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# BY-LAW

Number 270-2004

## A Comprehensive Zoning By-law for the City of Brampton

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

### SECTION 1.0 APPLICATION

- 1.1 This by-law applies to all lands within the geographic boundaries of the City of Brampton, other than certain excluded lands referred to in Section 1.3.
- 1.2 Other than for the lands referred to in Section 1.3, all zoning by-laws, as amended, adopted prior to this by-law, no longer apply to the lands to which this by-law applies.
- 1.3 The excluded lands are shown on Schedule A attached to this by-law and marked as "Excluded Lands".
- 1.4 This By-law may be referred to as the Zoning By-law 2004.

### SECTION 2.0 ADMINISTRATION

#### 2.1 Administration

This by-law shall be administered by the Commissioner of Planning, Design and Development and such other persons that may from time to time be appointed by by-law or resolution of Council.

#### 2.2 Violation and Penalty

Every person who contravenes any provision of this by-law is guilty of an offence and on conviction is liable to a fine as provided for in the *Planning Act*.

#### 2.3 Conformity with By-law

No lands shall be used, and no building or structure shall be erected, located, used 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.

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2.4 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.

2.5 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 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 her/him, a certificate of occupancy.

2.6 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:

1.	Residential	Residential Rural Estate One	RE1
		Residential Rural Estate Two	RE2
		Residential Rural Estate Holding	REH
		Residential Hamlet One	RHm1
		Residential Hamlet Two	RHm2
		Residential Holding	RH
		Residential Single Detached A	R1A
		Residential Single Detached A(1)	R1A(1)
		Residential Single Detached A(2)	R1A(2)
		Residential Single Detached A(3)	R1A(3)
		Residential Single Detached B	R1B
		Residential Single Detached B(1)	R1B(1)
		Residential Single Detached B(2)	R1B(2)
		Residential Single Detached B(3)	R1B(3)
		Residential Single Detached C	R1C
		Residential Single Detached C(1)	R1C(1)
		Residential Single Detached D	R1D
		Residential Semi-Detached A	R2A
		Residential Semi-Detached A(1)	R2A(1)
		Residential Semi-Detached A(2)	R2A(2)
		Residential Extended	R2B
		Residential Extended One	R2B(1)
		Residential Semi-Detached 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 Street Townhouse C	R3C
		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
		Composite Residential Commercial	CRC
2.	Commercial	Commercial One	C1
		Commercial Three	C3
		Service Commercial One	SC1
		Highway Commercial One	HC1
		Highway Commercial Two	HC2
		Recreational Commercial	RC
		Commercial Agricultural	CA
		Office Commercial	OC
3.	Industrial	Industrial One	M1
		Industrial One A	M1A
		Industrial Two	M2
		Industrial Three	M3
		Industrial Three A	M3A
		Industrial Four	M4
		Industrial Four A	M4A
		Industrial Business	MBU
4.	Institutional	Institutional One	I1
		Institutional Two	I2
5.	Open Space	Open Space	OS
6.	Floodplain	Floodplain	F
7.	Agricultural	Agricultural	A

### 3.2 Schedules

Schedules A, B, C, D, and E, with 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: SETBACKS – CENTRAL AREAS

#### SCHEDULE C: SPECIAL PROVISIONS

Schedule C is comprised of site plans, subdivision plans, and sketches upon which are indicated provisions applicable only to a particular property or subdivision. The location and area extent of these Schedules are indicated on Schedule A by the applicable zoning category, followed by the appropriate section number (for example: M1-SECTION 556).

#### SCHEDULE D: PLANNING AREAS FOR ESTABLISHING MAXIMUM GROUP HOME NUMBERS

#### SCHEDULE E: LESTER B. PEARSON INTERNATIONAL AIRPORT OPERATING AREA

## 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 the 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 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 included 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 Mississauga, the limits shall be the boundary; and
- (e) where none of the above provisions apply, the zone boundary shall be scaled from the schedules to this by-law.

### 4.3 Interpretation of Certain Words

- (a) 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) In this by-law, the word "shall" is mandatory.
- (c) In this by-law, unless the context requires otherwise:
  - (1) the word "used" shall include the meaning "designed to be used" and "arranged to be used"; and
  - (2) the word "occupied" shall include the meaning "designed to be occupied" and "arranged to be occupied".
- (d) In this by-law, a zone of a class identified as Residential, Commercial, Industrial, Institutional or Agricultural by section 3.1 may be referred to as a residential zone, a commercial zone, an industrial zone, an institutional zone or an agricultural zone.
- (e) In this by-law, all buildings, structures and uses permitted and classified under the headings "residential", "commercial", "industrial", "institutional" and "agricultural" may be referred to as residential, commercial, industrial, institutional and agricultural buildings, structures and 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 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 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.

## **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 on it, and shall include detached 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, located on the same lot.

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

- (a) goods or services of which a principal feature or characteristic is the nudity or partial nudity of any person;
- (b) goods or services in respect of which the word "nude", "naked", "topless", "bottomless", "sexy", or any other word or picture symbol or representation having like meaning or implication as used in any advertisement.

**ADULT VIDEOTAPE** shall mean any videotape, the content of which is designed, or held out as designed, to appeal to erotic or sexual appetites or inclinations, through the pictorial, photographic or other graphic depiction of subject matter.

**ADULT VIDEOTAPE AREA** shall mean an identifiable part of any premises which part is used for the provision of adult videotapes.

**ADULT VIDEOTAPE STORE** shall mean any premises:

- (i) used for the carrying on of the business of the provision of adult videotapes; or
- (ii) in which adult videotapes are provided in the pursuance of a business and to which premises entry by persons under the age of eighteen (18) years is prohibited, or in respect of which premises it is advertised or notice is given that such entry is prohibited; or
- (iii) in which adult videotapes are provided in the pursuance of a business and in respect of which it is advertised, or notice is given either by signs or other advertising devices on or in the premises, or otherwise, that the premises are an "adult video store", and "adult videotape store", an "adult video rental store", or are otherwise described by words of like meaning.

**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, marketing gardening, dairying, pasturage, animal husbandry and the sale of produce grown on the farm from which the sale is made.

**AMUSEMENT ARCADE** or **PLACE OF AMUSEMENT** shall include any shop, building, or place or part thereof, which is open to the public, in which four (4) or more amusement devices are installed, placed or operated.

**AMUSEMENT DEVICES** includes any machine, device or contrivance used for playing any game of chance or skill or of a mixed chance or skill or to afford entertainment or amusement to the operator.

**ANIMAL HOSPITAL** shall mean the premises where animals which are household pets and not agricultural livestock, are kept for the purposes of veterinary treatment within a building or structure, and shall include the offices of a veterinary surgeon, but shall not include the overnight boarding of animals not receiving veterinary treatment or outside runs.

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

**AUTOMOBILE IMPOUND FACILITY** shall mean a place operated by or under an agreement with a public authority for the storage of automobile vehicles, which have been seized pursuant to the power of the public authority and may include a collision-reporting centre.

**AUXILIARY GROUP HOME** shall mean a supportive housing facility located within a dwelling unit occupied by no more than three (3) person in need of supervision or guidance but shall not have full time staff attending the home. An auxiliary group home shall not include:

- A Group Home Type 1
- A Group Home Type 2
- A Supportive Lodging House
- A Foster Home

**BANQUET HALL** shall mean a building or portion of a building used for the assembly of persons for the gathering together of groups of persons for specific functions, or for the consumption of food and beverages operated on a profit-making basis.

**BASEMENT** or **CELLAR** shall mean the portion of a building between two floor levels that is partly or completely below established 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, but shall not include a house trailer or mobile home.

**BUILDING AREA** shall mean the maximum projected horizontal area of a building at established grade measured to the centre of party walls and to the outside of other 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.

**CARPORT** shall mean an accessory building or structure or part thereof, the perimeter of which is more than forty (40) percent unenclosed and which is used for the parking or temporary storage of vehicles.

**CATERING TRUCK** shall mean a truck cab and frame with a catering box installed thereon, having a vehicle weight not in excess of 3300 kilograms, from which various beverages, foods and sundries are sold at various locations.

**CELLAR** (see **BASEMENT**)

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

**COMMERCIAL USE** shall mean the use of land, building 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.

**COMPOSTING FACILITY** shall mean a facility whose primary purpose is the composting of food waste and organic materials.

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

**CONVENIENCE STORE** or **GROCERY 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 six hundred (600) square metres.

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

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

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

**DECK** (see **LANDSCAPED DECK**)

**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.

**DRIVE-THROUGH FACILITY** shall mean any structure or portion thereof from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transaction.

**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-dyeing, 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, residence or sleeping place by one or more persons.

**DWELLING, APARTMENT** shall mean a building containing five (5) 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 two (2) duplex dwellings attached to each other containing a total of four (4) dwelling units.

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

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

**DWELLING, MULTIPLE RESIDENTIAL** shall mean a building or place containing three (3) or more dwelling units.

**DWELLING, QUADRUPLEX** shall mean a detached building containing four (4) dwelling units arranged in a group so that the two (2) main interior walls of each dwelling unit are attached to a main interior wall of the abutting dwelling units.

**DWELLING, SEMI-DETACHED** shall mean a building that is divided vertically into two (2) separate dwelling units, where the two dwelling units share a common wall which is not less than ten (10) square metres and extends from the ground level to the roofline, and which may be a garage wall.

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

**DWELLING, STREET TOWNHOUSE** shall mean a townhouse dwelling composed of dwelling units, where each dwelling unit is located on its own lot or has frontage on a street.

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

**DWELLING, TRIPLEX** shall mean a detached building that is divided horizontally into three (3) 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 capable of being used together as a single and separate housekeeping unit by one person or jointly by two (2) or more persons, containing its own kitchen and sanitary facilities, with a private entrance from outside of the unit itself.

**DWELLING UNIT, BACHELOR** shall mean a dwelling unit designed for occupancy by one or two (2) persons and consisting of a combined living and bedroom, a kitchen or kitchenette and a bathroom.

**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, structurally altering any existing building or structure by an addition, removal, enlargement or extension.

**FITNESS CENTRE** (see **HEALTH CENTRE**)

**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 related to the operation or maintenance of the building, stairwells or elevators.

**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 exteriors 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 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, basement or any floor area used for building maintenance



or service equipment, loading area, common laundry facilities, common washroom, common children's play area, recreation area, parking of motor vehicles, or storage.

**FLOOR SPACE INDEX** shall mean the figure obtained by dividing the gross floor area, or, in the case of a residential area, the gross residential floor 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.

**FOSTER HOME** shall mean a place where parent-model care is provided for no more than four children under supervision of a licensee through a foster care service agreement as defined in the *Child and Family Services Act*.

**FURNITURE AND APPLIANCE STORE** shall mean a retail establishment, not less than four hundred (400) square metres in size, for the display and sale of furniture and appliances such as stoves, washers and dryers, refrigerators, and freezers, and where at least fifty (50) percent of the gross floor area is devoted to the display of furniture and appliances.

**GARAGE, PRIVATE** shall mean an enclosed structure for the storage of one or more vehicles from which no business, occupation or service other than a home occupation 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 in the business of selling plants, gardening supplies and related goods or materials to the general public, such as soil, aggregates, concrete and wood products, fencing materials, and firewood, and may include the outdoor storage of such goods.

**GAS BAR** or **SERVICE STATION** shall mean a building or place where fuels and other minor parts, supplies and accessories for motor vehicles are kept for sale and minor repairs to motor vehicles other than large trucks may be performed, but shall not include a motor vehicle repair shop, a motor vehicle sales establishment or a motor vehicle washing establishment.

**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 may include an accessory 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.

**GRADE, FINISHED** (see **GRADE, ESTABLISHED**)

**GROCERY STORE** (see **CONVENIENCE STORE**)

**GROUP HOME TYPE 1** shall mean a supportive housing facility located within a dwelling unit that is occupied by four (4) to six (6) persons, exclusive of staff and/or receiving family, who live as a unit under responsible supervision consistent with the requirements of its residents and which is licensed or approved pursuant to Provincial Statute within the jurisdiction of the Ontario Ministry of Community and Social Services or the Ministry of Health.

A Group Home Type 1 may provide accommodation, supervision and treatment for:

- the mentally retarded pursuant to the *Homes for Retarded Persons Act*, or the *Development Services Act*;
- individuals over sixty (60) years of age as a satellite residence under the *Homes for the Aged and Rest Homes Act*;
- children under the *Child and Family Services Act*;

- persons under the *Mental Hospitals Act and Homes for Special Care Act*; and

No supervision or treatment shall be provided to any persons not residing in the group home.

A group home type 1 shall not include a residence defined as a group home type 2, supportive lodging house, lodging house, a foster home, or a supportive housing facility.

**GROUP HOME TYPE 2** shall mean a supportive housing facility occupied by four (4) to ten (10) persons, exclusive of staff located within a single detached dwelling or dwelling unit within a commercial building which shall be maintained and operated primarily for:

- persons who have been placed on probation under the provisions of the Probation Act, the Criminal Code of Canada, or any Act passed to replace the foregoing Acts;
- persons who have been released on parole under the provisions of the Ministry of Correctional Services Act, or Parole Board of Canada or any Act passed to replace the foregoing Acts;
- persons who have been charged under the Young Offenders Act but who have been placed in open or secure custody;
- persons who require temporary care, and transient or homeless persons;
- persons requiring treatment and rehabilitation for addiction to drugs or alcohol; or,
- persons housed in a group home that satisfies all of the requirements of a Group Home Type 1 except that it accommodates in excess of six (6) residents.

A group home type 2 shall not include a residence defined as a group home type 1, supportive lodging house, lodging house, foster home, or a supportive housing facility.

No supervision or treatment shall be provided to any person not residing in the group home.

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

**HEALTH CENTRE** or **FITNESS CENTRE** shall mean a building or place used primarily by people doing group exercise, bodybuilding, and fitness, but it shall not include a medical professional office as a principle use or a personal service shop.

**HOME OCCUPATION** shall mean an occupation or undertaking conducted for gain or profit within a dwelling unit or an accessory building, but shall not include the repair and servicing of motor vehicles or internal combustion engines.

**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** shall mean a building or place that provides, for gain or profit, at least twelve (12) furnished guest rooms for the sleeping accommodation of the traveling public, with or without private cooking facilities, and which may also provide retail uses, a public restaurant, and a convention centre, public hall or other types of public meeting rooms.

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

**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, whether enclosed or not, where cats, dogs, or other household pets are kept for the purposes of raising, breeding, boarding, training, or selling them.

**LANDSCAPED BUFFER AREA** shall mean open space in a 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 less than 0.6 of a metre above ground level 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 and other vegetation, and may include a surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall, or any covered space beneath or within any building or structure.

**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 principle use is located, for use in connection with that principle 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 single detached dwelling in which residential accommodation is provided, or is intended to be provided in which each lodger does not have access to all of the habitable areas of the building and consists of more than three (3) lodging units; or a single detached dwelling in which lodging is provided for more than three (3) persons with or without meals.

**LODGING UNIT** shall mean a room with sleeping facilities supplied to a lodger or lodgers for the use of such person(s).

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

**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; and in the case of a corner lot having a street line rounding at the corner with a radius of seven decimal five (7.5) metres or less, the lot area shall be calculated as if the lot lines were produced to their point of intersection.

**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 one hundred and thirty-five (135) degrees.

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

**LOT LINE** shall mean any boundary of any lot.

**LOT LINE, FLANKAGE** shall mean the longer lot line which abuts a 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.

**LOT, THROUGH** shall mean a lot bounded on two (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 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 six (6) 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 fifteen (15) 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 seven decimal five (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.

**MAIN WALL** shall mean the exterior front, side, or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof.

**MASSAGE OR BODY RUB PARLOUR** shall mean a building or portion thereof where a body-rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body rubs performed or offered by persons duly qualified, licensed or register to do so under the laws of the Province of Ontario.

**MIXED USE DEVELOPMENT** shall mean a premise upon which any combination of office, retail, commercial, or residential uses have been developed and managed as a unit.

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

**MOTEL** shall mean a building or place that provides, for gain or profit, at least twelve (12) furnished guest rooms for the sleeping accommodation of the traveling public, with or without private cooking facilities and which may also provide retail uses, a public restaurant and no more than three hundred (300) square metres of public meeting rooms.

**MOTOR VEHICLE** shall mean any vehicle propelled by a motor and includes an automobile, truck, bus, self-propelled mobile home, motorcycle, motor-assisted bicycle, snowmobile and farm implement,

**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 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, 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 either through production line methods, which may include a conveyor system or similar mechanical devices, or a self-service operation.

**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 where required by a public authority.

**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.

**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.

**NURSERY** shall mean the use of land, structure or buildings for the sale of products grown on the farm from which the sale is made.

**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, and, without limiting the generality of the foregoing, shall include any uses which, under the *Public Health Act* and regulations made there under, are declared by the Peel Regional Health Unit 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 of 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 side yards or parts of front yards which are less than two decimal five (2.5) metres in width.

**OUTSIDE STORAGE** shall mean the storage of goods, inventory, materials, machinery or vehicles including oversized motor vehicles not actively engaged in loading and unloading of goods and materials in conjunction with a business located within a building or structure on the same lot.

**OVERSIZED MOTOR VEHICLE** shall mean any motor vehicle having a greater weight than 2500 kilograms or an overall height greater than 2.3 metres, or both.

**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 establishment grade, other than a street, used for the temporary parking, of four (4) or more motor vehicles for a period of not more than twenty-four (24) hours except for an accessory purpose related to a residential purpose, and available for public use whether free, for compensation, or as an accommodation for clients, visitor, 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 an 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 through 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.

**PLACE OF COMMERCIAL RECREATION** shall mean a building or place which is designed and used for commercial conduct of leisure time activities, and may include a bowling alley, billiard or pool room, and recreation facility as defined in the by-law, but shall exclude an amusement arcade, cinema or theatre, health and/or fitness club, massage or body rub parlour, bingo hall and go-kart track.

**PUBLIC AUTHORITY** includes The Corporation of the City of Brampton, The Regional Municipality of Peel, the Crown, in Right of Ontario, and the Crown, in Right 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.

**PUBLIC USE** shall mean uses that are owned or leased by a public authority for community, recreational, administrative, educational, health care, protection, utility or other governmental purposes, and includes accessory uses to public use.

**RECREATION FACILITY** shall mean an area, surface, place, installation or device, which is designed and used, for active recreational pursuits. A recreation facility may include, but shall not be limited to, a tennis court, ice skating rink, horseshoe pit, bocce court, lawn bowling court, croquet pitch and shuffleboard court. A recreation facility shall not include a bowling alley, billiard hall or amusement arcade.

**RELIGIOUS INSTITUTION** shall mean a building or place, or portion of a building or place wherein people assemble for religious worship.

**RESIDENTIAL UNIT** shall mean a unit that:

- (a) consists of a self-contained set of rooms located in a building or structure;
- (b) is used or is intended to be used as a residential premises;
- (c) contains kitchen and bathroom facilities that are used only by the occupants of the unit;
- (d) is used as a single housekeeping unit, which includes a unit in which an occupant has exclusive possession of any part of the unit; and
- (e) has a means of egress to the outside of the building or structure in which it is located, which may be a means of egress through another residential unit.

**RESTAURANT, CONVENIENCE** shall mean a building or place having eleven (11) seats or more where food and drink are prepared and offered for sale to the public for consumption either on or off the premises, and may include a drive-through facility or window.

**RESTAURANT, DINING ROOM** shall mean a building or place having eleven (11) seats or more where food and drink are prepared and offered for sale to the public for consumption either on or off the premises, and does not include a drive-through facility or window.

**RESTAURANT, TAKE-OUT** shall mean a building or place having less than eleven (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 and, unless otherwise stated elsewhere in this by-law, includes a convenience store, but does not include a supermarket, a garden centre, or a motor vehicle sales establishment.

**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 eight (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 supportive housing facility;
- (e) a supportive lodging house; or
- (f) a lodging house.

**SALVAGE, SCRAP AND/OR JUNK YARD** shall include a place where land is used for the keeping, outdoors, of used goods and materials intended for reclamation, resale and/or disposal purposes, and without limiting the generality of the foregoing, includes uses such as auto wreckers and scrap metal dealers.

**SATELLITE DISH ANTENNAE** shall mean a structure having a surface area of one (1) square metre or more designed to be used to send or receive communication signals to or from satellites.

**SCHOOL, COMMERCIAL, TECHNICAL OR RECREATIONAL** shall mean a building or place where training in language skills, secretarial skills or other trade skills, or training in sports, dance or other recreational skills, is provided for compensation.

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

**SCHOOL, PUBLIC** shall mean a school operated by the Peel District School Board, the Dufferin-Peel Catholic District School Board, the Conseil scolaire district catholique center-sud or the Conseil scolaire du district-sud-ouest.

**SENIOR CITIZEN RESIDENCE** shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily 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 fifty-eight decimal five (58.5) square metres and each two bedroom dwelling unit has a gross floor area of not more than seventy (70) 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 dressmaker shop, a shoe repair shop, a tailor shop, a photographic studio or similar use.

**SERVICE STATION** (see **GAS BAR**)

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

**SETBACK, CENTRE LINE** shall mean the distance between the centre line of a street 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 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 1 floor level and the next higher floor level or the roof, and which has its floor level not less than two (2) 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 the Crown 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 public 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 six hundred (600) square metres.

**SUPPORTIVE HOUSING FACILITIES** 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, but shall exclude a foster home as defined in the *Child and Family Services Act* or successor legislation.

**SUPPORTIVE LODGING HOUSE** shall mean a supportive housing facility located within a single detached dwelling which accommodates no less than three (3) and no more than six (6) lodgers exclusive of staff and is subject to one or more of the following conditions:

- the operator or employees of the supportive lodging house are effectively paid to give guidance and assistance in the activities of daily living;
- the operator makes it known to the public or to persons such as hospital discharge planners, that care to residents is provided by the operator; and/or
- care is regularly provided to residents by the operator or an adult person employed by the operator to furnish guidance and assistance to the lodgers in the activities of daily living.

A supportive lodging house shall not include a lodging house, a group home type 1, a group home type 2, a foster home, an auxiliary group home or a supportive housing facility.

**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 decimal five (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.

**TWO-UNIT HOUSE** shall mean a single detached dwelling which contains two residential units.



**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, storm water, sewage disposal, 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; excluding waste.

**WASTE PROCESSING STATION** shall mean a facility that receives, stores and/or processes waste materials for the purpose of creating new products or materials within an enclosed building unless it is owned or operated by the Regional Municipality of Peel on lands where outside storage is permitted.

**WASTE TRANSFER STATION** shall mean a facility where waste materials are collected for shipment and may be sorted and/or prepared for transportation within a storage bin or enclosed building.

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

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

**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 main 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 main 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 main wall of any building or structure on the lot.

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

**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 a use is permitted, 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 or restrictions of this by-law relating to such building or structure, or to the lot upon which it is located, may be occupied, 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 the Crown 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 the Crown 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 Road Allowances and Setback shown on Schedule B**

Schedule B which indicates the minimum setback standards for certain roads, are attached to and form part of this by-law. Except where provided elsewhere in this by-law no building or structure shall be erected or used except in accordance with the provisions of Schedule B.

### **6.6 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.

6.7 Building to be Moved

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

6.8 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.

6.9 Parent Zones and Special Sections

Where the zoning symbol of land shown on Schedule A to this by-law is followed by a dash and a Section number, (for example C1- SECTION 435 or C1 – 435), the number refers to a Special Section in Part III of this by-law. In addition to regulations and restrictions contained in the Special Section that apply to the particular property(ies), all regulations and restrictions of the Zone in front of the dash, considered as the Parent Zone outlined in Section 3.0 of this By-law, and all other provisions of this By-law shall also apply to the lands provided they are not in conflict with the ones set out in the applicable Special Section.

6.10 Utility 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, structure, plant, or equipment by a public authority or a private electric utility company or other private utility company regulated by the Government of Ontario or a Crown agency thereof for a utility installation other than power generation, and such use or erection may be permitted subject to the following requirements and restrictions:

- (a) other than an electric power transmission line, the size, height, coverage and yard regulations required for the zone in which such land, building, structure, plant, or equipment is located shall be complied with except for a facility less than 1 square metre in area and 2 metres in height, which may be located not less than 3 metres from a public road right-of-way and 1.5 metres from any other property line;
- (b) no goods, material or equipment may be stored in the open in a Residential Zone or in a lot abutting a Residential Zone;
- (c) any parking and loading regulations prescribed for these uses shall be complied with;
- (d) areas not used for parking, driveways or storage shall be landscaped; and,
- (e) all electric power facilities of Hydro One Inc. and Brampton Hydro Networks Inc. existing on the date of enactment of this by-law shall be deemed to conform with the requirements and restrictions pertaining to the particular zone in which it is located.

6.11 Temporary Uses Permitted

- (a) 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 is finished.
- (b) In a Commercial or Industrial Zone as shown on Schedule "A" to this by-law, a tent type structure shall be permitted only as an temporary accessory use for a maximum of a 14 day period twice a year on any lot.

6.12 Home Occupations

6.12.1 A home occupation may only be carried on within a single detached dwelling subject to the following requirements and restrictions:

- (a) it is carried on only by the occupant of the dwelling or by members of his family residing there;
- (b) 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;
- (c) the home occupation may be carried out in an accessory building or private garage;
- (d) there are no change in the external character of the dwelling as a private residence;
- (e) 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;
- (f) there is no outside storage of materials, goods or vehicles in conjunction with the home occupation use;
- (g) not more than one person, other than members of the family residing there, is employed on the premises in connection with the home occupation;
- (h) one sign is permitted that shall be attached to a building and shall be not more than 0.15 square metres in area.
- (i) no more than one home occupation shall be permitted in any dwelling; and
- (j) the following shall not be permitted as a home occupation:
  - (i) the repair and servicing of motor vehicles or internal combustion engines;
  - (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 be considered to be an obnoxious or offence trade, business, or manufacture; and
  - (iii) a massage or body rub parlour.

6.12.2 In addition to the above, an office as a home occupation may be carried on within any dwelling unit subject to the following requirements and restrictions:

- (a) no more than one office shall be permitted in a dwelling unit;
- (b) such office shall not be an office for a health care practitioner such as an office for a doctor, dentist, physiotherapist, massagist, chiropractor, psychiatrist, X-ray or ultrasound operator, etc;
- (c) the nature of the office shall be such that there shall be no more than one visitor at any time;
- (d) the total area devoted to the office shall not exceed 15 square metres;

- (e) it is carried on only by the occupant of the dwelling or by members of his family residing there and there is no other employee on the premises in connection with the office;
- (f) no exterior sign shall be permitted;
- (g) there are no goods, wares or merchandise offered or exposed for sale or sold or kept for sale on the premises; and
- (h) an office, which from the nature of the operation, creates a nuisance or is liable to become a nuisance, or offensive by the creation of noise, vibration, or objectionable odour, or be an obnoxious or offence trade, or business shall not be permitted.

#### 6.13 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 6.13.A 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, landscaped decks or similar accessory uses.

Table 6.13.A

Structure	Yard	Maximum Encroachment
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies	Any Yard	0.5 metres
Window bays	Front, rear and exterior side yards	1 metre to a maximum width of 3 metres
Balconies or decks	Front, rear and exterior side yards	1.5 metres
Open, roofed porches not exceeding one storey in height, uncovered terraces	Front, rear and exterior side yards	1.5 metres including eaves and cornices

#### 6.14 Floodplain Zone

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.

#### 6.15 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 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.

6.16 Height Regulations

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.

6.17 Parking Spaces

6.17.1 Each parking space shall be an angled parking space or a parallel parking space.

- (a) An angled parking space shall be a rectangular area measuring not less than 2.70 metres in width and 5.4 metres in length.
- (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.

6.17.2 Where parking spaces are provided or required other than for a single 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 metres for one-way traffic, and a minimum width of 6 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

(SECTION 6.18 IS RESERVED)

6.19 Occupation of Trailers

- (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.

6.20 Loading Space

6.20.1 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.

6.20.2 A loading space shall be a rectangular area measuring not less than 3.5 metres in width and 9 metres in length.

(SECTION 6.21 IS RESERVED)

#### 6.22 Accessory Building for Animals

Accessory buildings permitted on lots of less than 4.046 hectares shall not be used for the purpose of keeping pigs, sheep, goats, horses and cattle.

(SECTION 6.23 IS RESERVED)

#### 6.24 Provisions for Holdings Zones

6.24.1 To regulate the height, bulk, location, size, floor area, spacing character and use of buildings, or structures to be erected within a 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 brackets following a zoning symbol.

6.24.2 Where a zoning symbol is followed by the letter (H) in brackets, 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 brackets following the zoning symbol. The application to remove the (H) designation shall be based upon timing to implement the zone provided, financial and engineering and servicing requirements are complied with and site plan agreements, if any are required, are approved and all other municipal requirements are complied with, and provided further, that the land use originally established shall not be an issue in such application.

#### 6.25 Provisions for the Parkway Belt West

6.25.1 Where the zone symbol of land is Agricultural (A) but followed by the symbol "P" in parenthesis, shown on Schedule A and in text, in addition to the regulations and restrictions outlined in the Agricultural Zone the following shall apply:

- (a) the maximum lot coverage shall be 10%,
- (b) a cemetery shall not be permitted

6.25.2 Where a land shown on Schedule A to this by-law is zoned other than an Agricultural Zone and its zoning symbol is followed by the symbol "P" in parenthesis, no building or structure shall be erected, altered or used on the part of that land which is within 30 metres of the top of the bank of the Etobicoke Creek Valley to this by-law, except for one or more of the following:

- (a) an unenclosed swimming pool;

- (b) a tool shed as an accessory use, but not exceeding 3 metres in height and located at least 3 metres from a rear lot line.

6.26 Gas Regulator Facilities

The provisions of this by-law shall not prevent the use of any land in a Commercial, Industrial, Institutional Two (except the area bounded by Heart Lake Road, Countryside Drive, Airport Road, and Bovaird Drive), 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 aforementioned subsection (a), 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 metres to a Residential zone;
- (d) there shall be a street line setback of at least 5 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.

6.27 One Dwelling Per Lot

Where a dwelling is a permitted purpose, no person shall erect more than one such single dwelling on one lot.

6.28 Dwelling Units for Display Purposes

The provisions of this by-law shall not apply to prevent the erection of dwelling units for display purposes on land which is zoned for residential purposes and such erection may be permitted subject to the following requirements and restrictions:

- (a) the dwelling unit(s) shall be for display purposes only and shall not be occupied for residential use until the land is included in a plan of subdivision which has been registered within the meaning of the Planning Act;
- (b) the land shall be located within a proposed plan of subdivision which has been draft approved within the meaning of the Planning Act; and
- (c) the number of dwelling units erected shall not exceed 1 dwelling unit for every 4 hectares or part thereof of the land within the plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 10 dwelling units.

6.29 Animal Hospitals

The provisions of this by-law shall not apply to prevent lands which are Industrially or Commercially including any lands so zoned but subject to a Special Section in this by-law, from being used for the purposes of an animal hospital subject to the following requirements and restrictions:

- (a) there shall be no overnight boarding of animals not receiving veterinary treatment;
- (b) there shall be no outside runs; and



- (c) only treatment for animals which are household pets and not agricultural livestock shall be provided.

