

 ZONE BOUNDARY

Schedule C-Section 296  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



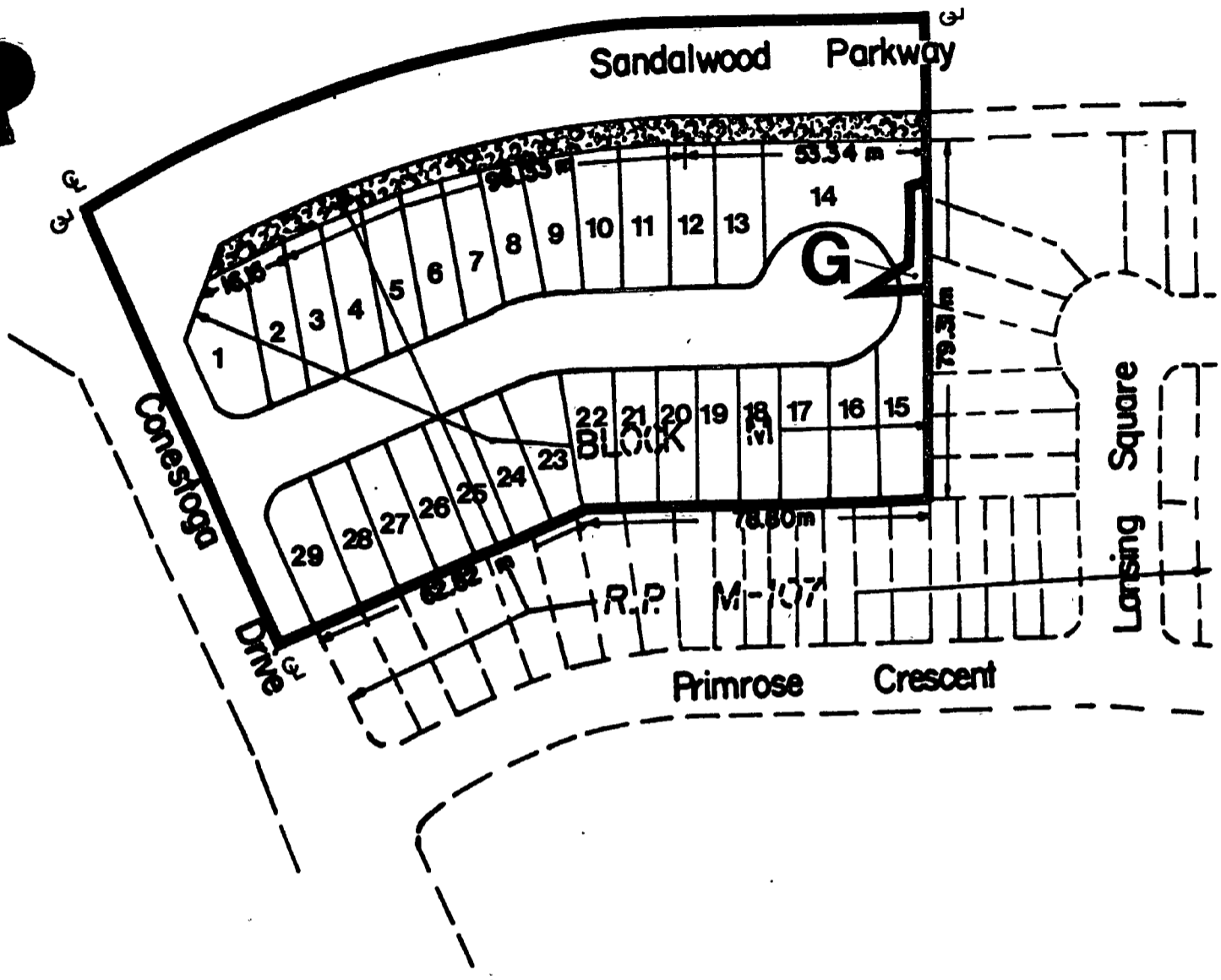
 Landscaped Buffer Area

 ZONE BOUNDARY

Schedule C-Section 298  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



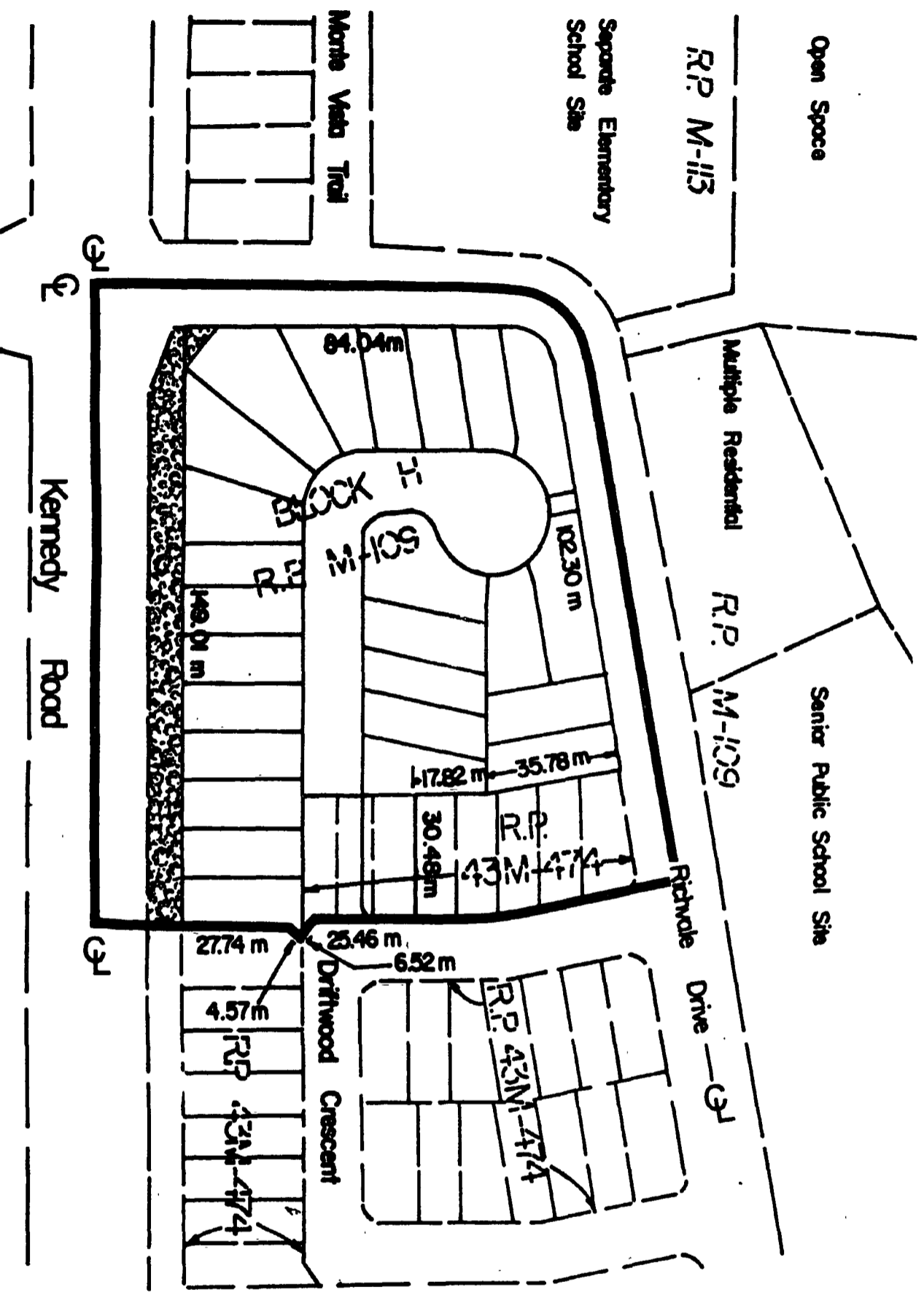
 LANDSCAPED BUFFER AREA

 ZONE BOUNDARY

Schedule C-Section 299  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



 Landscaped Buffer Area

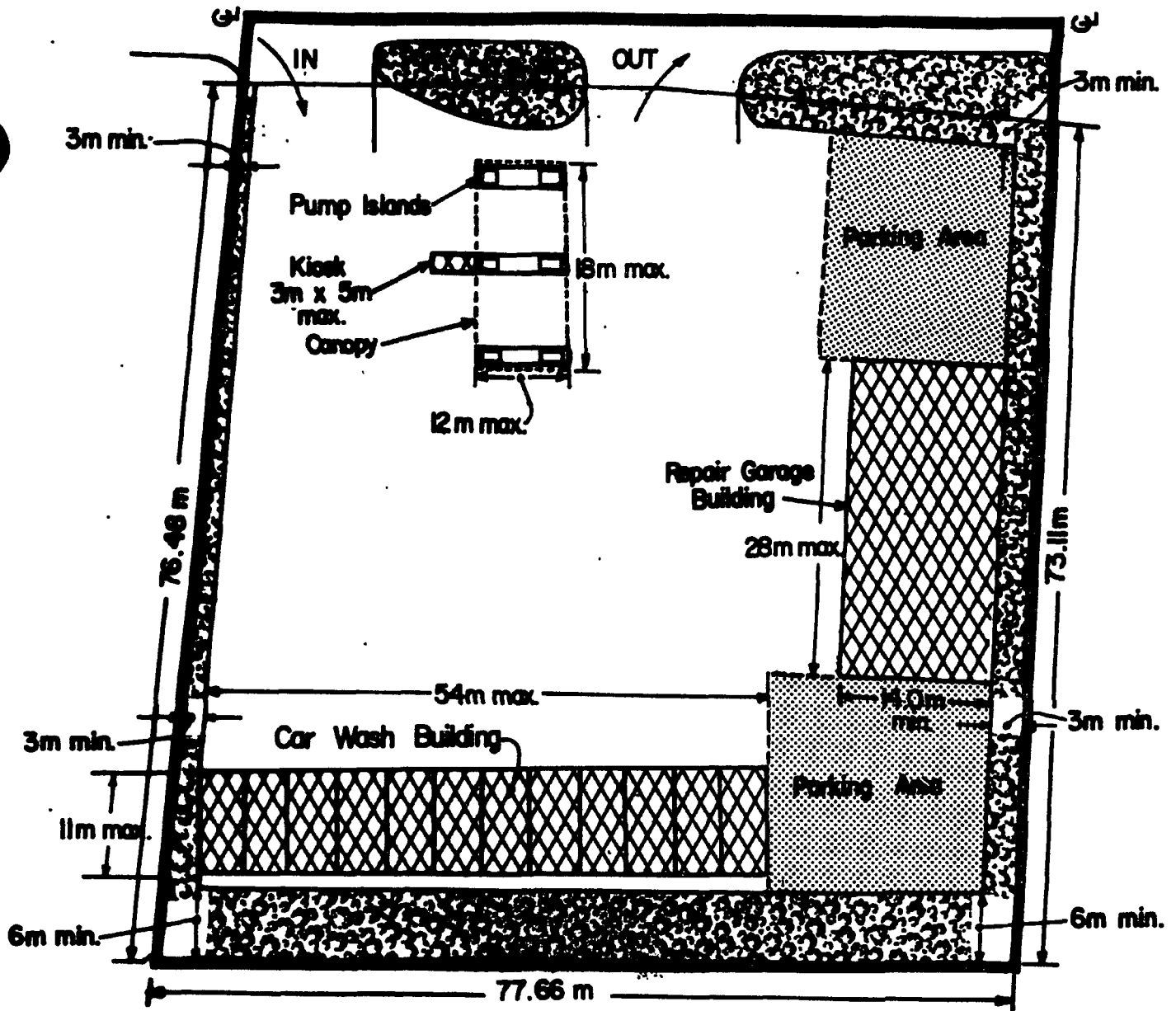
 ZONE BOUNDARY

Schedule C-Section 300  
**BY-LAW 151-88**






**CITY OF BRAMPTON**  
 Planning and Development

HIGHWAY No. 7



Part Lot 5, Concession 4 E.H.S.

LEGEND

-  Building Area
-  Landscaped Open Space
-  Parking Area
- Min.-Minimum
- Max.-Maximum

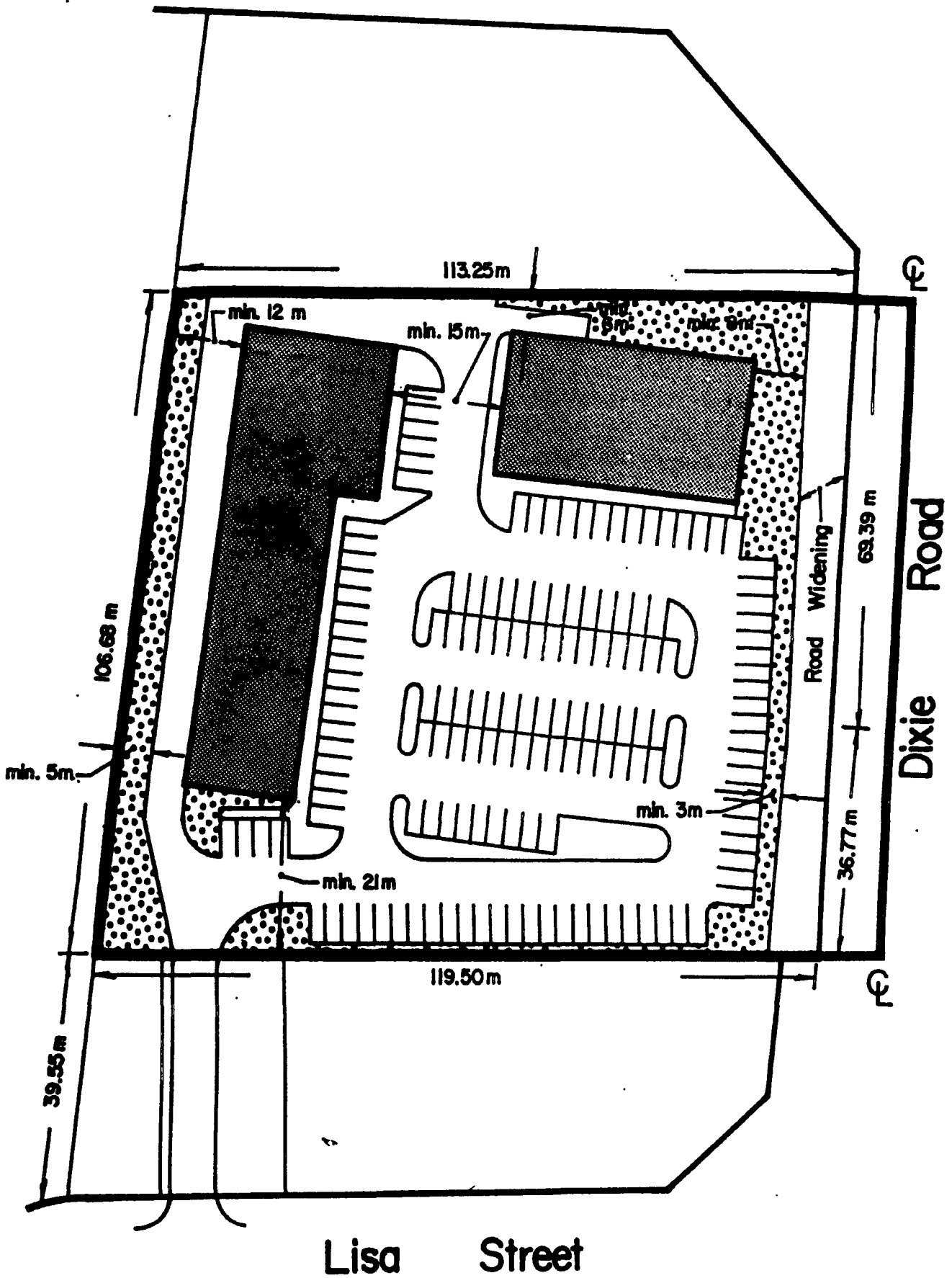
**——** ZONE BOUNDARY

Schedule C-Section 302  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

Highway No. 7



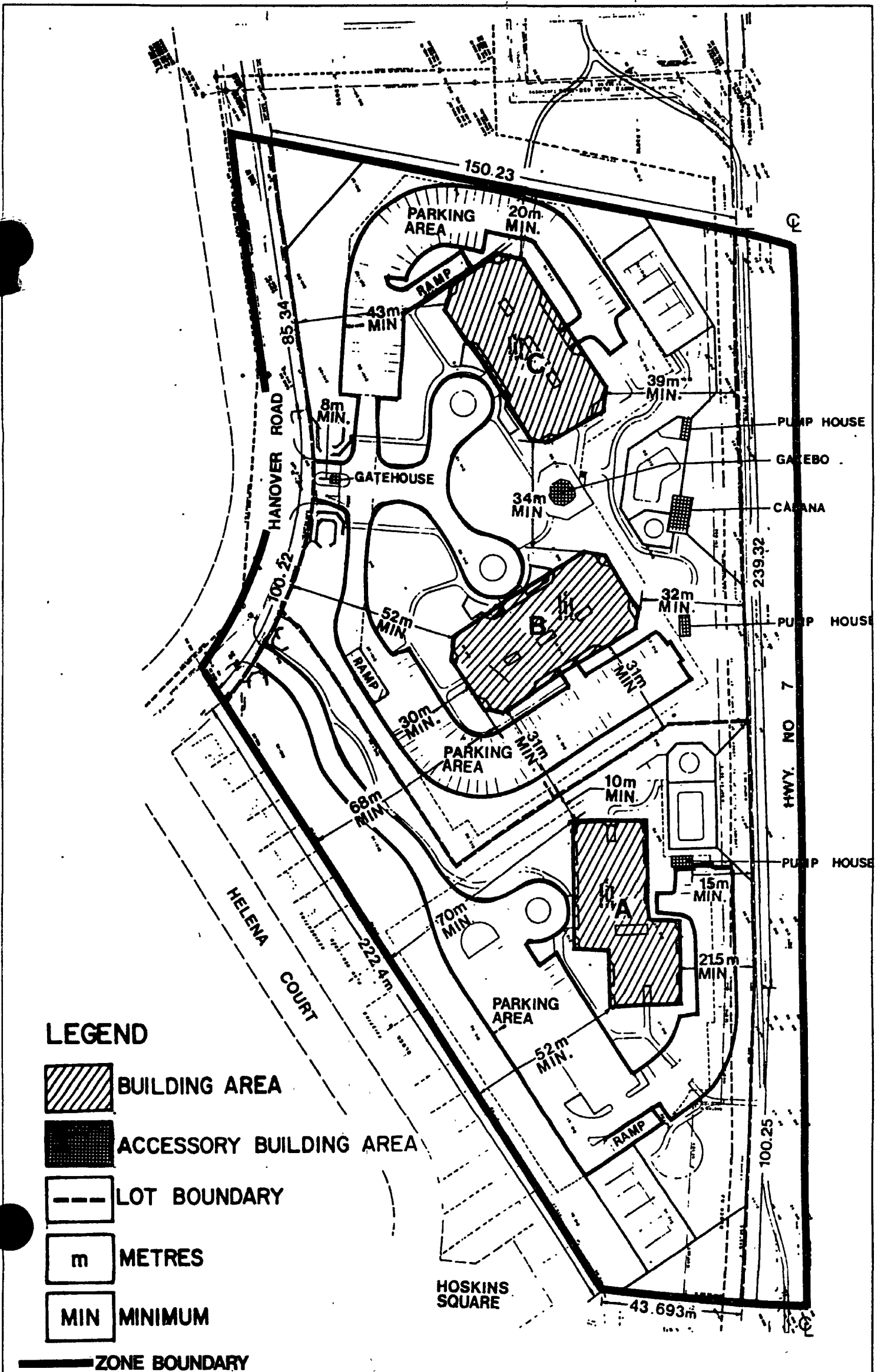
-  Building Area
-  Landscaped Area

 ZONE BOUNDARY

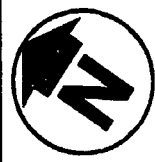
Schedule C-Section 308  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