6.30 Composting Facility

A composting facility, other than those accessory to a principal residential, institutional, open space, or agricultural use, shall not be permitted on any site unless it is specifically expressed as a permitted purpose.

6.31 Parking of Oversized Motor Vehicle

No person shall park or store, or permit to be parked or stored on any property, an oversized motor vehicle, other than a catering truck, unless

- (a) the oversized motor vehicle is being used to make a delivery or provide a service on the property where it is parked, or
- (b) it is accessory to a permitted agricultural, commercial, industrial, institutional, or public use, but not a home occupation, occurring on the property.

6.32 Adult Uses

6.32.1 A Massage or Body Rub Parlour shall be permitted only where a personal service shop is permitted.

6.32.2 No establishment permitted in any Commercial Zone as shown on Schedule "A" to this by-law shall be used for the purpose of an Adult Videotape Store.

6.32.3 A Massage or Body Rub Parlour, an Adult Entertainment Parlour, or an Adult Videotape Store, shall not be located within 500 metres of a residentially zone property.

6.33 City of Brampton Public Uses Permitted

Public Uses owned and or leased by the Corporation of the City of Brampton are permitted in all zoning categories provided that yard, outside storage, parking, and coverage regulations required for the zone where the lands are located are complied with and the accessory uses to any permitted use shall not exceed 15% of the total gross floor area on the site.

6.34 Lester B. Pearson International Airport Operating Area:

Notwithstanding any provision in this By-law to the contrary, the uses permitted by this By-law in any zone situated within the area identified as the "Lester B. Pearson International Airport Operating Area" on Schedule E of this section shall not include a residential dwelling, a day nursery, a hospital, a nursing home, a public school and a private school, either as accessory or principle uses, provided that:

- (a) a residential dwelling, a day nursery, a hospital, a nursing home, a public school and a private school which legally exists on the day this section comes into effect and in conformity with this By-law, and such uses shall continue to be subject to the provisions of this By-law as they exist on the day this section comes into effect.

(SECTION 7, 8, & 9 RESERVED)

## SECTION 10.0 GENERAL PROVISIONS FOR RESIDENTIAL ZONES

10.1 The following provisions shall apply to all residential zones, and where specified to Agricultural 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 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 side yard or minimum required interior side yard for the main building, unless otherwise permitted;
- (b) shall not be constructed upon any easement;
- (c) shall not be used for human habitation;
- (d) not more than one swimming pool enclosure and one accessory building other than a swimming pool enclosure shall be permitted on a lot;
- (e) the gross floor area of any permitted accessory building, other than a swimming pool enclosure shall not exceed:
  - (i) 23.0 square metres on a lot in a Residential Hamlet or Residential Estate Zone or on a lot in an Agricultural Zone where the lot area is 2 hectares or less;
  - (ii) 10.0 square metres on a lot in all other Residential Zones
- (f) all accessory buildings, except a swimming pool enclosure, may be located:
  - (i) only in the rear yard and no closer than 1.2 metres to the nearest lot line on a lot in a Residential Hamlet or Residential Estate Zone on a lot in an Agricultural Zone where the lot area is 2 hectares or less;
  - (ii) in the rear yard and shall be no closer than 0.6 metres to the nearest lot line on a lot in all other Residential Zones; and,
  - (iii) in the interior side yard in all other residential zones provided the building does not encroach on the minimum required side yard for the main building and the accessory building is located no closer to the front wall of the main building than one-half (1/2) the length of the main building wall facing the interior side lot line;
- (g) a building or structure 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 minimum front yard depth or the minimum exterior side yard width for the main building;

- (h) on a lot in a Residential Hamlet or Estate Zone or an Agricultural Zone, 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; for all other residential zones, the maximum building height of any accessory building shall not exceed 3.0 metres;
- (i) 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;
- (j) 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;
- (k) 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 shall be removed or renovated to comply with requirements and restrictions applying to accessory buildings;
- (l) no doors to accessory buildings shall exceed 2.4 metres in height.

#### 10.4 Detached Garage or Carport

10.4.1 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 subject to the following requirements and restrictions:

- (a) only one detached private garage or carport shall be permitted on each lot, and only if there is no attached private garage or carport already on the lot;
- (b) it shall be no closer than 1.0 metres to a main building;
- (c) it shall be no closer than 1.2 metres to a side lot line or rear lot line;
- (d) it shall be 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;
- (e) it shall not be located in the required exterior side yard;
- (f) when facing a flankage lot line, a carport or garage door opening shall have a minimum 6 metre setback to the flankage lot line;
- (g) it shall not have a gross floor area in excess of 24.0 square metres;
- (h) it 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;
- (i) it is compatible, in exterior design and type of building materials used, with the main building located on the lot; and,
- (j) it does not have vehicle garage doors which exceed 2.4 metres in height.

- (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.

10.4.2 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 subject to the following requirements and restrictions:

- (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.

#### 10.5 Attached Garage or Carport

Where a garage or carport is attached to a dwelling unit it shall not be considered an accessory building and it shall comply with the yard and area requirements for the residential or agricultural zone in which it is located and the following requirements and restrictions:

- (a) the garage doors shall not exceed 2.4 metres in height;
- (b) a carport or garage door opening shall not be located closer than 6 metres from the front or flankage lot line; and,
- (c) the interior space of a garage shall have a rectangular area not less than 2.7 metres by 5.4 metres with no more than one step encroachment.

#### 10.6 Parking of Trailers

10.6.1 Except as permitted by any other clause of this by-law, 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.

10.6.2 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.

10.6.3 Only one (1) of the following vehicles or vehicle combinations may be parked or stored on any one lot in a residential zone:

- (a) a boat,
- (b) a snowmobile,
- (c) a trailer,
- (d) a boat on a trailer, together not exceeding 7.0 metres in length; and,
- (e) one or two snowmobiles on a trailer, together not exceeding 7.0 metres in length.

10.6.4 A boat or trailer:

- (a) shall not occupy any parking space required under this by-law, unless otherwise permitted, and,

- (b) 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.

#### 10.7 Uncovered Swimming Pools and Recreation Facilities

10.7.1 A private, uncovered swimming pool or recreation facility within a residential zone shall only be permitted in the rear or side yard of a lot provided that it is no closer than 1.2 metres to any lot line or easement except for properties in a Zone where the required minimum lot area is 0.4 hectares or more, then, it shall be no closer than 4.0 metres to any lot line or easement.

10.7.2 In the instance of a corner lot where the rear lot line of the corner lot coincides with the interior side lot of an abutting lot, a private, uncovered swimming pool or recreation facility shall not be permitted in the exterior side yard of the corner lot plus a triangular area delineated by the exterior side yard, the rear lot line and a line projected from the rear corner of the dwelling situated on the corner lot, closest to the flankage exterior side yard to the front corner closest to the corner lot, of the dwelling situated on the abutting lot described above, provided a habitable room is situated on the ground storey level at the front corner of the dwelling situated on the abutting lot.

If the front or interior side yard of the abutting lot which abuts the rear yard area of the corner lot is occupied by an attached or detached garage or carport which effectively separates the rear corner of the dwelling situated on the corner lot and the applicable front corner of the dwelling situated on the abutting lot, then the restriction imposed by this subsection shall not apply to the corner lot.

If one of the two dwellings referred to above is not constructed, then the minimum required yard setbacks will be used to establish the rear or front corner of the dwelling which is not constructed.

#### 10.8 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 depth required by this by-law.

#### 10.9 Parking Space Requirements

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

- (a) Unless otherwise specified in this By-law, for each dwelling unit within a single detached 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 parking spaces are required or provided for a single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, double duplex dwelling or street townhouse dwelling unit, the following requirements and restrictions shall apply:
  - (i) except for a parking space on a driveway, no parking space shall be permitted in the front yard;
  - (ii) the minimum width of a driveway shall be 3.0 metres and the width of a driveway 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;

- (iii) for a lot less than 0.2 hectare, no person shall pave the rear yard for the purpose of parking motor vehicles other than a driveway leading to a garage permitted by this By-law and provided that such a driveway shall not be wider than 3 metres or the width of the garage door whichever is the greater.
- (c) Where more than one parking space is required for a residential unit excluding visitor spaces, tandem parking arrangements may be permitted provided that at least one parking space per dwelling unit has an unobstructed access to a driveway.
- (d) Where a medical or dental office is located in a private residence, a minimum of 6 parking spaces shall be provided for each practitioner.
- (e) 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.
- (f) Parking in a rear yard shall not be permitted for a home occupation use.
- (g) For lodging houses a minimum of 0.5 parking space for each lodging unit, plus two parking spaces for the proprietor, shall be provided.

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

- (a) Rental Apartment:

	Resident Spaces	Visitor Spaces	Total Spaces
Bachelor Rental Unit	1.03	0.20	1.23
One-bedroom Rental Unit	1.21	0.20	1.41
Two-bedroom Rental Unit	1.41	0.20	1.61
Three-bedroom Rental Unit	1.53	0.20	1.73
Senior Citizen Rental Unit	0.50	0.25	0.75

- (b) Condominium Apartment

	Resident spaces	Visitor Spaces	Total Spaces
One-bedroom or bachelor Condominium Unit	1.25	0.25	1.50
Two-bedroom Condominium Unit	1.40	0.25	1.65
Three (or more)-bedroom Condominium Unit	1.75	0.25	2.00

10.9.3 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:

	Resident spaces	Visitor Spaces	Total Spaces
Two bedroom Rental Unit	1.30	0.25	1.55

Three-bedroom Rental Unit	1.46	0.25	1.71
Four (or more)-bedroom Rental Unit	2.00	0.25	2.25
Condominium Unit	2.05	0.25	2.30

10.9.4 For each dwelling unit in a rental or condominium townhouse dwelling that provides 2 parking spaces in a private driveway or garage, 0.3 space per dwelling unit of visitor spaces and recreation equipment spaces shall be provided.

#### 10.10 Fences

Subject to the Visibility Triangle regulation in the General Provisions for All Zones 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,
- (b) within any other required yard, may exceed 2.0 metres in height.

#### 10.11 Setback to Public Walkway

All buildings or structures shall have a minimum setback of 1.2 metres to a public walkway, an open space zone, or a non-residential zone.

#### 10.12 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.

#### 10.13 Semi-detached or Street Townhouses

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

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

10.13.3 For a semi-detached, or street townhouse dwelling unit, no second storey component of the unit shall be located more than 3 metres closer to the rear lot line than the second storey wall of the abutting dwelling unit.

10.13.4 For a street townhouse dwelling, no more than 8 dwelling units shall be attached.

#### 10.14 Provisions for Group Homes and Supportive Lodging Houses

Group Homes and Supportive Lodging Houses shall be subject to the following requirements and restrictions:

- (a) a supportive lodging house shall be located in a single detached dwelling;
- (b) a group home type 1 or auxiliary group home shall be located within a single detached dwelling;

- (c) the supportive lodging house shall occupy the whole or part of the single detached dwelling;
- (d) a group home type 2 shall be located within a single detached dwelling or a dwelling within a mixed use development;
- (e) a minimum separation distance of 120 metres shall be maintained between a group home type 1 use, any other group home type 1, or a supportive lodging house;
- (f) a minimum separation distance of 120 metres shall be maintained between a group home type 2, another group home type 2, a supportive lodging house, or a group home type 1;
- (g) a minimum separation distance of 610 metres shall be maintained between a supportive housing facility and another supportive housing facility, or a group home type 1, or a group home type 2, or a supportive lodging house;
- (h) the maximum number of group homes and supportive lodging houses combined, permitted in each area as 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 said table.

Column 1	Column 2
Area Number	Maximum Number of Group homes Supportive Lodging Houses
1	4
2	1
3	4
4	3
5	3
6	3
7	2
8	5
9	5
10	4
11	6
12	4
13	1
14	1
15	3
16	5
17	5
18	1
19	3
20	5
21	4
22	2
23	2
24	6
25	1
26	1
28	3
32	2
43, 44, 45	2
29, 36, 37, 38, 39, 40, 41, 42, 46, 47, 48	

#### 10.15 Provisions for Lodging Houses

Lodging Houses shall be subject to the following requirements and restrictions:



- (a) a lodging house shall be located in a single detached dwelling;
- (b) the lodging house shall occupy the whole or part of the single detached dwelling;
- (c) a minimum separation distance of 305 metres shall be maintained between a lodging house and any other lodging house; and
- (d) a lodging house shall comply with the requirements of the Lodging House Licensing By-law.

#### 10.16 Provisions for Two-Unit Houses

In areas where two-unit houses are permitted by a specific zoning category they shall be in compliance with the applicable Zoning By-law provisions, the registration by-law for two-unit houses and all applicable safety standards.

#### 10.17 Satellite Dish Antennae

Satellite dish antennae having a surface area of 1 square metre or more erected in a residential zone shall be subject to the following requirements and restrictions:

- (a) shall only be permitted in a required rear yard;
- (b) In the instance of a corner lot within a residential zone where the rear lot line of the corner lot coincides with the interior side lot line of an abutting lot with frontage on the same street which forms the flankage lot line of the corner lot, a satellite dish antennae shall not be permitted in an area delineated by the exterior side yard, the rear lot line and a line projected from the rear corner of the dwelling situated on the corner lot, closest to the flankage lot line, and the front corner of the dwelling situated on the abutting lot described above, closest to the corner lot, provided a habitable room is situated on the ground storey level at the front corner of the dwelling situated on the abutting lot.

If the front or interior side yard of the abutting lot which abuts the rear yard area of the corner lot is occupied by an attached or detached garage or carport which effectively separates the rear corner of the dwelling situated on the corner lot and the applicable front corner of the dwelling situated on the abutting lot, then the restriction imposed by this subsection shall not apply to the corner lot.

If one of the two dwelling referred to above is not constructed, then the minimum yard setbacks will be used to establish the rear or front corner of the dwelling which is not constructed.

- (c) a Satellite dish antennae shall be located no closer than 1.2 metres to the nearest lot line; and,
- (d) the maximum height of a satellite dish antennae erected in a residential zone shall not exceed 4.5 metres.

(SECTIONS 10.18, 10.19 and 10.20 ARE RESERVED)

#### 10.21 Large Daylight Triangle

Notwithstanding the front, side, and rear yard requirements, where a lot line abuts a daylight or visibility triangle larger than 10 metres by 10 metres, the minimum yard setback to that lot line for a building not exceeding 2 storeys in height shall be 3 metres and subject to a maximum encroachment permitted in the General Provisions of the By-law.

(SECTION 10.22 IS RESERVED)

10.23 Below Grade Exterior Stairs and Windows

10.23.1 for a single detached, semi-detached, or townhouse dwelling, exterior stairways constructed below the established grade shall not be located in a required side yard; or front yard, or in a yard located between the main wall of a dwelling and a front or flankage lot line.

10.23.2 a below grade window shall not be permitted where the interior side yard depth is less than 1.2 metres.

10.24 Above grade side entrances

The front of an above grade door located on a side wall of a single detached, semi-detached, or street townhouse dwelling shall have a minimum distance of 1.2 metres to an interior side lot line. Any steps or landings for such a door shall have a minimum distance of the lesser of (a) 0.9 metres to an interior side lot line or (b) the required interior side yard setback.

**SECTION 11.1      RESIDENTIAL RURAL ESTATE ONE – RE1 ZONE**

**The lands zoned RE1 on Schedule A to this by-law:**

11.1.1 shall only be used for the following purposes:

<b>(a)    <u>Residential</u></b>	
	(1)    a single detached dwelling
	(2)    a group home type 1
	(3)    an auxiliary group home
	(4)    a supportive lodging house
<b>(b)    <u>Non-Residential</u></b>	
	(1)    purposes accessory to the other permitted purposes

11.1.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Lot Area</b>	1.2 hectares
<b>(b)    Minimum Lot Width</b>	60 metres
<b>(c)    Minimum Lot Depth</b>	No requirement
<b>(d)    Minimum Front Yard Depth</b>	23 metres
<b>(e)    Minimum Interior Side Yard Width</b>	7.5 metres
<b>(f)    Minimum Exterior Side Yard Width</b>	7.5 metres
<b>(g)    Minimum Rear Yard Depth</b>	23 metres
<b>(h)    Maximum Building Height</b>	10.6 metres
<b>(i)    Maximum Lot Coverage</b>	No requirement
<b>(j)    Minimum Landscaped Open Space</b>	70% of the front yard
<b>(k)    Minimum Ground Floor Area for Main Building</b>	One storey: 170 square metres More than one storey: 115 square metres

**SECTION 11.2****RESIDENTIAL RURAL ESTATE TWO – RE2 ZONE**

The lands zoned RE2 on Schedule A to this by-law:

11.2.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

11.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	0.8 hectares
<b>(b) Minimum Lot Width</b>	45 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	12 metres
<b>(e) Minimum Interior Side Yard Width</b>	7.5 metres
<b>(f) Minimum Exterior Side Yard Width</b>	7.5 metres
<b>(g) Minimum Rear Yard Depth</b>	15 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	No requirement
<b>(j) Minimum Landscaped Open Space</b>	70% of the front yard
<b>(k) Minimum Ground Floor Area for Main Building</b>	One storey: 170 square metres More than one storey: 115 square metres

**SECTION 11.3****RESIDENTIAL RURAL ESTATE HOLDING – REH ZONE**

The lands zoned REH on Schedule A to this by-law:

11.3.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
(1)	purposes accessory to the other permitted purposes

11.3.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	0.8 hectares
<b>(b) Minimum Lot Width</b>	45 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	12 metres
<b>(e) Minimum Interior Side Yard Width</b>	7.5 metres
<b>(f) Minimum Exterior Side Yard Width</b>	7.5 metres
<b>(g) Minimum Rear Yard Depth</b>	15 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	No requirement
<b>(j) Minimum Landscaped Open Space</b>	70% of the front yard
<b>(k) Minimum Ground Floor Area for Main Building</b>	One storey: 170 square metres More than one storey: 115 square metres
<b>(l) Accessory Buildings</b>	<p>On a lot 2 hectares or less in size, accessory buildings shall be subject to the requirements and restrictions of that set out in the General Provisions.</p> <p>On a lot greater than 2 hectares in size, accessory buildings, other than a detached garage or carport, shall be subject to the following requirements and restrictions:</p> <ul style="list-style-type: none"><li>• Not be located in a front yard;</li><li>• Not be closer than 3 metres to the nearest lot line;</li><li>• Not have a vehicle garage door exceeding 2.4 metres in height;</li><li>• Accessory building having a ground floor area greater than 75 square metres shall only be of wood or metal frame construction with wood or metal cladding.</li></ul>

**SECTION 11.4****RESIDENTIAL HAMLET ONE – RHm1 ZONE**

**The lands zoned RHm1 on Schedule A to this by-law:**

11.4.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes
	(2) a 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) a greenhouse or nursery

11.4.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	0.4 hectares
<b>(b) Minimum Lot Width</b>	45 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	12 metres
<b>(e) Minimum Interior Side Yard Width</b>	7.5 metres
<b>(f) Minimum Exterior Side Yard Width</b>	7.5 metres
<b>(g) Minimum Rear Yard Depth</b>	15 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	No requirement
<b>(j) Minimum Landscaped Open Space</b>	70% of the front yard
<b>(k) Minimum Ground Floor Area for Main Building</b>	115 square metres

**SECTION 11.5                      RESIDENTIAL HAMLET TWO – RHm2 ZONE**

**The lands zoned RHm2 on Schedule A to this by-law:**

11.5.1 shall only be used for the following purposes:

<b>(a)   <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b)   <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

11.5.2 shall be subject to the following requirements and restrictions:

<b>(a)   Minimum Lot Area</b>	1350 square metres
<b>(b)   Minimum Lot Width</b>	30 metres
<b>(c)   Minimum Lot Depth</b>	45 metres
<b>(d)   Minimum Front Yard Depth</b>	7.5 metres
<b>(e)   Minimum Interior Side Yard Width</b>	7.5 metres
<b>(f)   Minimum Exterior Side Yard Width</b>	7.5 metres
<b>(g)   Minimum Rear Yard Depth</b>	12 metres
<b>(h)   Maximum Building Height</b>	8.7 metres
<b>(i)   Maximum Lot Coverage</b>	No requirement
<b>(j)   Minimum Landscaped Open Space</b>	70% of the front yard
<b>(k)   Minimum Gross Floor Area</b>	100 square metres per dwelling unit
<b>(l)   Maximum Floor Space Index</b>	0.17

**SECTION 11.6                      RESIDENTIAL HOLDING – RH ZONE**

**The lands zoned RH on Schedule A to this by-law:**

11.6.1 shall only be used for the following purposes:

<b>(a)    <u>Residential</u></b>	
	(1)    a single detached dwelling
	(2)    a group home type 1
	(3)    an auxiliary group home
	(4)    a supportive lodging house
<b>(b)    <u>Non-Residential</u></b>	
	(1)    purposes accessory to the other permitted purposes
	(2)    a golf course
	(3)    a conservation area
	(4)    an agricultural purposes

11.6.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Lot Area</b>	1350 square metres
<b>(b)    Minimum Lot Width</b>	30 metres
<b>(c)    Minimum Lot Depth</b>	45 metres
<b>(d)    Minimum Front Yard Depth</b>	7.5 metres
<b>(e)    Minimum Interior Side Yard Width</b>	7.5 metres
<b>(f)    Minimum Exterior Side Yard Width</b>	7.5 metres
<b>(g)    Minimum Rear Yard Depth</b>	12 metres
<b>(h)    Maximum Building Height</b>	10.6 metres
<b>(i)    Maximum Lot Coverage</b>	No requirement
<b>(j)    Minimum Landscaped Open Space</b>	No requirement
<b>(k)    Minimum Gross Floor Area</b>	100 square metres per dwelling unit



**SECTION 12.1****RESIDENTIAL SINGLE DETACHED A – R1A ZONE**

**The lands zoned R1A on Schedule A to this by-law:**

12.1.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

12.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	Interior Lot – 630 square metres Corner Lot – 735 square metres
<b>(b) Minimum Lot Width</b>	Interior Lot – 18 metres Corner Lot – 21 metres
<b>(c) Minimum Lot Depth</b>	35 metres
<b>(d) Minimum Front Yard Depth</b>	6 metres
<b>(e) Minimum Interior Side Yard Width</b>	1.2 metres for the 1 <sup>st</sup> storey or part thereof plus 0.6 metres for each additional storey or part thereof
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	No requirement
<b>(j) Minimum Landscaped Open Space</b>	70% of the front yard, except in the case of the lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60% of the front yard

**SECTION 12.2****RESIDENTIAL SINGLE DETACHED A(1) – R1A(1) ZONE**

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

12.2.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
<b>(b) Non-Residential</b>	
(1)	purposes accessory to the other permitted purposes

12.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	1096 square metres
<b>(b) Minimum Lot Width</b>	30 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	10.6 metres
<b>(e) Minimum Interior Side Yard Width</b>	<ul style="list-style-type: none"><li>0 metres provided that: (1) the total width of the adjoining side yard width 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 0 metres</li><li>Otherwise, 1.2 metres for the 1<sup>st</sup> storey or part thereof plus 0.6 metres for each additional storey or part thereof</li></ul>
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	35%
<b>(j) Minimum Landscaped Open Space</b>	70% of the front yard, except in the case of the lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60% of the front yard
<b>(k) Minimum Distance Between Dwellings</b>	<ul style="list-style-type: none"><li>2.4 metres between two 1 storey buildings;</li><li>3.0 metres between a 1 storey and 1.5 storey or a 2 storey dwelling;</li><li>3.6 metres in all other cases.</li></ul>

**SECTION 12.3****RESIDENTIAL SINGLE DETACHED A(2) – R1A(2) ZONE**

**The lands zoned R1A(2) on Schedule A to this by-law:**

12.3.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) Non-Residential</b>	
	(1) purposes accessory to the other permitted purposes

12.3.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	882 square metres
<b>(b) Minimum Lot Width</b>	22 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	9 metres
<b>(e) Minimum Interior Side Yard Width</b>	1.8 metres for the 1 <sup>st</sup> storey or part thereof plus 0.6 metres for each additional storey or part thereof
<b>(f) Minimum Exterior Side Yard Width</b>	4.5 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	7.6 metres
<b>(i) Maximum Lot Coverage</b>	25%
<b>(j) Minimum Landscaped Open Space</b>	70% of the front yard, except in the case of the lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60% of the front yard

**SECTION 12.4****RESIDENTIAL SINGLE DETACHED A(3) – R1A(3) ZONE**

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

12.4.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

12.4.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	650 square metres
<b>(b) Minimum Lot Width</b>	18 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	6 metres, provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line
<b>(e) Minimum Interior Side Yard Width</b>	<ul style="list-style-type: none"><li>• 0 metres provided that: (1) the total width of the adjoining side yard width 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 0 metres</li><li>• Otherwise, 1.2 metres for the 1<sup>st</sup> storey or part thereof plus 0.6 metres for each additional storey</li></ul>
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	35%
<b>(j) Minimum Landscaped Open Space</b>	70% of the front yard, except in the case of the lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60% of the front yard
<b>(k) Minimum Distance Between Dwellings</b>	<ul style="list-style-type: none"><li>• 2.4 metres between two 1 storey buildings;</li><li>• 3.0 metres between a 1 storey and 1.5 storey or a 2 storey dwelling;</li><li>• 3.6 metres in all other cases.</li></ul>

**SECTION 12.5****RESIDENTIAL SINGLE DETACHED B – R1B ZONE**

**The lands zoned R1B on Schedule A to this by-law:**

12.5.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
<b>(b) Non-Residential</b>	
(1)	purposes accessory to the other permitted purposes

12.5.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	Interior Lot: 450 square metres Corner Lot: 540 square metres
<b>(b) Minimum Lot Width</b>	Interior Lot: 15 metres Corner Lot: 18 metres
<b>(c) Minimum Lot Depth</b>	30 metres
<b>(d) Minimum Front Yard Depth</b>	6 metres
<b>(e) Minimum Interior Side Yard Width</b>	1.2 metres for the 1 <sup>st</sup> storey or part thereof plus 0.6 metres for each additional storey or part thereof
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	No requirement
<b>(j) Minimum Landscaped Open Space</b>	60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

**SECTION 12.6****RESIDENTIAL SINGLE DETACHED B(1) – R1B(1) ZONE**

**The lands zoned R1B(1) on Schedule A to this by-law:**

12.6.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

12.6.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	557 square metres
<b>(b) Minimum Lot Width</b>	15 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	7.6 metres
<b>(e) Minimum Interior Side Yard Width</b>	1.2 metres for the 1 <sup>st</sup> storey or part thereof plus 0.6 metres for each additional storey or part thereof
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	7.6 metres
<b>(i) Maximum Lot Coverage</b>	35%
<b>(j) Minimum Landscaped Open Space</b>	60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

**SECTION 12.7****RESIDENTIAL SINGLE DETACHED B(2) – R1B(2) ZONE**

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

12.7.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) Non-Residential</b>	
	(1) purposes accessory to the other permitted purposes

12.7.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	492 square metres
<b>(b) Minimum Lot Width</b>	15 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	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
<b>(e) Minimum Interior Side Yard Width</b>	<ul style="list-style-type: none"><li>• 0 metres provided that: (1) the total width of the adjoining side yard width 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 0 metres</li><li>• Otherwise, 1.2 metres for the 1<sup>st</sup> storey or part thereof plus 0.6 metres for each additional storey or part thereof</li></ul>
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	40%
<b>(j) Minimum Landscaped Open Space</b>	60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line
<b>(k) Minimum Distance between Dwellings</b>	2.4 metres between two 1 storey dwellings 3 metres between a 1 storey dwelling and a 1 ½ storey or a 2 storey dwelling, and 3.6 metres in all other cases

**SECTION 12.8****RESIDENTIAL SINGLE DETACHED B(3) – R1B(3) ZONE**

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

12.8.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) Non-Residential</b>	
	(1) purposes accessory to the other permitted purposes

12.8.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	464 square metres
<b>(b) Minimum Lot Width</b>	15 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	3 metres, provided (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
<b>(e) Minimum Interior Side Yard Width</b>	<ul style="list-style-type: none"><li>• 0 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 0 metres</li><li>• Otherwise, 1.2 metres for the 1<sup>st</sup> storey or part thereof plus 0.6 metres for each additional storey or part thereof</li></ul>
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	40%
<b>(j) Minimum Landscaped Open Space</b>	60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line
<b>(k) Minimum Distance between Dwellings</b>	2.4 metres between two 1 storey dwellings 3 metres between a 1 storey dwelling and a 1 ½ storey or a 2 storey dwelling, and 3.6 metres in all other cases



**SECTION 13.1            RESIDENTIAL SINGLE DETACHED C – R1C**

**The lands zoned R1C on Schedule A to this by-law:**

13.1.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

13.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	Interior Lot: 360 square metres Corner Lot: 450 square metres
<b>(b) Minimum Lot Width</b>	Interior Lot: 12 metres Corner Lot: 15 metres
<b>(c) Minimum Lot Depth</b>	30 metres
<b>(d) Minimum Front Yard Depth</b>	6 metres
<b>(e) Minimum Interior Side Yard Width</b>	1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	No requirement
<b>(j) Minimum Landscaped Open Space</b>	50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% 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 DETACHED C(1) – R1C(1)**

**The lands zoned R1C(1) on Schedule A to this by-law:**

13.2.1 shall only be used for the following purposes:

<b>(a)    <u>Residential</u></b>	
	(1)    a single detached dwelling
	(2)    a group home type 1
	(3)    an auxiliary group home
	(4)    a supportive lodging house
<b>(b)    <u>Non-Residential</u></b>	
	(1)    purposes accessory to the other permitted purposes

13.2.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Lot Area</b>	371 square metres
<b>(b)    Minimum Lot Width</b>	12 metres
<b>(c)    Minimum Lot Depth</b>	No requirement
<b>(d)    Minimum Front Yard Depth</b>	3 metres, provided (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
<b>(e)    Minimum Interior Side Yard Width</b>	<ul style="list-style-type: none"><li>• 0 metres provided that: (1) the total width of the adjoining side yard width 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 0 metres</li><li>• Otherwise, 1.2m for the 1<sup>st</sup> storey or part thereof plus 0.6m for each additional storey or part thereof</li></ul>
<b>(f)    Minimum Exterior Side Yard Width</b>	3 metres
<b>(g)    Minimum Rear Yard Depth</b>	3 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
<b>(h)    Maximum Building Height</b>	10.6 metres
<b>(i)    Maximum Lot Coverage</b>	45%
<b>(j)    Minimum Landscaped Open Space</b>	50% of the minimum front yard area of an interior lot, and 60% of the minimum front yard area of a corner lot and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line
<b>(k)    Minimum Distance Between Dwellings</b>	2.4 metres

**SECTION 13.3****RESIDENTIAL SINGLE DETACHED D – R1D**

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

13.3.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) Non-Residential</b>	
	(1) purposes accessory to the other permitted purposes