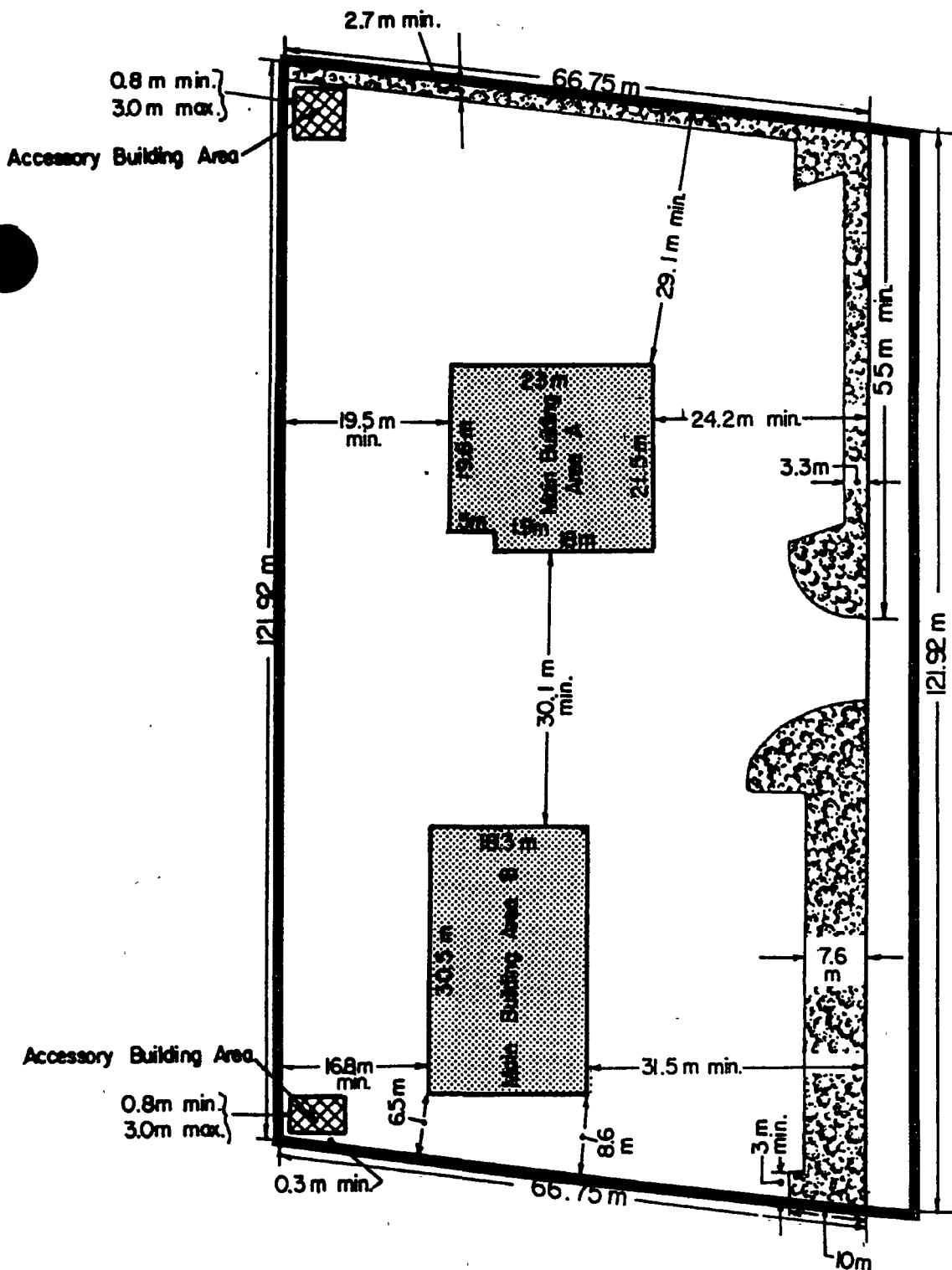


Schedule C-Section 309  
**BY-LAW 151-88**






**CITY OF BRAMPTON**  
 Planning and Development





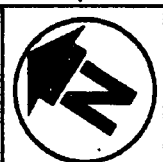
HIGHWAY No. 7

**LEGEND**

-  Main Building Area
-  Accessory Building Area
-  Landscaped Open Space
- Min. - Minimum
- Max. - Maximum

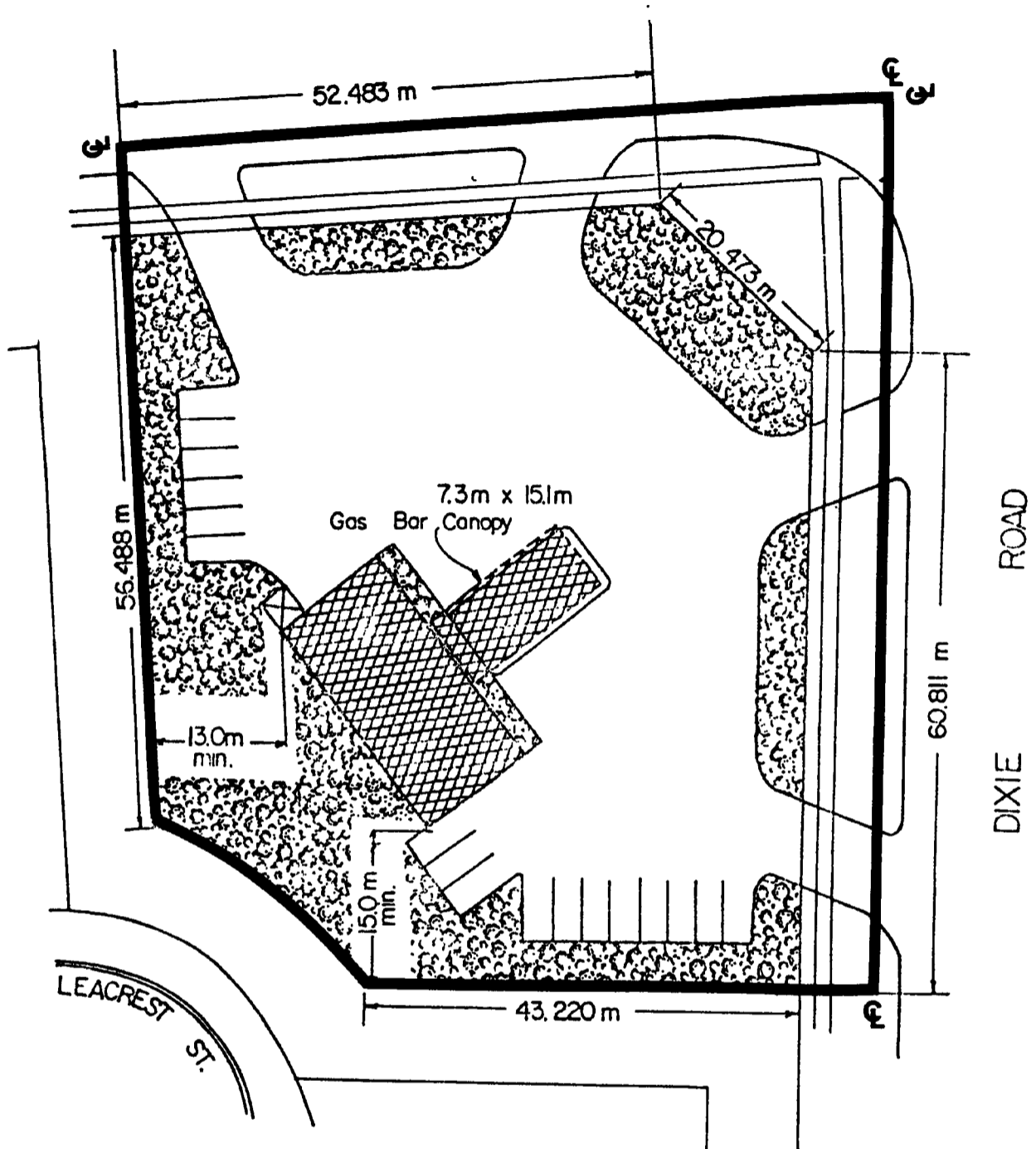
**— ZONE BOUNDARY**





Schedule C-Section 336  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

WILLIAMS PARKWAY



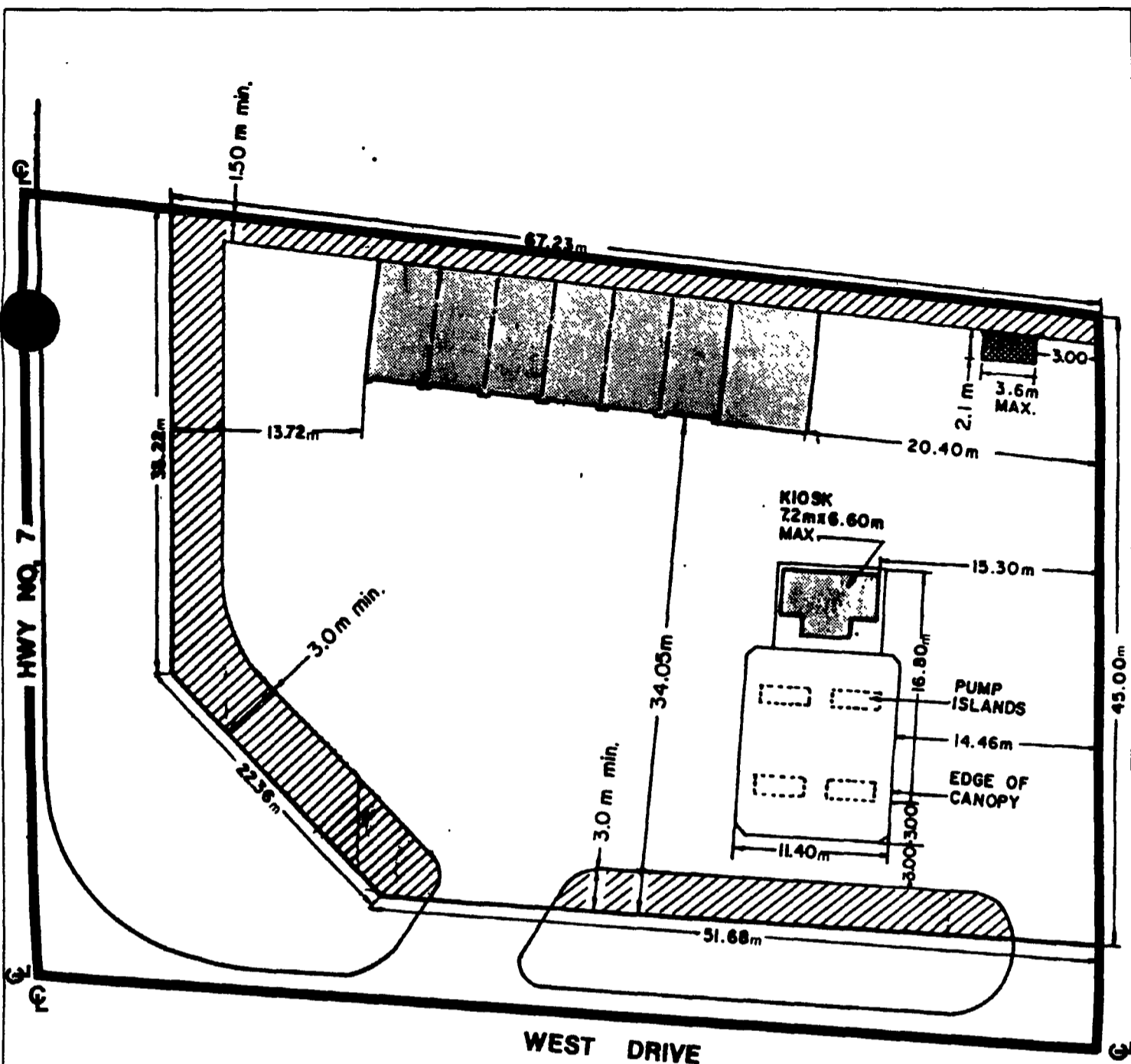
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  REFUSE STORAGE AREA
-  1.8m HIGH PRECAST CONCRETE WALL

**—** ZONE BOUNDARY




Schedule C-Section 345  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



**LEGEND**

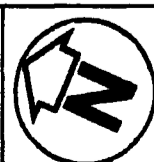
-  LANDSCAPED OPEN SPACE
-  BUILDING AREA
-  WASTE STORAGE AREA

min. MINIMUM

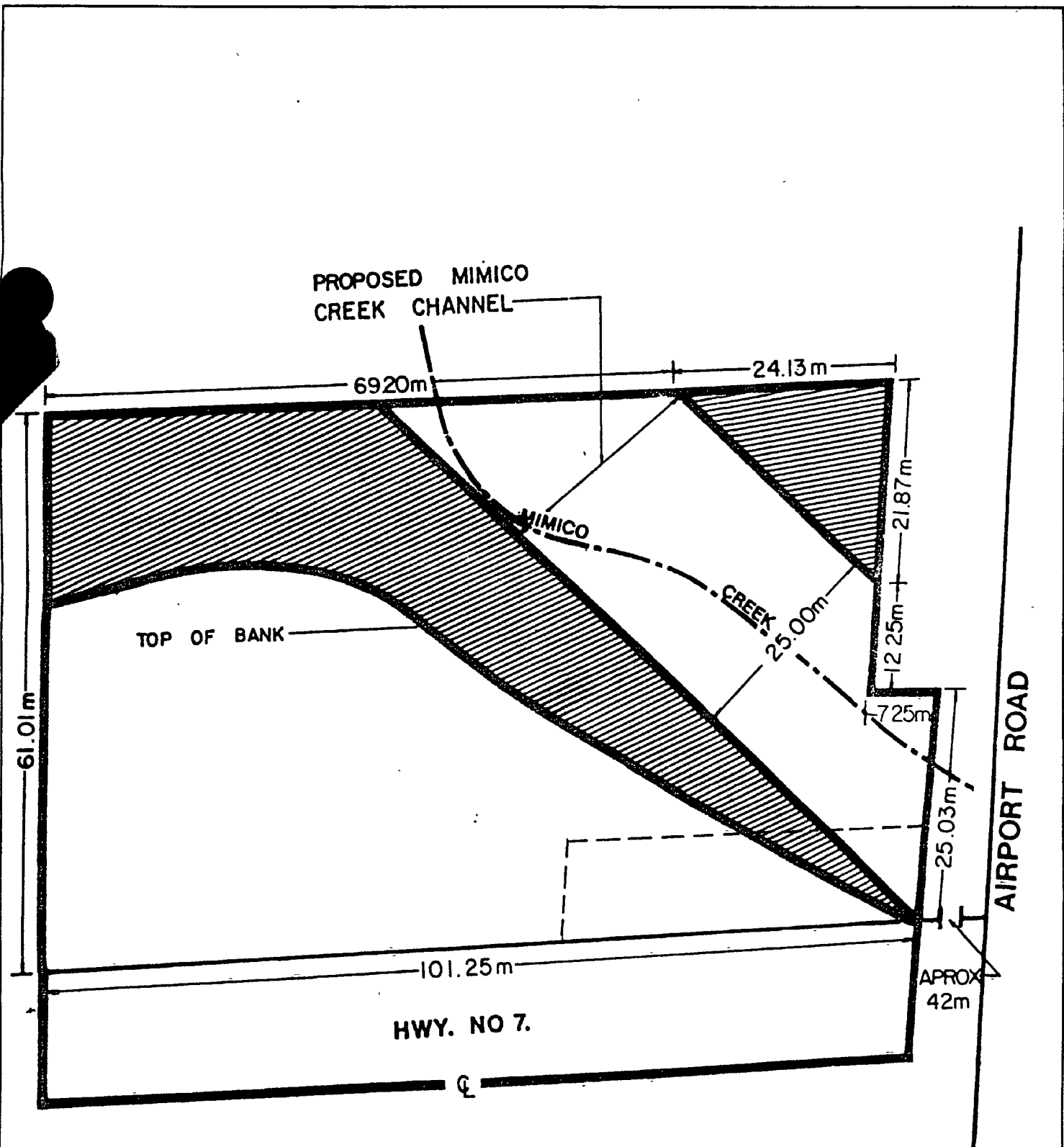
max. MAXIMUM

**—** ZONE BOUNDARY

Schedule C-Section 347  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



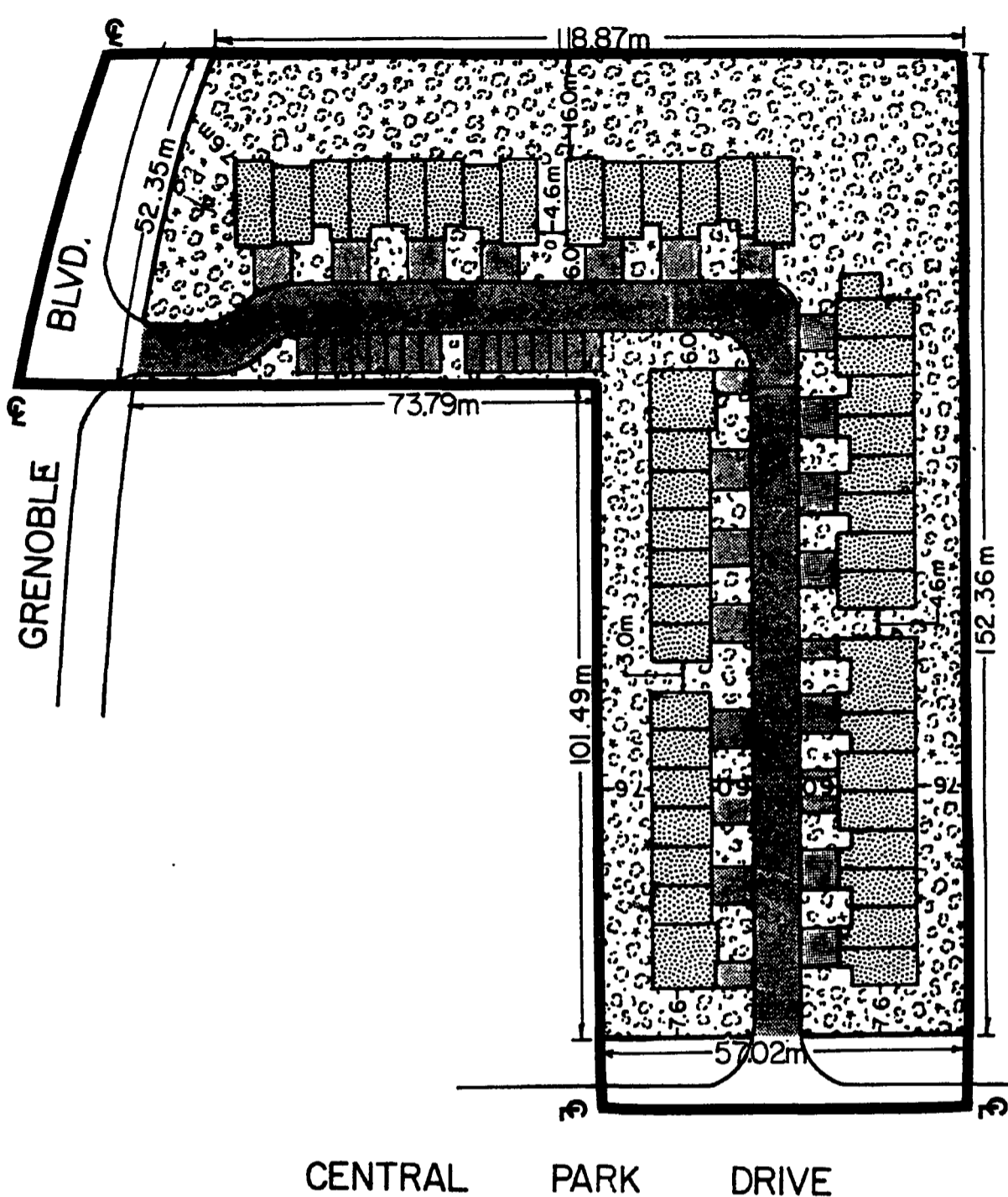
 BELOW TOP OF BANK AREA

 ZONE BOUNDARY

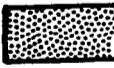
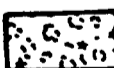

Schedule C-Section 348  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



**LEGEND**

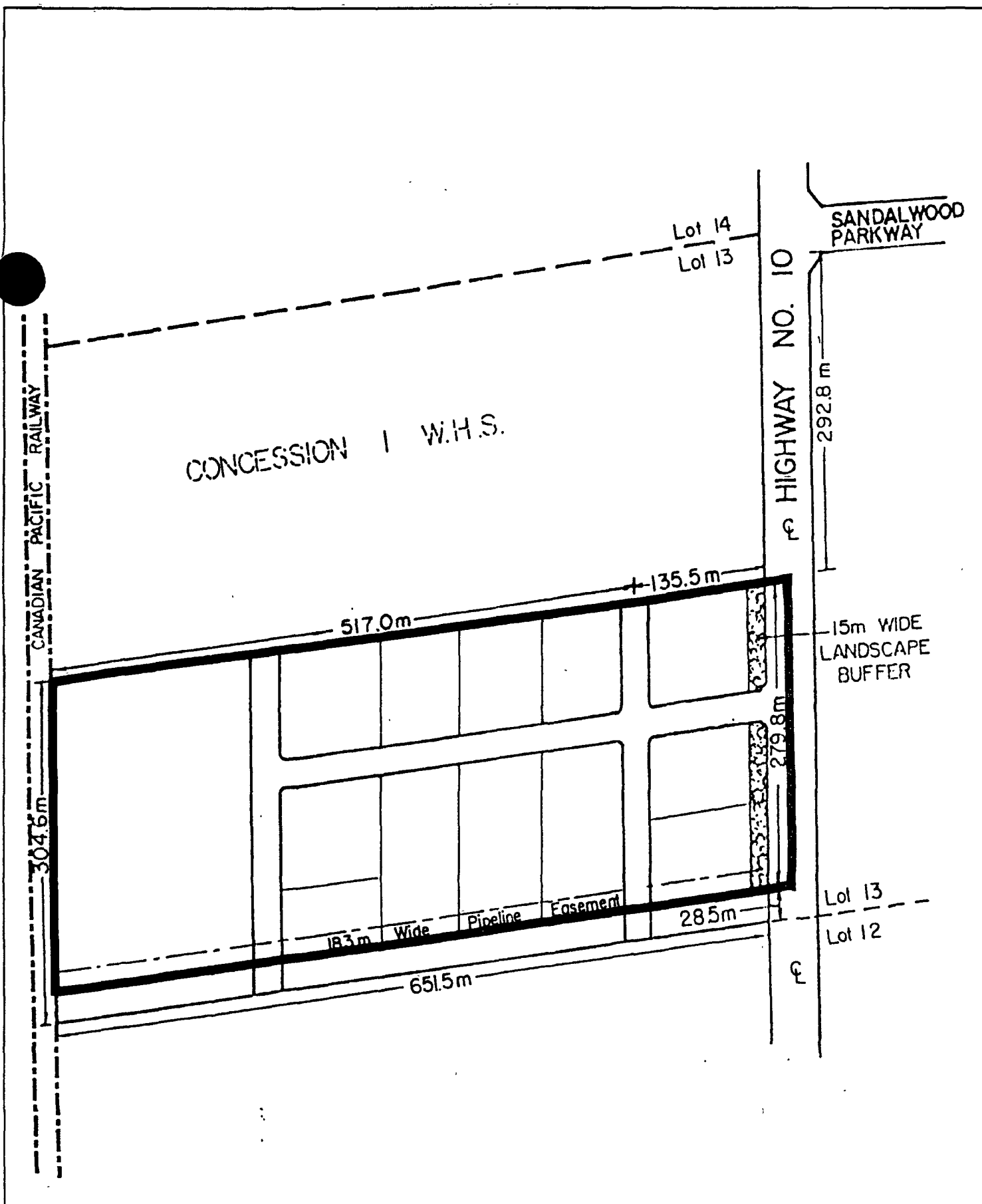
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  DRIVEWAY AND PARKING AREA

**—** ZONE BOUNDARY

Schedule C-Section 357  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



LEGEND

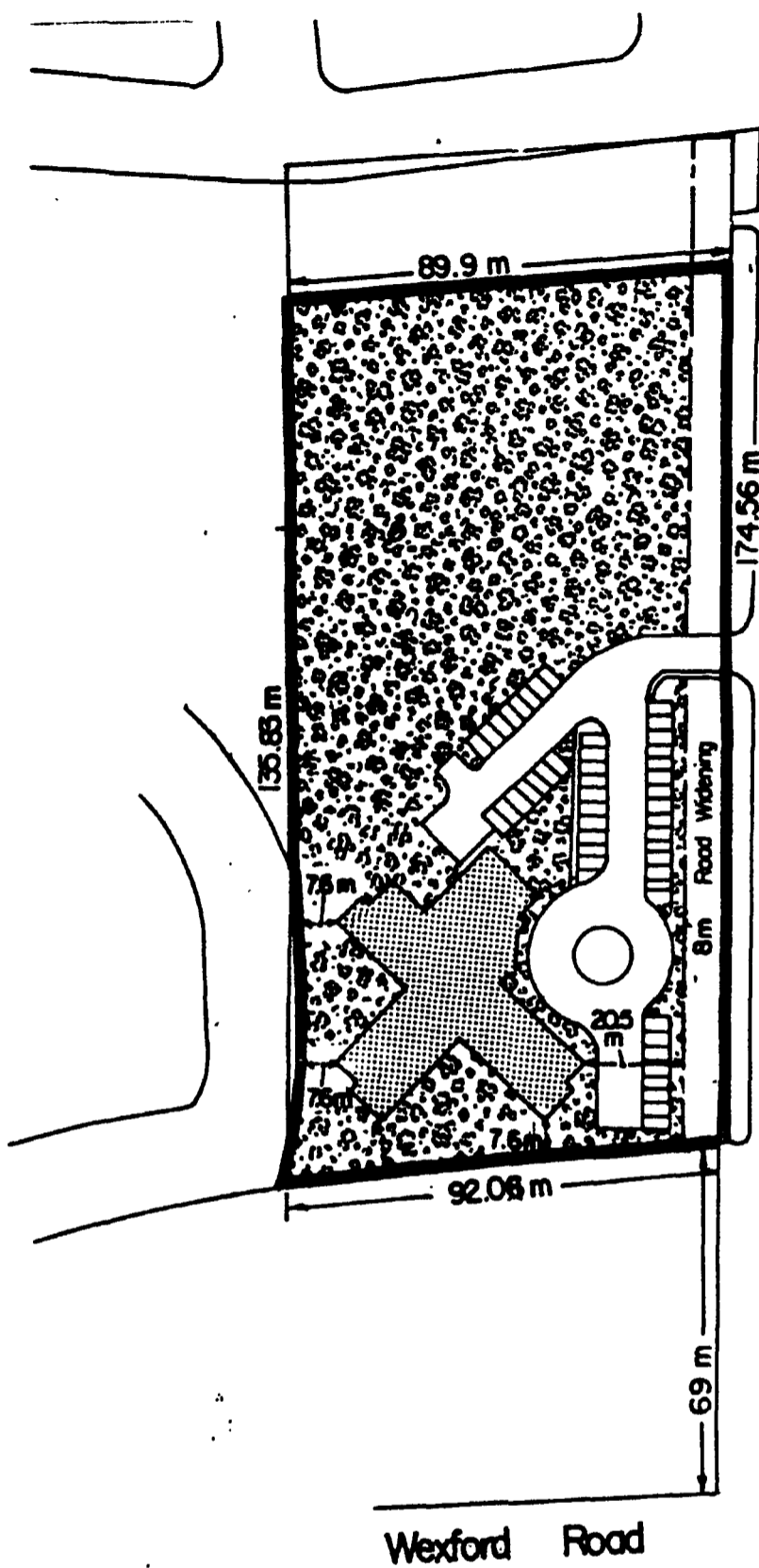
 LANDSCAPE BUFFER AREA



 ZONE BOUNDARY

Schedule C-Section 360  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



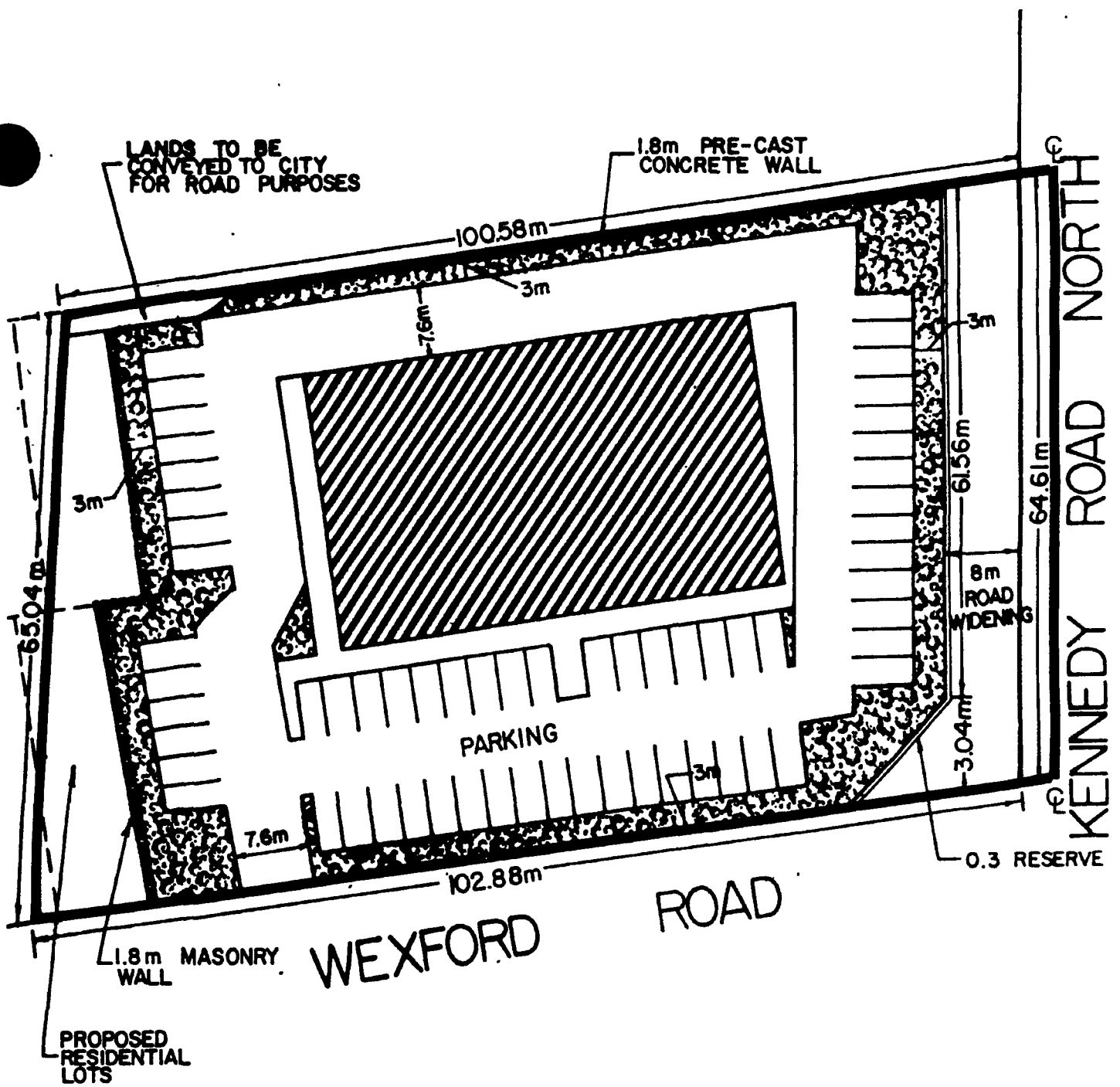
-  Building Area
-  Landscaped Open Space

**—** ZONE BOUNDARY



Schedule C-Section 361  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



**LEGEND**

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

**—** ZONE BOUNDARY

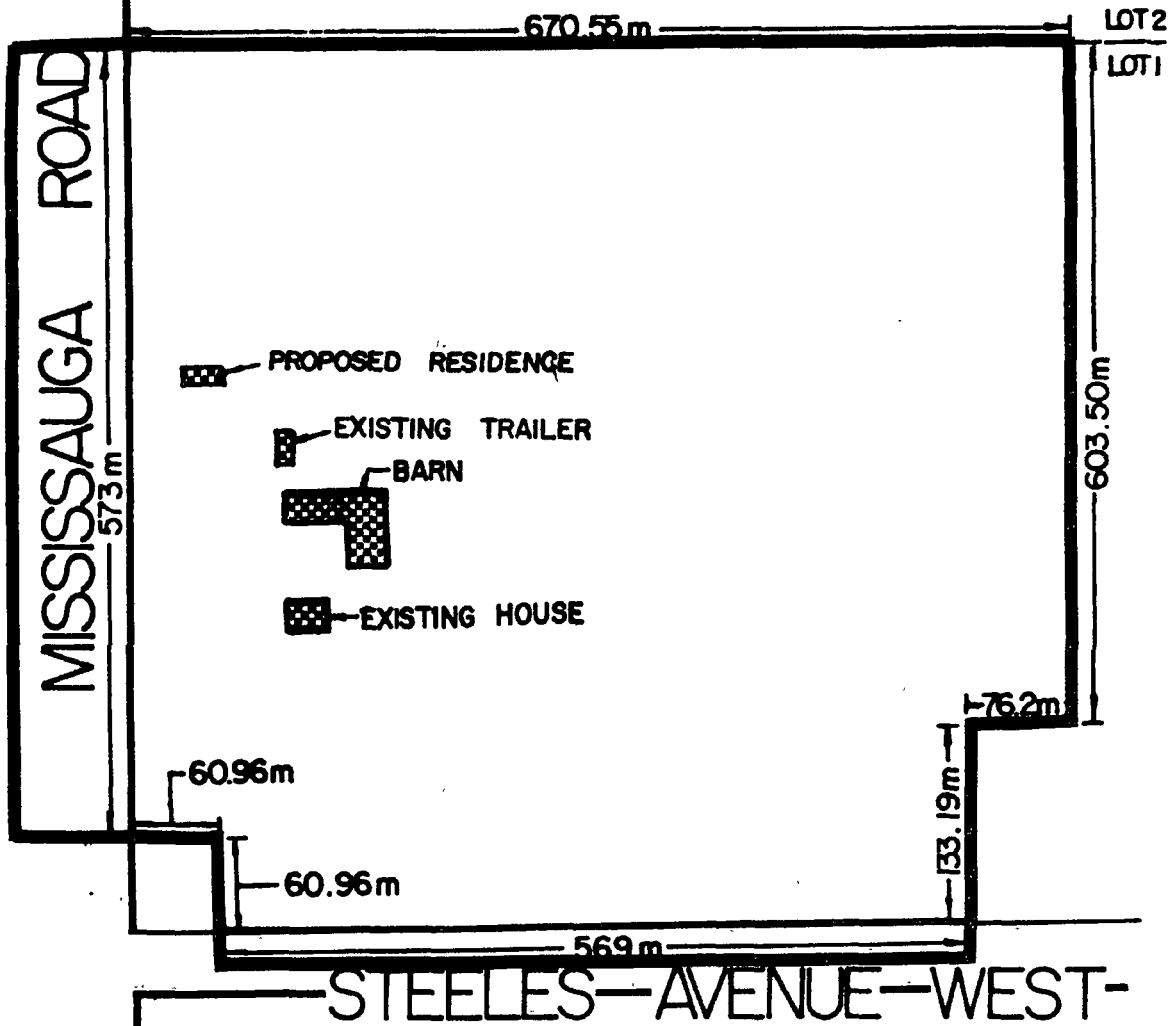
Schedule C-Section 362  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



PART LOT 2, CON. 4, W.H.S.  
(CHING.)