13.3.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	Interior Lot: 270 square metres Corner Lot: 360 square metres
<b>(b) Minimum Lot Width</b>	Interior Lot: 9 metres Corner Lot: 12 metres
<b>(c) Minimum Lot Depth</b>	30 metres
<b>(d) Minimum Front Yard Depth</b>	4.5 metres
<b>(e) Minimum Interior Side Yard Width</b>	1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	No requirement
<b>(j) Minimum Landscaped Open Space</b>	40% of the minimum front yard area of an interior lot and 50% of the minimum front yard area of a corner lot, and 30% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

## SECTION 15.1 RESIDENTIAL SEMI-DETACHED A – R2A ZONE

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

15.1.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
	(1) a single detached dwelling
	(2) a semi-detached dwelling
	(3) a group home type 1
	(4) an auxiliary group home
	(5) a supportive lodging house
<b>(b) Non-Residential</b>	
	(1) purposes accessory to the other permitted purposes

15.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	<b>For a single detached dwelling:</b> Interior Lot – 450 square metres Corner Lot – 540 square metres <b>For a semi-detached dwelling:</b> 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>(b) Minimum Lot Width</b>	<b>For a single detached dwelling:</b> Interior Lot – 15 metres Corner Lot – 18 metres <b>For a semi-detached dwelling:</b> Interior Lot – 18 metres per lot and 9 metres per dwelling unit Corner Lot – 21 metres per lot and 12 metres for the dwelling unit closest to the flankage lot line
<b>(c) Minimum Lot Depth</b>	30 metres
<b>(d) Minimum Front Yard Depth</b>	6 metres
<b>(e) Minimum Interior</b> <b>(f) Side Yard Width</b>	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
<b>(g) Minimum Exterior Side Yard Width</b>	3 metres
<b>(h) Minimum Rear Yard Depth</b>	7.5 metres
<b>(i) Maximum Building Height</b>	10.6 metres
<b>(j) Maximum Lot Coverage</b>	No requirement
<b>(k) Minimum Landscaped Open Space</b>	<b>For a single detached dwelling:</b> 60% of the minimum front yard area of an interior lot and 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line <b>For a semi-detached dwelling:</b> 50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

**SECTION 15.2 RESIDENTIAL SEMI-DETACHED A(1) – R2A(1) ZONE**

**The lands zoned R2A(1) on Schedule A to this by-law:**

15.2.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
	(1) a single detached dwelling
	(2) a semi-detached dwelling
	(3) a group home type 1
	(4) an auxiliary group home
	(5) a supportive lodging house
<b>(b) Non-Residential</b>	
	(1) purposes accessory to the other permitted purposes

15.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	For a single detached dwelling: 557 square metres For a semi-detached dwelling: 715 square metres
<b>(b) Minimum Lot Width</b>	For a single detached dwelling: 16.5 metres For a semi-detached dwelling: 21 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	7.6 metres
<b>(e) Minimum Interior Side Yard Width</b>	<b>For a single detached dwelling:</b> 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey <b>For a semi-detached dwelling:</b> 3 metres
<b>(f) Minimum Exterior Side Yard Width</b>	<b>For a single detached dwelling:</b> 4.5 metres <b>For a semi-detached dwelling:</b> 3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	7.6 metres
<b>(i) Maximum Lot Coverage</b>	<b>For a single detached dwelling:</b> 35% <b>For a semi-detached dwelling:</b> 33.3%
<b>(j) Minimum Landscaped Open Space</b>	<b>For a single detached dwelling:</b> 60% of the minimum front yard area of an interior lot and 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line <b>For a semi-detached dwelling:</b> 50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line
<b>(k) Semi-detached dwelling on corner lots</b>	Where semi-detached dwellings are situated on corner lots and where one or both dwellings front on the flankage road allowance, the following shall apply: <ul style="list-style-type: none"><li>• Minimum Rear Yard Depth and Interior Side Yard Width: 7.6 metres except where there is an attached garage or carport, the minimum requirement shall be 3 metres.</li><li>• Minimum Exterior Side Yard Width: 4.5 metres</li></ul>

**SECTION 15.3****RESIDENTIAL SEMI-DETACHED A(2) – R2A(2) ZONE**

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

15.1.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a semi-detached dwelling
	(3) a group home type 1
	(4) an auxiliary group home
	(5) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

15.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	557 square metres per lot and 269 square metres per dwelling unit
<b>(b) Minimum Lot Width</b>	18 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	3 metres provided that the centre of the front wall of any dwelling unit shall not be closer than 4.5 metres from the front lot line and the front of any garage or carport shall not be closer than 7 metres from the front lot line.
<b>(e) Minimum Interior Side Yard Width</b>	1.2 metres for the first storey or part thereof, 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 is 2.4 metres
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	3 metres provided that the centre of the rear wall of any building shall not be closer than 7.5 metres to the rear lot line
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	55%
<b>(j) Minimum Landscaped Open Space</b>	50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

## SECTION 15.4 RESIDENTIAL EXTENDED ZONE – R2B ZONE

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

15.4.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
	(1) a single detached dwelling subject to the requirements in R2A(1) Zone
	(2) a semi-detached dwelling subject to the requirements in R2A(1) Zone
	(3) a group home type 1
	(4) an auxiliary group home
	(5) a supportive lodging house
<b>(b) Non-Residential</b>	
	(1) purposes accessory to the other permitted purposes

15.4.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	278 square metres per dwelling unit
<b>(b) Minimum Lot Width</b>	9 metres per dwelling unit
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	4 metres, provided that the front of any garage or carport shall not be closer than 7 metres to the front lot line
<b>(e) Minimum Interior Side Yard Width</b>	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	3 metres provided that the centre of the rear wall of any building shall not be closer than 7.5 metres to the rear lot line
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	50%

## SECTION 15.5 RESIDENTIAL EXTENDED ONE ZONE – R2B(1) ZONE

The lands zoned R2B(1) on Schedule A to this by-law:

15.5.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
(1)	a single detached dwelling
(2)	a semi-detached dwelling
(3)	a duplex dwelling
(4)	a triplex dwelling
(5)	a double duplex building
(6)	a multiple residential dwelling containing no more than 4 dwelling units
(7)	a lodging house
(8)	a group home type 1
(9)	an auxiliary group home
(10)	a supportive lodging house
<b>(b) Non-Residential</b>	
(1)	purposes accessory to the other permitted purposes

15.5.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	<b>Single detached Dwelling:</b> interior lot: 450 square metres; corner lot: 550 square metres; <b>Semi-detached Dwelling:</b> 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>Duplex Dwelling:</b> interior lot: 450 square metres; corner lot: 550 square metres; <b>Triplex Dwelling:</b> interior lot: 660 square metres; corner lot: 750 square metres; <b>Double Duplex or Multiple residential Dwelling:</b> interior lot: 925 square metres; corner lot: 1040 square metres;
<b>(b) Minimum Lot Width</b>	<b>Single detached Dwelling:</b> interior lot: 15 metres; corner lot: 18 metres; <b>Semi-detached Dwelling:</b> interior lot: 18 metres per lot and 9 metres per dwelling unit; corner lot: 21 metres and 12 metres for the dwelling unit closest to the flankage lot line; <b>Duplex Dwelling:</b> interior lot: 15 metres; corner lot: 18 metres; <b>Triplex Dwelling:</b> interior lot: 18 metres; corner lot: 21 metres; <b>Double Duplex or Multiple residential Dwelling:</b> interior lot: 20 metres; corner lot: 22 metres;
<b>(c) Minimum Lot Depth</b>	30 metres

**\*Table continued on next page...**



<b>(d) Minimum Front Yard Depth</b>	6 metres
<b>(e) Minimum Interior Side Yard Width</b>	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	No requirement
<b>(j) Minimum Landscaped Open Space</b>	<ul style="list-style-type: none"> <li>• Single Detached Dwelling: 60% of the minimum front yard area of an interior lot and 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line</li> <li>• Other Dwelling: 50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line</li> </ul>

## SECTION 15.6 RESIDENTIAL SEMI-DETACHED C – R2C ZONE

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

15.6.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
(1)	a single detached dwelling
(2)	a semi-detached dwelling
(3)	a group home type I
(4)	an auxiliary group home
(5)	a supportive lodging house
<b>(b) Non-Residential</b>	
(1)	purposes accessory to the other permitted purposes

15.6.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	<b>For a single detached dwelling:</b> Interior Lot: 270 square metres; Corner Lot: 360 square metres; <b>For a semi-detached dwelling:</b> 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 per dwelling unit closest to the flankage lot line
<b>(b) Minimum Lot Width</b>	<b>For a single detached dwelling:</b> Interior Lot: 9 metres; Corner Lot: 12 metres; <b>For a semi-detached dwelling:</b> Interior Lot: 18 metres per lot and 9 metres per dwelling unit; Corner Lot: 21 metres per lot and 12 metres for the dwelling unit closest to the flankage lot line
<b>(c) Minimum Lot Depth</b>	30 metres
<b>(d) Minimum Front Yard Depth</b>	6 metres
<b>(e) Minimum Interior Side Yard Width</b>	Single detached Dwelling: <ul style="list-style-type: none"><li>• 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 0 metres;</li><li>• The minimum distance between detached buildings shall not be less than 1.8 metres;</li><li>• In no event shall the total width of both side yards on any lot be less than 2.1 metres;</li><li>• 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 1<sup>st</sup> storey or part thereof, plus 0.6 metres for each additional storey or part thereof.</li></ul> Semi-detached Dwelling: <ul style="list-style-type: none"><li>• 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof</li></ul>
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	No requirement
<b>(j) Minimum Landscaped Open Space</b>	50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

**SECTION 16.1      RESIDENTIAL TOWNHOUSE A – R3A ZONE**

**The lands zoned R3A on Schedule A to this by-law:**

16.1.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a townhouse dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

16.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	230 square metres per dwelling unit
<b>(b) Minimum Lot Width</b>	Interior Lot: 30 metres Corner Lot: 33 metres
<b>(c) Minimum Lot Depth</b>	30 metres
<b>(d) Minimum Front Yard Depth</b>	7.5 metres
<b>(e) Minimum Interior Side Yard Width</b>	3.6 metres
<b>(f) Minimum Exterior Side Yard Width</b>	4.6 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	30%
<b>(j) Minimum Landscaped Open Space</b>	50% of the lot area

**SECTION 16.2****RESIDENTIAL TOWNHOUSE A(1) – R3A(1) ZONE**

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

16.2.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a semi-detached dwelling
	(3) a townhouse dwelling
	(4) a group home type 1
	(5) an auxiliary group home
	(6) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

16.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	222.5 square metres per dwelling unit
<b>(b) Minimum Lot Width</b>	9 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	3.6 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
<b>(e) Minimum Interior Side Yard Width</b>	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.
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	6 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	35%
<b>(j) Minimum Landscaped Open Space</b>	40% of the front yard of an interior lot, 50% of the front yard of a corner lot, and 30% of the front yard where the side lot lines converge towards the front lot line.
<b>(k) Minimum Distance Between Buildings</b>	1.5 metres between single detached dwellings and 3 metres between all other dwellings
<b>(l) Other Setback</b>	All dwellings within this zone shall be setback a minimum 6 metres from the boundary of any other residential or commercial zone

**SECTION 16.3        RESIDENTIAL TOWNHOUSE A(2) – R3A(2) ZONE**

**The lands zoned R3A(2) on Schedule A to this by-law:**

16.3.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a semi-detached dwelling
	(3) a townhouse dwelling
	(4) a group home type 1
	(5) an auxiliary group home
	(6) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

16.3.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	222.5 square metres per dwelling unit
<b>(b) Minimum Lot Width</b>	9 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	3.6 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
<b>(e) Minimum Interior Side Yard Width</b>	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.
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	6 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	45%
<b>(j) Minimum Landscaped Open Space</b>	40% of the front yard of an interior lot, 50% of the front yard of a corner lot, and 30% of the front yard where the side lot lines converge towards the front lot line.
<b>(k) Minimum Distance Between Buildings</b>	1.5 metres between single detached dwellings and 3 metres between all other dwellings
<b>(l) Other Setback</b>	All dwellings within this zone shall be setback a minimum 6 metres from the boundary of any other residential or commercial zone

**SECTION 16.4      RESIDENTIAL TOWNHOUSE A(3) – R3A(3) ZONE**

**The lands zoned R3A(3) on Schedule A to this by-law:**

16.4.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a townhouse dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

16.4.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	232 square metres per dwelling unit
<b>(b) Minimum Lot Width</b>	36.5 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	7.5 metres
<b>(e) Minimum Interior Side Yard Width</b>	3.6 metres
<b>(f) Minimum Exterior Side Yard Width</b>	4.5 metres
<b>(g) Minimum Rear Yard Depth</b>	6 metres
<b>(h) Maximum Building Height</b>	13.7 metres
<b>(i) Maximum Lot Coverage</b>	25%
<b>(j) Minimum Landscaped Open Space</b>	50% of the total lot area

**SECTION 16.5      RESIDENTIAL TOWNHOUSE A(4) – R3A(4) ZONE**

**The lands zoned R3A(4) on Schedule A to this by-law:**

16.5.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a townhouse dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

16.5.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	111 square metres per dwelling unit
<b>(b) Minimum Lot Width</b>	4.5 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	7.5 metres
<b>(e) Minimum Interior Side Yard Width</b>	7.5 metres where the wall of the dwelling facing the side lot line has windows and 4.5 metres where the wall of the dwelling facing the side lot line has no windows.
<b>(f) Minimum Exterior Side Yard Width</b>	7.5 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	25%
<b>(j) Minimum Landscaped Open Space</b>	40% of the total lot area

**SECTION 16.6            RESIDENTIAL STREET TOWNHOUSE B – R3B ZONE**

**The lands zoned R3B on Schedule A to this by-law:**

16.6.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a street townhouse dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

16.6.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	Interior Lot: 180 square metres per dwelling unit Corner Lot: 270 square metres per dwelling unit
<b>(b) Minimum Lot Width</b>	Interior Lot: 6 metres per dwelling unit Corner Lot: 9 metres per dwelling unit
<b>(c) Minimum Lot Depth</b>	30 metres
<b>(d) Minimum Front Yard Depth</b>	4.6 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
<b>(e) Minimum Interior Side Yard Width</b>	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	45% of the lot area for the main building
<b>(j) Minimum Landscaped Open Space</b>	40% 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% of the front yard



**SECTION 16.7            RESIDENTIAL TOWNHOUSE B(1) – R3B(1) ZONE**

**The lands zoned R3B(1) on Schedule A to this by-law:**

16.7.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a semi-detached dwelling
	(3) a townhouse dwelling
	(4) a group home type 1
	(5) an auxiliary group home
	(6) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

16.7.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	185 square metres per dwelling unit
<b>(b) Minimum Lot Width</b>	6 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
<b>(e) Minimum Side Yard Width</b>	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	3 metres, provided that the centre of the rear wall of any building shall not be closer than 7.6 metres from the rear lot line
<b>(h) Maximum Building Height</b>	10.6 metres
<b>(i) Maximum Lot Coverage</b>	60%
<b>(j) Minimum Landscaped Open Space</b>	40% of the front yard except where the side lot lines converge toward the front lot line, where the minimum landscaped open space shall be 30% of the front yard

**SECTION 16.8****RESIDENTIAL TOWNHOUSE C – R3C ZONE**

**The lands zoned R3C on Schedule A to this by-law:**

16.8.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a townhouse dwelling
	(2) a group home type 1 or an auxiliary group home
	(3) a supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

16.8.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	150 square metres per dwelling unit
<b>(b) Minimum Lot Width</b>	Interior Lot: 6 metres Corner Lot: 7 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Yard Setback for A Principle Building</b>	(i) The front wall of a dwelling unit: 3 metres to a private road, 1.2 metres to a common amenity area, and 4.5 metres in all other situations. (ii) The rear wall of a dwelling unit: 6 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, and 7.5 metres in all other situations (iii) The side wall of a dwelling unit: <ul style="list-style-type: none"><li>• 3 metres to a public road and 2 metres to a private road</li><li>• 2.4 metres to a lot line not zoned in the same zoning category but 1.2 metres to a lot line zoned in the same zoning category</li></ul> (iv) The garage door opening shall have a minimum setback of 6 metres from a private or public road
<b>(e) Maximum Building Height</b>	10.6 metres
<b>(f) Maximum Lot Coverage</b>	No requirement
<b>(g) Minimum Landscaped Open Space</b>	<ul style="list-style-type: none"><li>• Other than approved driveway locations, the areas of the front and side yards of a dwelling shall only be used as landscaped open space</li><li>• Each dwelling unit shall have a minimum of 30 square metres of landscaped open space in its rear yard.</li></ul>

**\*Table continued on next page...**

<b>(h) Garage Control</b>	<ul style="list-style-type: none"> <li>• The maximum garage door width per dwelling unit shall be 2.5 metres.</li> <li>• The aforementioned maximum garage door width may be increased by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.</li> <li>• No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit.</li> <li>• These requirements do not apply to the garage door facing a flankage lot line.</li> </ul>
<b>(i) Fencing</b>	Fencing shall not be permitted in the front yard or within 1 metre of a private road

16.8.3 In this Section, the following shall apply:

- (a) a private road shall mean a road established as a common element
- (b) a common amenity area shall mean a landscaped open space, not less than 1 metre in width and 1.5 metres in depth, owned by a condominium corporation.
- (c) in this Section, a private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines as well as provisions of Frontage on road or Street and Visibility Triangle in the General Provisions for All Zones and provisions in General Provisions for Residential Zones.

**SECTION 18.1            RESIDENTIAL APARTMENT A – R4A ZONE**

**The lands zoned R4A on Schedule A to this by-law:**

18.1.1 shall only be used for the following purposes:

<b>(a)    <u>Residential</u></b>	
	(1)   a multiple residential dwelling
	(2)   an apartment dwelling
	(3)   an auxiliary group home
	(4)   a group home type 1 or group home type 2
	(5)   a lodging house or supportive lodging house
<b>(b)   <u>Non-Residential</u></b>	
	(1)   purposes accessory to the other permitted purposes

18.1.2 shall be subject to the following requirements and restrictions:

<b>(a)   Minimum Lot Area</b>	No requirement
<b>(b)   Minimum Lot Width</b>	33 metres
<b>(c)   Minimum Lot Depth</b>	No requirement
<b>(d)   Minimum Front Yard Depth</b>	7.5 metres
<b>(e)   Minimum Side Yard Width</b>	10 metres or half of the height of the building, whichever is greater
<b>(f)   Minimum Rear Yard Depth</b>	10 metres or half of the height of the building, whichever is greater
<b>(g)   Maximum Building Height</b>	12 storeys
<b>(h)   Maximum Lot Coverage</b>	25% by the main building(s)
<b>(i)   Minimum Landscaped Open Space</b>	60% of the lot area
<b>(j)   Maximum Floor Space Index</b>	1.0

**SECTION 18.2            RESIDENTIAL APARTMENT A(1) – R4A(1) ZONE**

**The lands zoned R4A(1) on Schedule A to this by-law:**

18.2.1 shall only be used for the following purposes:

<b>(a)    <u>Residential</u></b>	
	(1) a townhouse dwelling in accordance with the requirements and restrictions of R3A(3) and R3A(4)
	(2) an apartment dwelling in accordance with the following requirements and restrictions
	(3) an auxiliary group home
	(4) a group home type 1 or group home type 2
	(5) a lodging house or supportive lodging house
<b>(b)    <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

18.2.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Lot Area</b>	232 square metres per dwelling units
<b>(b)    Minimum Lot Width</b>	36.5 metres
<b>(c)    Minimum Lot Depth</b>	No requirement
<b>(d)    Minimum Front Yard Depth</b>	10.6 metres
<b>(e)    Minimum Interior Side Yard Width</b>	3.6 metres or half of the height of the building, whichever is greater
<b>(f)    Minimum Exterior Side Yard Width</b>	7.5 metres
<b>(g)    Minimum Rear Yard Depth</b>	13.7 metres
<b>(h)    Maximum Building Height</b>	12 metres or 4 storeys
<b>(i)    Maximum Lot Coverage</b>	35%
<b>(j)    Minimum Landscaped Open Space</b>	40% of the lot area

**SECTION 18.3                      RESIDENTIAL APARTMENT A(2) – R4A(2) ZONE**

**The lands zoned R4A(2) on Schedule A to this by-law:**

18.3.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a townhouse dwelling in accordance with the requirements and restrictions of R3A(3) and R3A(4)
	(2) an apartment dwelling in accordance with the following requirements and restrictions
	(3) an auxiliary group home
	(4) a group home type 1 or group home type 2
	(5) a lodging house or supportive lodging house
<b>(b) <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

18.3.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	92.5 square metres per dwelling units
<b>(b) Minimum Lot Width</b>	24 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	9 metres
<b>(e) Minimum Interior Side Yard Width</b>	6 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 shall be 6 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.
<b>(f) Minimum Exterior Side Yard Width</b>	9 metres
<b>(g) Minimum Rear Yard Depth</b>	9 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 shall be 9 metres or half of the height of the dwelling, whichever is greater; or (2) the rear 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 rear yard shall be equal to the height of the building.
<b>(h) Maximum Building Height</b>	No requirement

**\*Table continued on next page...**

<b>(i) Maximum Lot Coverage</b>	25%
<b>(j) Minimum Landscaped Open Space</b>	40% of the lot area
<b>(k) Maximum Floor Space Index</b>	1.0
<b>(l) Minimum Distance Between Buildings</b>	<ul style="list-style-type: none"> <li>• Between two exterior walls containing balconies, doors or windows of habitable rooms, the distance between the buildings shall be the greater of one half of the sum of the heights of the buildings or the length of overlap of the two buildings;</li> <li>• 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 height of the building; and,</li> <li>• 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.</li> </ul>

## SECTION 18.4 RESIDENTIAL APARTMENT A(3) – R4A(3) ZONE

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

18.4.1 shall only be used for the following purposes:

<b>(a) Residential</b>	
(1)	a townhouse dwelling in accordance with the requirements and restrictions of R3A(3) and R3A(4)
(2)	an apartment dwelling in accordance with the following requirements and restrictions
(3)	an auxiliary group home
(4)	a group home type 1 or group home type 2
(5)	a lodging house or supportive lodging house
<b>(b) Non-Residential</b>	
(1)	purposes accessory to the other permitted purposes

18.4.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	67 square metres per dwelling units
<b>(b) Minimum Lot Width</b>	24 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	15 metres or one half of the height of the dwelling whichever is greater
<b>(e) Minimum Interior Side Yard Width</b>	15 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 shall be 15 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.
<b>(f) Minimum Exterior Side Yard Width</b>	15 metres
<b>(g) Minimum Rear Yard Depth</b>	15 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 shall be 15 metres or half of the height of the dwelling, whichever is greater; or (2) the rear 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 rear yard shall be equal to the height of the building.
<b>(h) Maximum Building Height</b>	No requirement

**\*Table continued on next page...**



<b>(i) Maximum Lot Coverage</b>	25%
<b>(j) Minimum Landscaped Open Space</b>	40% of the lot area
<b>(k) Maximum Floor Space Index</b>	1.5
<b>(l) Minimum Distance Between Buildings</b>	<ul style="list-style-type: none"> <li>• Between two exterior walls containing balconies, doors or windows of habitable rooms, the distance between the buildings shall be the greater of one half of the sum of the heights of the buildings or the length of overlap of the two buildings;</li> <li>• 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 height of the building; and,</li> <li>• 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.</li> </ul>

**SECTION 18.5                      RESIDENTIAL APARTMENT B – R4B ZONE**

**The lands zoned R4B on Schedule A to this by-law:**

18.5.1 shall only be used for the following purposes:

<b>(a)    <u>Residential</u></b>	
	(1) an apartment dwelling
	(2) an auxiliary group home
	(3) a group home type 1 or group home type 2
	(4) a lodging house or supportive lodging house
<b>(b)    <u>Non-Residential</u></b>	
	(1) purposes accessory to the other permitted purposes

18.5.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Lot Area</b>	No requirement
<b>(b)    Minimum Lot Width</b>	Interior Lot: 30 metres Corner Lot: 33 metres
<b>(c)    Minimum Lot Depth</b>	No requirement
<b>(d)    Minimum Front Yard Depth</b>	15 metres or half of the height of the building, whichever is greater
<b>(e)    Minimum Interior Side Yard Width</b>	15 metres or half of the height of the building, whichever is greater
<b>(f)    Minimum Exterior Side Yard Width</b>	15 metres or half of the height of the building, whichever is greater
<b>(g)    Minimum Rear Yard Depth</b>	12 metres
<b>(h)    Maximum Building Height</b>	22 storeys
<b>(i)    Maximum Lot Coverage</b>	25% by the main building
<b>(j)    Minimum Landscaped Open Space</b>	60% of the lot area
<b>(k)    Maximum Floor Space Index</b>	1.75

**SECTION 19.1                      COMPOSITE RESIDENTIAL COMMERCIAL – CRC ZONE**

**The lands zoned CRC on Schedule A to this by-law:**

19.1.1 shall only be used for the following purposes:

<b>(a)    <u>Residential</u></b>	
	(1)    a single detached dwelling
	(2)    a semi-detached
	(3)    a multiple residential dwelling containing not more than 4 dwelling units
	(4)    a group home type 1 or group home type 2
	(5)    an auxiliary group home
	(6)    a lodging house
	(7)    a supportive lodging house
<b>(b)    <u>Non-Residential</u></b>	
	(1)    an office other than (i) and office for a physician, dentist, or drugless practitioner, or (ii) a real estate office
	(2)    a personal service shop
	(3)    an art gallery
	(4)    an art studio

19.1.2 shall be subject to the following requirements and restrictions:

<b>(a)    Residential Use</b>	(i) subject to the requirements and restrictions relating to the R2B(1) Zone (ii) minimum gross residential floor area per dwelling unit shall not be less than 75 square metres
<b>(b)    Non-Residential Use</b>	subject to the requirements and restrictions relating to the SC Zone

**SECTION 20.0 GENERAL PROVISIONS FOR COMMERCIAL ZONES**

20.1 The following provisions shall apply to all commercial zones as shown on Schedule A of this by-law, in addition to the General Provisions for All Zones contained in this by-law.

20.2 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.

20.3 Parking Spaces

20.3.1 Minimum parking spaces are required in accordance with the following requirements:

Use	Minimum Parking Spaces Required
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 square metres of gross commercial floor area or portion thereof devoted to warehousing, plus 1 parking space for each 31 square metres of gross commercial floor area or portion thereof devoted to retail use or accessory office use
Cinema, Theatre, Stadium, or Auditorium	1 parking space for each 6 seats or 3 metres of open bench space or portion thereof
Day Nursery	1 parking space for each employee plus 1 parking space for each 10 children capacity
Funeral Parlour	1 parking space for each 13 square metres of gross commercial floor area or portion thereof accessible to the public, plus 1 parking space for each funeral parlour vehicle
Furniture Store and Appliance Store	1 parking space for each 62 square metres of gross commercial floor area or portion thereof
Health Centre or Fitness Centre	1 parking space for each 22 square metres of gross commercial floor area or portion thereof

Hotel or Motel	<p>Hotel: 1 parking space for each 2 bedrooms plus 1 parking space for each 10 square metres of gross commercial floor area or portion thereof devoted to public use including meeting rooms, conference rooms, recreational facilities, dining, lounge and tavern areas but excluding bedrooms, washrooms, lobbies, hallways, elevators, and stairways</p> <p>Motel: 1 parking space for each 1 bedroom plus the parking requirement for a restaurant</p>
Laundromat or Dry Cleaning Establishment	1 parking space for each 19 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 square metres of gross floor area or portion thereof but 50 percent of the required parking spaces may be tandem parking spaces
Motor Vehicle Service Station or Gas Bar	1 parking space for each 23 square metres of gross commercial floor area or portion thereof
Motor Vehicle Washing Establishment	5 parking spaces plus 10 car stacking spaces
Personal Service Shop	1 parking space for each 19 square metres of gross commercial floor area or portion thereof
Office	<p>Physician, dentist, or drugless practitioner's office: 1 parking space for each 12 square metres of gross commercial floor area or portion thereof</p> <p>Real estate office: 1 parking space for each 15 square metres of gross commercial floor area or portion thereof</p> <p>Other office: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof</p>
Place of Assembly, Community Club, Dance Hall, Banquet Hall, or Roller Skating Rink	1 parking space for each 8 square metres of gross commercial floor area or portion thereof
Radio or Television Broadcasting Establishment	1 parking space for each 31 square metres of gross commercial floor area or portion thereof
Recreational Uses:	<p>Billiard parlour or Pool hall: 1 parking space for each 20 square metres of gross commercial floor area or portion thereof plus requirement for recreational accessory uses</p> <p>Bowling alley: 4 spaces for each lane plus requirement for recreational accessory uses</p> <p>Curling rink: 8 spaces for each sheet plus requirement for recreational accessory uses</p> <p>Golf driving range: 1 parking space for each tee plus requirement for recreational accessory uses</p> <p>Golf course: 50 spaces for each 9 holes plus requirement for recreational accessory uses</p> <p>Tennis, Squash, or Handball court: 4 spaces for each court plus requirement for recreational accessory uses</p> <p>Swimming pool: 1 parking space for each 20 square metres gross floor area plus requirement for recreational accessory uses</p>

	Recreational 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	1 parking space for every 4 seats or where no seat is provide, 8.4 square metres of worship area or portion thereof
Restaurant	Dining Room or Convenience Restaurant: 1 parking space for each 6.25 square metres of gross commercial floor area or portion thereof Take-Out Restaurant: 1 parking space for each 16.7 square metres of gross commercial floor area or portion thereof
School	Elementary School (up to grade 8): 1 parking space for each 100 square metres gross floor area (excluding portables) plus 1 parking space for each portable classroom Secondary School (grade 9 and above): 1.5 spaces for each 100 square metres gross floor area (excluding portables) plus 1 parking space for each portable classroom Commercial, Technical, or Recreational School: 4 spaces for each classroom or 1 parking space for each 20 square metres of gross commercial floor area or portion thereof; whichever is greater
Retail Establishment not specifically mentioned	1 parking space for each 19 square metres of gross commercial floor area or portion thereof
Shopping Centre having a gross leasable commercial floor area of less than 2000 square metres	1 parking space for each 23 square metres of gross commercial floor area or portion thereof for the entire shopping centre if uses of restaurants, taverns, and medical offices occupy less than 10% of total of gross commercial floor area; otherwise, 1 parking space for each 23 square metres of gross commercial floor area or portion thereof for areas other than restaurants, taverns, and medical offices plus the parking spaces required for restaurants, taverns, and medical offices
Shopping Centre having a gross leasable commercial floor area of 2000 square metres or more	1 parking space for each 19 square metres of gross commercial floor area or portion thereof
Supermarket	1 parking space for each 17 square metres of gross commercial floor area or portion thereof
Tavern	1 parking space for each 2.5 person licensed capacity
All Other Commercial Uses not specifically mentioned	1 parking space for each 23 square metres of gross commercial floor area or portion thereof

20.3.2 Central Area Parking Requirements:

20.3.2.1 Parking spaces in Commercial Zones within the Central Area, as defined on Schedule B to this by-law, shall be provided in accordance with the requirements of section 20.3.1 and the following:

- (a) For commercial and retail development (excluding offices), the first 150.0 square metres of gross commercial floor area shall be exempt from the requirements of 20.3.1. Parking for the remaining gross commercial floor area shall be provided at a ratio of 1 parking space for each 20 square metres of gross floor area or portion thereof.
- (b) For service commercial development, the first 150.0 square metres of gross commercial floor area shall be exempt from the requirements of Section 20.3.1. Parking for the remaining gross floor area shall be provided at a ratio of 1 parking space for each 16 square metres of gross floor area or portion thereof.
- (c) For mixed use developments, parking requirements shall be calculated using the following schedule:

PERCENT OF PEAK PERIOD

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	100	N/A	95	15
Retail / Commercial	80	N/A	100	50
Restaurant	20	N/A	60	100
Residential	80	N/A	80	100
Library	30	N/A	30	100
Theatre / Cinema	0	N/A	0	100

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if each use was contained in a freestanding building. The parking requirements for each use is then multiplied by the percent contained in the above schedule. Each column is totalled to determine the number of parking spaces required in each time period. Of the four time periods, the number of parking spaces that is the largest shall be the parking requirements for the mixed use development.