PART LOT 15, CON. 4, W.H.S.  
TORONTO TOWNSHIP

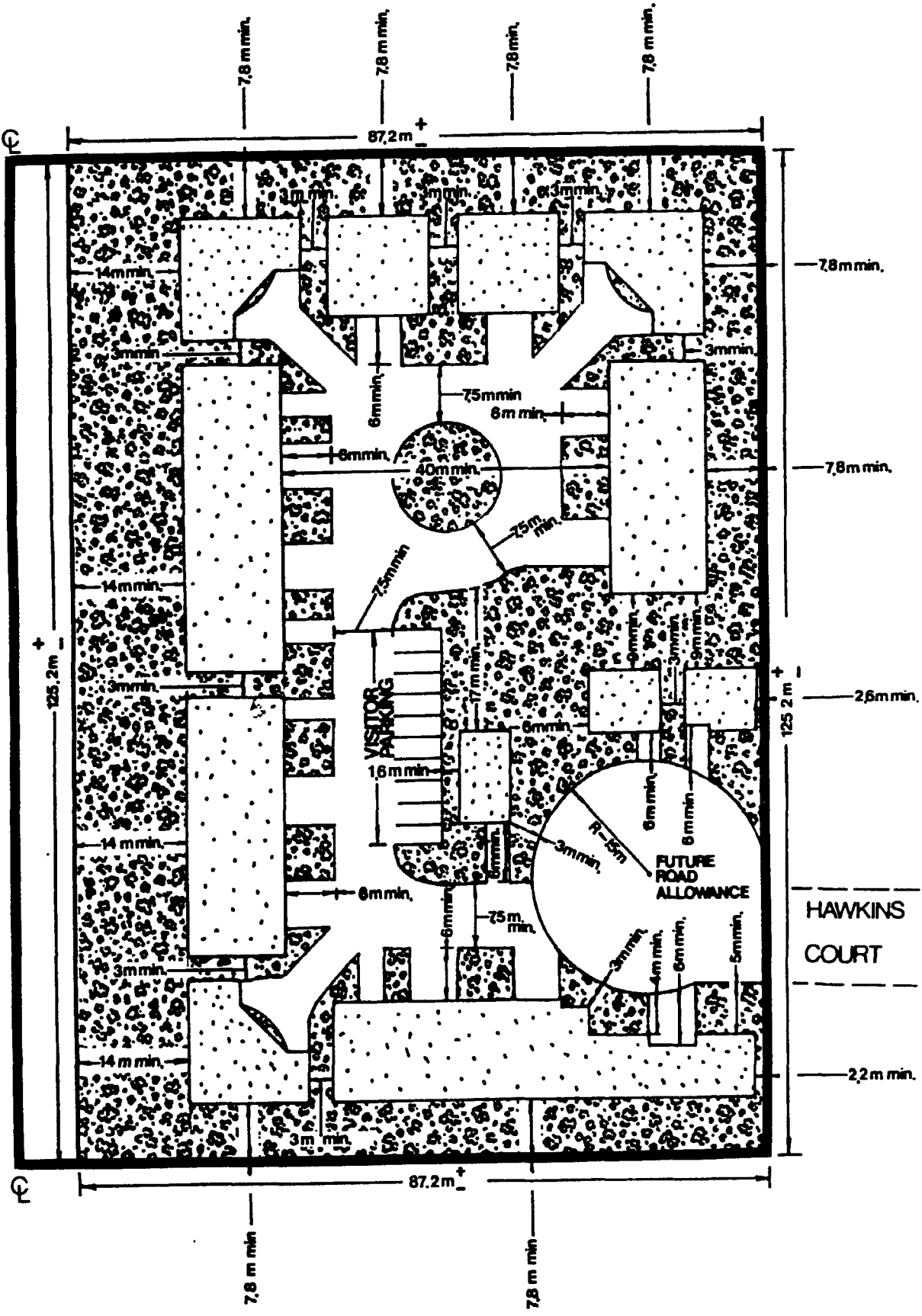
— ZONE BOUNDARY





Schedule C-Section 367  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

**DXIE ROAD**



-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  METRES
-  MINIMUM

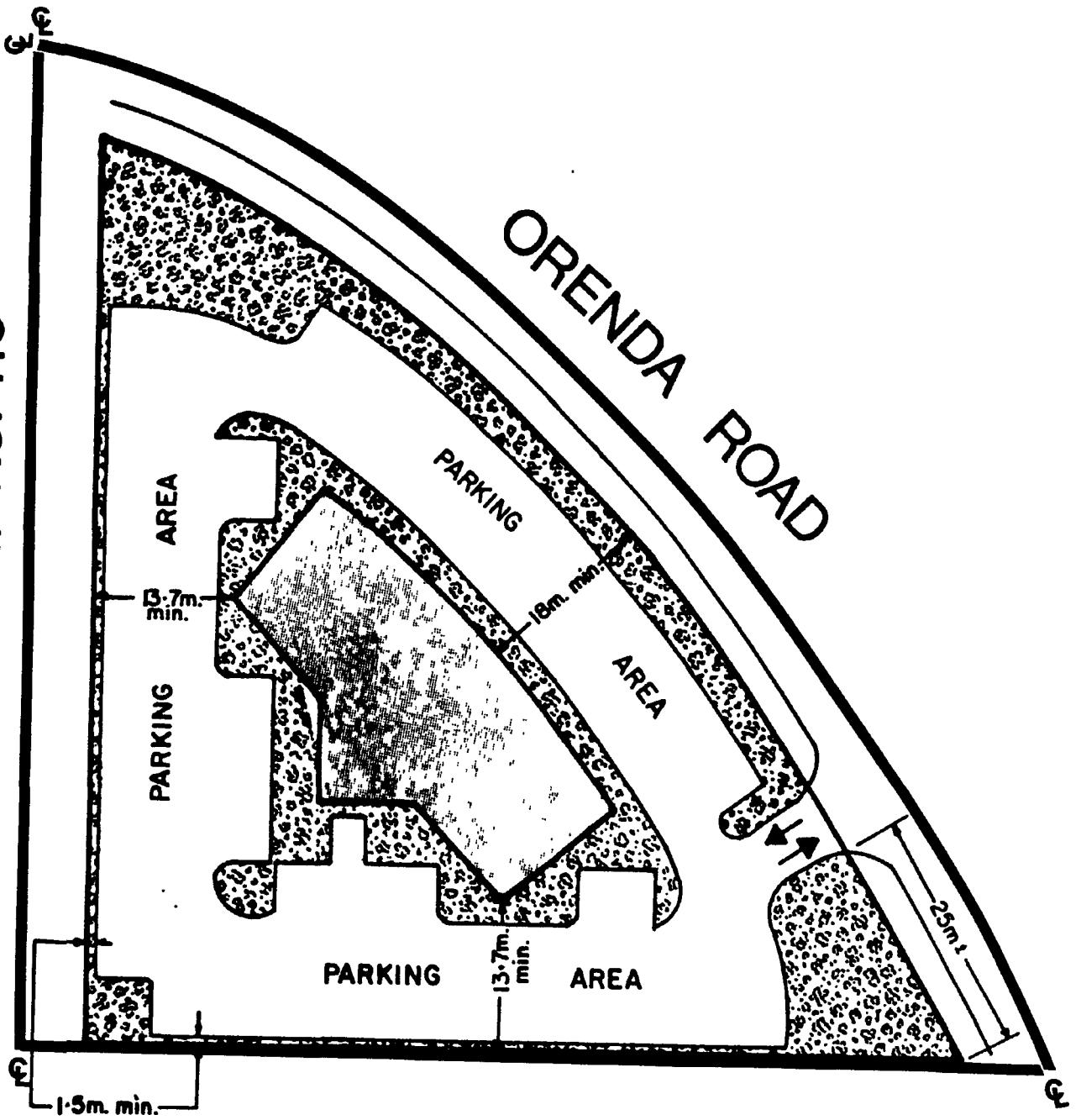
**—** ZONE BOUNDARY



**Schedule C-Section 368**  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

HWY. No. 410



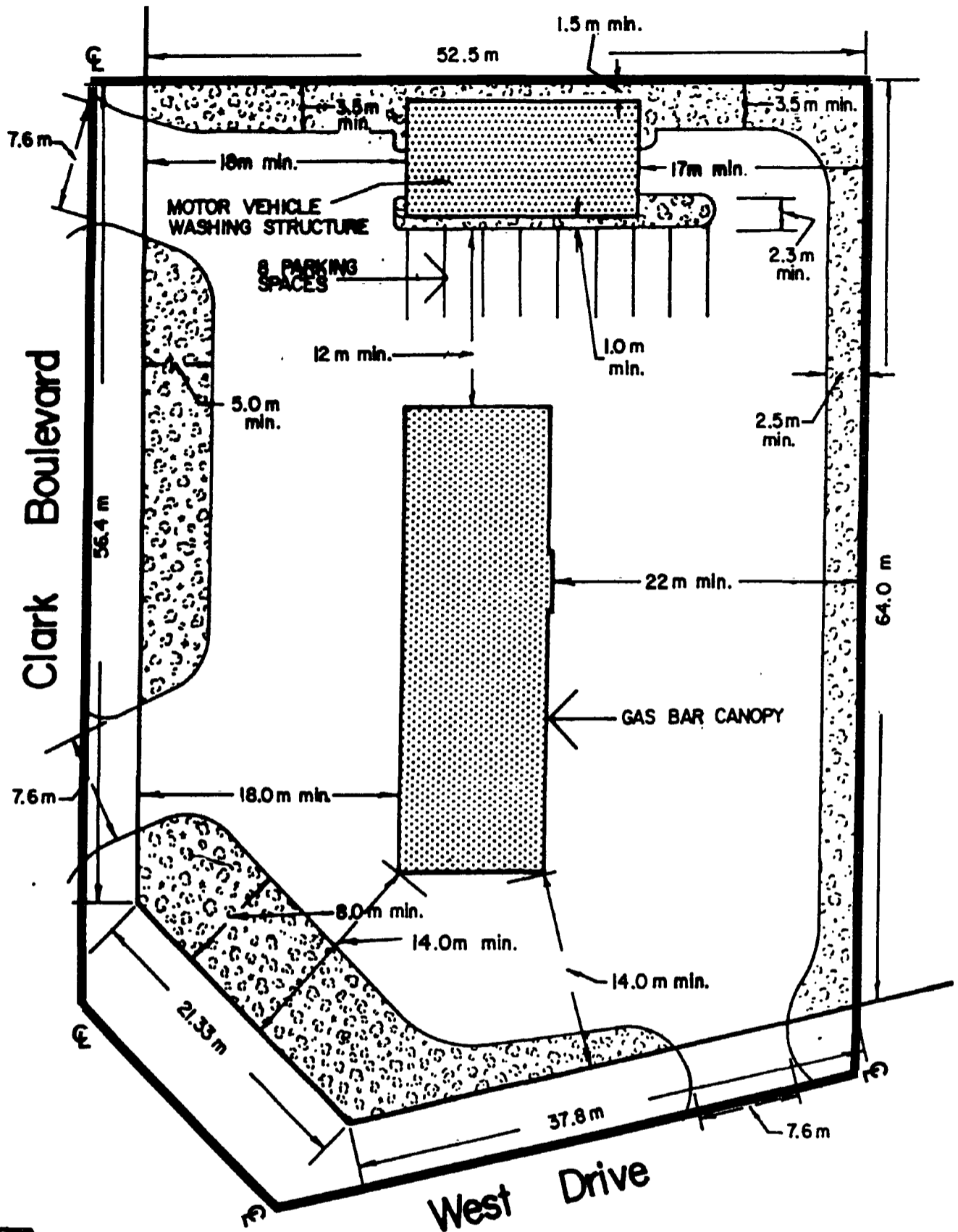
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE



 ZONE BOUNDARY

Schedule C-Section 374  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



-  Building Area
-  Landscaped Open Space
- m Metres
- min. Minimum

 ZONE BOUNDARY

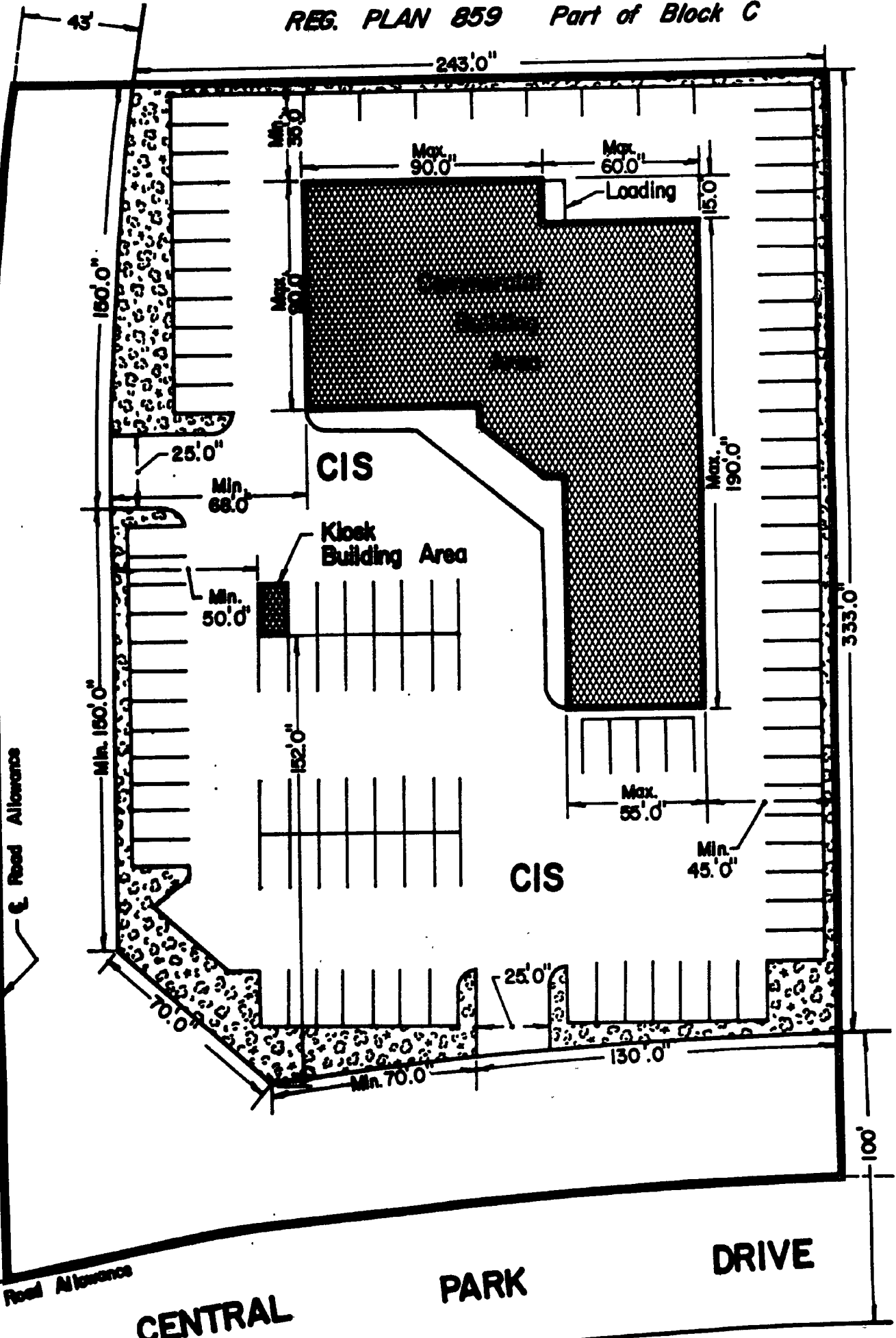
Schedule C-Section 375  
**BY-LAW 151-88**





**CITY OF BRAMPTON**  
 Planning and Development

GRENOBLE BLVD.

CENTRAL PARK DRIVE



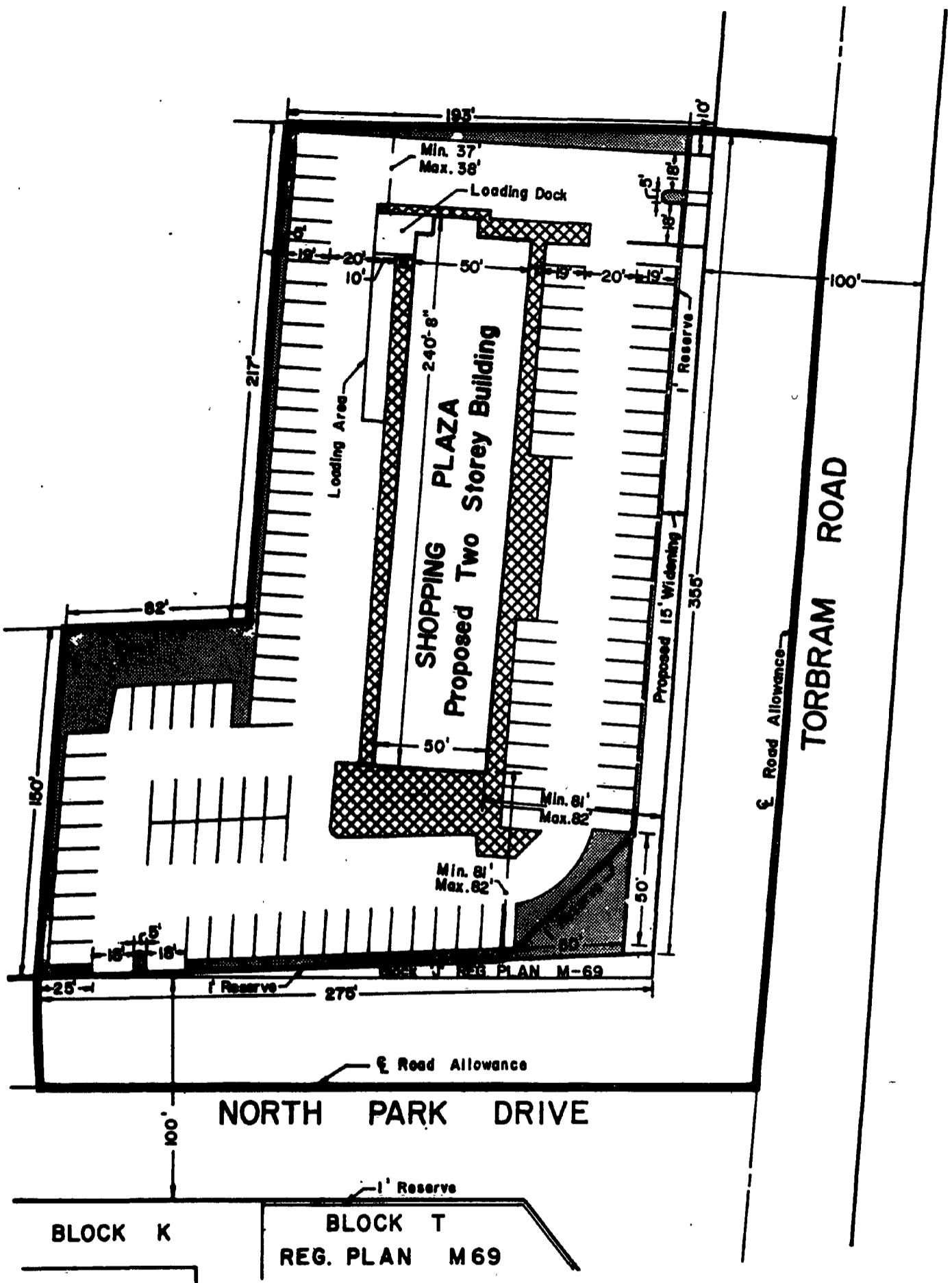
-  Building Area
-  Landscaped Open Space

— ZONE BOUNDARY

Schedule C-Section 381  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



Legend

-  PEDESTRIAN AREA
-  LANDSCAPED AREA

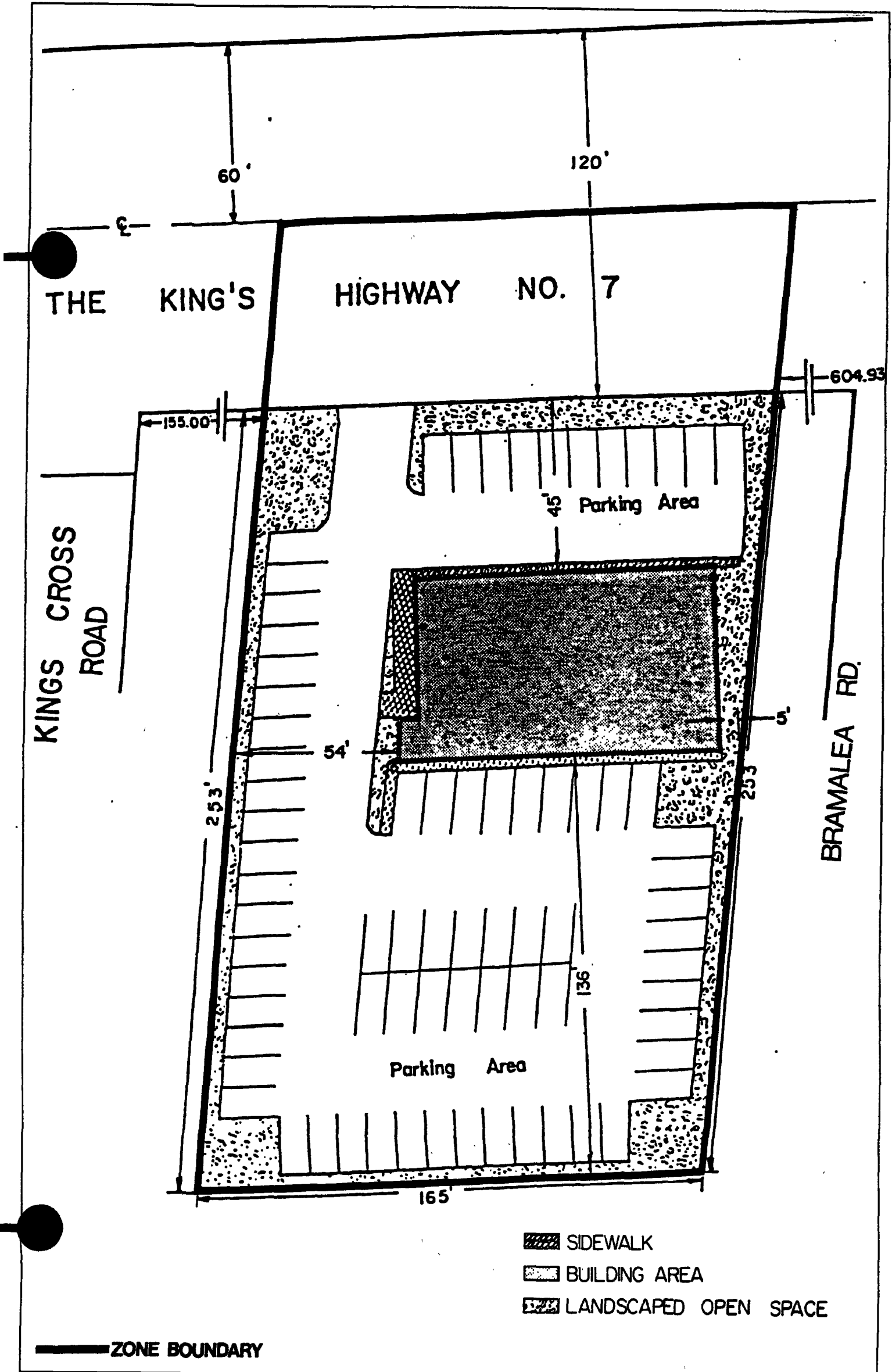
 ZONE BOUNDARY

Schedule C-Section 382  
**BY-LAW 151-88**

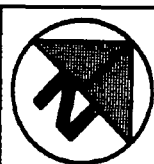


**CITY OF BRAMPTON**  
 Planning and Development



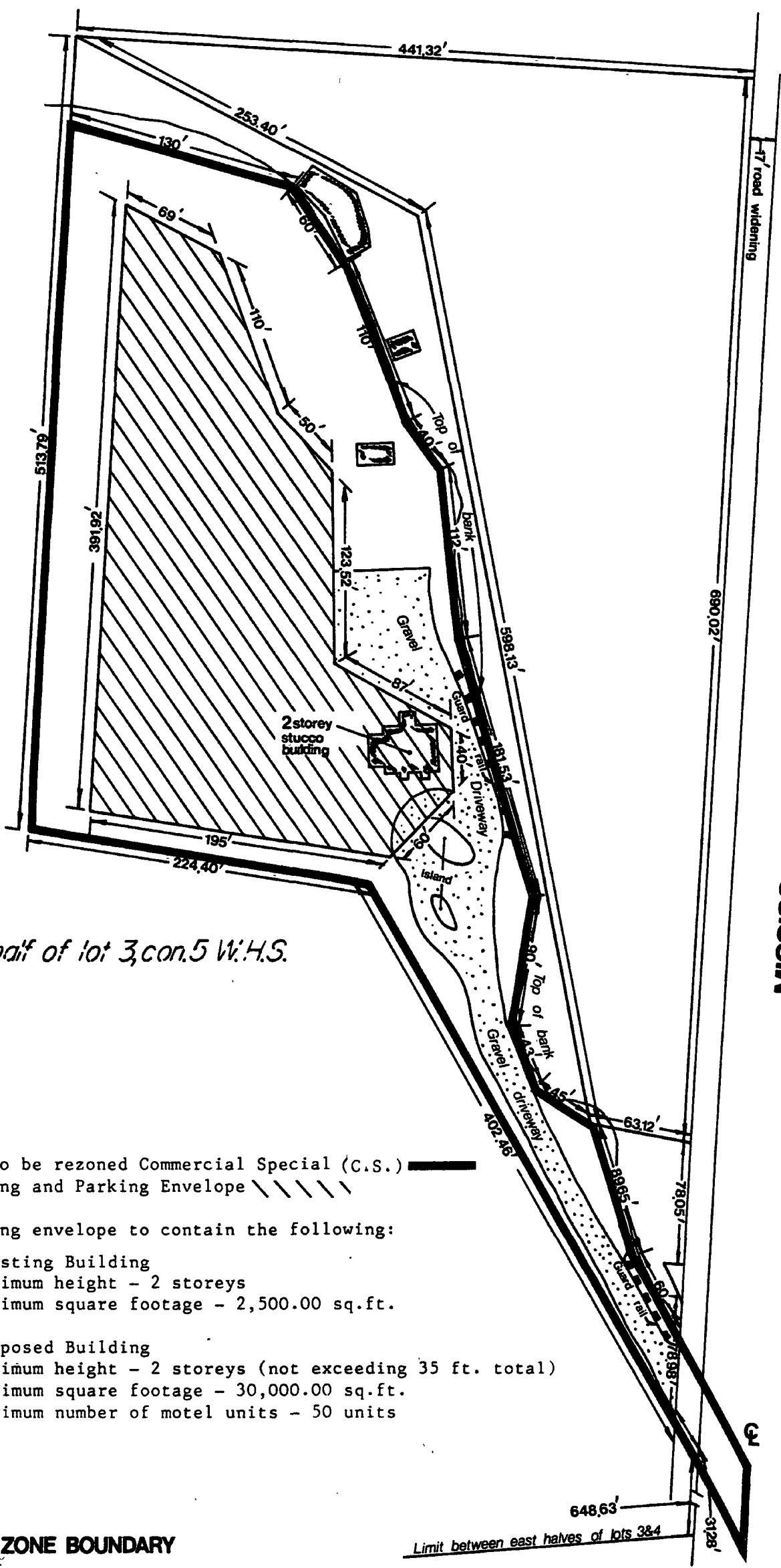


Schedule C-Section 384  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development





*East half of lot 3, con. 5 W.H.S.*

Area to be rezoned Commercial Special (C.S.)   
 Building and Parking Envelope

Building envelope to contain the following:

1. Existing Building  
 Maximum height - 2 storeys  
 Maximum square footage - 2,500.00 sq.ft.
  
2. Proposed Building  
 Maximum height - 2 storeys (not exceeding 35 ft. total)  
 Maximum square footage - 30,000.00 sq.ft.  
 Maximum number of motel units - 50 units

ZONE BOUNDARY

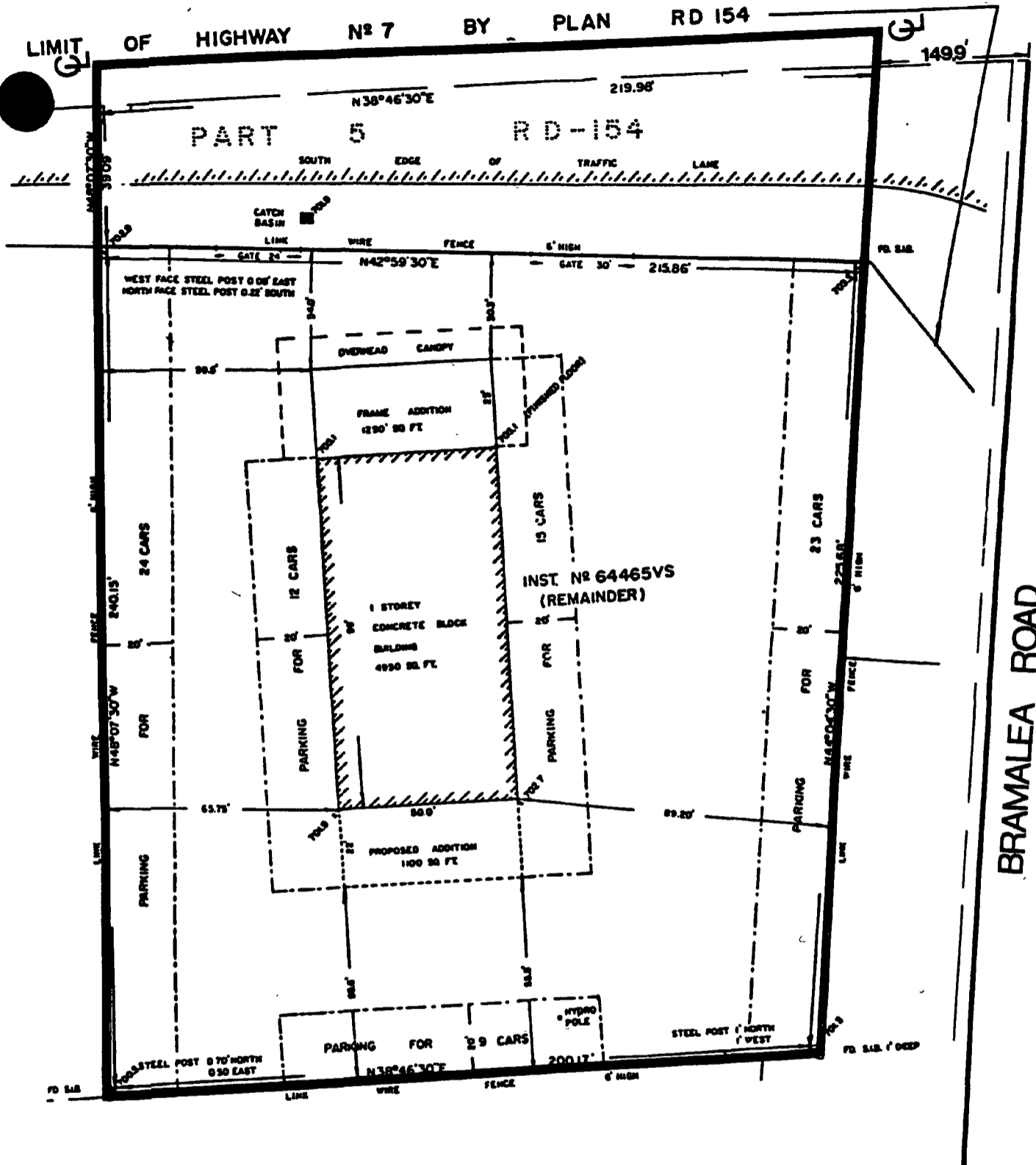
Limit between east halves of lots 3&4

**Schedule C-Section 385**  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

LIMIT OF HIGHWAY N<sup>o</sup> 7 BY PLAN RD 154



— ZONE BOUNDARY

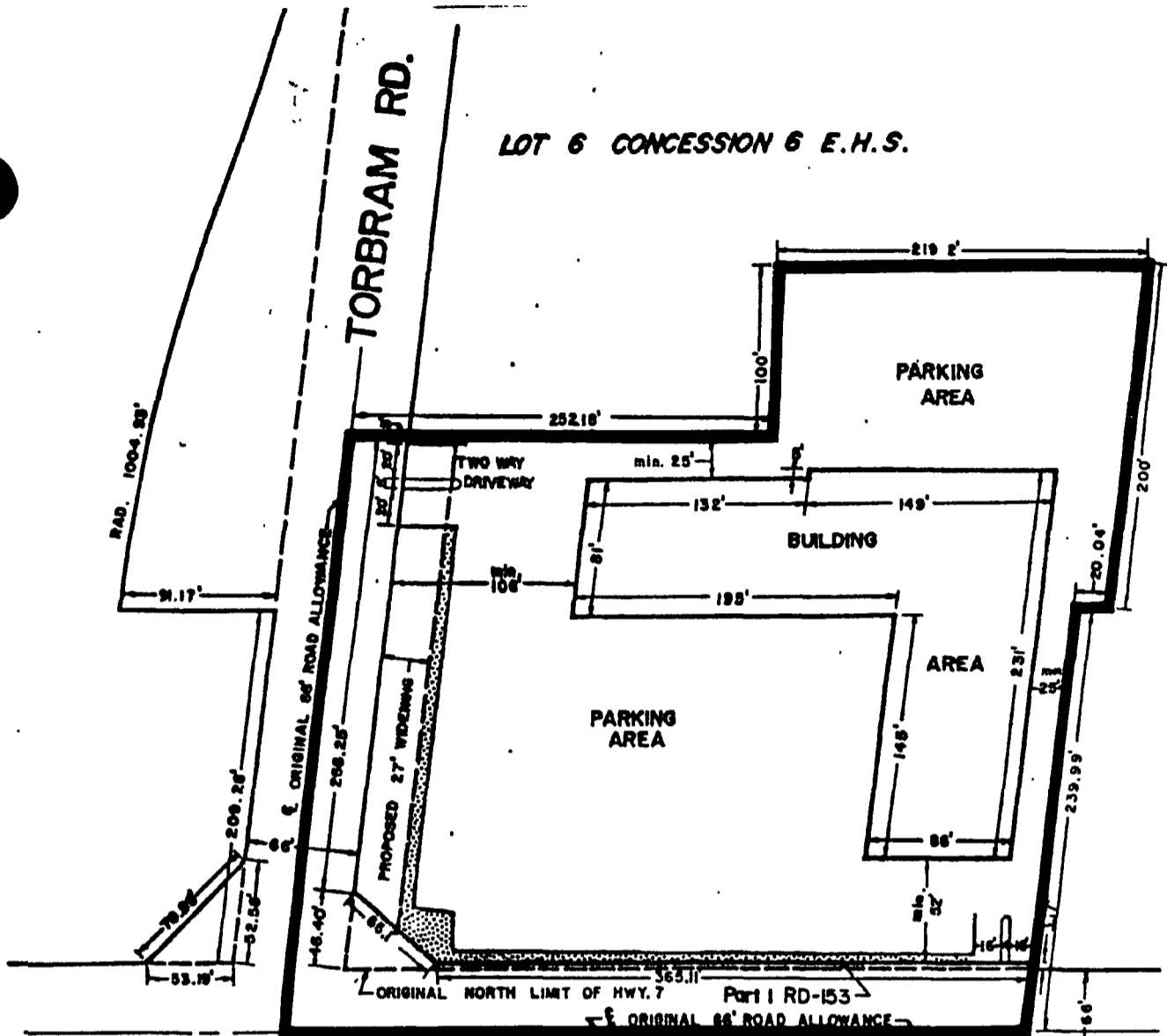
Schedule C-Section 386  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

LOT 6 CONCESSION 6 E.H.S.

TORBRAM RD.



HWY. NO. 7

LANDSCAPED OPEN SPACE

ZONE BOUNDARY

Schedule C-Section 387  
BY-LAW 151-88



CITY OF BRAMPTON  
Planning and Development

HWY. NO. 7

712m<sup>±</sup>

WEST HALF OF LOT 10  
CON. 6 W.H.S.

HERITAGE ROAD

CENTRE LINE BETWEEN EAST AND WEST HALF OF LOT 10 CON. 6 W.H.S.

230.1m

262.1m

255.3m

CREDIT RIVER





F

192.9m

20.3m

LOT 10  
LOT 9

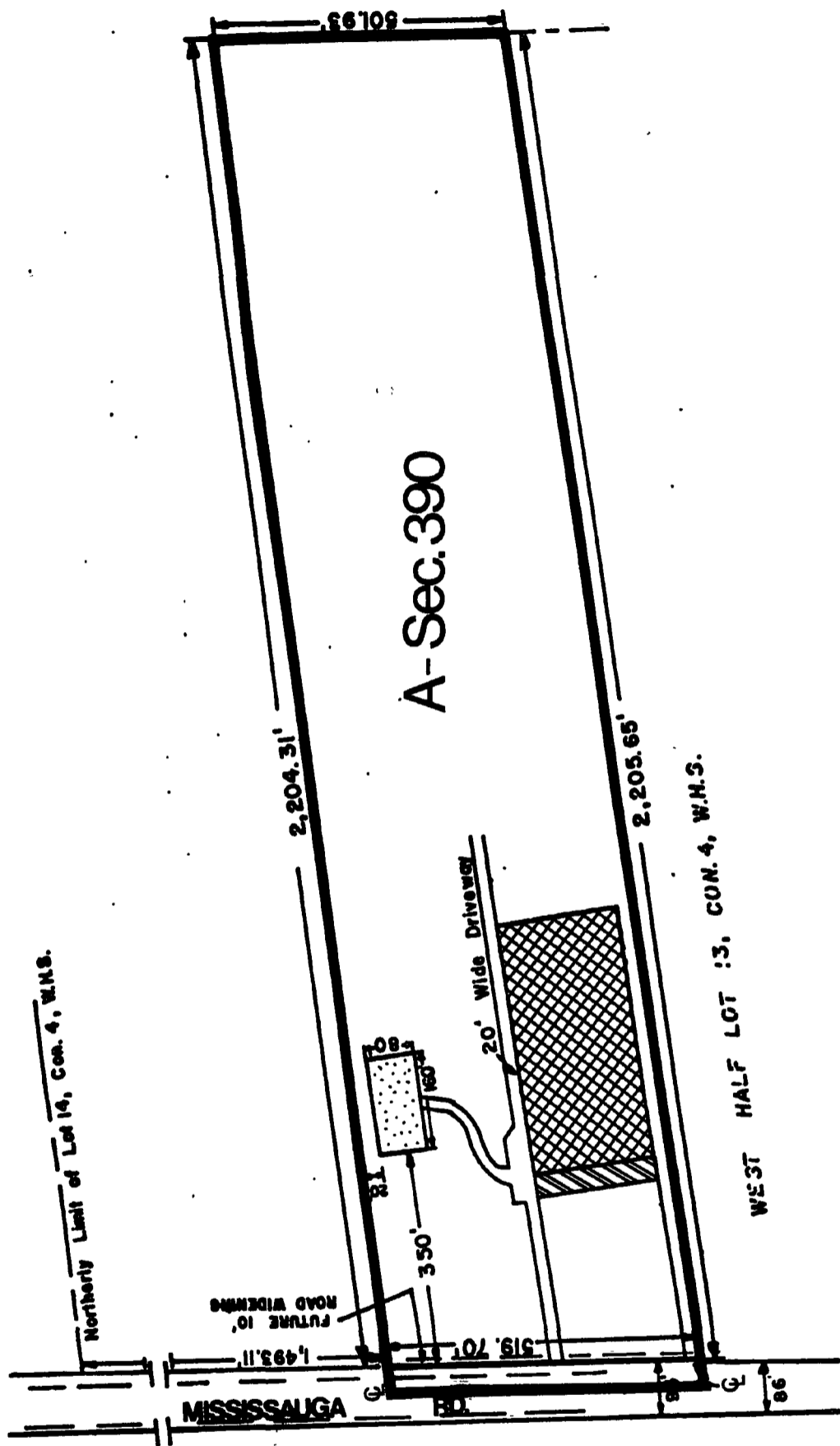
— ZONE BOUNDARY




-  CAMPING AREA
-  WASHROOM UTILITY & PLAY AREA
-  OFFICE AREA
-  FLOOD PLAIN

Schedule C-Section 389  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development



-  RECREATIONAL VEHICLE STORAGE
-  BUILDING AREA 'A'
-  BUILDING AREA 'B'

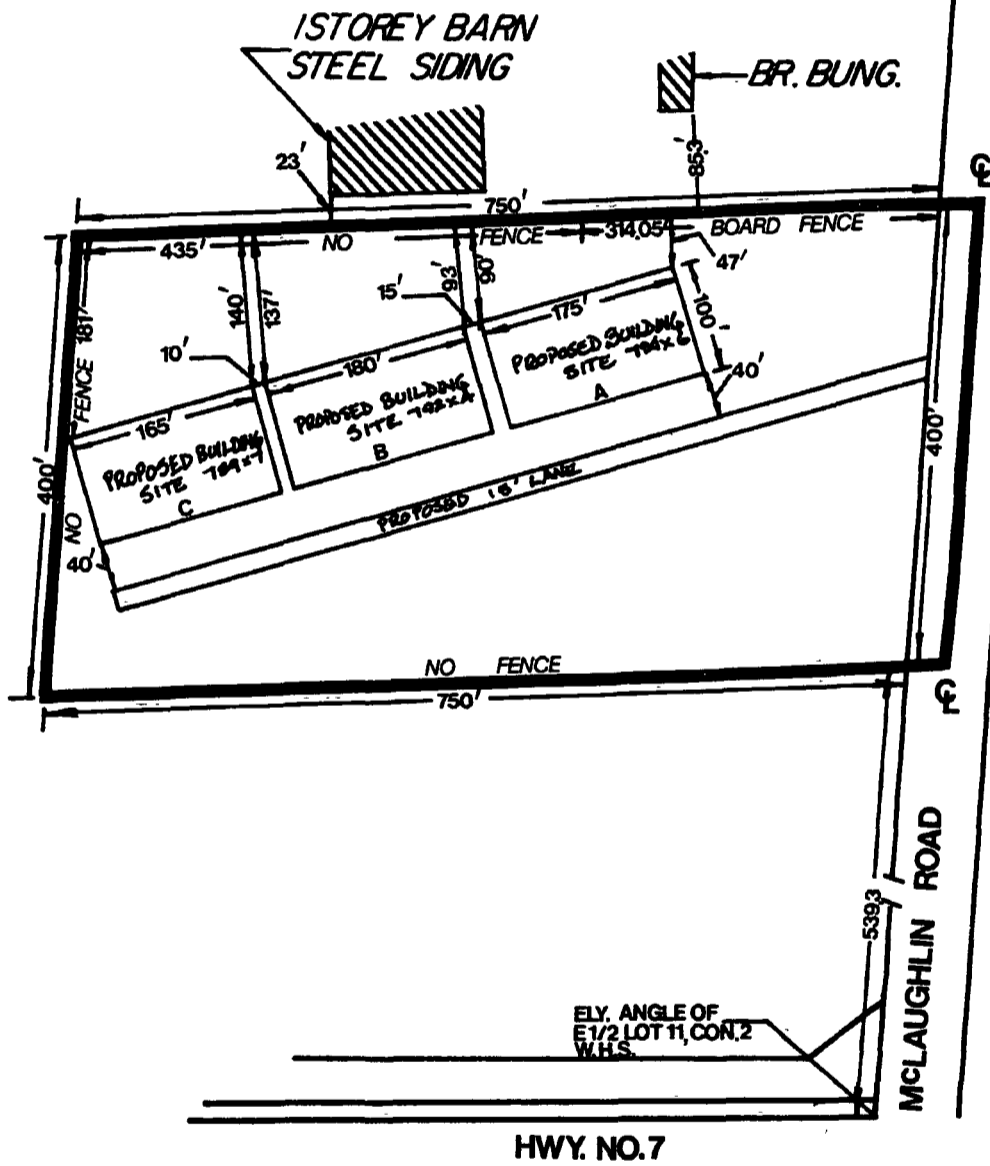
**—** ZONE BOUNDARY

Schedule C-Section 390  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

EAST HALF OF LOT 11  
 CON. 2 W.H.S.