- (d) For office uses, parking requirements shall be provided in accordance with the following:
  - (i) Physician, dentist or drugless practitioner’s office:  
  
1 parking space for each 12 square metres of gross commercial floor area or portion thereof.
  - (ii) Real Estate Office: 1 parking space for each 20 square metres of gross commercial floor area or portion thereof.

(iii) Other Offices: 1 parking space for each 44 square metres of gross commercial floor area or portion thereof.

(e) For restaurant uses, the first 200 square metres of gross floor area shall be exempt from the parking requirements of Section 20.3.1. Parking for the remaining gross floor area shall be provided at a ratio of 1 parking space for each 9 square metres of gross floor area or portion thereof.

(f) For library use, parking requirements shall be provided at a ratio of 1 parking space for each 44 square metres of gross floor area or portion thereof.

(g) For theatre use, parking requirements shall be provided at a ratio of 1 parking space for every 2 seats.

(h) For a residential apartment, parking requirements shall be provided at 1 parking space per dwelling unit.

20.3.2.2 Parking requirements within the Central Area, as defined on Schedule B to this by-law, shall be satisfied through the provisions of onsite parking, or payment to the City in lieu of all or part of the requirements contained in section 20.3.2.1 in any proportion deemed appropriate by Council, with the remainder to be provided onsite.

20.3.3 The lands shown outlined and identified as "Parking Exemption Area" on Schedule B to this by-law shall be exempt from the requirements set out in section 20.3.2 for a temporary period expiring December 31, 2004.

20.4 Drive Through Facilities:

20.4.1 The drive through facility must be physically separated from the parking area.

20.4.2 Minimum 10 stacking spaces for a facility associated with a restaurant or a convenience store; minimum 8 stacking spaces for a facility associated with a bank, trust company or finance company; and minimum 3 stacking spaces for a facility associated with any other land use shall be provided.

20.5 Restaurant Uses in Commercial Zones

Refuse storage for restaurant uses permitted in any commercial zone of this by-law shall be contained in a climate controlled area within a building.

20.6 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) retail commercial uses	
Gross leasable commercial floor area of in square metres	Number of loading spaces
2,350 or less	1 loading space
Over 2,350 up to 7,450	2 loading spaces
Over 7,450 up to 14,000	3 loading spaces



Over 14,000	3 loading spaces plus one additional loading space for each 9,300 square metres or portion thereof in excess of 14,000 square metres
<b>(b) office uses</b>	
<b>Gross leasable commercial floor area of in square metres</b>	<b>Number of loading spaces</b>
2350 or less	no loading space required
Over 2,350 up to 11,6000	1 loading space
Over 11,600	1 loading space plus one additional loading space for each 9,300 square metres or portion thereof in excess of 11,600 square metres
<b>(c) no loading space shall be within the front yard or within the exterior side yard of a lot;</b>	
<b>(d) each loading space shall have an unobstructed aisle of not less than 6 metres in width for ingress and egress to and from a street or lane.</b>	

#### 20.7 Provisions for a Group Home Type 2 or Supportive Housing Facility

A Group Home Type 2 or a Supportive Housing Facility shall be subject to the following requirements and restrictions:

- (a) a group home type 2 shall be located in a single detached dwelling and a dwelling unit within a mixed use development;
- (b) the group home type 2 shall occupy the whole of the single detached dwelling;
- (c) a minimum separation distance of 120 metres shall be maintained between a group home type 2 and any other group home type 2, a supportive lodging house, or a group home type 1;
- (d) a minimum separation distance of 610 metres shall be maintained between a supportive housing facility and a group home type 1, or a group home type 2, or a supportive lodging house, or another supportive housing facility; and
- (e) a group home type 2 shall be subject to compliance with the Group Home Registration By-law.

#### 20.8 Provisions for Lodging Houses

Lodging Houses shall be subject to the following requirements and restrictions:

- (a) a lodging house shall be located in a single detached dwelling;
- (b) the lodging house shall occupy the whole or part of the single detached dwelling;
- (c) a minimum separation distance of 305 metres shall be maintained between a lodging house and another lodging house; and
- (d) a lodging house and a supportive lodging house shall comply with the requirements of the Lodging House Licensing By-law.

**SECTION 21.1            COMMERCIAL ONE – C1**

**The lands zoned C1 on Schedule A to this by-law:**

21.1.1 shall only be used for the following purposes:

<b>(a)    <u>Commercial</u></b>	
(1)	a retail establishment having no outside storage
(2)	a grocery store
(3)	a service shop
(4)	a personal service shop
(5)	a bank, trust company, or 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 convenience restaurant, a take-out restaurant
(11)	an animal hospital
<b>(b)    <u>Other</u></b>	
(1)	a religious institution.
(2)	a library
(3)	a group home type 2
(4)	purposes accessory to the other permitted purposes

21.1.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Lot Width</b>	38 metres
<b>(b)    Minimum Front Yard Depth</b>	15 metres
<b>(c)    Minimum Interior Side Yard Width</b>	3 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 6 metres
<b>(d)    Minimum Exterior Side Yard Width</b>	6 metres
<b>(e)    Minimum Rear Yard Depth</b>	6 metres except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 9 metres
<b>(f)    Maximum Building Height</b>	2 storeys
<b>(g)    Minimum Landscaped Open Space</b>	20% of the minimum required front yard and 50% of the minimum required exterior side yard

**SECTION 21.2      COMMERCIAL TWO – C2**

**The lands zoned C2 on Schedule A to this by-law:**

21.2.1 shall only be used for the following purposes:

<b>(a)    <u>Commercial</u></b>	
(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 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 convenience restaurant, a take-out restaurant
(11)	a service station or gas bar
(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 or fitness centre
(20)	a tavern
(21)	a taxi or bus station
(22)	a custom workshop
(23)	an animal hospital
<b>(b)    <u>Other</u></b>	
(1)	purposes accessory to the other permitted purposes

21.2.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Lot Width</b>	21 metres
<b>(b)    Minimum Front Yard Depth</b>	21 metres
<b>(c)    Minimum Interior Side Yard Width</b>	3 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 18 metres
<b>(d)    Minimum Exterior Side Yard Width</b>	18 metres
<b>(e)    Minimum Rear Yard Depth</b>	6 metres except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 18 metres
<b>(f)    Maximum Building Height</b>	6 storeys
<b>(g)    Minimum Landscaped Open Space</b>	8% of the lot area

**SECTION 22.1 COMMERCIAL THREE – C3**

**The lands zoned C3 on Schedule A to this by-law:**

22.1.1 shall only be used for the following purposes:

<b>(a) Commercial</b>	
	(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 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 convenience restaurant, a take-out restaurant
	(11) a service station or gas bar
	(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 but not including a billiard hall
	(18) a community club
	(19) a health or fitness centre
	(20) a tavern
	(21) a taxi or bus station
	(22) a custom workshop
	(23) a motor vehicle or boat sales establishment
	(24) a motor vehicle repair shop
	(25) a swimming pool sales and service establishment
	(26) an animal hospital
<b>(b) Other</b>	
	(1) purposes accessory to the other permitted purposes

22.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	21 metres
<b>(b) Minimum Front Yard Depth</b>	21 metres
<b>(c) Minimum Interior Side Yard Width</b>	3 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 18 metres
<b>(d) Minimum Exterior Side Yard Width</b>	18 metres
<b>(e) Minimum Rear Yard Depth</b>	6 metres except that (1) where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 18 metres and (2) where the rear yard abuts a 0.3 metre reserve or a street, the minimum rear yard shall be 21 metres
<b>(f) Maximum Building Height</b>	No restriction
<b>(g) Minimum Landscaped Open Space</b>	8% of the lot area

**SECTION 23.1            SERVICE COMMERCIAL – SC**

**The lands zoned SC on Schedule A to this by-law:**

23.1.1 shall only be used for the following purposes:

<b>(a)    <u>Commercial</u></b>	
	(1)    a retail establishment having no outside storage
	(2)    a service shop
	(3)    a personal service shop
	(4)    a bank, trust company and finance company
	(5)    an office
	(6)    a dry cleaning and laundry distribution station
	(7)    a laundromat
	(8)    a parking lot
	(9)    a dining room restaurant, a convenience restaurant, a take-out restaurant
	(10)   a printing or copying establishment
	(11)   a garden centre sales establishment
	(12)   a community club
	(13)   a health or fitness centre
	(14)   a tavern
	(15)   a custom workshop
	(16)   an animal hospital
<b>(b)    <u>Other</u></b>	
	(1)    a religious institution, including an associated place of public assembly
	(2)    a day nursery
	(3)    a group home type 2
	(4)    a lodging house
	(5)    purposes accessory to the other permitted purposes

23.1.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Lot Width</b>	38 metres
<b>(b)    Minimum Front Yard Depth</b>	5 metres
<b>(c)    Minimum Interior Side Yard Width</b>	3 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 5 metres
<b>(d)    Minimum Exterior Side Yard Width</b>	5 metres
<b>(e)    Minimum Rear Yard Depth</b>	6 metres except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 9 metres
<b>(f)    Maximum Building Height</b>	3 storeys
<b>(g)    Minimum Landscaped Open Space</b>	60% of the required front yard and the required exterior side yard

**SECTION 24.1 HIGHWAY COMMERCIAL ONE – HC1**

**The lands zoned HC1 on Schedule A to this by-law:**

24.1.1 shall only be used for the following purposes:

<b>(a) Commercial</b>	
(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 convenience 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)	an animal hospital
(12)	uses permitted by a HC2 Zone
<b>(b) Other</b>	
(1)	a group home type 2
(2)	a lodging house
(3)	purposes accessory to the other permitted purposes

24.1.2 shall be subject to the following requirements and restrictions:

24.1.2.1 uses permitted by a HC2 Zone shall be subject to the requirements and restrictions in HC2 Zone.

24.1.2.2 all other uses shall be subject to the requirements and restrictions:

<b>(a) Minimum Lot Width</b>	38 metres
<b>(b) Minimum Lot Depth</b>	No requirement
<b>(c) Minimum Front Yard Depth</b>	15 metres
<b>(d) Minimum Interior Side Yard Width</b>	3 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 6 metres
<b>(e) Minimum Exterior Side Yard Width</b>	6 metres
<b>(f) Minimum Rear Yard Depth</b>	6 metres except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 9 metres
<b>(g) Maximum Building Height</b>	3 storeys
<b>(h) Minimum Landscaped Open Space</b>	20% of the required front yard and 50% of the required exterior side yard
<b>(i) Other</b>	No underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yard adjacent to any residential zones.

**SECTION 24.2                      HIGHWAY COMMERCIAL TWO – HC2**

**The lands zoned HC2 on Schedule A to this by-law:**

24.2.1 shall only be used for the following purposes:

<b>(a)    <u>Commercial</u></b>	
	(1)    a service station or gas bar
	(2)    a motor vehicle washing establishment
	(3)    only in conjunction with a service station or gas bar, a retail establishment having no outside storage, a convenience store, convenience restaurant, take-out restaurant, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company
	(4)    an animal hospital
<b>(b)    <u>Other</u></b>	
	(1)    purposes accessory to the other permitted purposes

24.2.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Lot Width</b>	45 metres
<b>(b)    Minimum Lot Depth</b>	45 metres
<b>(c)    Minimum Front Yard Depth</b>	15 metres
<b>(d)    Minimum Interior Side Yard Width</b>	3 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 6 metres
<b>(e)    Minimum Exterior Side Yard Width</b>	6 metres
<b>(f)    Minimum Rear Yard Depth</b>	6 metres except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 9 metres
<b>(g)    Maximum Building Height</b>	2 storeys
<b>(h)    Minimum Landscaped Open Space</b>	20% of the required front yard and 50% of the required exterior side yard
<b>(i)    Other</b>	No underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yard adjacent to any residential zones.

**SECTION 25.1****RECREATION COMMERCIAL – RC**

**The lands zoned RC on Schedule A to this by-law:**

25.1.1 shall only be used for the following purposes:

<b>(a) <u>Commercial</u></b>	
	(1) a golf course
	(2) a driving range
	(3) a fish or game farm or club
	(4) tent or trailer camping facilities
	(5) a swimming pool
	(6) a skating rink
	(7) a curling rink
	(8) a racquet or handball court
	(9) lawn bowling greens
	(10) a residential unit for a caretaker employed on the lot
	(11) an animal hospital
<b>(b) <u>Other</u></b>	
	(1) purposes accessory to the other permitted purposes

25.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	38 metres
<b>(b) Minimum Front Yard Depth</b>	15 metres
<b>(c) Minimum Interior Side Yard Width</b>	7.5 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 15 metres
<b>(d) Minimum Exterior Side Yard Width</b>	15 metres
<b>(e) Minimum Rear Yard Depth</b>	15 metres
<b>(f) Maximum Building Height</b>	2 storeys
<b>(g) Minimum Landscaped Open Space</b>	20% of the minimum required front yard and 50% of the minimum required exterior side yard



**SECTION 26.1                      COMMERCIAL AGRICULTURAL – CA**

**The lands zoned CA on Schedule A to this by-law:**

26.1.1 shall only be used for the following purposes:

<b>(a)    <u>Commercial</u></b>	
	(1)   a garden centre sales establishment
	(2)   a farm produce stand
	(3)   an animal hospital
<b>(b)   <u>Other</u></b>	
	(1)   purposes accessory to the other permitted purposes

26.1.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Lot Width</b>	38 metres
<b>(b)    Minimum Front Yard Depth</b>	15 metres
<b>(c)    Minimum Interior Side Yard Width</b>	7.5 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 15 metres
<b>(d)    Minimum Exterior Side Yard Width</b>	15 metres
<b>(e)    Minimum Rear Yard Depth</b>	15 metres
<b>(f)    Maximum Building Height</b>	2 storeys
<b>(g)    Minimum Landscaped Open Space</b>	20% of the minimum required front yard and 50% of the minimum required exterior side yard
<b>(h)    Outside Storage</b>	(i)   No storage of plants shall be permitted outside a building or structure except in the side or rear yard  (ii)   No storage of soil, 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 1.3 metres and a maximum height of 2.4 metres  (iii)   Where solid opaque fence screening is required because of outside storage, the materials and items stored outside shall not exceed the height of the fence.

**SECTION 27.1            OFFICE COMMERCIAL – OC**

**The lands zoned OC on Schedule A to this by-law:**

27.1.1 shall only be used for the following purposes:

<b>(a)    <u>Commercial</u></b>	
	(1)    an office
	(2)    a bank, trust company, or financial institution
<b>(b)    <u>Other</u></b>	
	(1)    purposes accessory to the other permitted purposes

27.1.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Lot Width</b>	45 metres
<b>(b)    Minimum Lot Depth</b>	45 metres
<b>(c)    Minimum Front Yard Depth</b>	15 metres
<b>(d)    Minimum Interior Side Yard Width</b>	6 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 9 metres
<b>(e)    Minimum Exterior Side Yard Width</b>	5 metres
<b>(f)    Minimum Rear Yard Depth</b>	6 metres except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 9 metres
<b>(g)    Maximum Building Height</b>	3 storeys
<b>(h)    Minimum Landscaped Open Space</b>	60% of the required front yard and required exterior side yard

**SECTION 28.1****DOWNTOWN COMMERCIAL – DC**

**The lands zoned DC on Schedule A to this by-law:**

28.1.1 shall only be used for the following purposes:

<b>(a) <u>Commercial</u></b>	
	(1) a retail establishment having no outside storage
	(2) a grocery store or supermarket
	(3) a service shop
	(4) a personal service shop
	(5) a bank, trust company, or financial 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 convenience restaurant, a take-out restaurant
	(11) a printing or copying establishment
	(12) a commercial school
	(13) a garden centre sales establishment
	(14) a temporary open air market
	(15) a place of commercial recreation
	(16) a community club
	(17) a health centre
	(18) a tavern
	(19) a taxi or bus station
	(20) a theatre
	(21) a custom workshop
	(22) a motor vehicle or boat sales or rental establishment and accessory repair facilities
	(23) a hotel or motel
	(24) an animal hospital
<b>(b) <u>Other</u></b>	
	(1) an apartment dwelling in which a maximum of 30% of the gross floor area is used for commercial purposes
	(2) a group home type 2
	(3) a lodging house
	(4) purposes accessory to the other permitted purposes

28.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Front Yard Depth</b>	(i) 2 metres or the Street Line Setback as shown on Schedule B of this by-law, whichever is the lesser
	(ii) On a corner lot which abuts a Residential Zone, no person shall erect a building or structure at a lesser distance from the street, upon which the residential lots front, than the depth of the front yard required for a dwelling upon the said residential lots.

**\*Table continued on next page...**

<b>(b) Minimum Interior Side Yard Width</b>	<ul style="list-style-type: none"> <li>(i) Where it abuts a Commercial or Industrial Zone: 0 metres</li> <li>(ii) Where it abuts a Residential, Institutional or Open Space Zone: 1.5 metres</li> <li>(iii) Where there is no access to the rear yard by public street or public or private land: 3.6 metres on one side</li> </ul>
<b>(c) Minimum Exterior Side Yard Width</b>	2 metres
<b>(d) Minimum Rear Yard Depth</b>	<ul style="list-style-type: none"> <li>(i) Where it abuts a Residential, Institutional or Open Space Zone: 6 metres</li> <li>(ii) Where there is no access to the rear yard by public street or public or private land: 6 metres</li> <li>(iii) Where there is access to the rear yard by street or across public or private land: 0 metres</li> </ul>
<b>(e) Maximum Building Height</b>	11 storeys
<b>(f) Other</b>	The requirements and restrictions of the R4B zone shall apply to apartment buildings in this zone except that the maximum building height for apartment buildings shall be 11 storeys

**SECTION 30.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES**

30.1 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 this by-law.

30.2 Environmental Concerns

Obnoxious industrial uses shall not be permitted.

30.3 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 gross 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.

30.4 Loading Spaces

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

- (a) 

<u>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 7,450	2 loading spaces
over 7,450 up to 14,000	3 loading spaces
over 14,000	3 loading spaces, plus 1 additional loading space for each 9,300 square metres of gross industrial floor area or part thereof in excess of 14,000 square metres
- (b) Each loading spaces shall:
  - (i) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length;
  - (ii) have a minimum vertical clearance of 4.25 metres; and,

- (iii) have an unobstructed ingress and egress of not less than 6 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.

30.5 Parking Spaces

Use	Minimum Parking Spaces Required
Industrial – Manufacturing, Cleaning, Packaging, Processing, Repairing, Assembling, or Printing	<p>a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area:</p> <ul style="list-style-type: none"> <li>Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof;</li> <li>5,000 to 10,000 square metres: 83 parking spaces plus 1 parking space per 90 square metres gross floor area or portion thereof that is over 5,000 square metres;</li> <li>over 10,000 square metres: 139 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 10,000 square metres</li> </ul> <p>b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area:</p> <p>In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.</p>
Warehouse	<p>a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area:</p> <ul style="list-style-type: none"> <li>Up to 7,000 square metres: 1 parking space per 90 square metres gross floor area or portion thereof;</li> <li>7,000 to 20,000 square metres: 78 parking spaces plus 1 parking space per 145 square metres gross floor area or portion thereof that is over 7,000 square metres;</li> <li>over 20,000 square metres: 168 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 20,000 square metres</li> </ul> <p>b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area</p> <p>In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.</p>
Industrial Mall	The same requirements as that of the Industrial – Manufacturing, except for motor vehicle repair or body shop or any non-industrial use which shall provide parking in accordance with applicable standards for that use.
Non-industrial uses	Parking requirements in accordance with that outlined in the General Provisions for Commercial and Residential Zones.

30.6 Fences

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

30.7 Commercial Uses in Industrial Zones

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

- (a) a bank, trust company or financial institution;
- (b) a dining room restaurant or a convenience restaurant, to a maximum of one restaurant per industrial mall, and a maximum gross leasable area of 465 square metres or 5% of the total gross floor area of the building whichever is less.
- (c) a commercial, technical, or recreational school;
- (d) a banquet hall; and,
- (e) an office, excluding offices for medical, health care and dental practitioners; administrative offices of school boards and governments; and offices of accredited or licensed professionals, such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/brokers/appraisers and urban planners.

Parking requirements for commercial uses in industrial zones shall be in accordance with section 20.

30.8 Restaurant Uses in Industrial Zones

Refuse storage for restaurant uses permitted in any industrial zone of this by-law shall be contained in a climate controlled area within a building.

30.9 Waste Transfer or Processing Station

A waste transfer station or a waste processing station shall be permitted in Industrial Zones and their Special Sections where outside storage is permitted and shall be subject to the following regulations and restrictions:

- (a) no outdoor storage associated with a waste transfer station or waste processing station shall be permitted unless such storage is located within enclosed bins or containers and conforms to all the provisions of the zone respecting outdoor storage, and
- (b) no waste processing station or waste transfer station shall be located within 120 metres from a property in a non-industrial zone.

30.10 Outdoor Storage

Where outdoor storage is permitted, no storage shall be permitted on any portion of a lot required for parking, loading, driveway, or landscaped open space.

(SECTIONS 30.11, 30.12, AND 30.13 ARE RESERVED)

30.14 Automobile Impound Facilities

Within the area bounded Queen Street, Highway 410, Steeles Avenue, and Kennedy Road, an automobile impound facility shall be permitted subject to the following criteria:

- (a) the site is zoned of a zoning category of Industrial M2 or its subsection;
- (b) there is a permanent building on the site;
- (c) the site has a minimum lot area of 1800 square metres;
- (d) a minimum of 5 public parking spaces is provided on the site;
- (e) the pound area is screened from streets, open space, and properties not zoned to permit outside storage with an opaque fence; and
- (f) a minimum 3 metre wide landscaped strip is provided abutting a public street except at approved access locations.

30.15 Torbram Road

For lands located north of Steeles Avenue, no building or structure shall be higher than 9.0 metres above established grade if the building or structure is located within 178 metres east of the easterly limits of Torbram Road.



**SECTION 31.1 INDUSTRIAL ONE – M1**

**The lands zoned M1 on Schedule A to this by-law:**

31.1.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
	(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 principle or accessory use
	(2) a printing establishment
	(3) a warehouse
	(4) a parking lot
<b>(b) Non-Industrial</b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a furniture and appliance store
	(3) a recreational facility or structure
	(4) a community club
	(5) an animal hospital
<b>(c) Accessory</b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

31.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 12 metres
<b>(e) Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 12 metres
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone. (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone.
<b>(h) Outside Storage</b>	Not permitted

## SECTION 31.2 INDUSTRIAL ONE A – M1A

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

31.2.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
	(1) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair and a motor vehicle body shop as a principle or accessory use
	(2) a printing establishment
	(3) a warehouse
	(4) a parking lot
<b>(b) Non-Industrial</b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a furniture and appliance store
	(3) a recreational facility or structure
	(4) a community club
	(5) an animal hospital
<b>(c) Accessory</b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

31.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	24 metres
<b>(c) Minimum Interior Side Yard Width</b>	6 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres
<b>(e) Minimum Rear Yard Depth</b>	12 metres except that where it abuts a rail line, there is no requirement
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone. (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone.
<b>(h) Outside Storage</b>	Not permitted

## SECTION 32.1 INDUSTRIAL TWO – M2

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

32.1.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
	(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 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>(b) Non-Industrial</b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a building supplies sales establishment
	(3) a recreational facility or structure
	(4) a community club
	(5) an animal hospital
<b>(c) Accessory</b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

32.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 15 metres
<b>(e) Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 15 metres
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	No storage shall be permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence from a street, open space, and properties zoned in a Residential or Institutional category.

## SECTION 33.1 INDUSTRIAL THREE – M3

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

33.1.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
	(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>(b) Non-Industrial</b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a recreational facility or structure
	(3) a community club
	(4) an animal hospital
<b>(c) Accessory</b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

33.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 15 metres
<b>(e) Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 15 metres
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	No storage shall be permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence not less than 1.8 metres in height from a street, open space, and properties zoned in a Residential or Institutional category. No storage shall exceed the top of the solid fence.

## SECTION 33.2 INDUSTRIAL THREE A – M3A

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

33.2.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
	(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>(b) Non-Industrial</b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a recreational facility or structure
	(3) a community club
	(4) an animal hospital
<b>(c) Accessory</b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

33.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	6 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	7.6 metres
<b>(e) Minimum Rear Yard Depth</b>	7.6 metres except that where it abuts a rail line, there is no requirement
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	No storage shall be permitted unless in a rear yard and 1.2 metres from a lot line. Such storage shall be screened from view by a solid fence having a minimum height of 1.8 metres and a maximum height of 3 metres and from a street, open space, and properties zoned in a Residential or Institutional category as well as an Industrial zone where outside storage is not permitted. No storage shall exceed the top of the solid fence.

## SECTION 34.1 INDUSTRIAL FOUR – M4

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

34.1.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
	(1) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
	(2) a printing establishment
	(3) a warehouse
	(4) a parking lot
<b>(b) Non-Industrial</b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a recreational facility or structure
	(3) a community club
	(4) an animal hospital
<b>(c) Accessory</b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(2) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

34.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 12 metres
<b>(e) Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 12 metres
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	Not permitted

## SECTION 34.2 INDUSTRIAL FOUR A – M4A

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

34.2.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
	(1) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
	(2) a printing establishment
	(3) a warehouse
	(4) a parking lot
<b>(b) Non-Industrial</b>	
	(1) radio or television broadcasting and transmission establishment
	(2) a recreational facility or structure
	(3) a community club
	(4) an animal hospital
<b>(c) Accessory</b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(2) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

34.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	25 metres
<b>(c) Minimum Interior Side Yard Width</b>	6 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	8 metres
<b>(e) Minimum Rear Yard Depth</b>	20 metres except that where it abuts a rail line, there is no requirement
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	Not permitted

**SECTION 35.1 INDUSTRIAL BUSINESS – MBU**

**The lands zoned MBU on Schedule A to this by-law:**

35.1.1 shall only be used for the following purposes:

(1)	an office
(2)	a bank, trust company or financial institution
(3)	a retail establishment
(4)	a personal service shop
(5)	a dry cleaning and laundry establishment
(6)	a dining room restaurant, a convenience restaurant, a take-out restaurant
(7)	a convenience store
(8)	a community club
(9)	a recreational facility or structure
(10)	a hotel or motel
(11)	a banquet hall
(12)	an animal hospital
(13)	purposes accessory to the other permitted purposes

35.1.2 shall be subject to the following requirements and restrictions:

(a)	<b>Minimum Lot Width</b>	45 metres
(b)	<b>Minimum Front Yard Depth</b>	15 metres
(c)	<b>Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line or utility corridor, the minimum requirement is 15 metres and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
(d)	<b>Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 15 metres
(e)	<b>Minimum Rear Yard Depth</b>	7 metres except that where it abuts a rail line, utility corridor, a street or a lot in a Residential Zone, the minimum requirement is 15 metres
(f)	<b>Maximum Building Height</b>	13.7 metres
(g)	<b>Minimum Landscaped Open Space</b>	Front Yard: Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along the front lot line  Other Yards: Except at approved driveway locations, a minimum 6 metre wide strip shall be provided abutting a Residential or Institutional Zone, a street, or a 0.3 metre reserve
(h)	<b>Outside Storage</b>	Not permitted
(i)	<b>Minimum Lot Area</b>	0.4 hectares
(j)	<b>Maximum Lot Coverage</b>	30%
(k)	<b>Maximum Floor Space Index for an Office</b>	0.5



**SECTION 43.1            INSTITUTIONAL ONE ZONE - I1**

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

43.1.1 shall only be used for the following purposes:

<b>(a)    <u>Institutional</u></b>	
	(1)    a public or private school
	(2)    a religious institution
	(3)    a day nursery
<b>(b)    <u>Non-Institutional</u></b>	
	(1)    a park, playground or recreation facility operated by a public authority
	(2)    a group home type 1 or a group home type 2
<b>(c)    <u>Accessory</u></b>	
	(1)    purposes accessory to the other permitted purposes

43.1.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Front Yard Depth</b>	7.5 metres
<b>(b)    Minimum Interior Side Yard Width</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(c)    Minimum Exterior Side Yard Width</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(d)    Minimum Rear Yard Depth</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(e)    Maximum Building Height</b>	3 storeys
<b>(f)    Maximum Lot Coverage</b>	33.3%
<b>(g)    Parking</b>	parking spaces shall be provided and maintained in accordance with Sections 6, 10, and 20 of this by-law

**SECTION 43.2            INSTITUTIONAL TWO ZONE - I2**

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

43.2.1 shall only be used for the following purposes:

<b>(a)    <u>Institutional</u></b>	
	(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
	(13) a curling rink
<b>(b)    <u>Non-Institutional</u></b>	
	(1) a park, playground or recreation facility operated by a public authority
	(2) a group home type 1 or a group home type 2
<b>(c)    <u>Accessory</u></b>	
	(1) purposes accessory to the other permitted purposes

43.2.2 shall be subject to the following requirements and restrictions:

<b>(a)    Minimum Front Yard Depth</b>	7.5 metres
<b>(b)    Minimum Interior Side Yard Width</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(c)    Minimum Exterior Side Yard Width</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(d)    Minimum Rear Yard Depth</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(e)    Maximum Building Height</b>	3 storeys
<b>(f)    Maximum Lot Coverage</b>	33.3%
<b>(g)    Parking</b>	parking spaces shall be provided and maintained in accordance with Sections 6, 10, and 20 of this by-law

**SECTION 44.1            OPEN SPACE ZONE - OS**

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

44.1.1 shall only be used for the following purposes:

(a)	an indoor or outdoor recreation facility operated by, or licensed by, or leased from, or managed under an agreement with a public authority, including a conservation authority
(b)	any conservation area or purposes
(c)	only in conjunction with a permitted indoor or outdoor recreation facility, a lounge or restaurant
(d)	purposes accessory to the other permitted purposes

44.1.2 shall be subject to the following requirements and restrictions:

(a) <b>Minimum Yard Setback</b>	7.5 metres or half of the height of the building, whichever is the greater
(b) <b>Maximum Lot Coverage</b>	33.3%
(c) <b>Parking</b>	parking spaces shall be provided and maintained in accordance with Sections 6, 10, and 20 of this by-law
(d) <b>Other</b>	a permitted lounge or restaurant shall not exceed 15% of the gross floor area on the site and shall not be located within 30 metres of a residentially zoned property

**SECTION 44.2            FLOODPLAIN ZONE – F**

**The lands zoned F on Schedule A to this by-law:**

44.2.1 shall only be used for the following purposes:

(a)	flood and erosion control
(b)	any conservation area or purposes
(c)	public park
(d)	golf course

44.2.2 shall be subject to the following requirements and restrictions:

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 45 IS RESERVED)

**SECTION 46.1            AGRICULTURAL ZONE – A**

**The lands zoned A on Schedule A to this by-law:**

46.1.1 shall only be used for the following purposes:

<b>(a)   <u>Agricultural</u></b>	
	(1)   agricultural purposes as defined in Section 5 of this by-law
<b>(b)   <u>Non-Agricultural</u></b>	
	(1)   a single detached dwelling
	(2)   a group home type 1 or a group home type 2
	(3)   a cemetery
	(4)   an animal hospital
	(5)   a kennel
	(6)   a home occupation
<b>(c)   <u>Accessory</u></b>	
	(1)   purposes accessory to the other permitted purposes

46.1.2 shall be subject to the following requirements and restrictions:

<b>(a)   Minimum Lot Area</b>	For agricultural purposes: 30 hectares For non-agricultural purposes: 0.4 hectares
<b>(b)   For a lot having an area of 5 hectares or less</b>	Minimum Lot Width: 45 metres Minimum Front Yard Depth: 12 metres Minimum Side Yard Depth: 7.5 metres Minimum Rear Yard Depth: 15 metres Maximum Height of buildings other than used for Agricultural purposes or purposes accessory thereto: 10.6 metres Minimum Ground Floor Area for main building: 170 square metres for one storey and 115 square metres for more than one storey
<b>(c)   For a lot having an area greater than 5 hectares</b>	Minimum Lot Width: 150 metres Minimum Front Yard Depth: 22 metres Minimum Side Yard Depth: 15 metres Minimum Rear Yard Depth: 15 metres Maximum Height of buildings other than used for Agricultural purposes or purposes accessory thereto: 10.6 metres Minimum Ground Floor Area for main building: 170 square metres for one storey and 115 square metres for more than one storey
<b>(d)   Minimum Landscaped Open Space</b>	For Non-Agricultural uses: 70% of the required front yard

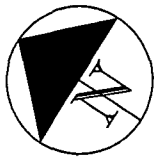
**\*Table continued on next page...**

<b>(e) Accessory Building</b>	<p>Accessory buildings other than a detached garage or carport shall be subject to the following: (i) on a lot having a lot area 2 hectares or less it shall be subject to the requirements and restrictions of General Provisions for Residential Zones; and (ii) on a lot having a lot area greater than 2 hectares it shall not be located in the front yard and not be closer than 3 metres to the nearest lot line.</p> <p>A garage and carport, whether attached or detached, shall be subject to General Provisions for Residential Zones of this by-law.</p>
<b>(f) Kennel</b>	<p>Any building, structure, enclosure or yard used in connection with a kennel shall not be located closer than 152 metres to the property limits of an abutting or adjacent lot.</p>

# ZONING KEY MAP

BY-LAW 270-2004

Schedule A



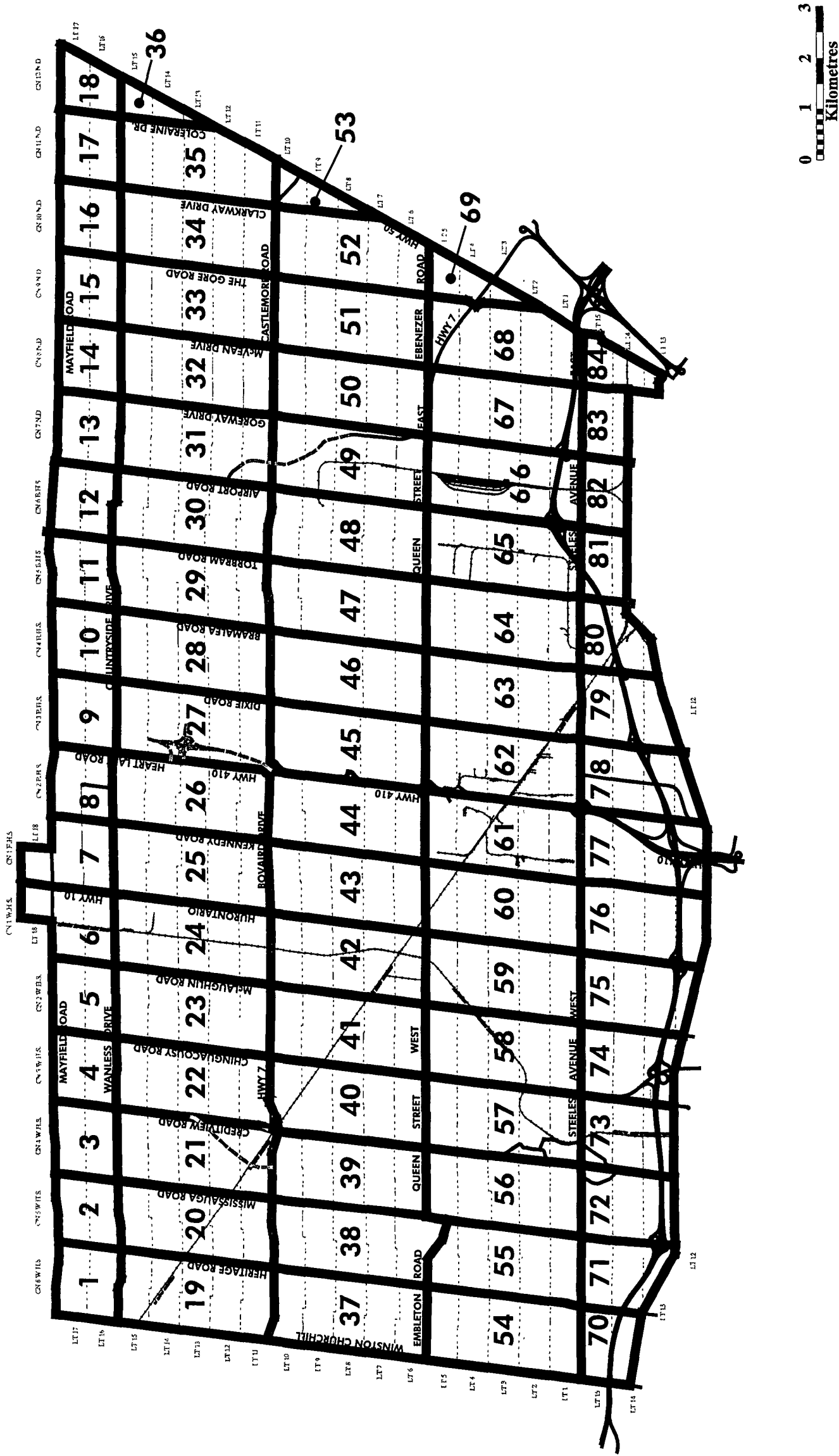
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Planning, Design and Development

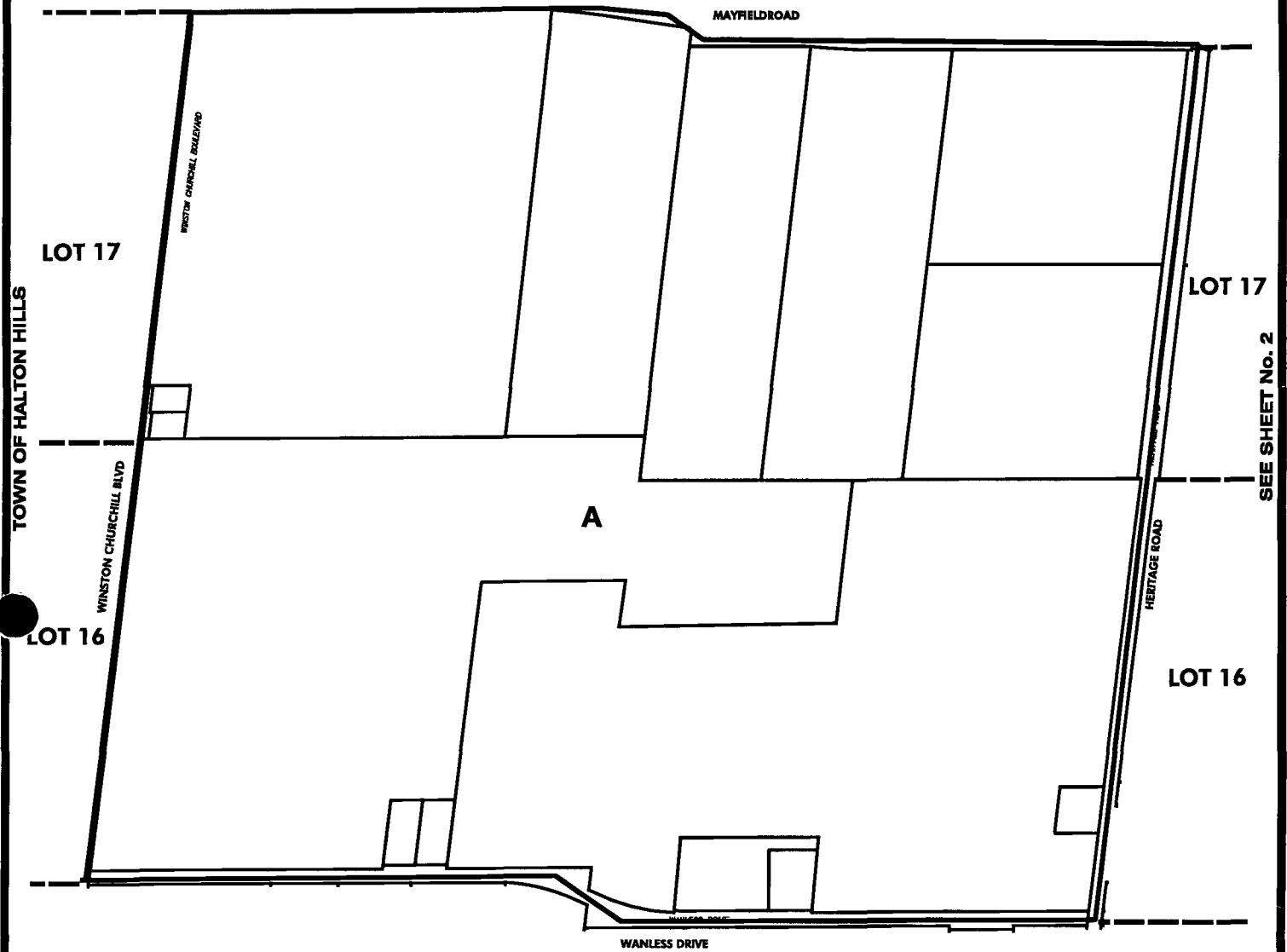
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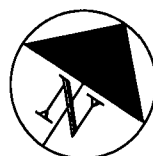
— ZONE BOUNDARY

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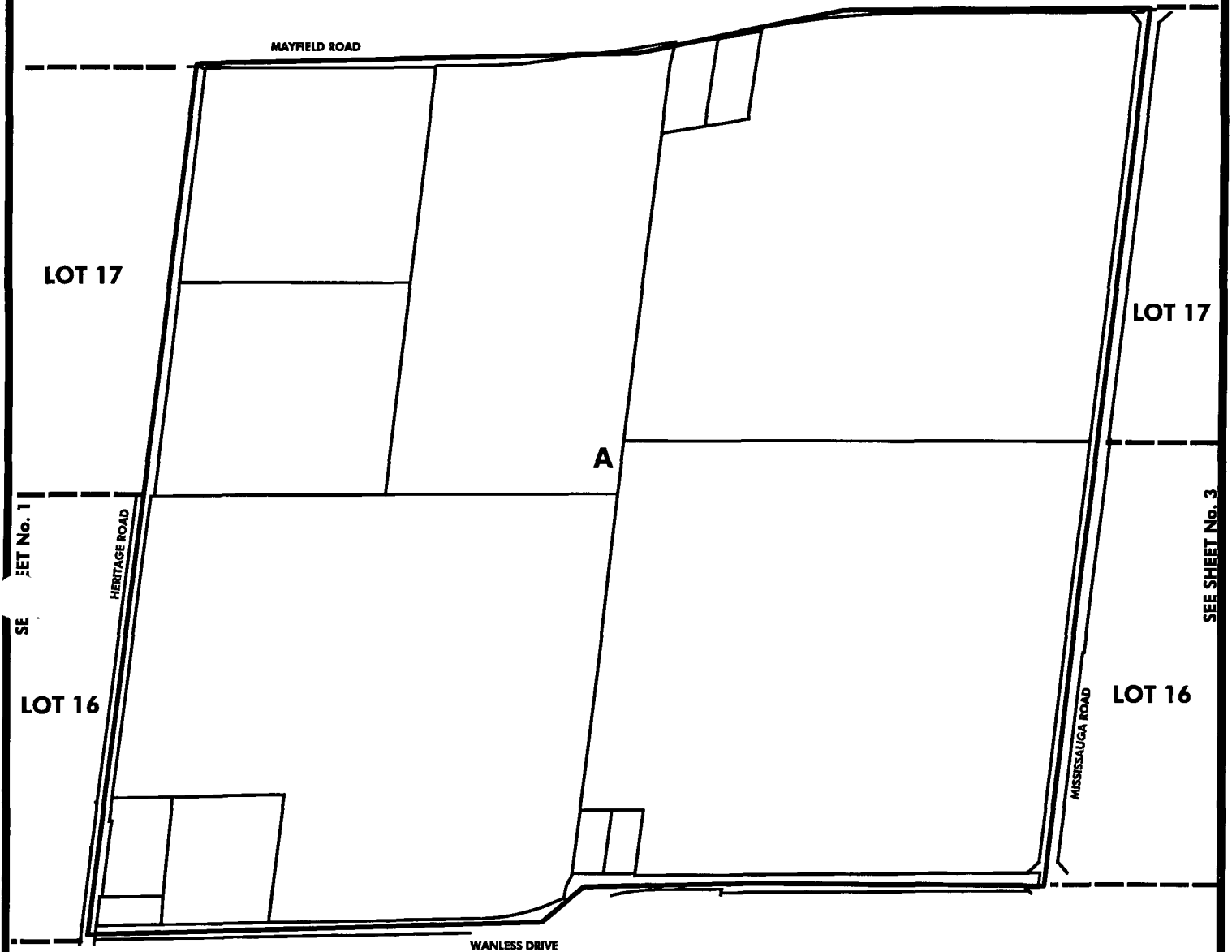
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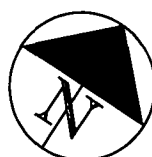
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—— ZONE BOUNDARY

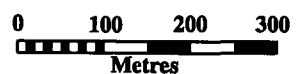
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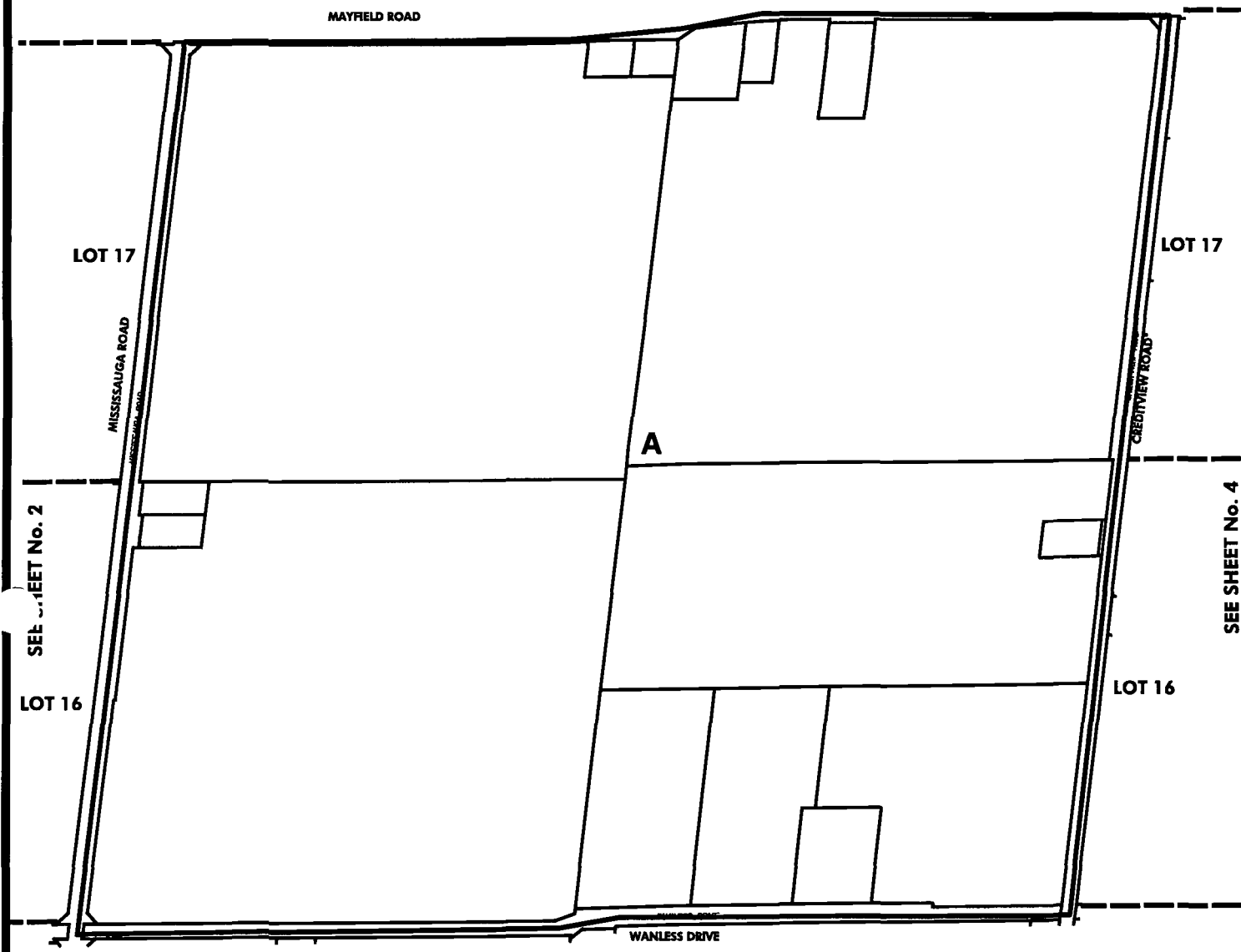
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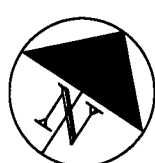


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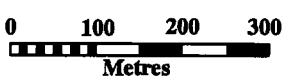
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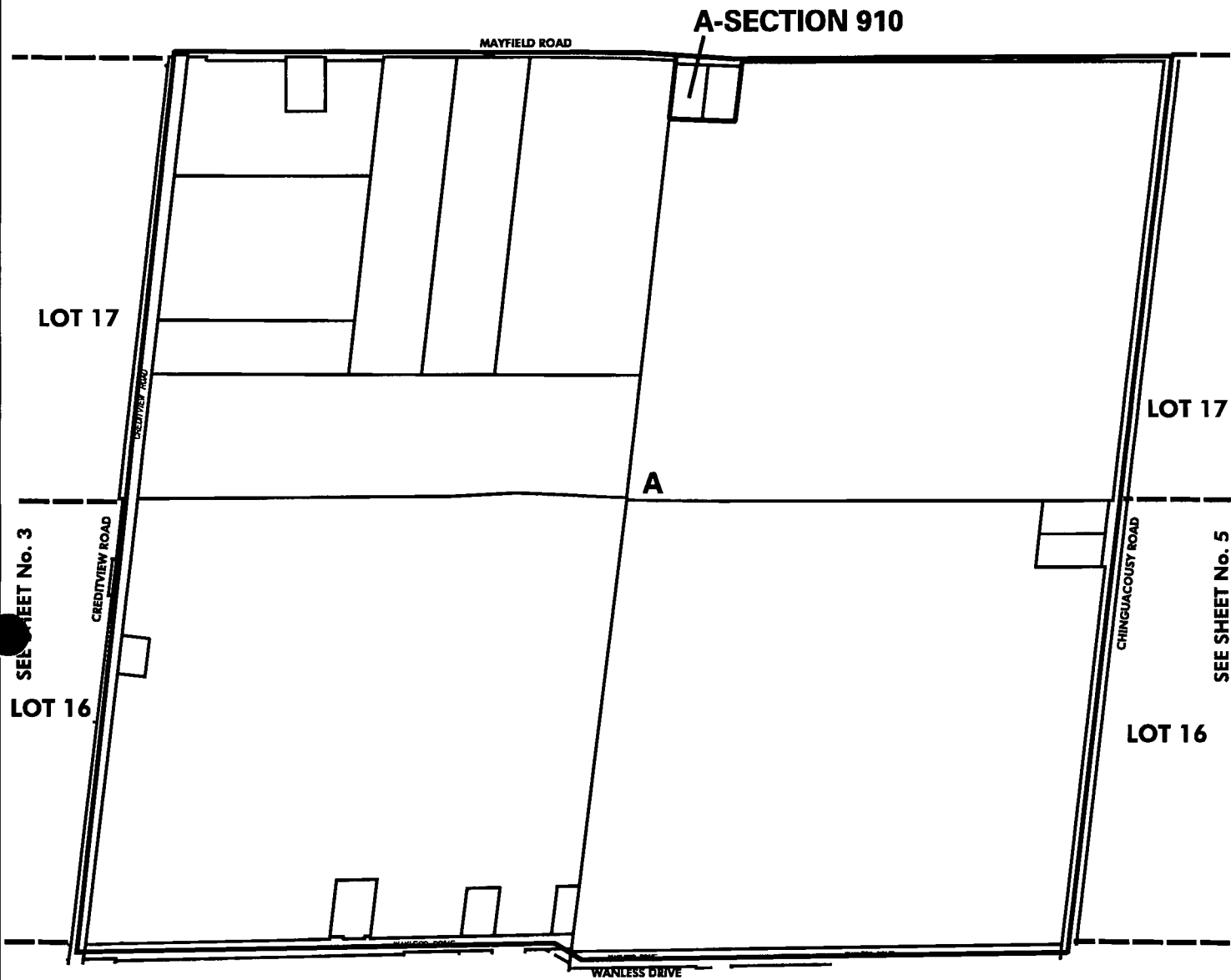
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LEGEND

— ZONE BOUNDARY

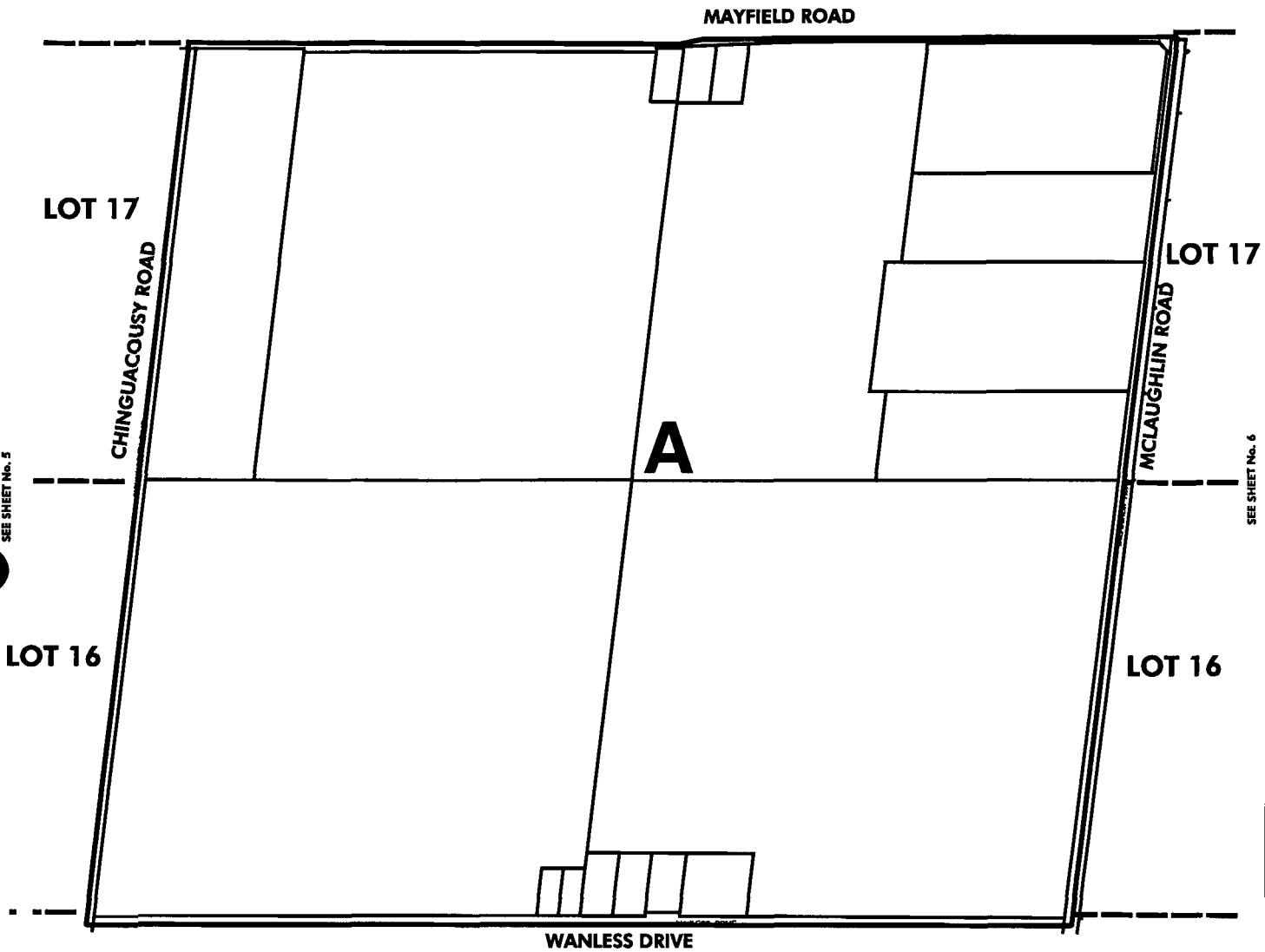
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**CITY OF BRAMPTON**  
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0    100    200    300  
Metres



LEGEND

— ZONE BOUNDARY

SEE SHEET No. 23

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**BY-LAW 270-2004**

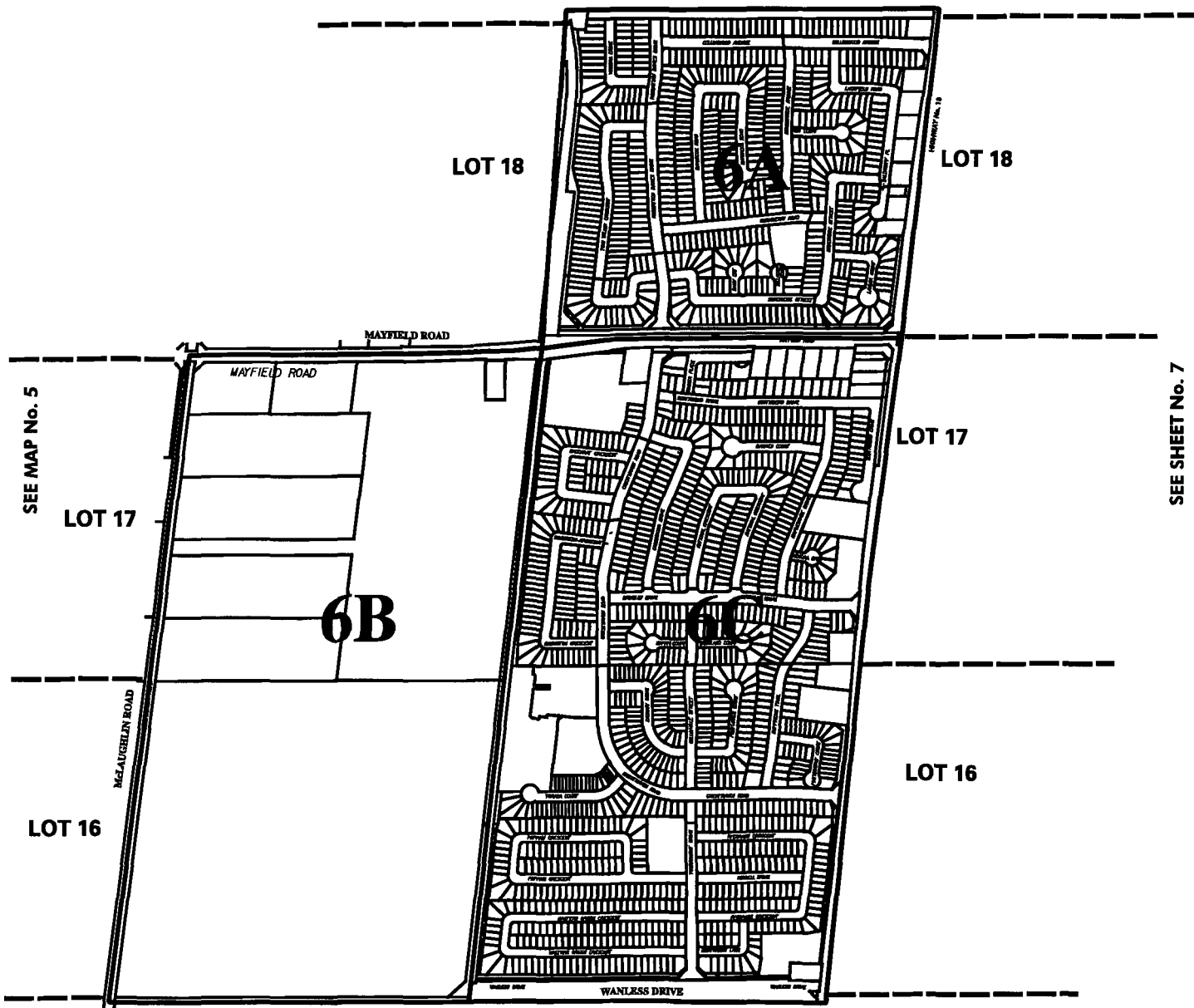
CONCESSION 2 W.H.S.