— ZONE BOUNDARY

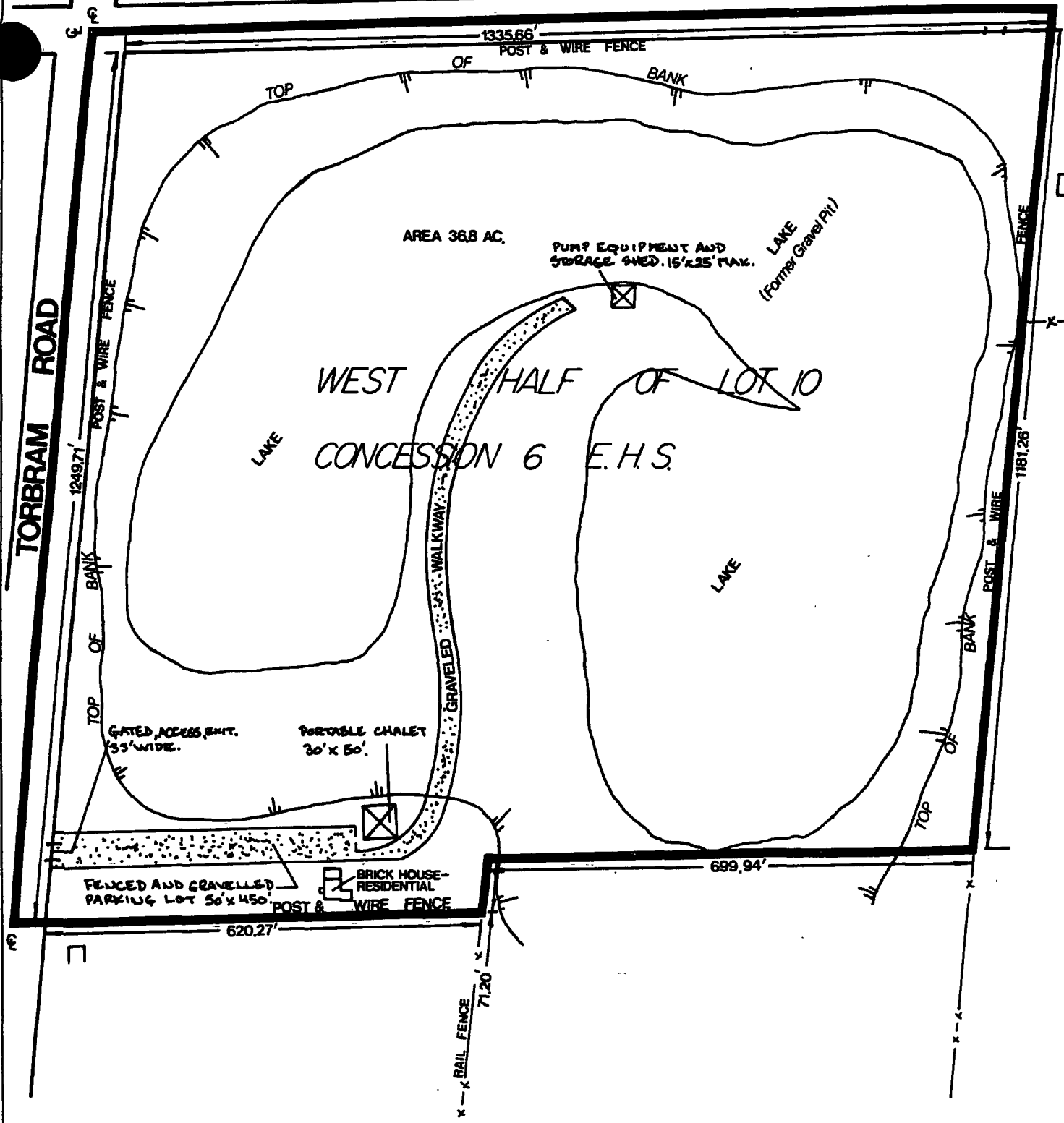
Schedule C-Section 391  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

BOVAIRD DRIVE

TORBRAM ROAD

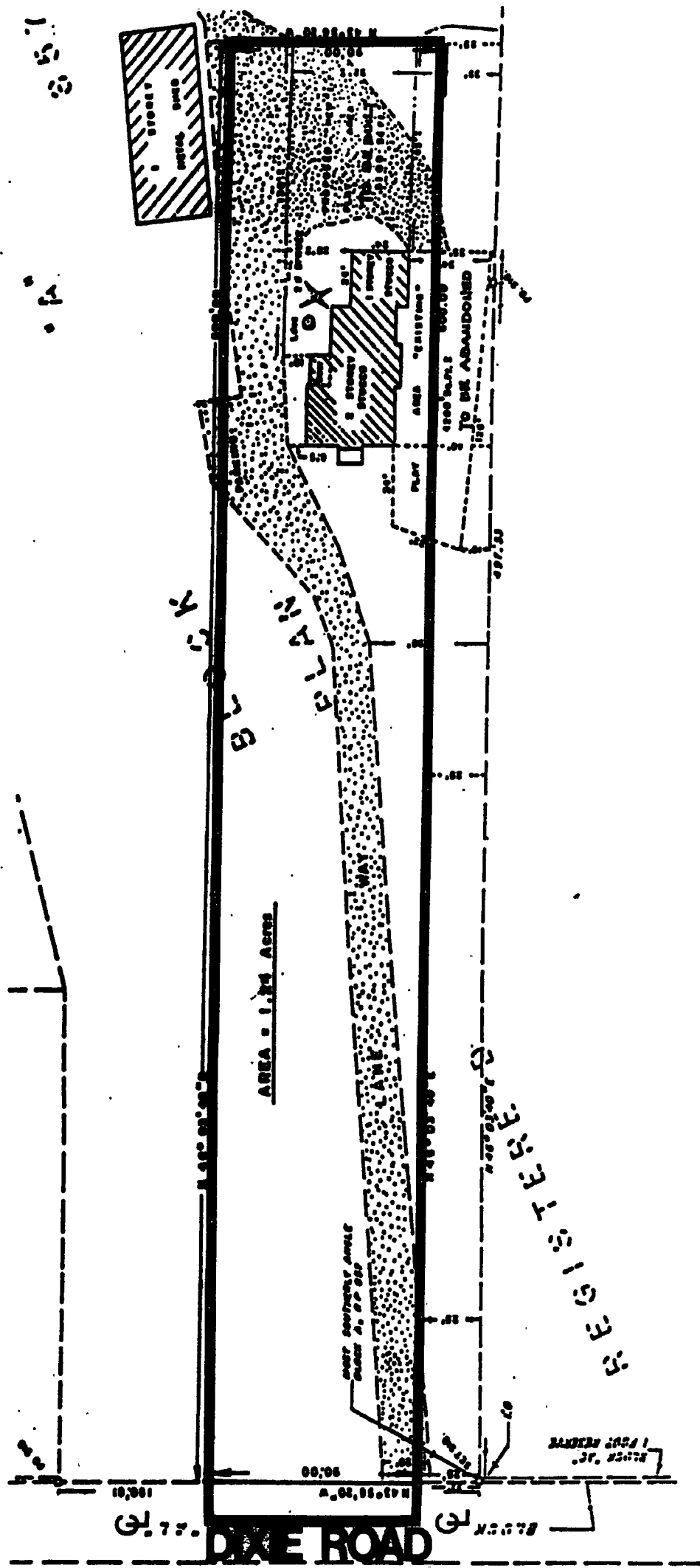


— ZONE BOUNDARY

Schedule C-Section 392  
BY-LAW 151-88

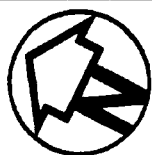


CITY OF BRAMPTON  
Planning and Development



— ZONE BOUNDARY

Schedule C-Section 393  
**BY-LAW 151-88**

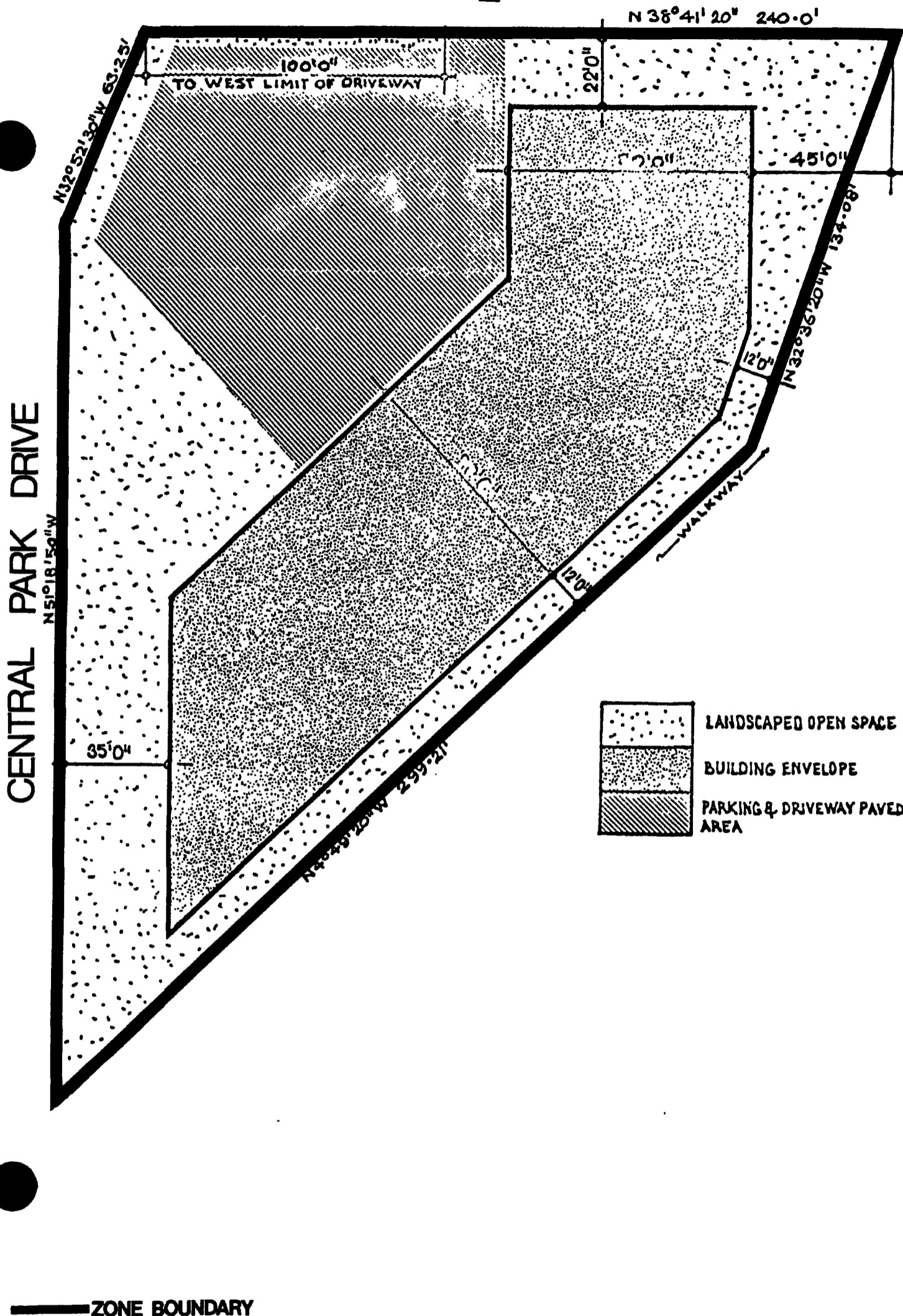


**CITY OF BRAMPTON**  
 Planning and Development





# KENSINGTON ROAD

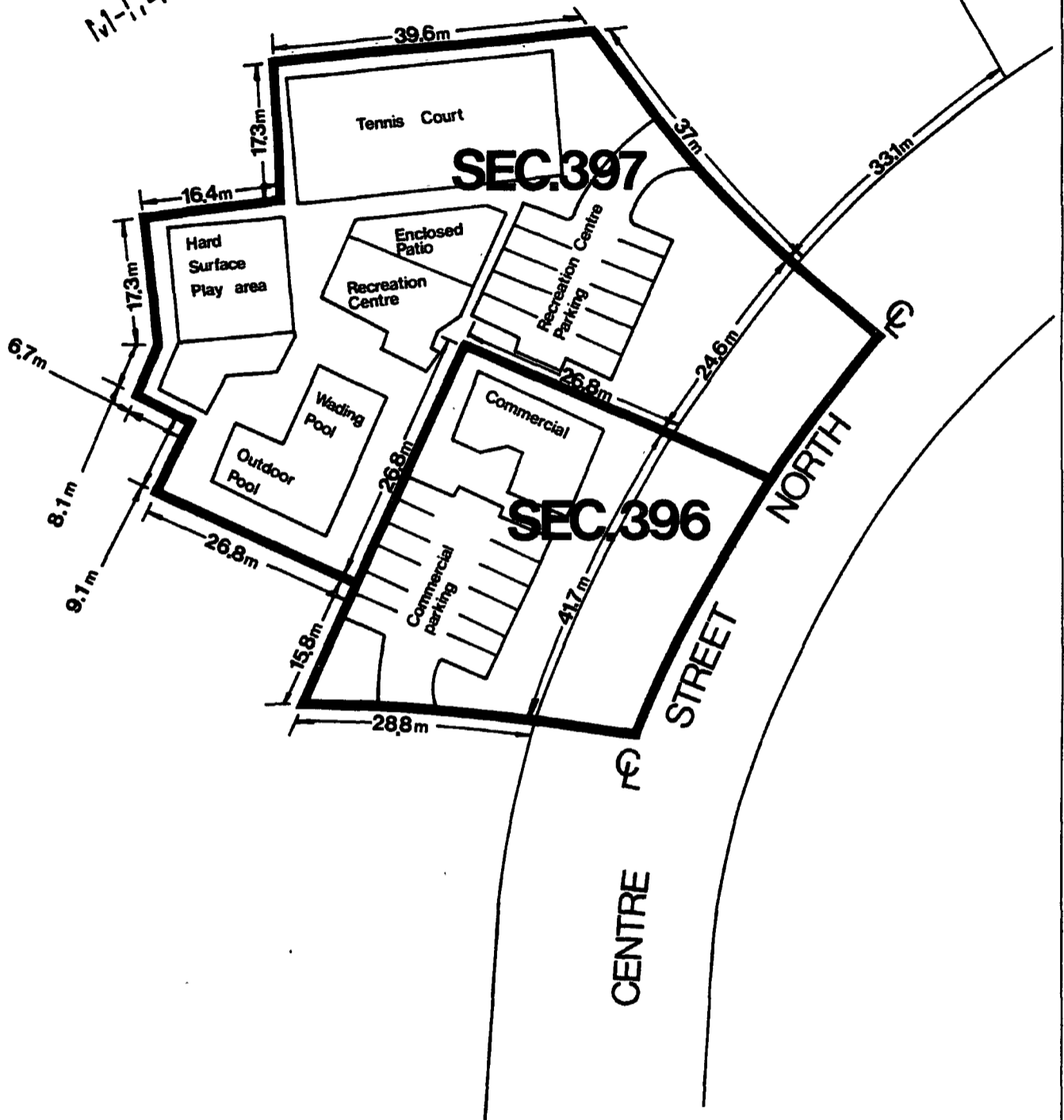


Schedule C- Section 395  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

BLOCK C  
M-174



**—** ZONE BOUNDARY

Schedule C-Section 396 &  
**BY-LAW 151-88** 397



**CITY OF BRAMPTON**  
Planning and Development

KNIGHTSBRIDGE ROAD

⊕ Road Allowance

50'

100'

180'

65'

85'

50'

90' max.

25' min.

25' min.

20'

140.03'

70'

25' min.

145' min.

60' min.

143'

60' min.

35' min.

466.85'

69.10'


214.97'

⊕ Original 130' Road Allowance

CENTRAL PARK DRIVE

 Driveway

 Landsaped Open Space

 SENIOR CITIZENS UNITS

 RECREATION CENTER

BUILDING AREA 'B'

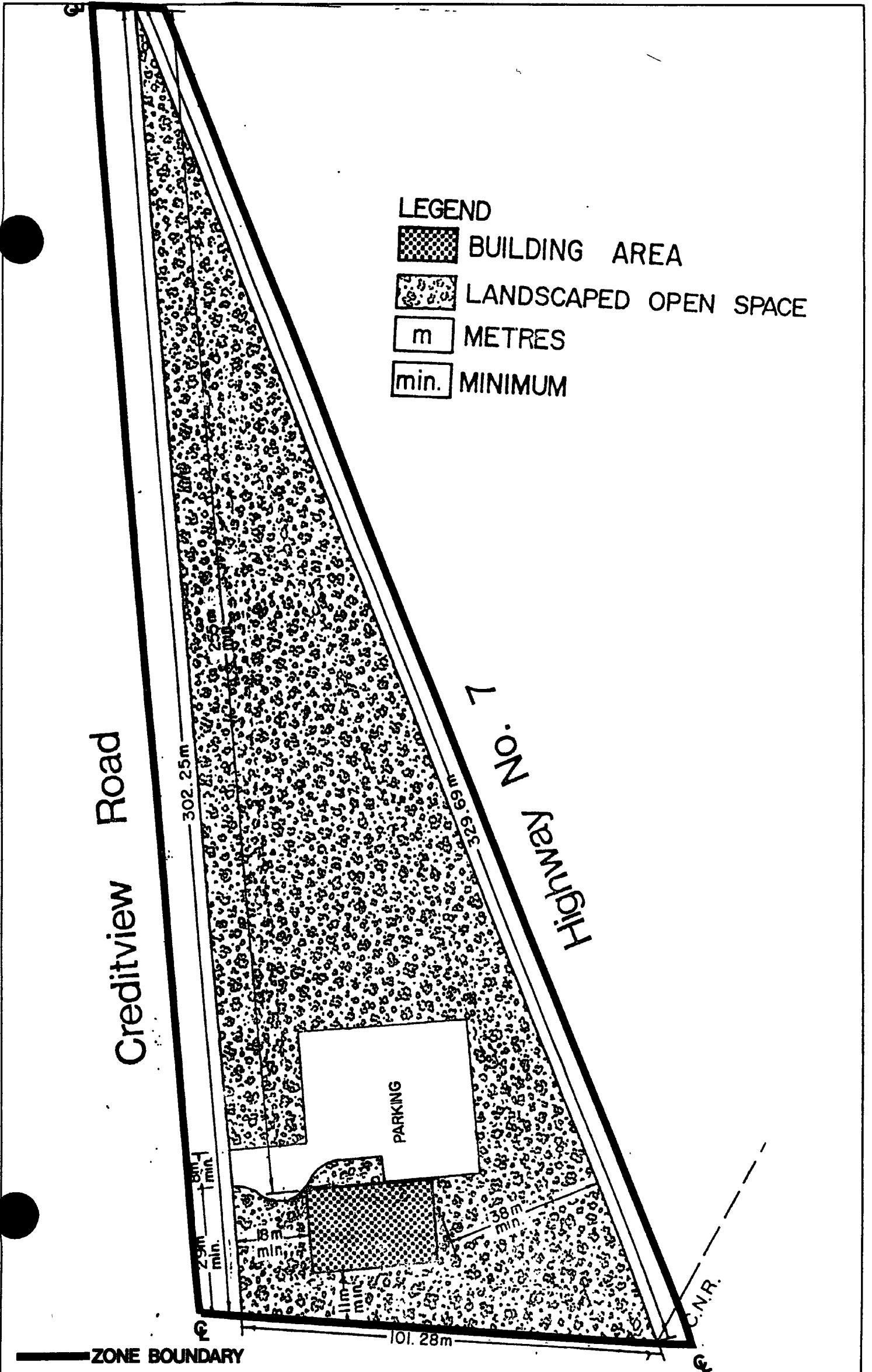
BUILDING AREA 'A'

 ZONE BOUNDARY

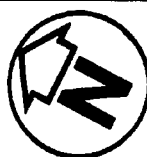
Schedule C-Section 398  
**BY-LAW 151-88**



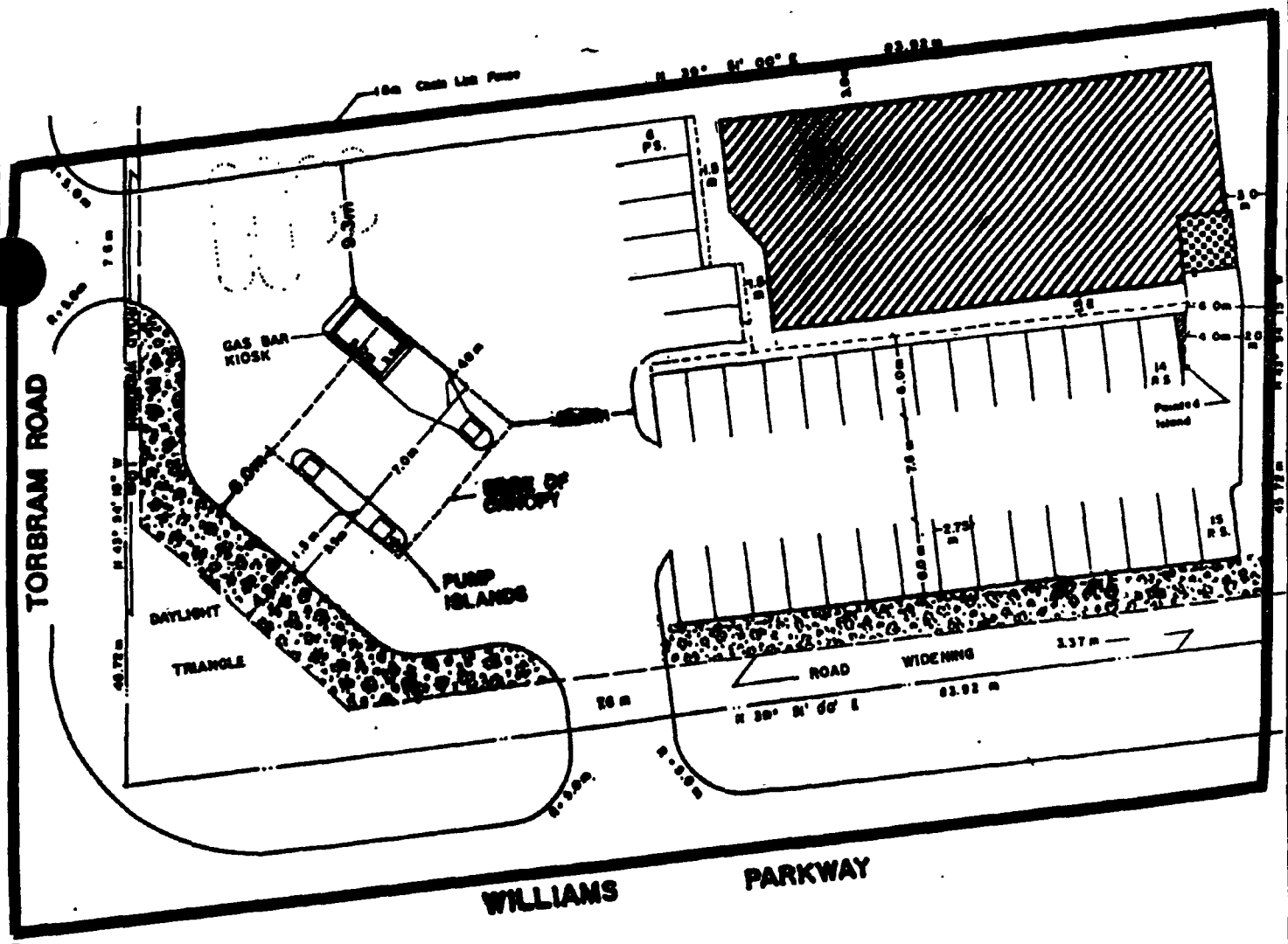
**CITY OF BRAMPTON**  
Planning and Development






**Schedule C-Section 401**  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development



**LEGEND**

-  **BUILDING AREA**
-  **WASTE DISPOSAL**
-  **LANDSCAPED OPEN SPACE**

 **ZONE BOUNDARY**

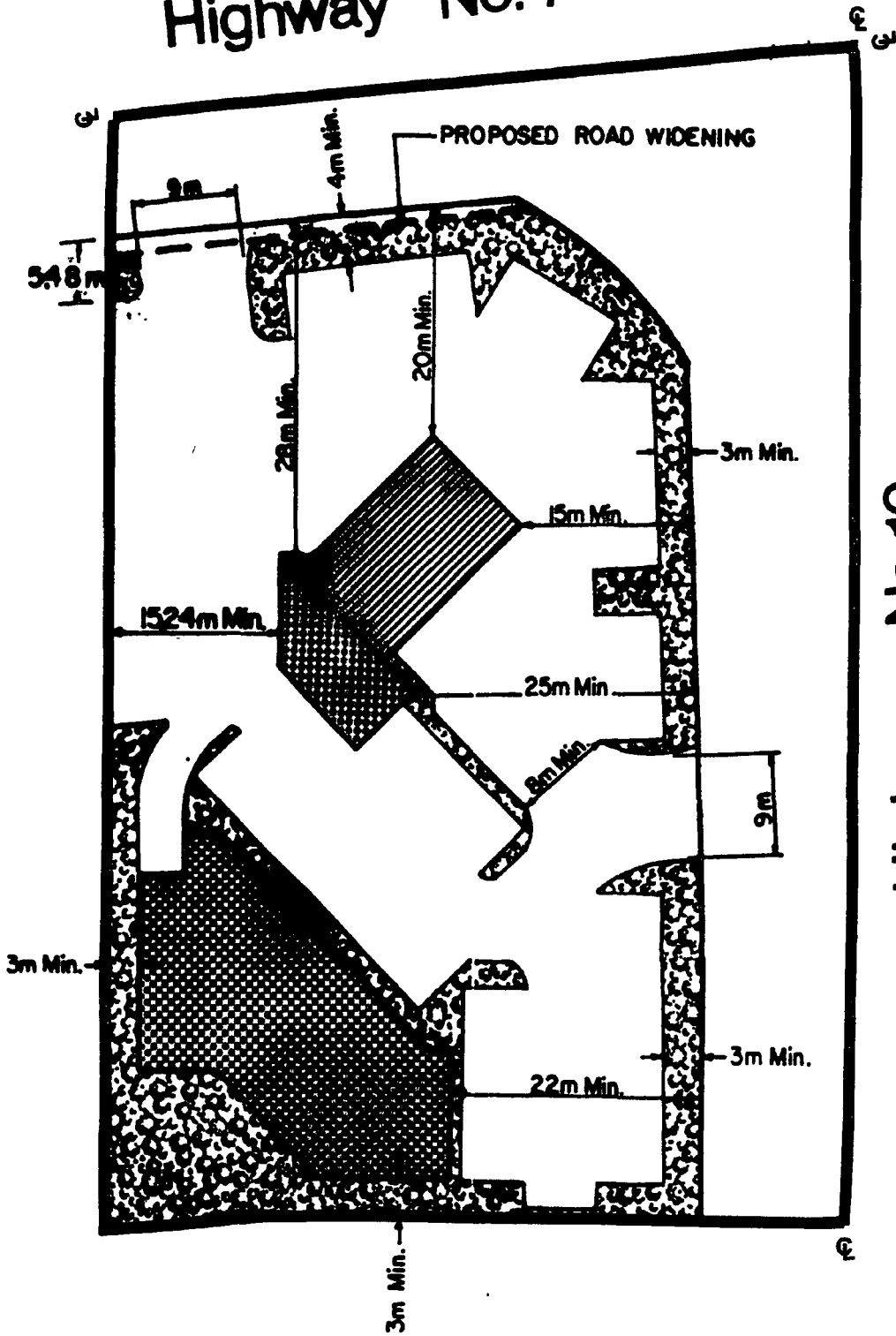
**Schedule C-Section 414**  
**BY-LAW 151-88**






**CITY OF BRAMPTON**  
 Planning and Development

1:530

# Highway No. 7



Highway No.10

-  BUILDING AREAS
-  GAS BAR CANOPY
-  LANDSCAPED OPEN SPACE
- m METRE
- Min. MINIMUM

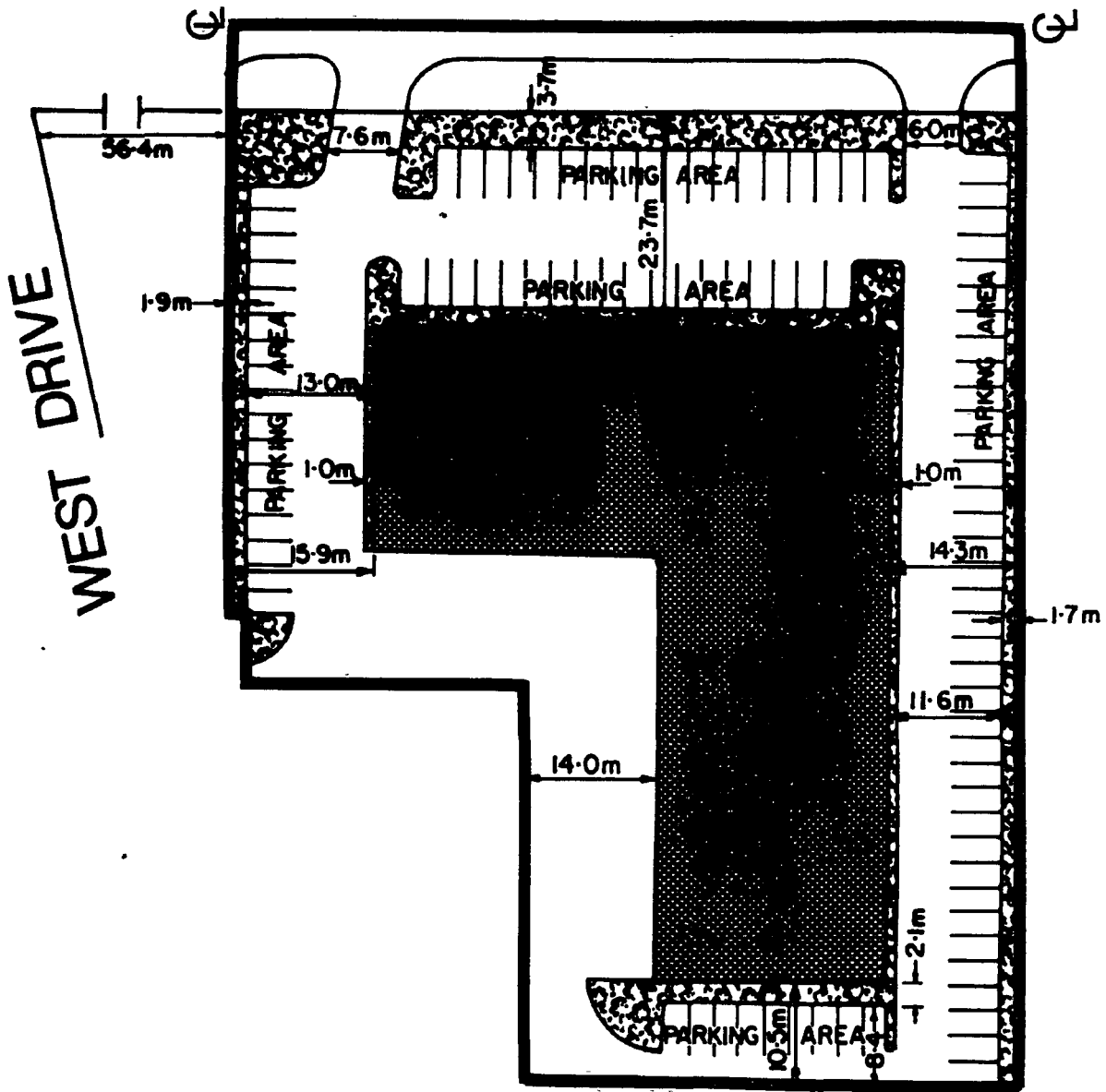
 ZONE BOUNDARY

Schedule C-Section 421  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
 Planning and Development

# CLARK BOULEVARD



BUILDING AREA



LANDSCAPED OPEN SPACE

m

METRE

— ZONE BOUNDARY

Schedule C-Section 425  
**BY-LAW 151-88**

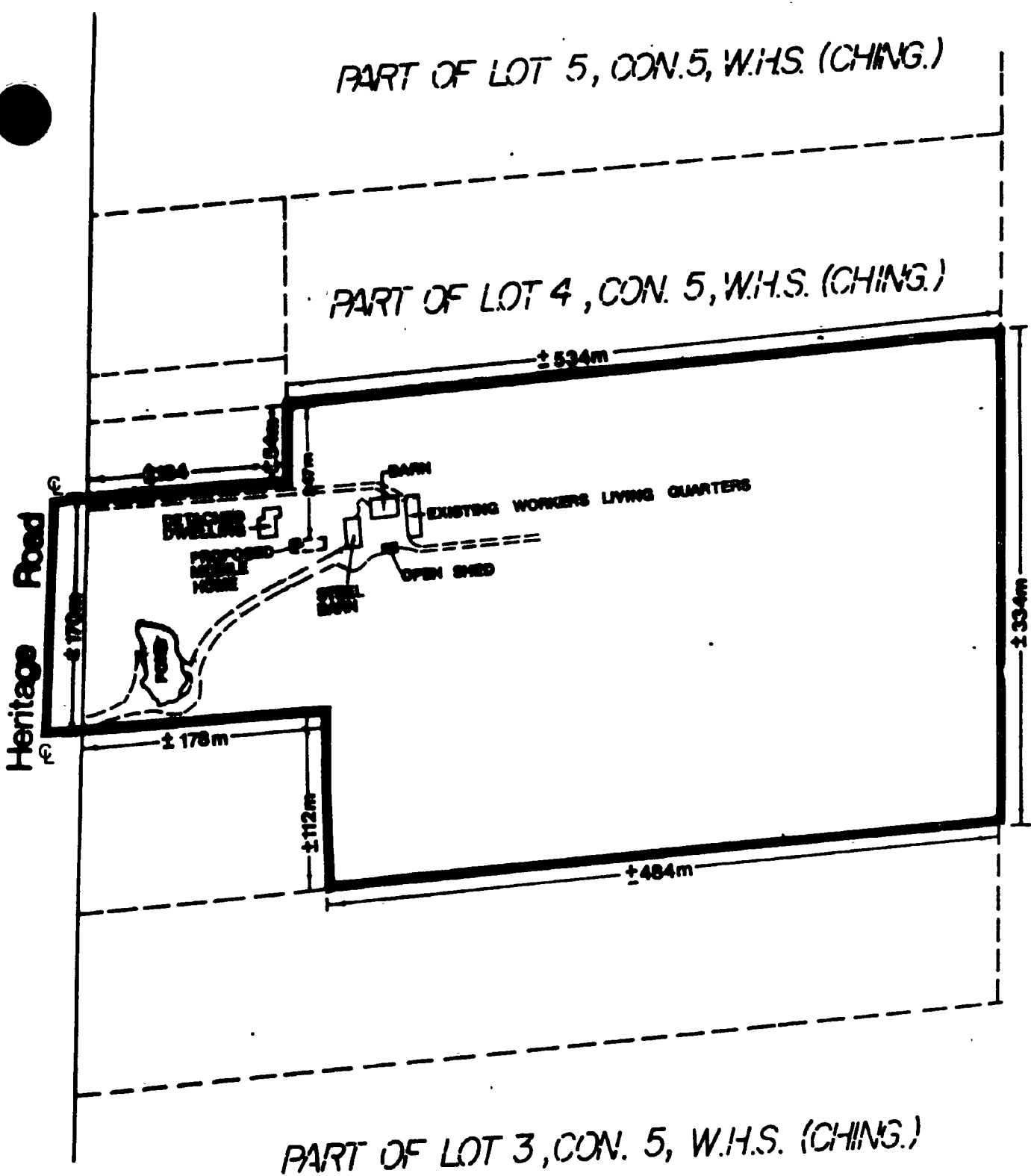


**CITY OF BRAMPTON**  
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PART OF LOT 5, CON. 5, W.H.S. (CHING.)

PART OF LOT 4, CON. 5, W.H.S. (CHING.)