LOTS 16-17



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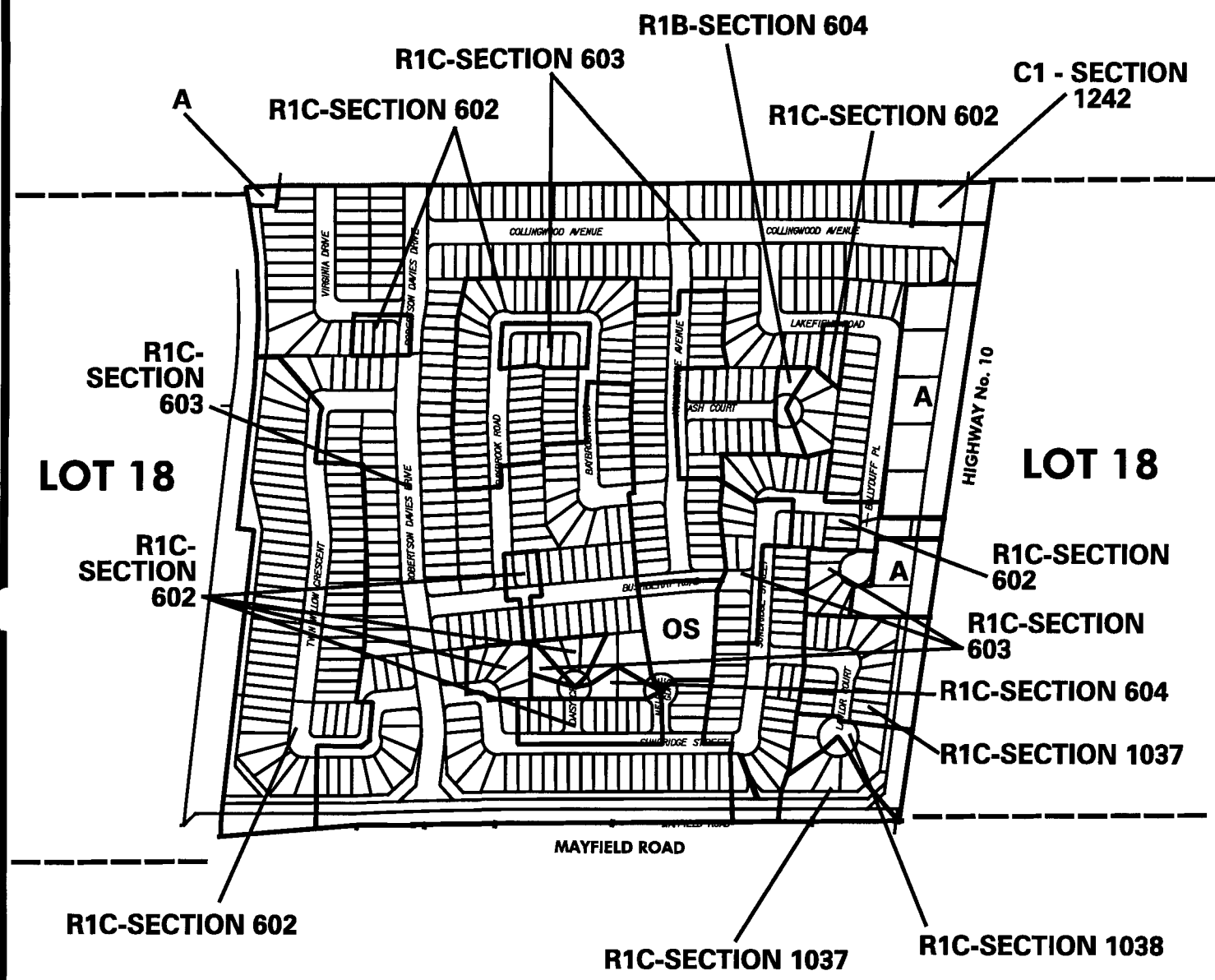


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**CONCESSION 1 W.H.S. LOTS 6-10**



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Planning, Design and Development  
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Metres

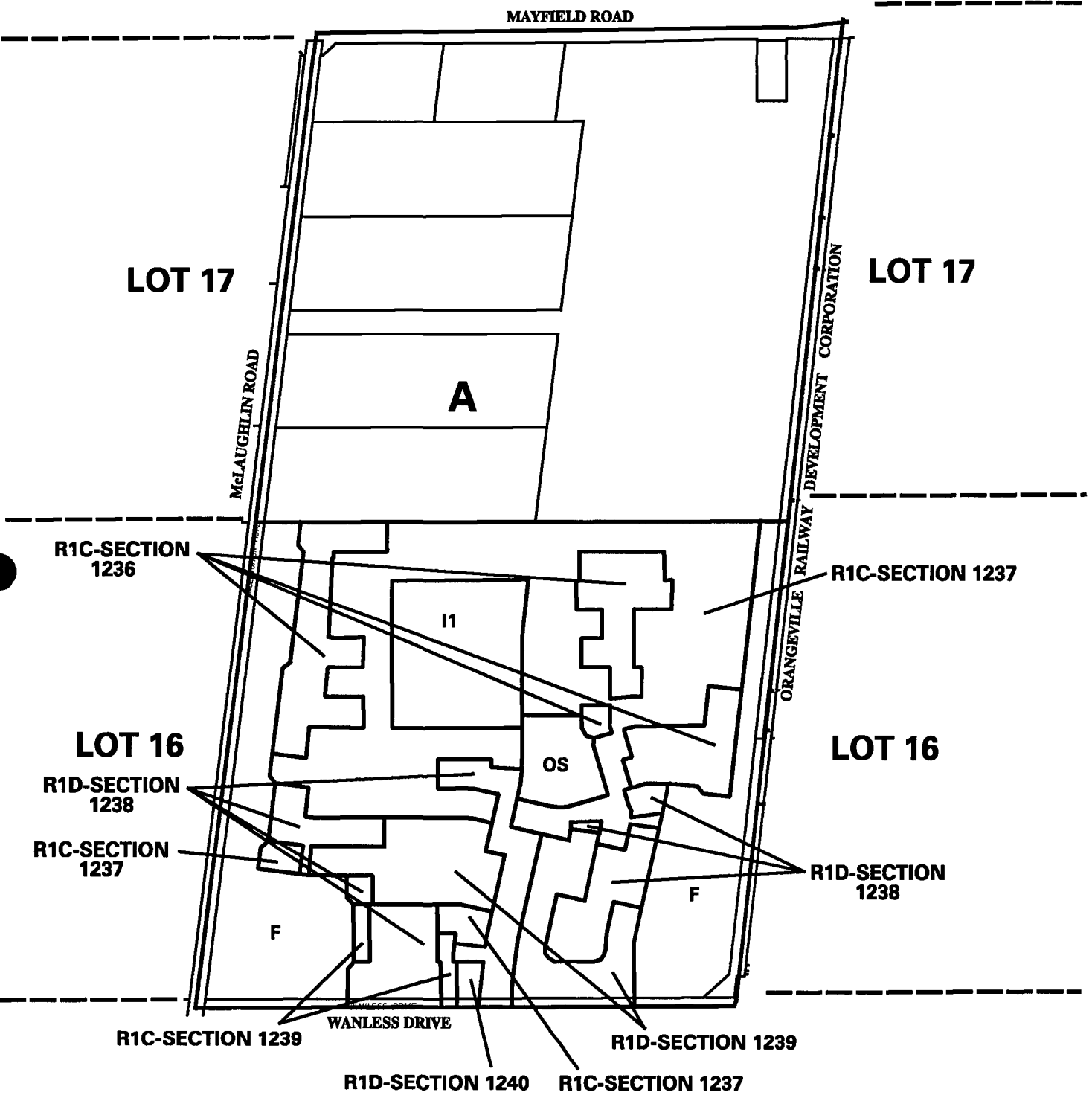


LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 6A**  
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 CONCESSION 1 W.H.S. LOTS 18



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres



LEGEND  
---ZONE BOUNDARY

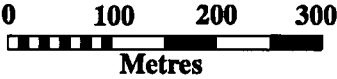
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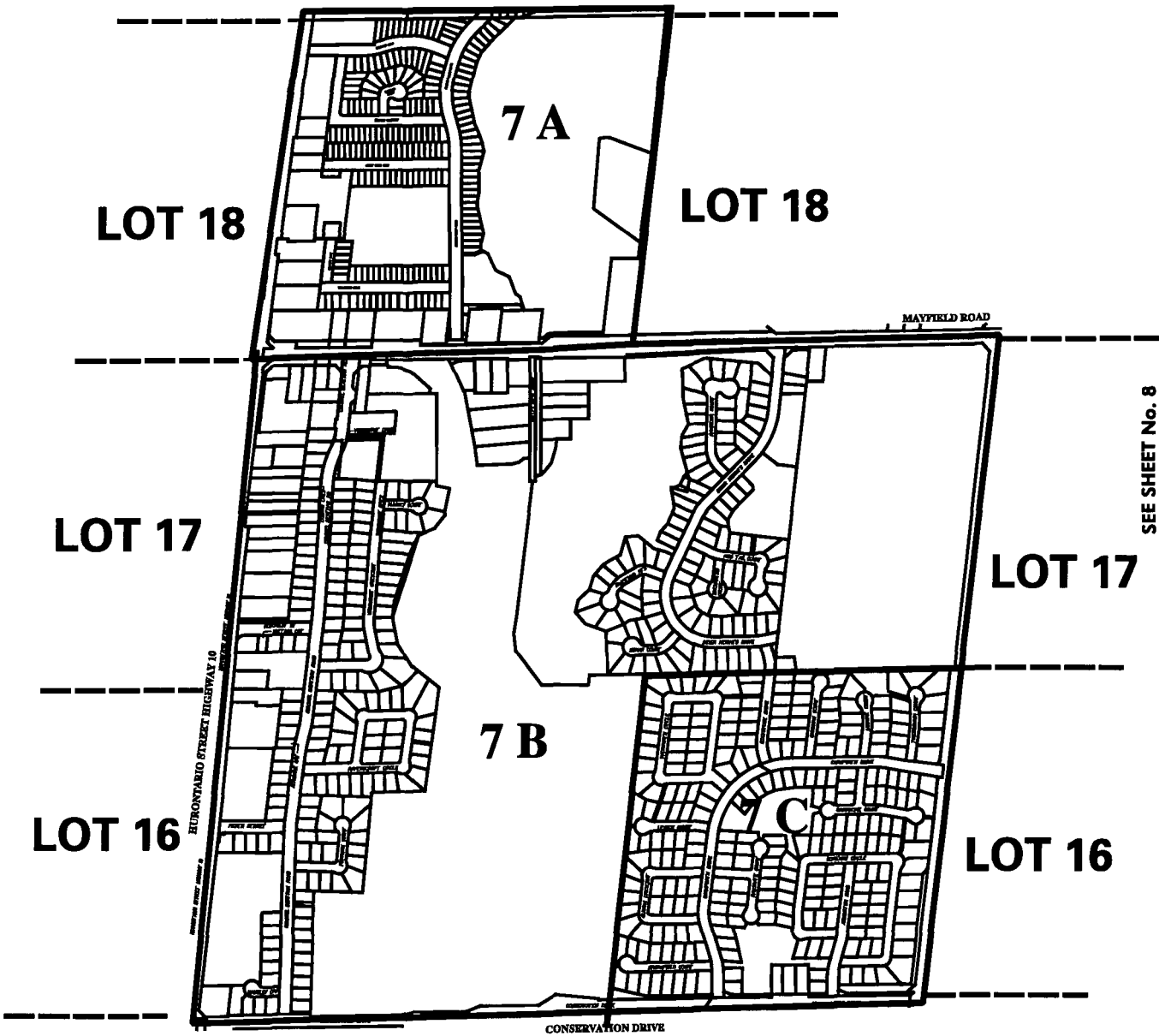
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SEE SHEET No. 6

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SEE MAP No. 25

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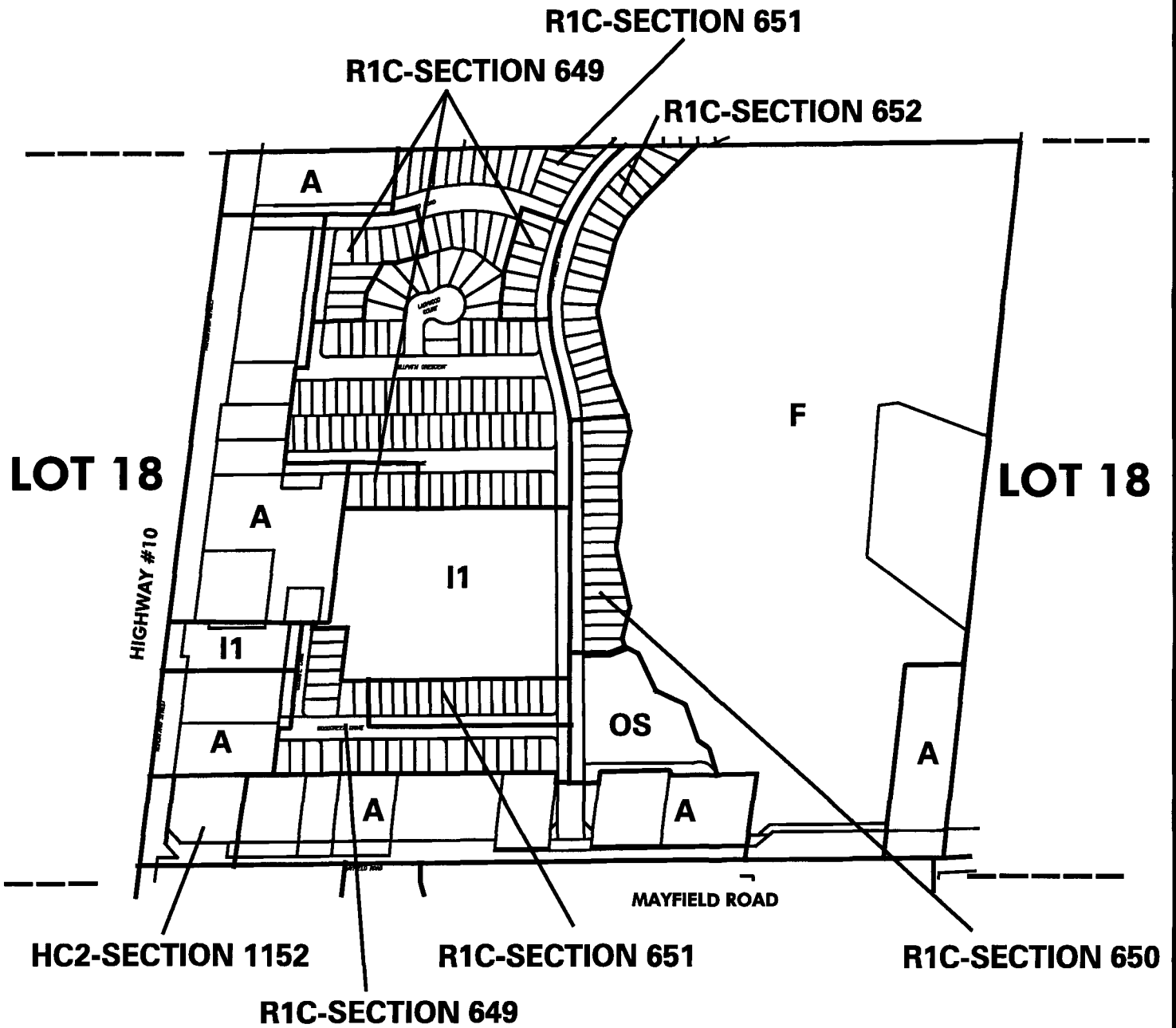


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# TOWN OF CALEDON



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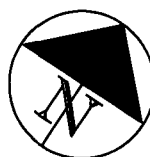
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**Sheet 7A**

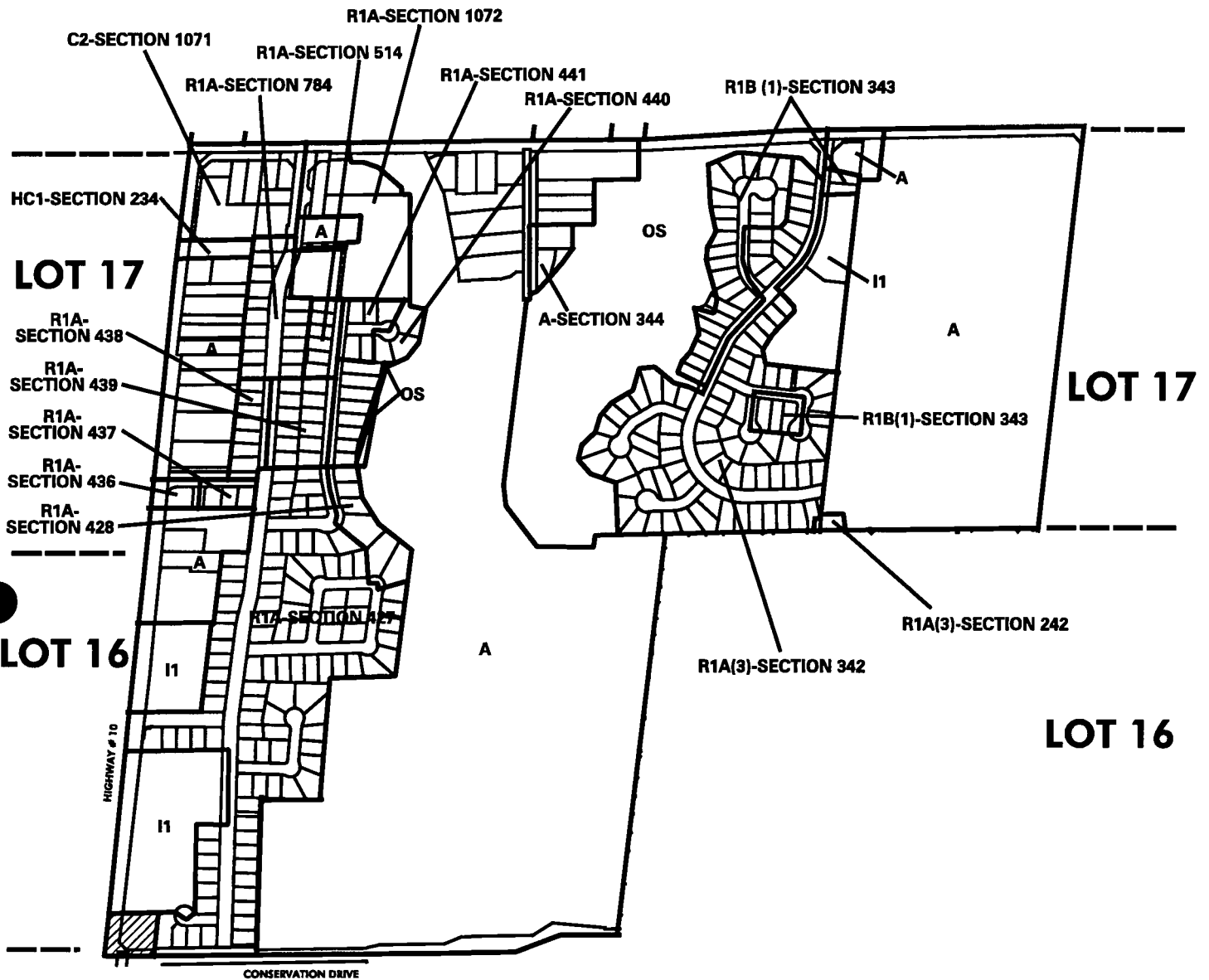
**CONCESSION 1 E.H.S.**

**LOTS 18**



**CITY OF BRAMPTON**  
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0 100 200  
Metres



## LEGEND

— ZONE BOUNDARY



EXCLUDED LANDS

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**Sheet 7B**

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**CITY OF BRAMPTON**  
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0 100 200 300  
Metres

R1A(1)-SECTION 108

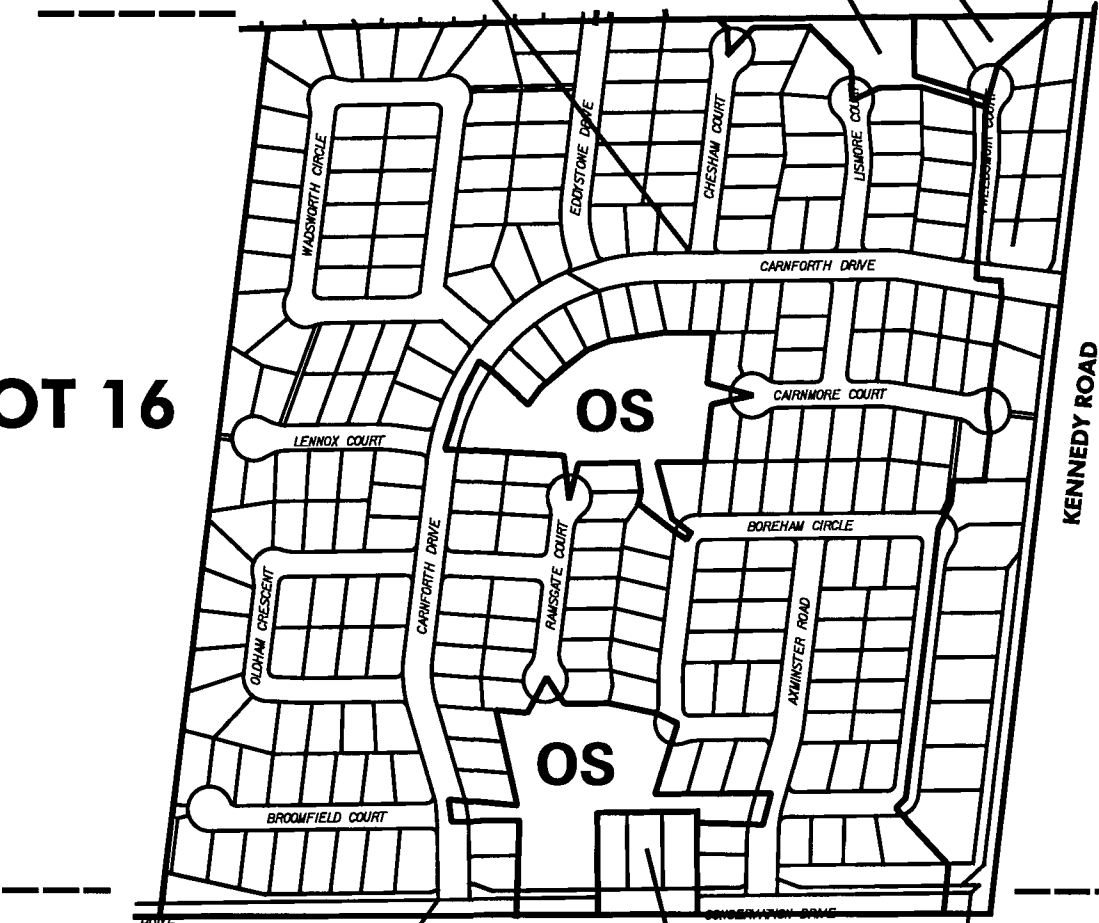
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R1A(3)

OS

LOT 16

LOT 16



CONSERVATION DRIVE

R1A-SECTION 430

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— ZONE BOUNDARY

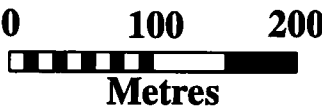
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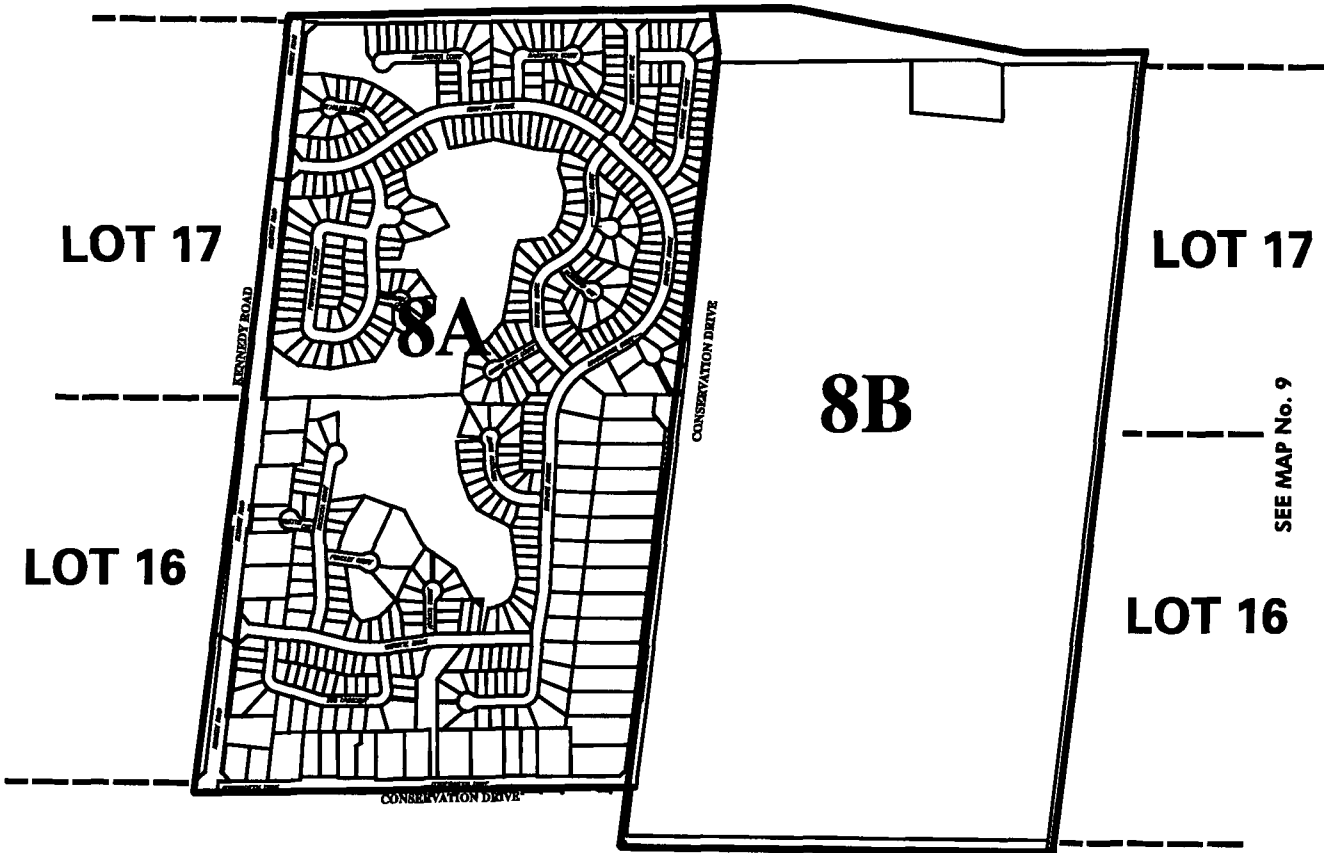
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CONCESSION 1 E.H.S. LOT 16



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SEE MAP No. 26

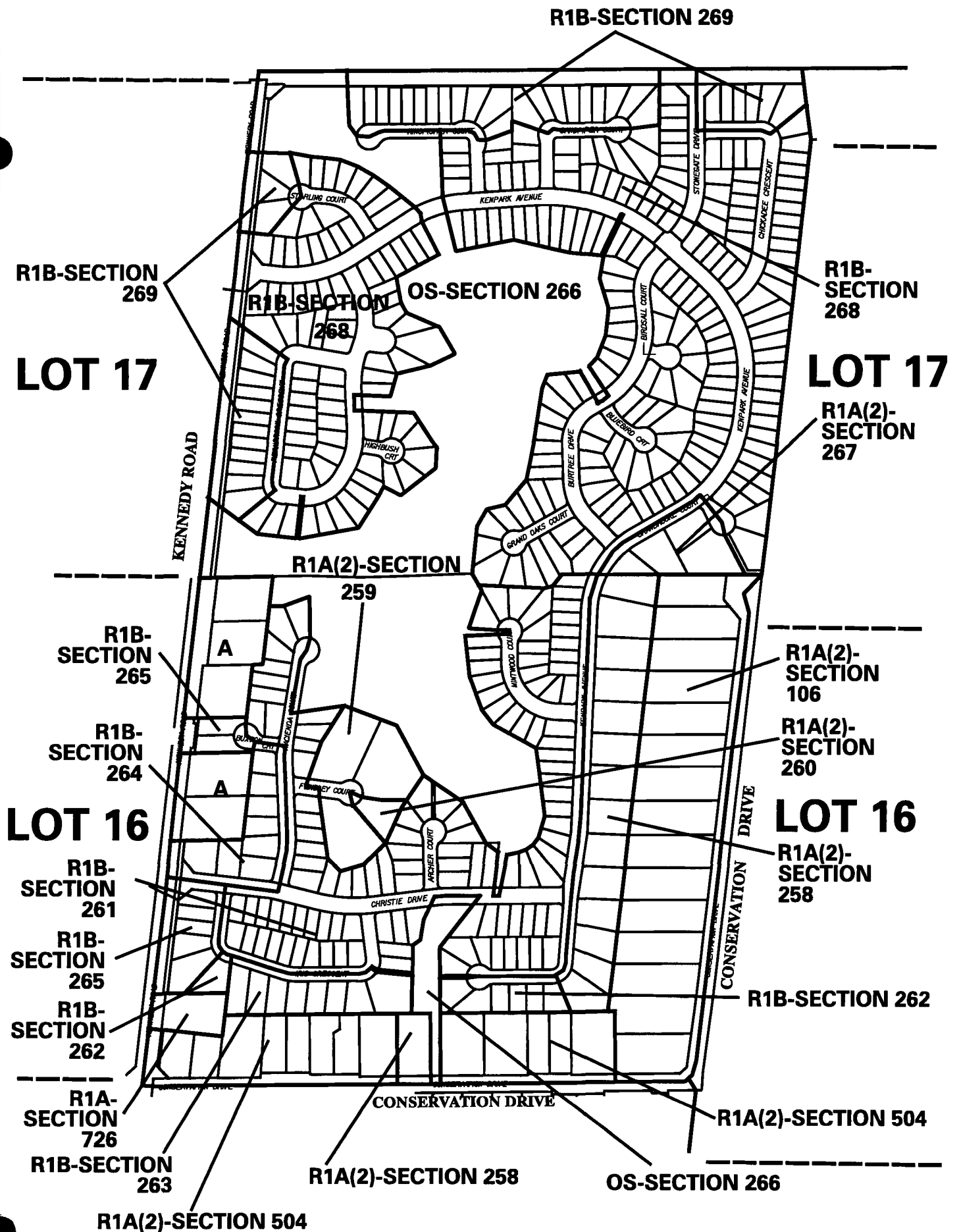
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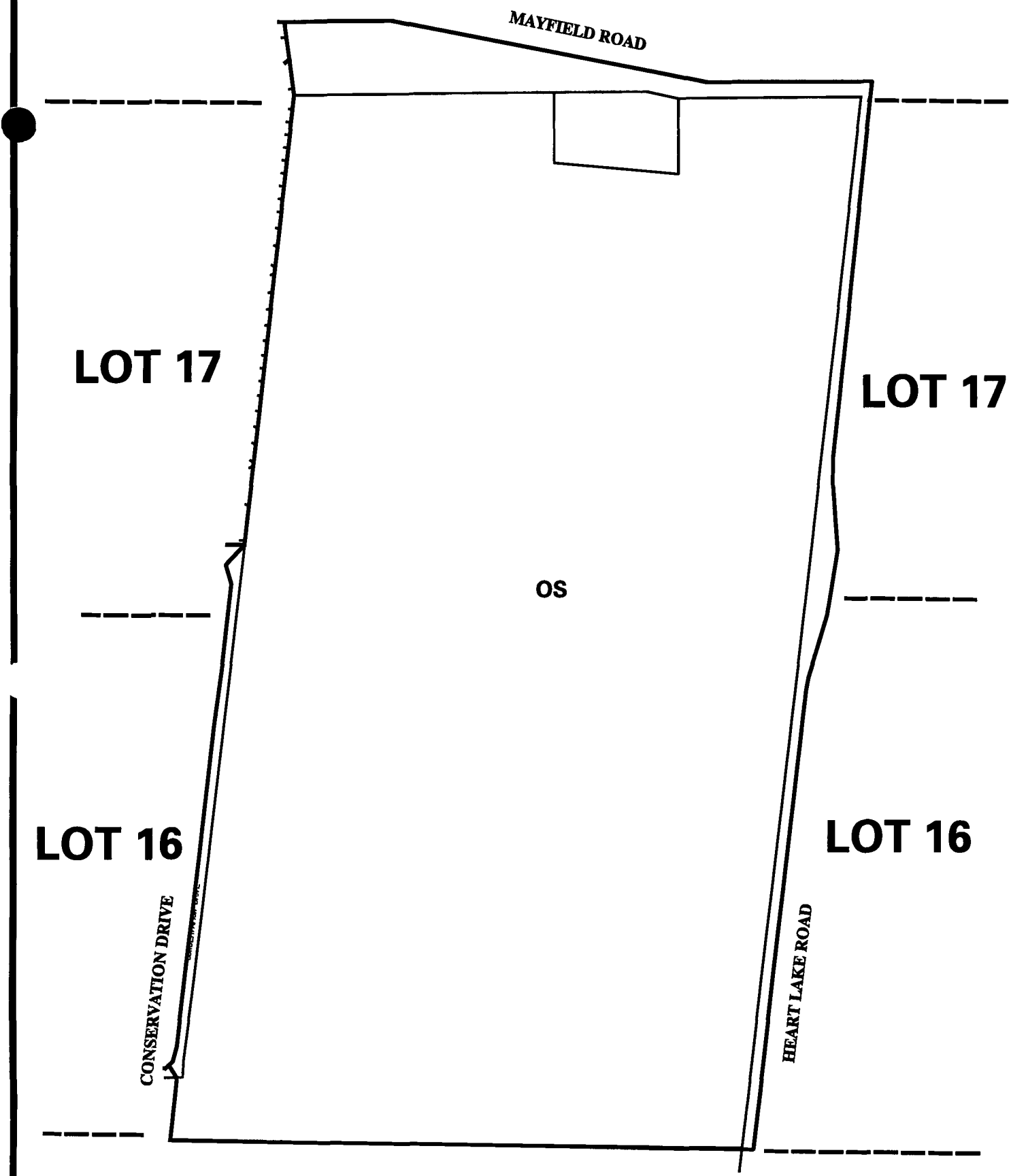
**CITY OF BRAMPTON**  
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LEGEND  
 — ZONE BOUNDARY





LEGEND

— ZONE BOUNDARY

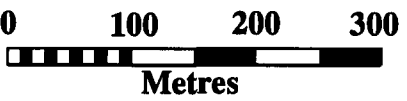
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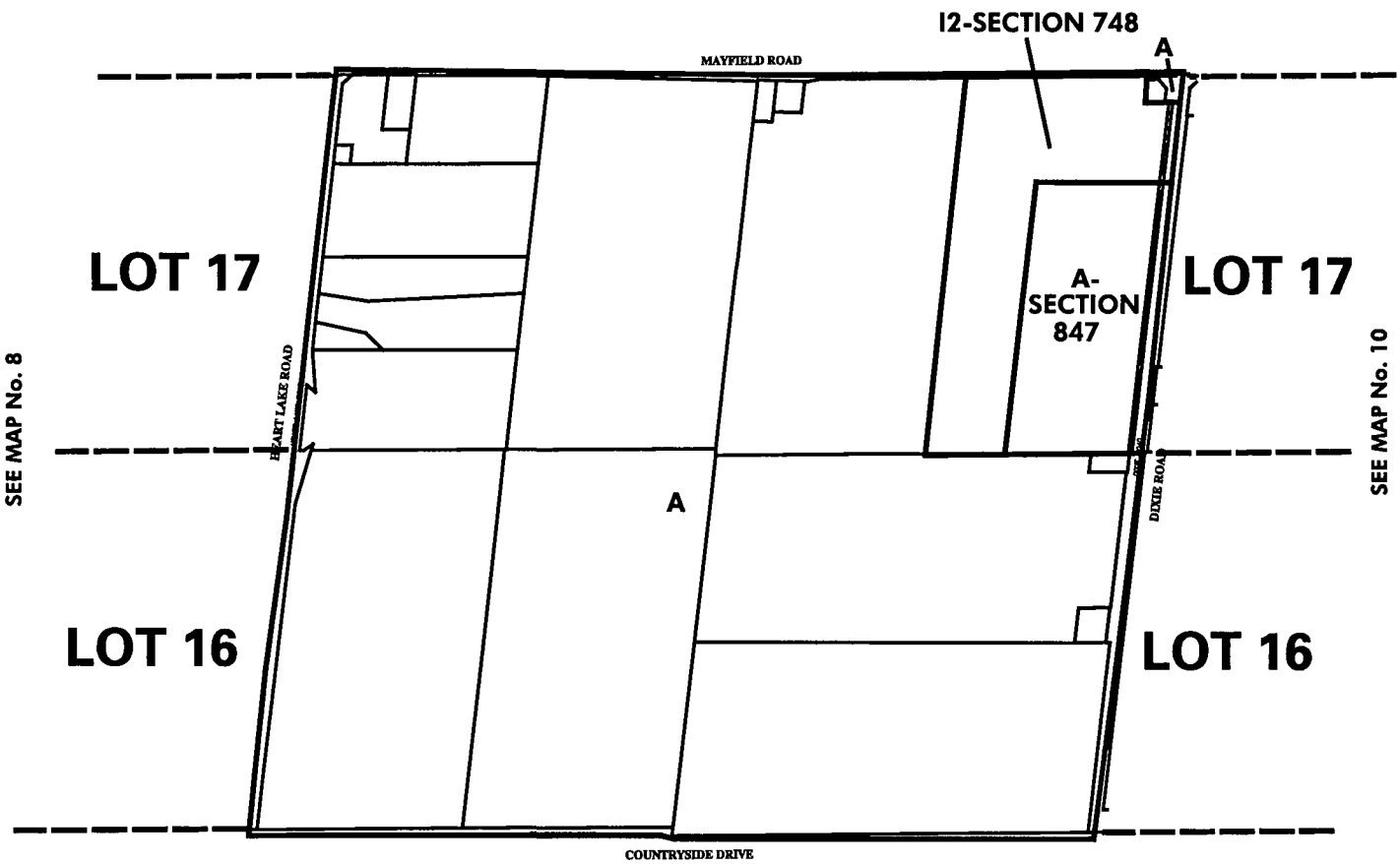
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**CONCESSION 2 E.H.S. LOTS 16-17**



**CITY OF BRAMPTON**  
Planning, Design and Development



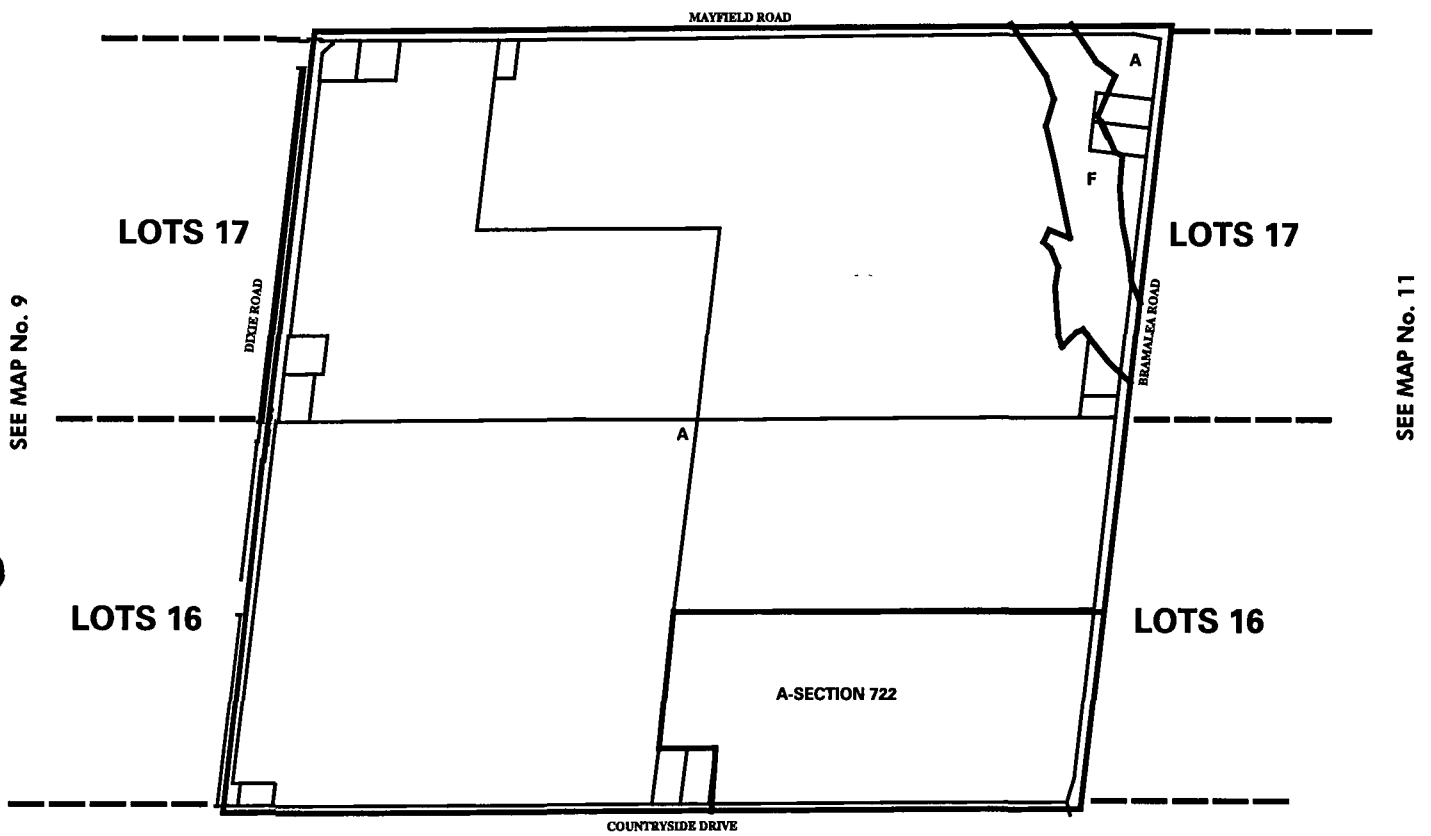


**Schedule A - Sheet 9**  
**Concession 3 E.H.S. Lots 16-17**  
**BY-LAW 270-2004**



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SEE MAP No. 9

SEE MAP No. 11

LEGEND  
— ZONE BOUNDARY

SEE MAP No. 28

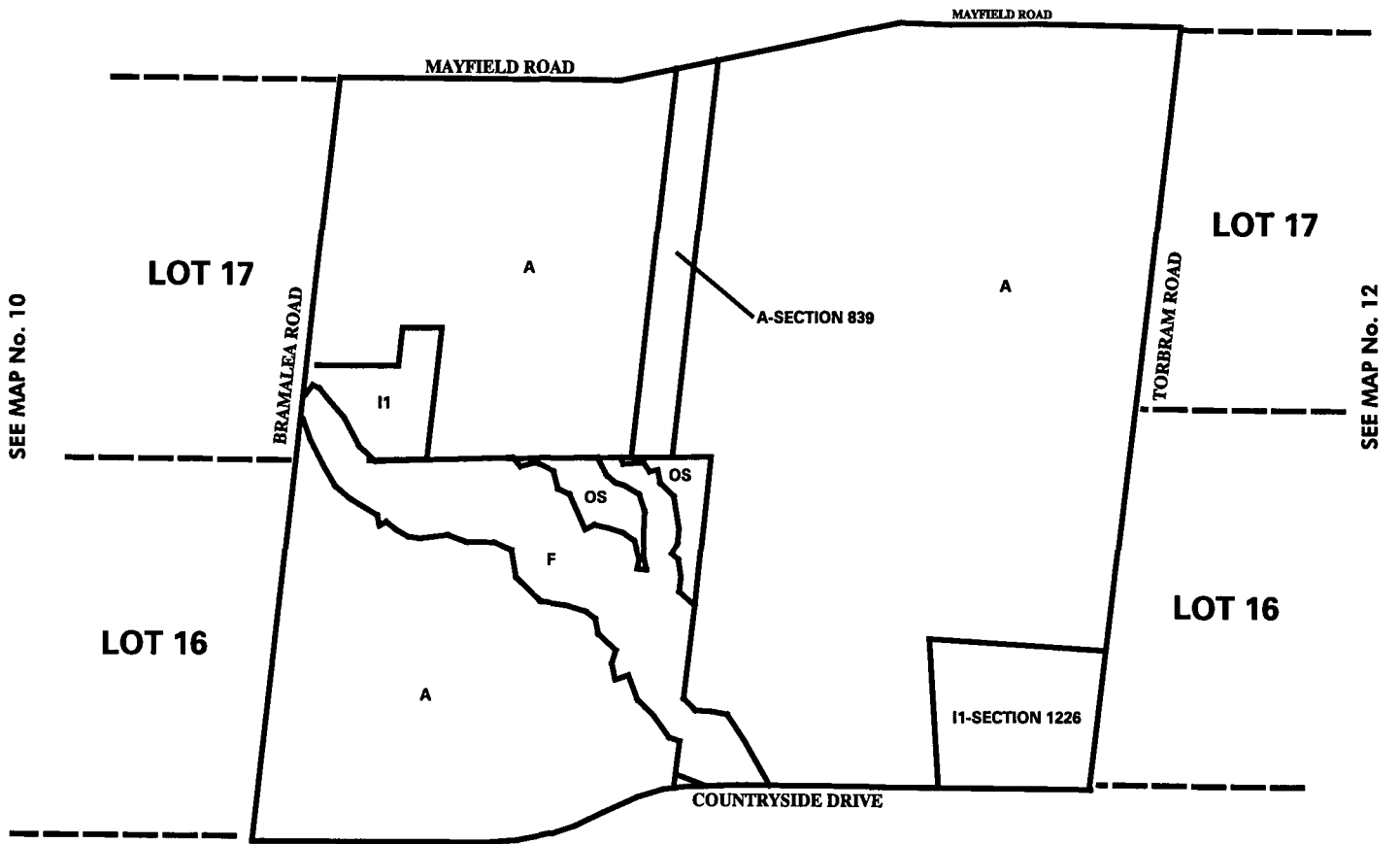
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**Concession 4 E.H.S. Lots 16&17**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres





LEGEND

— ZONE BOUNDARY

SEE MAP No. 29

**Schedule A Sheet 11**

**Concession 5 E.H.S.**

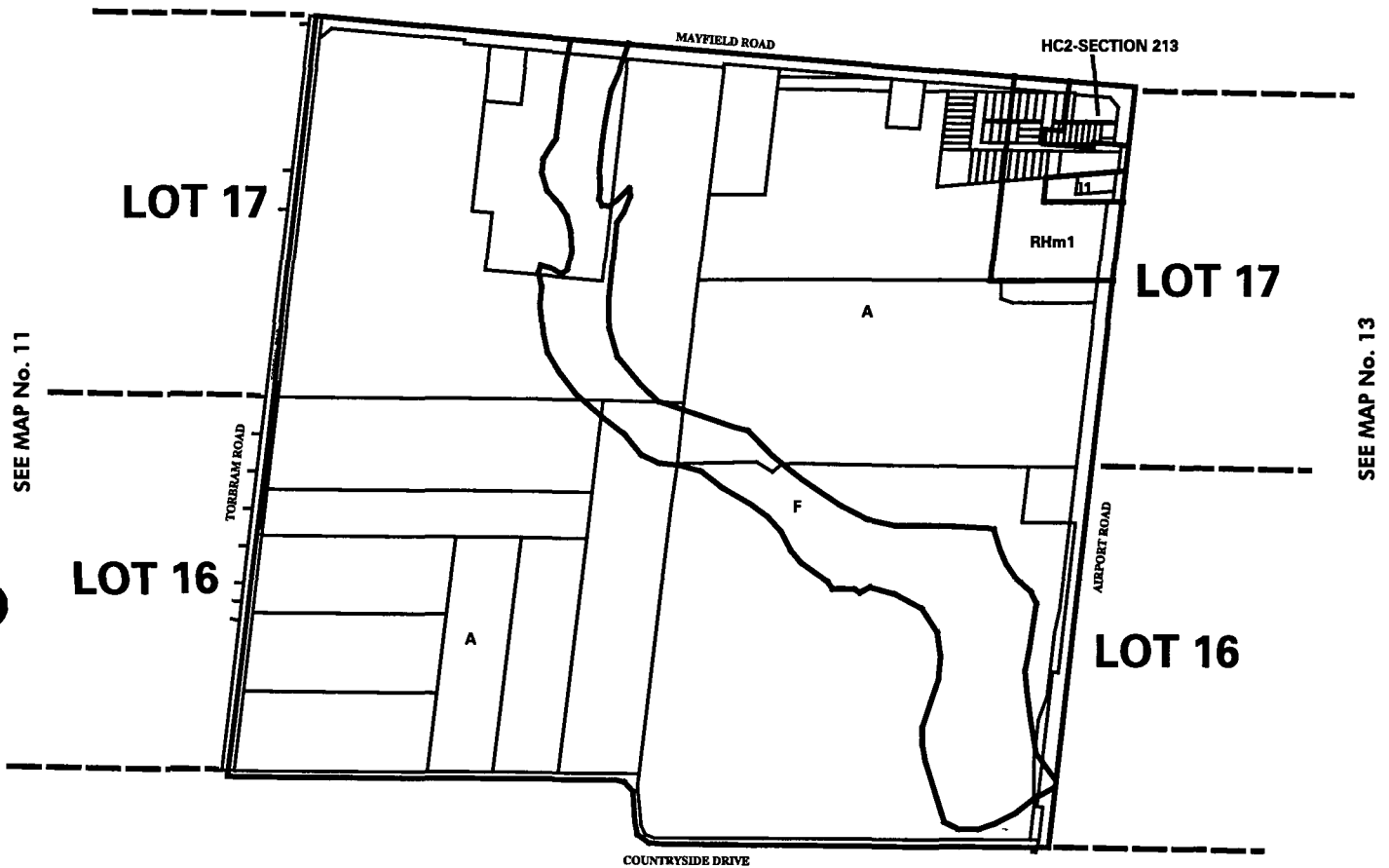
**Lots 16-17**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres



LEGEND  
 — ZONE BOUNDARY

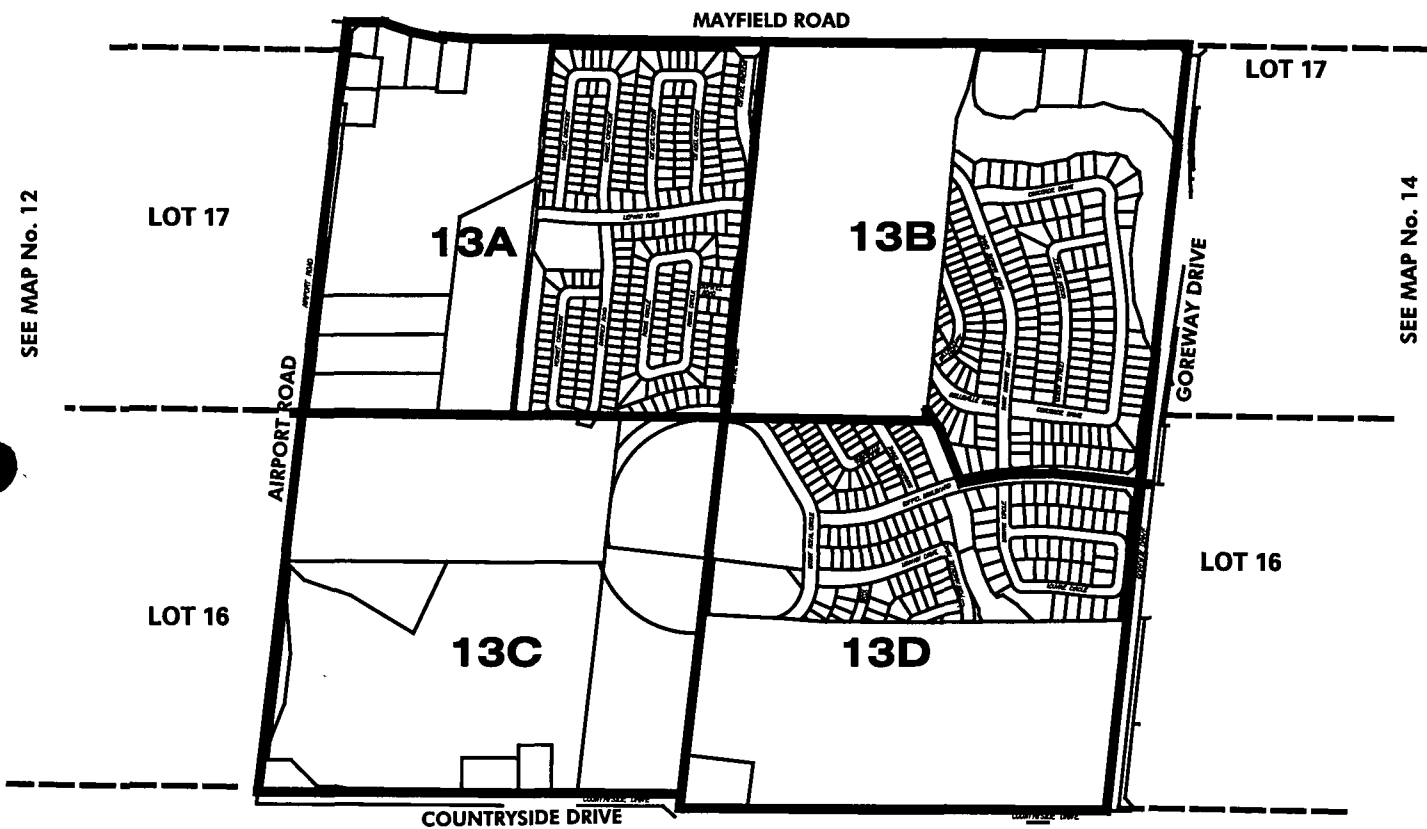
SEE MAP No. 30

**Schedule A Sheet 12**  
**Concession 6 E.H.S. Lots 16-17**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres

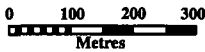


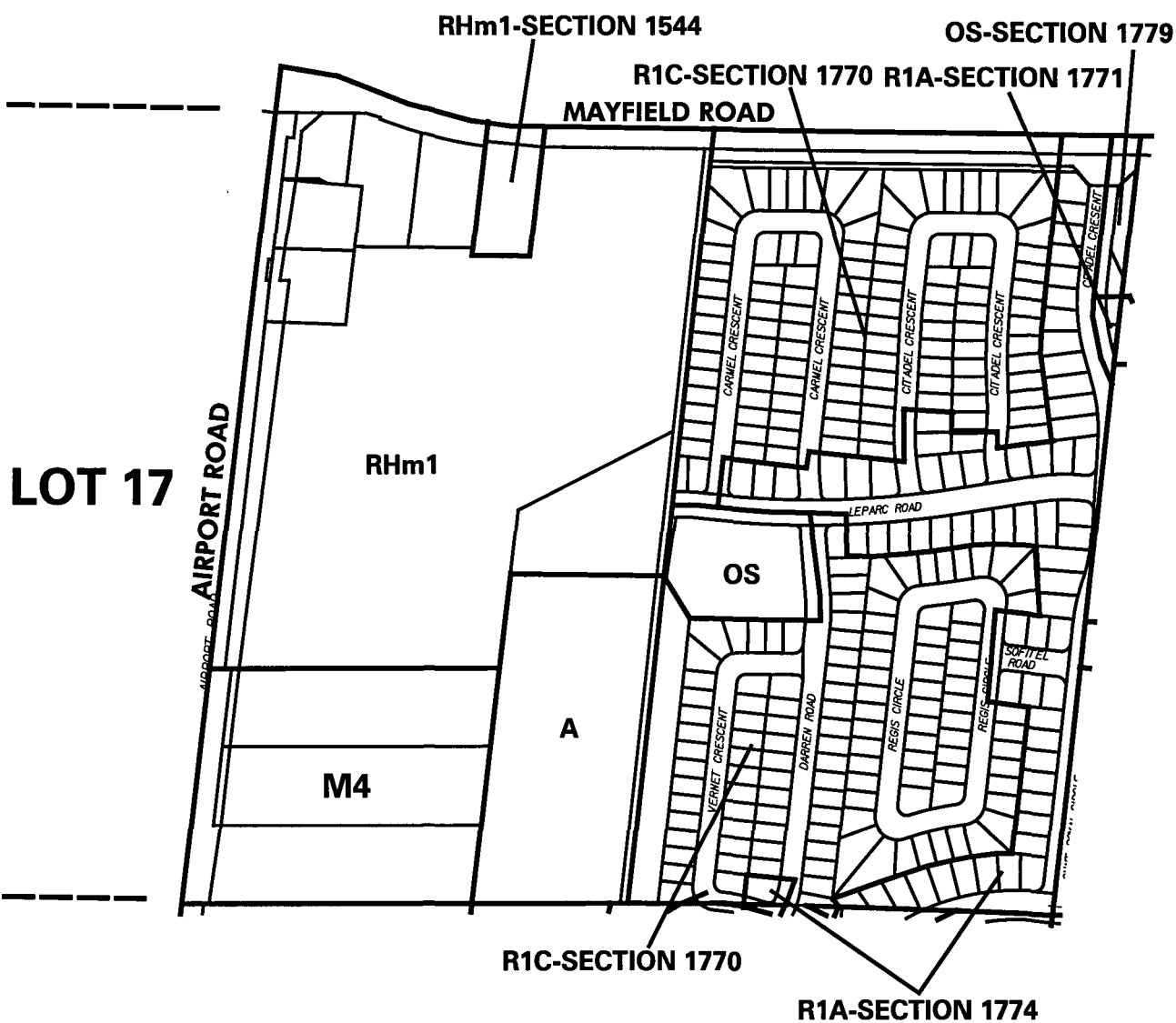
SEE MAP No. 31

**Schedule A Sheet 13 (INDEX)**  
**Concession 7 N.D.      Lots 16-17**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development Department



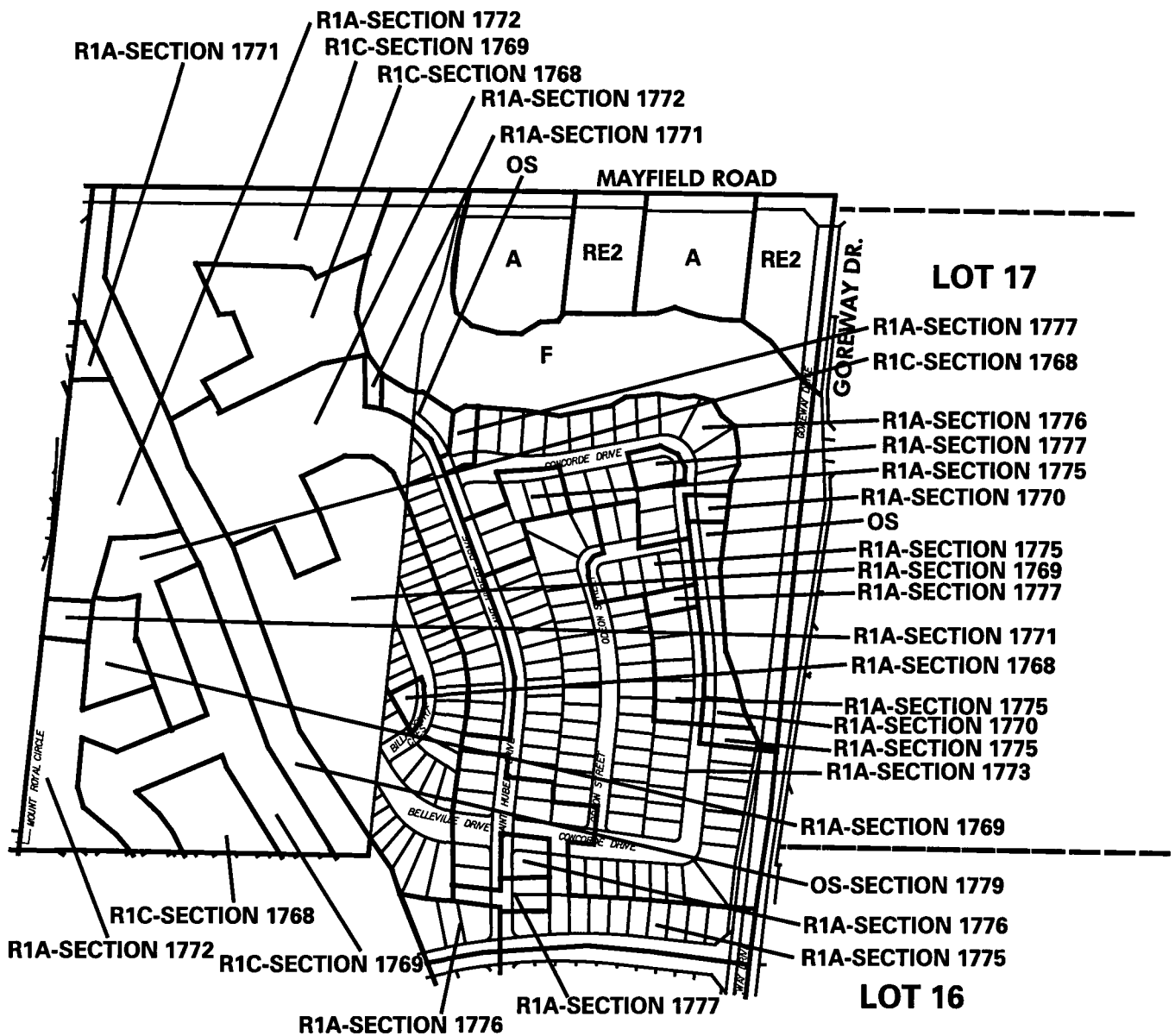


LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A - SHEET 13A**  
**CONCESSION 7 N.D. LOT 17**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development Department  
 0 100 200 300  
 Metres