Heritage Road

BARN  
EXISTING WORKERS LIVING QUARTERS  
OPEN SHED

± 178m

± 112m

± 534m

± 484m

± 334m

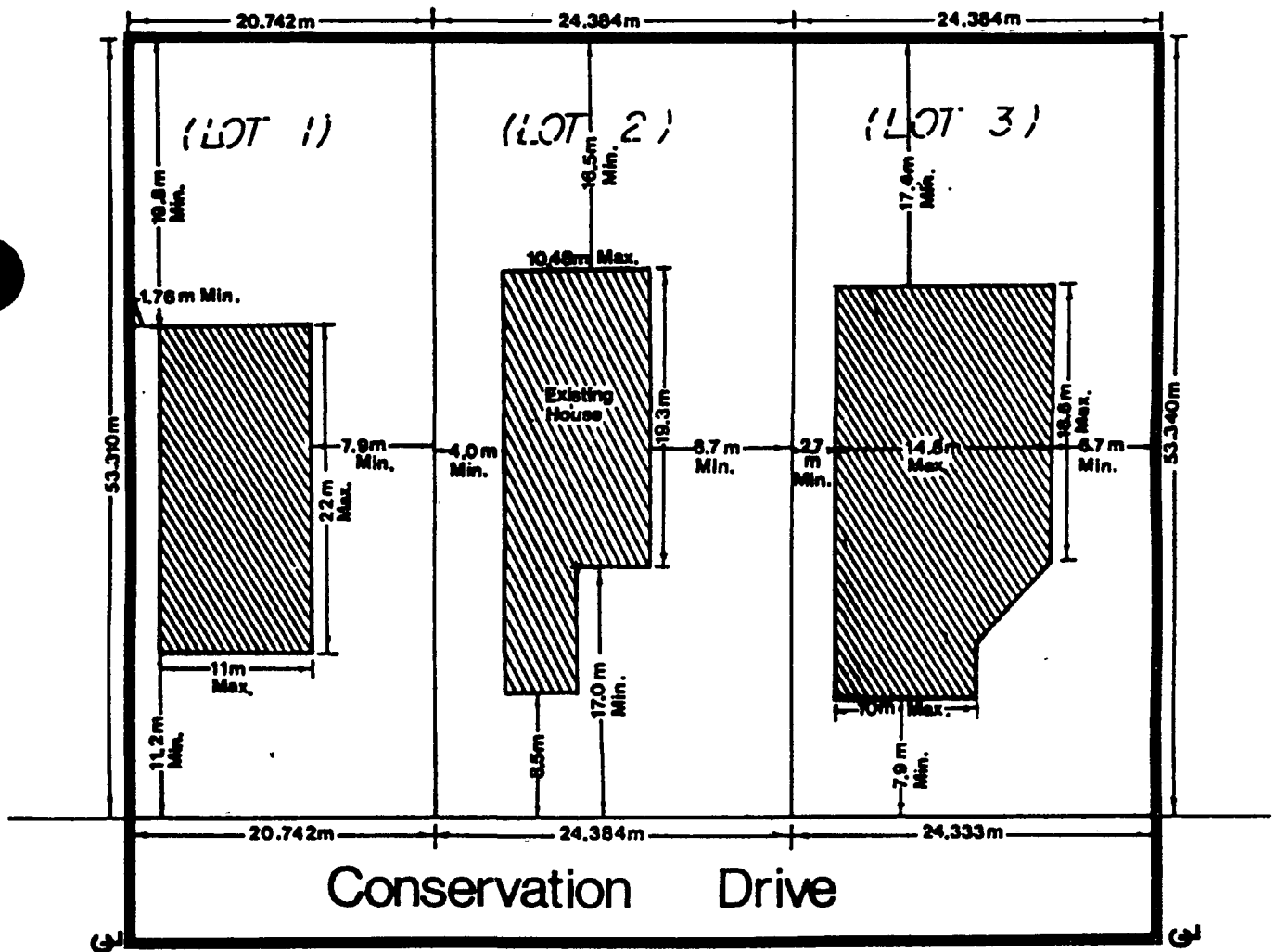
PART OF LOT 3, CON. 5, W.H.S. (CHING.)

— ZONE BOUNDARY





Schedule C- Section 429  
**BY-LAW 151-88**



**CITY OF BRAMPTON**  
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**LEGEND**

-  Building Area
-  Minimum
-  Maximum
-  Metres

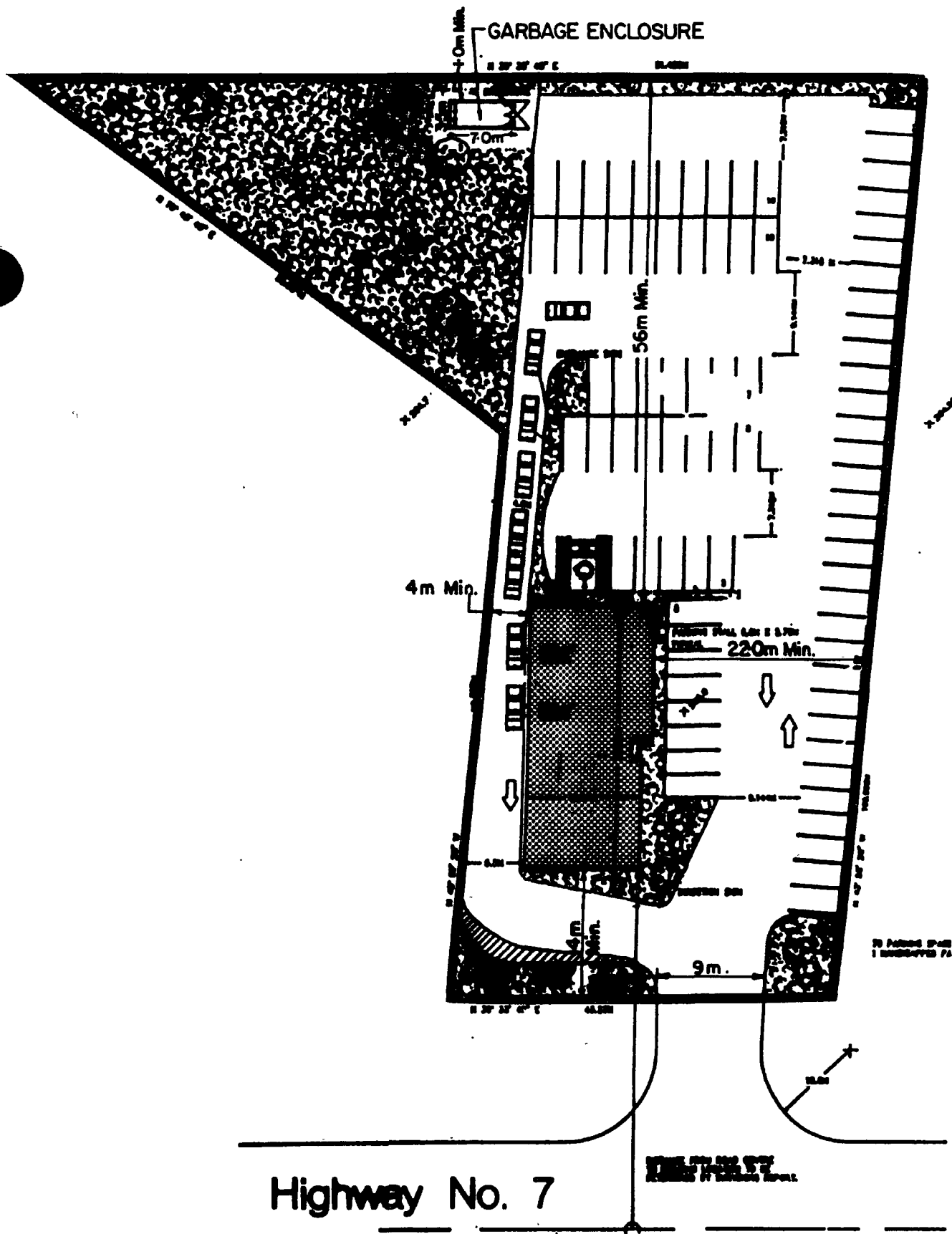
**— ZONE BOUNDARY**

**Schedule C-Section 430  
BY-LAW 151-88**



**CITY OF BRAMPTON**  
Planning and Development

1:470



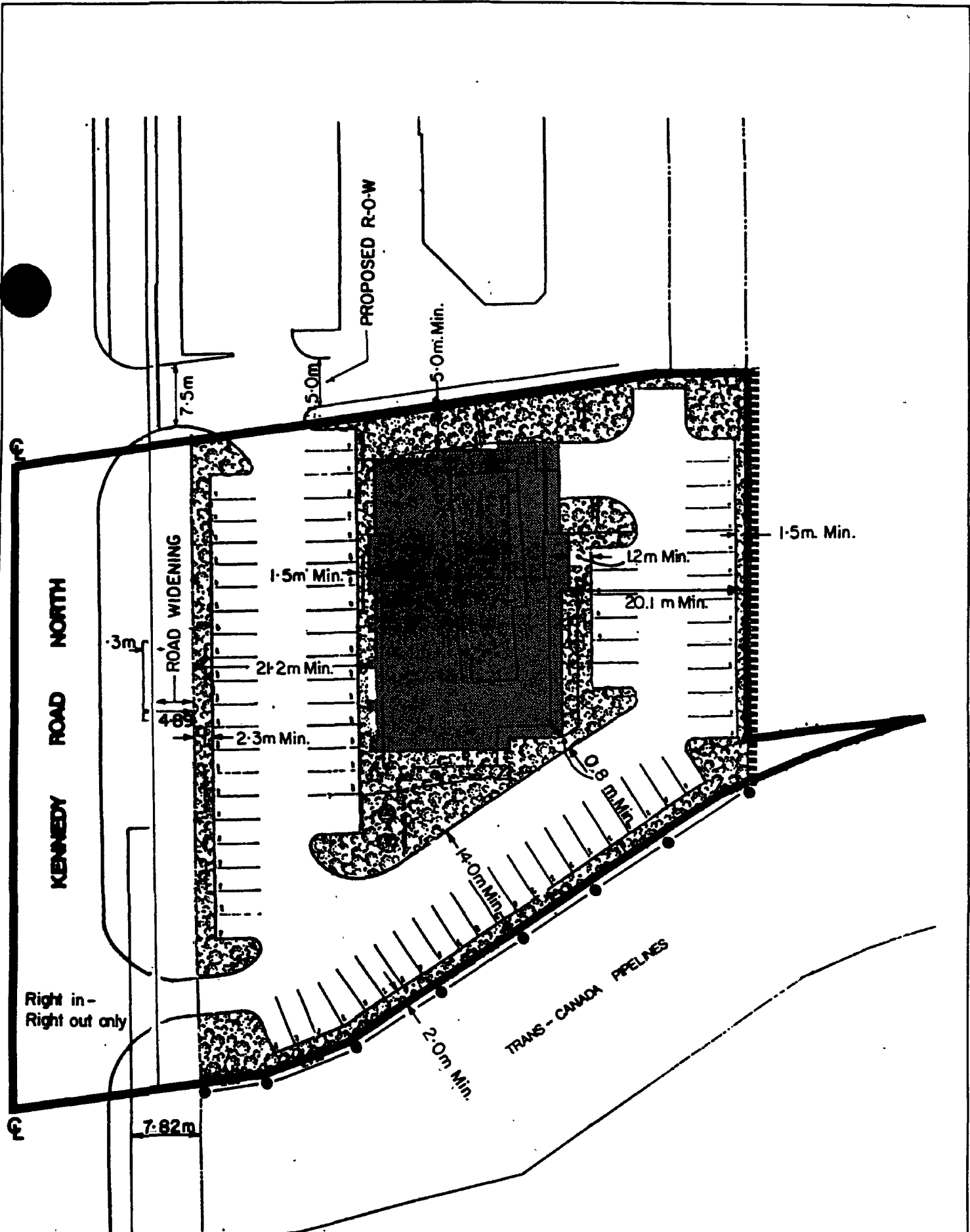
- BUILDING AREA
- LANDSCAPED OPEN SPACE
- PARKING AND DRIVEWAY AREA
- PICK UP WAITING AREA
- min. MINIMUM
- m METERS

**—————** ZONE BOUNDARY

Schedule C-Section 431  
**BY-LAW 151-88**



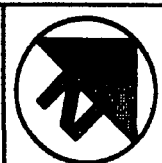
**CITY OF BRAMPTON**  
 Planning and Development



- CHAIN LINK VINYL COVERED FENCE (MIN. 1.2m In Height)
- MASONRY WALL (Minimum 1.82m In Height)
- BUILDING AREA
- ▨ LANDSCAPED OPEN SPACE
- LIMIT OF SUBJECT LANDS
- m METRE
- Min. MINIMUM

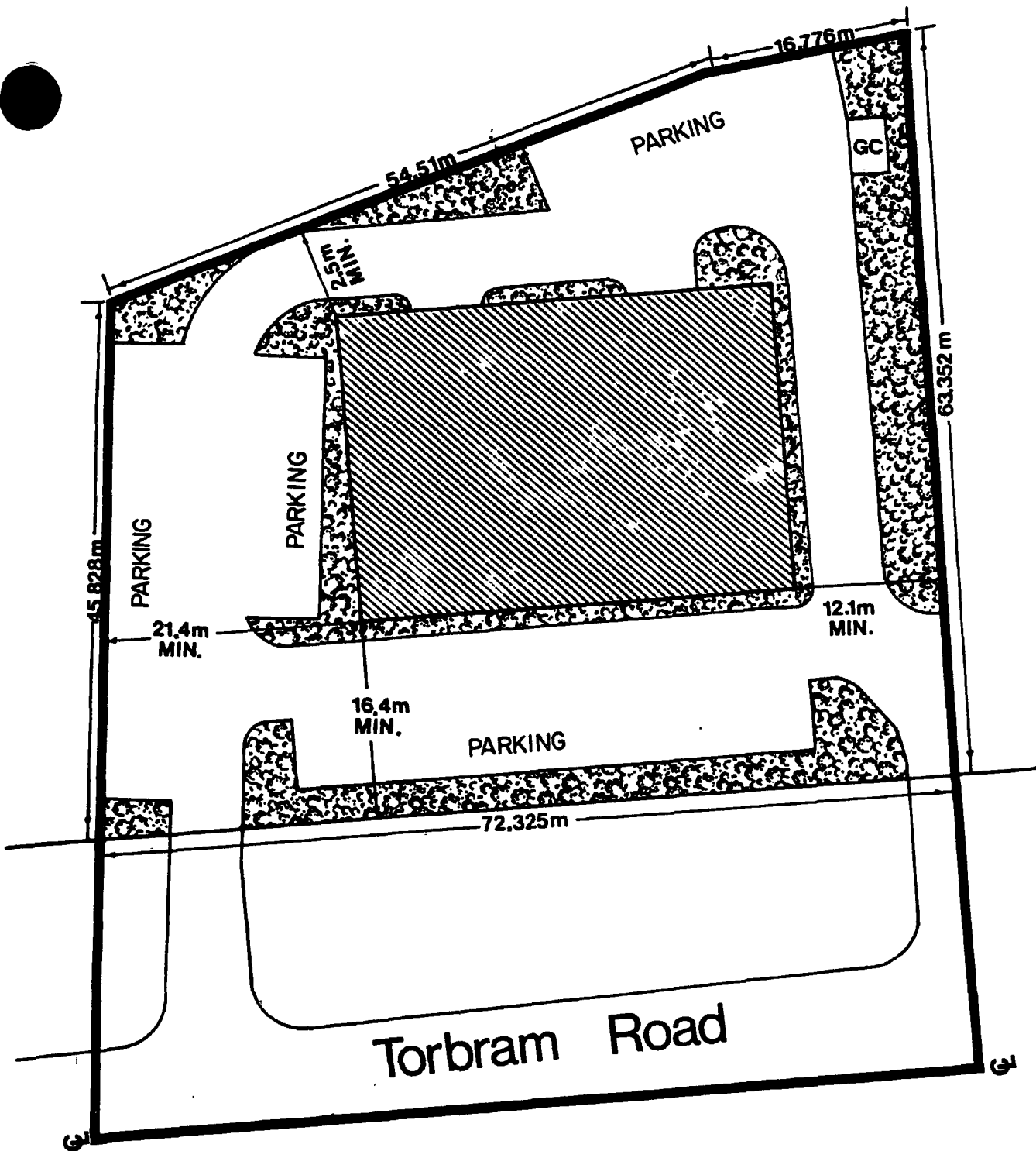
— ZONE BOUNDARY

**Schedule C-Section 434**  
**BY-LAW 151-88**




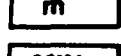




**CITY OF BRAMPTON**  
 Planning and Development

1:590



**LEGEND**

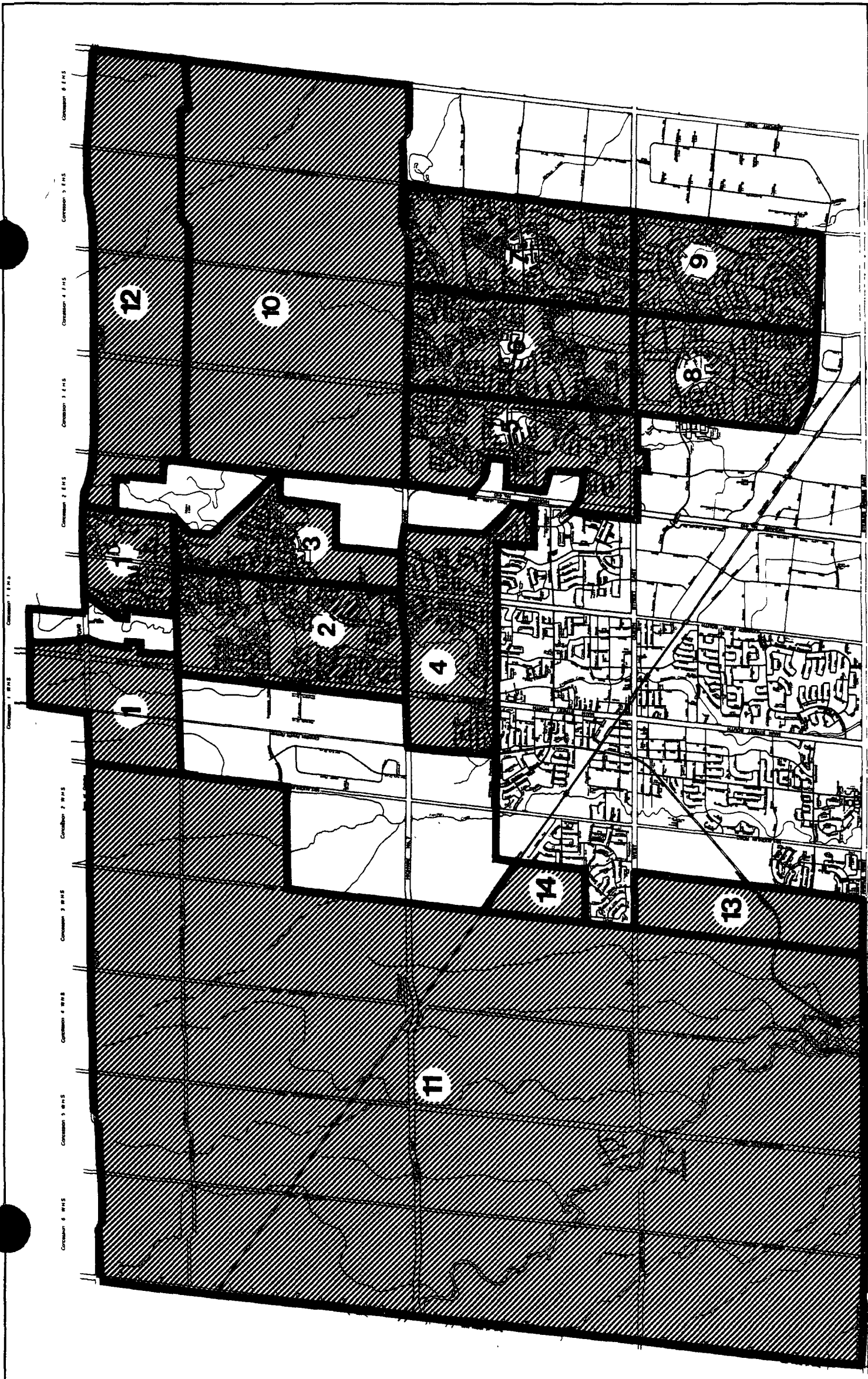
-  BUILDING AREA
-  GARBAGE ENCLOSURE AREA
-  LANDSCAPED OPEN SPACE
-  METRE
-  MINIMUM
-  ZONE BOUNDARY

**Schedule C-Section 435**  
**BY-LAW 151-88**

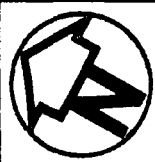


1:444

**CITY OF BRAMPTON**  
 Planning and Development



**SCHEDULE D**  
**AREA TO WHICH THIS BY-LAW APPLIES**  
**PLANNING AREA**



**CITY OF BRAMPTON**  
 Planning and Development