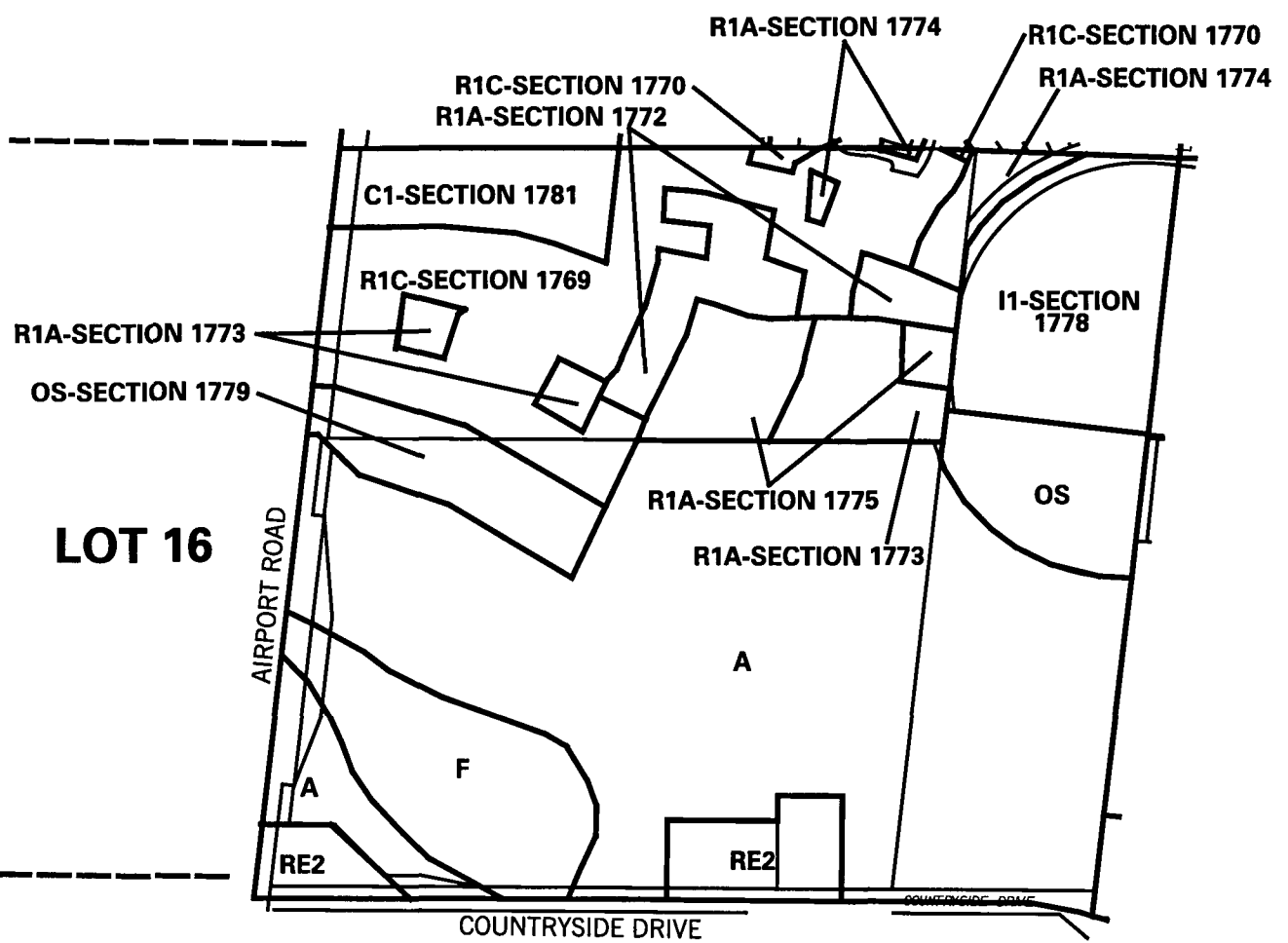


LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A - SHEET 13B**  
**CONCESSION 7 N.D. LOTS 16-17**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development Department  
 0 100 200 300  
 Metres



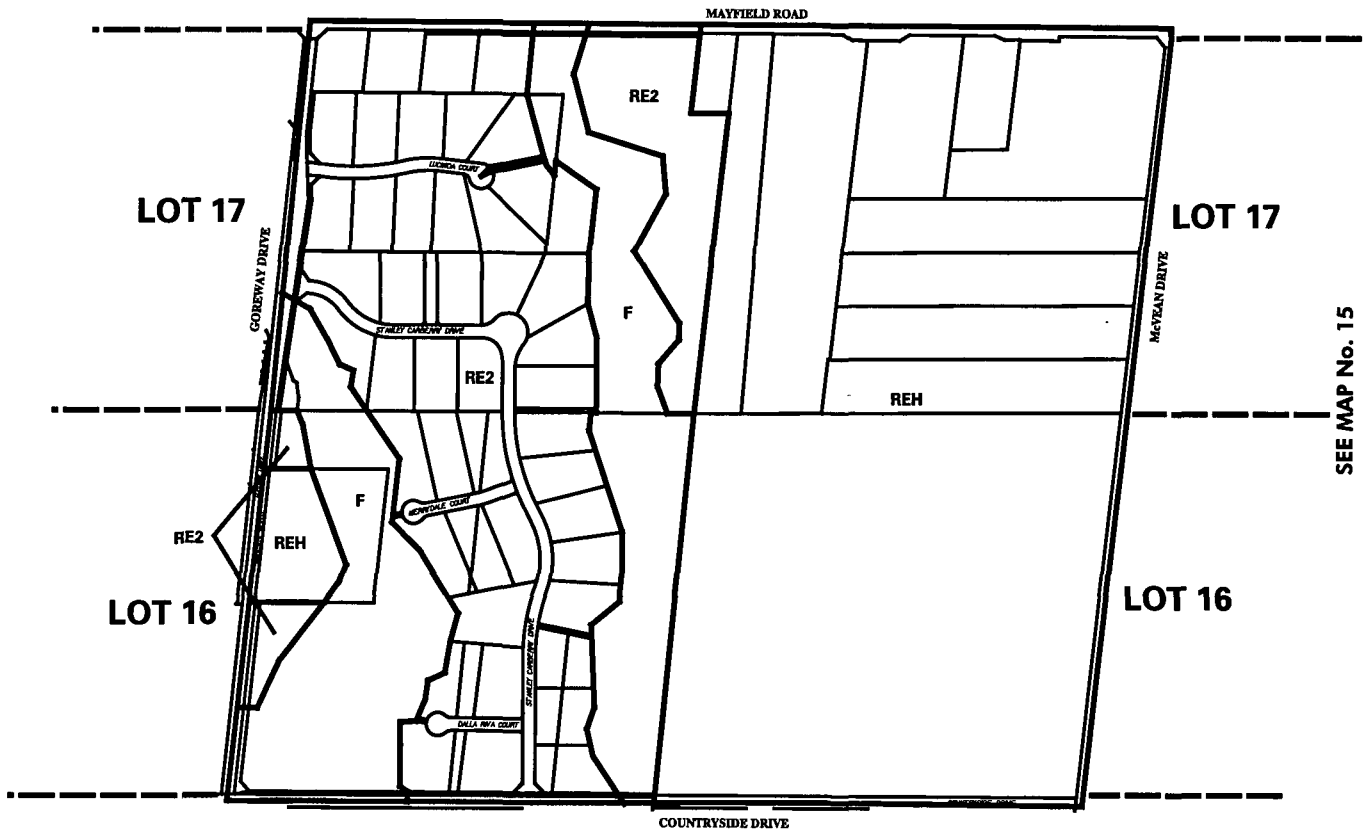
LEGEND  
 — ZONE BOUNDARY

**Schedule A - Sheet 13C**  
**CONCESSION 7 N.D. LOT 16**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development Department  
 0 100 200 300  
 Metres





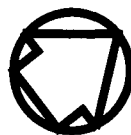
SEE MAP No. 13

SEE MAP No. 15

SEE MAP No. 32

LEGEND  
— ZONE BOUNDARY

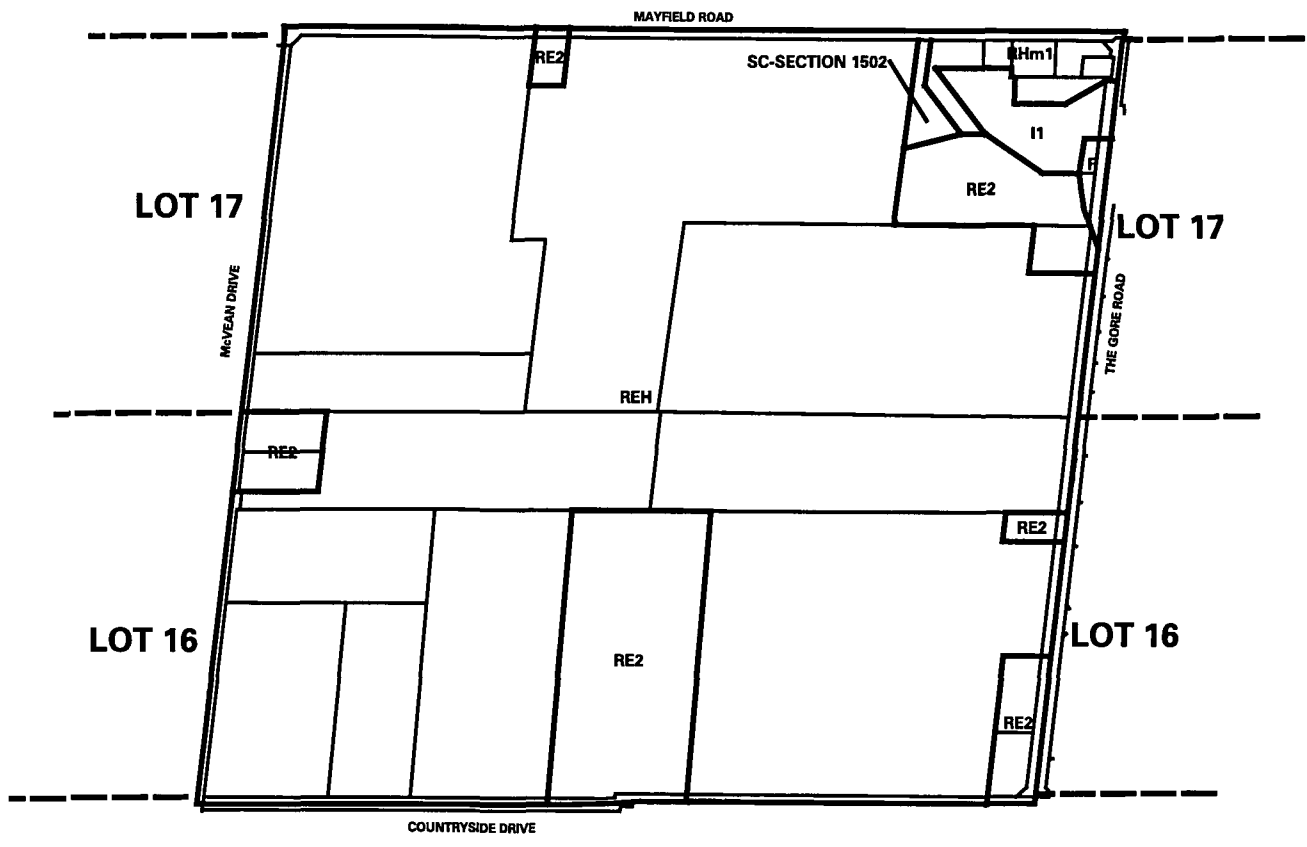
**Schedule A - Sheet 14**  
**Concession 8 N.D. Lots 16 & 17**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres





SEE MAP No. 14

SEE MAP No. 16

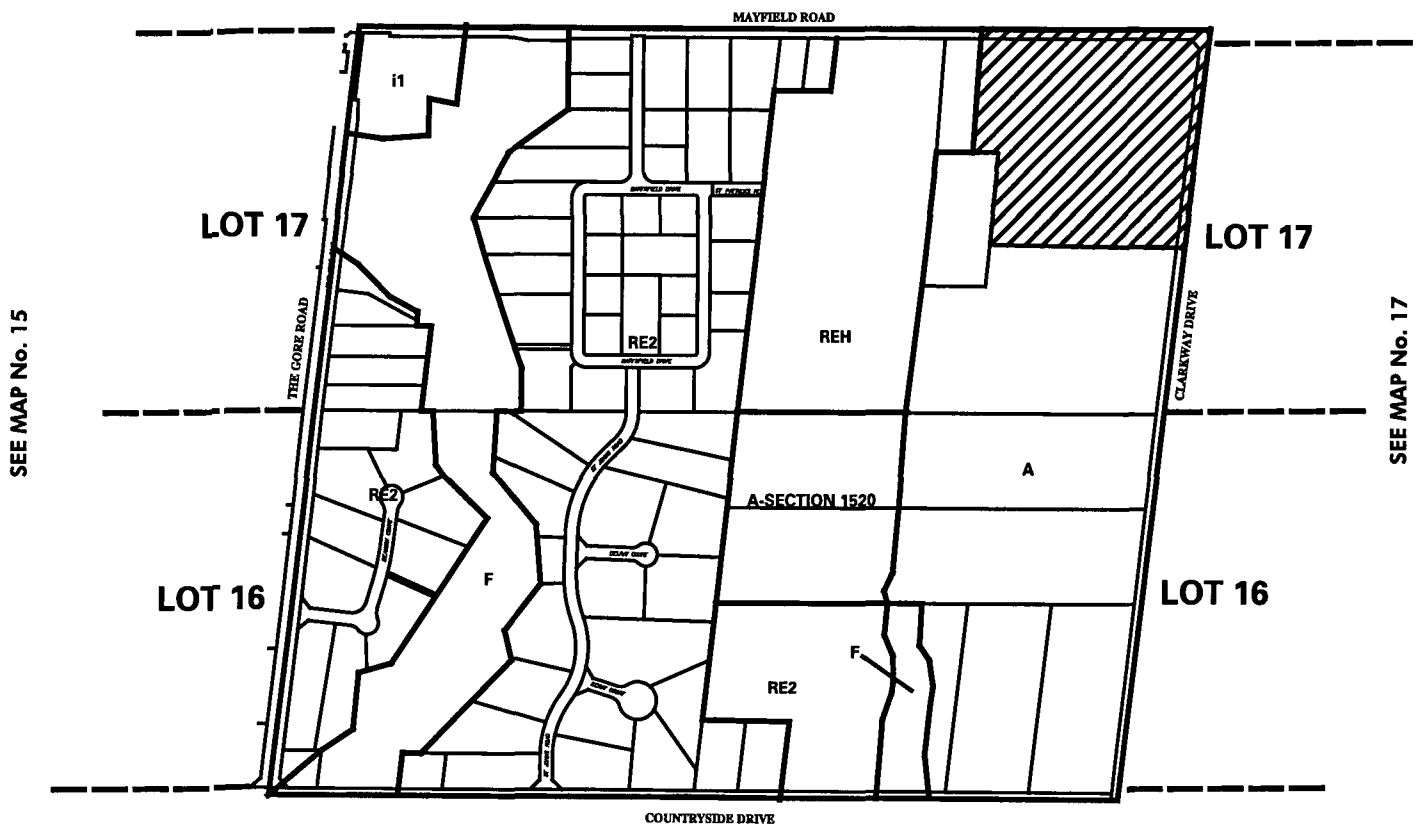
LEGEND  
— ZONE BOUNDARY

SEE MAP No. 33

**Schedule A - Sheet 15**  
**Concession 9 N.D. LOTS 16-17**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development  
0 100 200 300  
Metres



SEE MAP No. 15

SEE MAP No. 17

SEE MAP No. 34

LEGEND

- ZONE BOUNDARY
- ▨ EXCLUDED LANDS

## Schedule A - Sheet 16

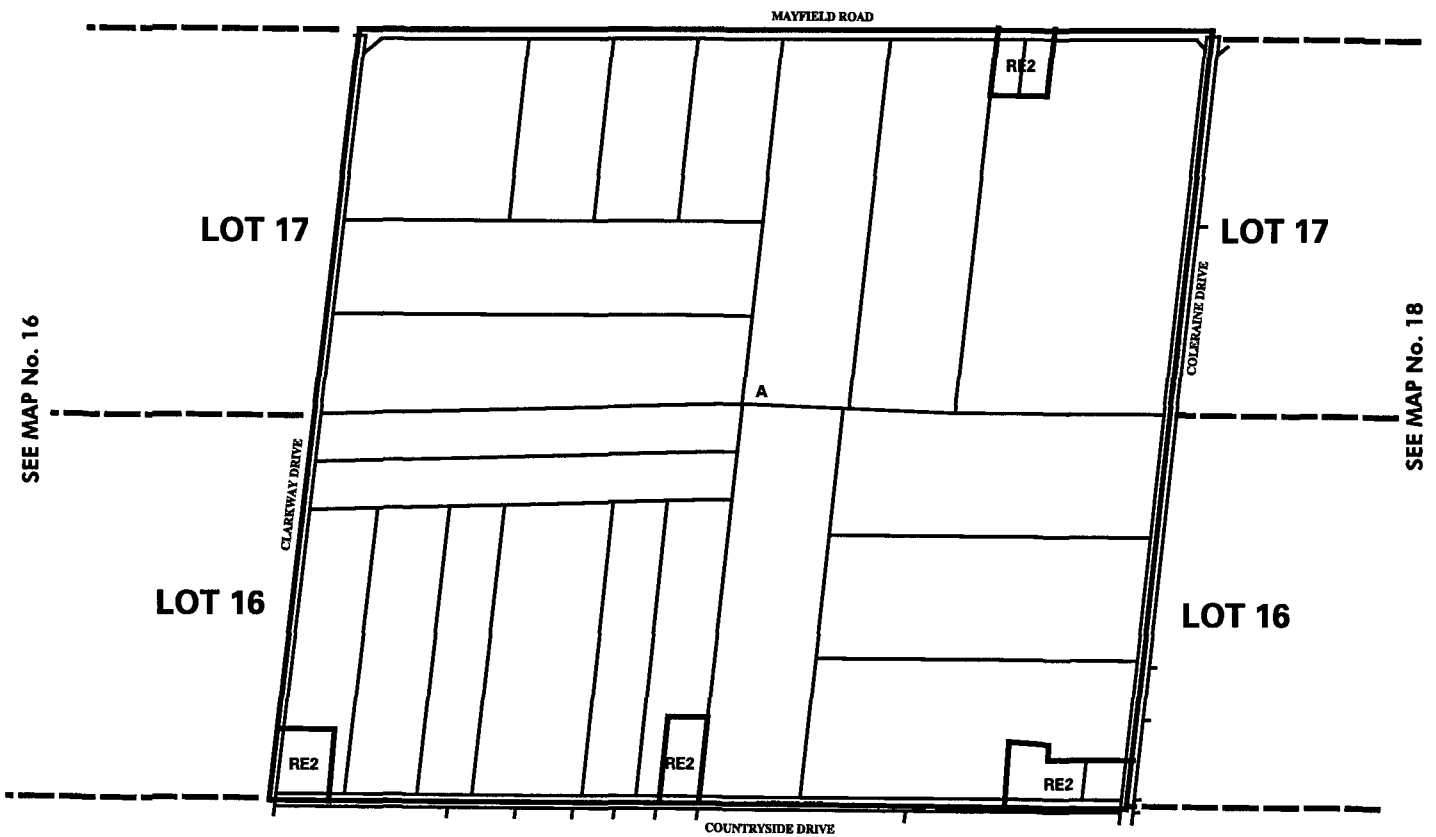
Concession 10 N.D. Lots 16-17

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres



LEGEND  
— ZONE BOUNDARY

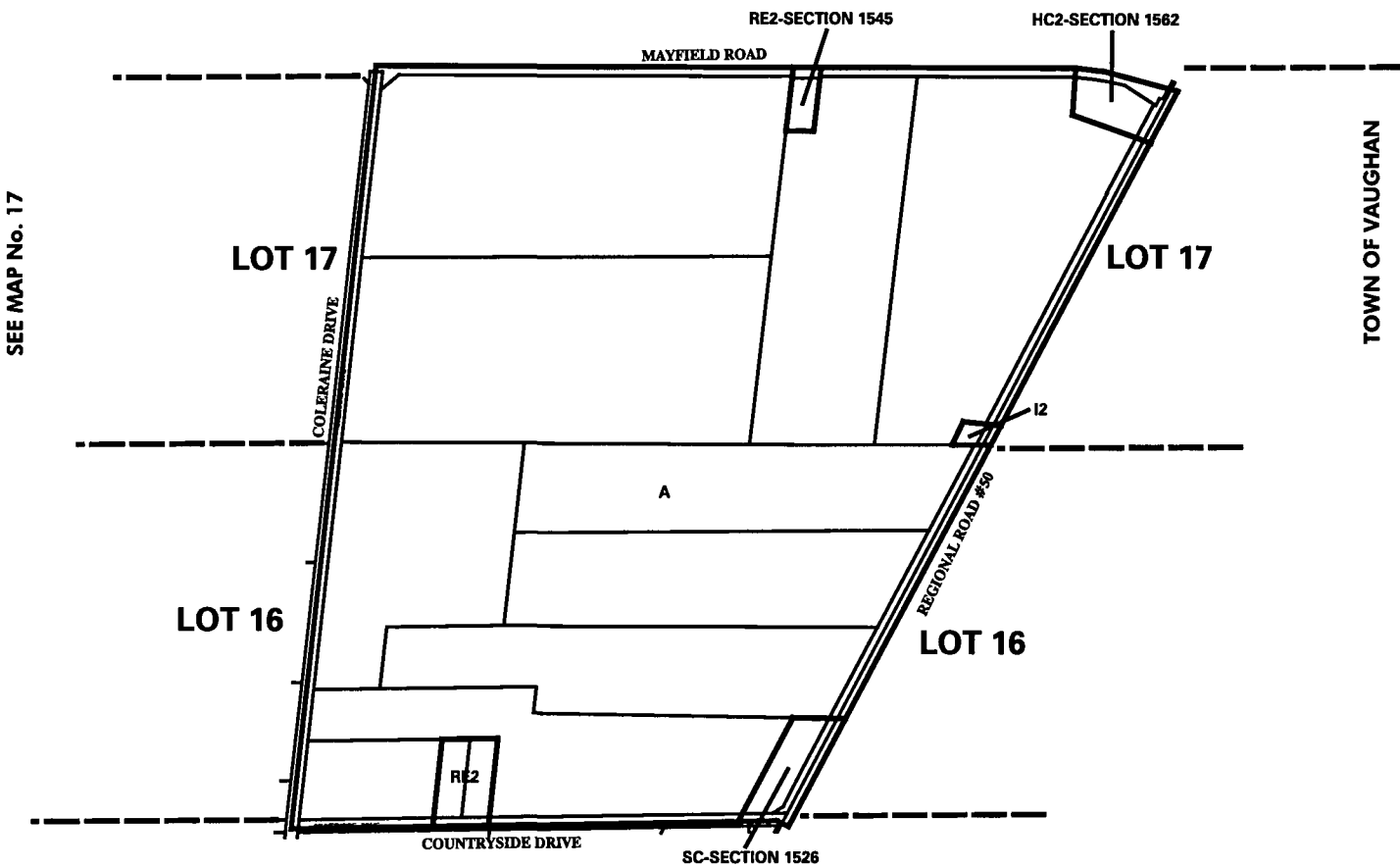
SEE MAP No. 35

**Schedule A - Sheet 17**  
**Concession 11 N.D. Lots 16-17**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres



SEE MAP No. 17

TOWN OF VAUGHAN

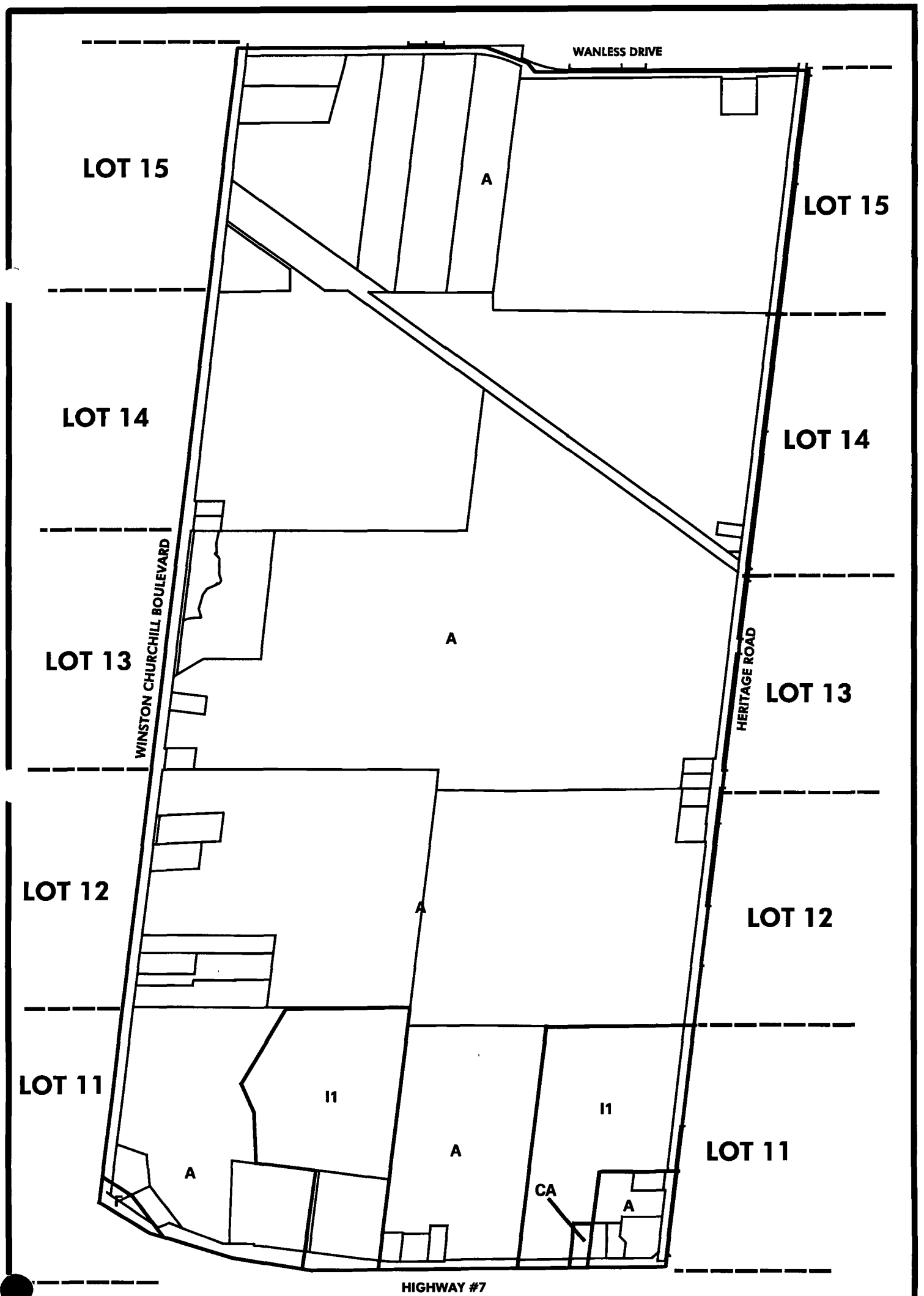
LEGEND  
— ZONE BOUNDARY

SEE MAP No. 36

**Schedule A - Sheet 18**  
**Concession 12 N.D. Lots 16-17**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development  
0 100 200  
Metres



## LEGEND

— ZONE BOUNDARY

**Schedule A**

**Sheet 19**

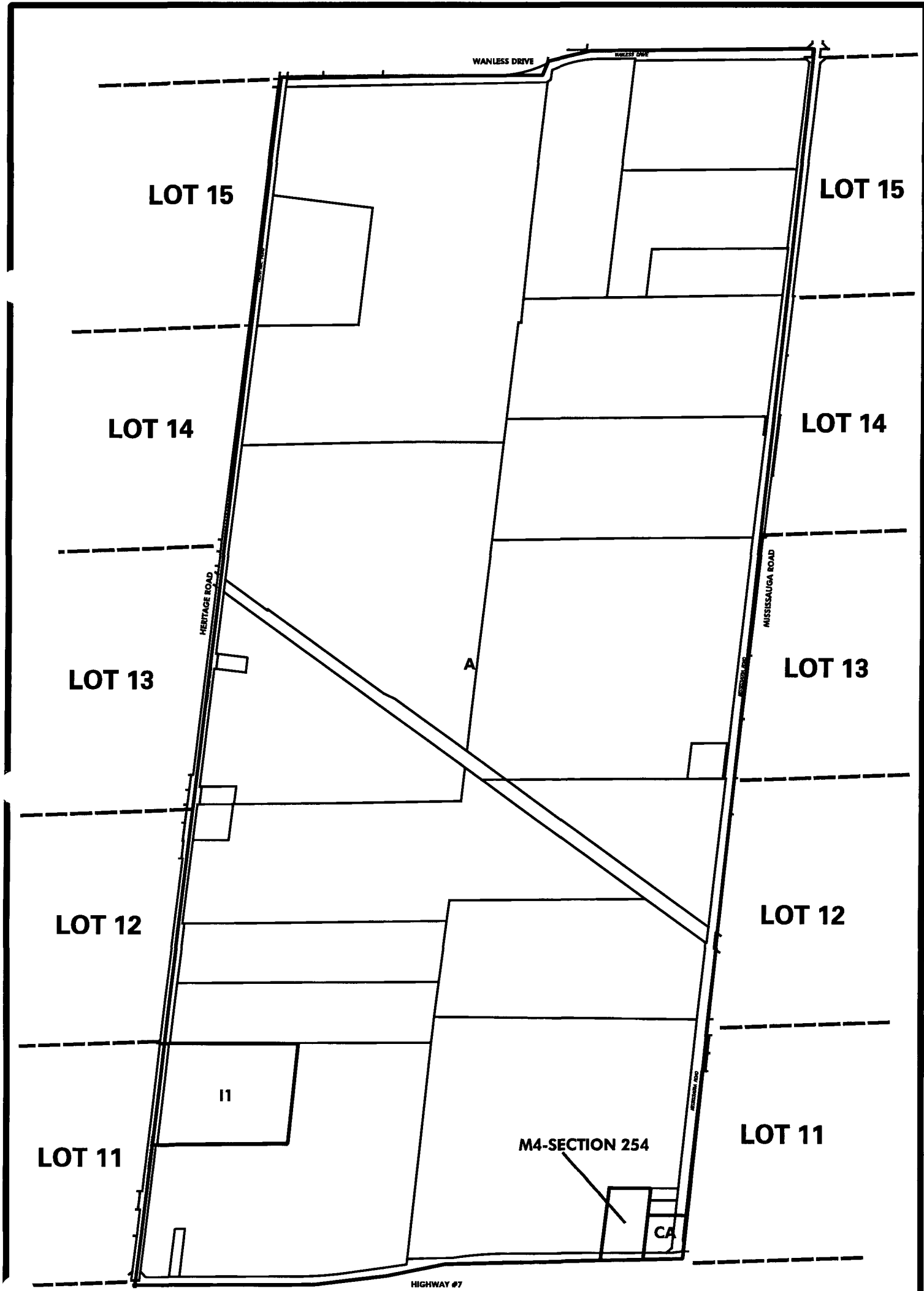
**BY-LAW 270-2004**

**CONCESSION 6 W.H.S. LOTS 11-15**



**CITY OF BRAMPTON**  
Planning, Design & Development

0 100 200 300  
Metres

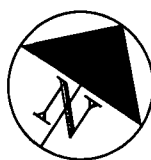


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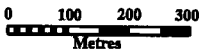
—— ZONE BOUNDARY

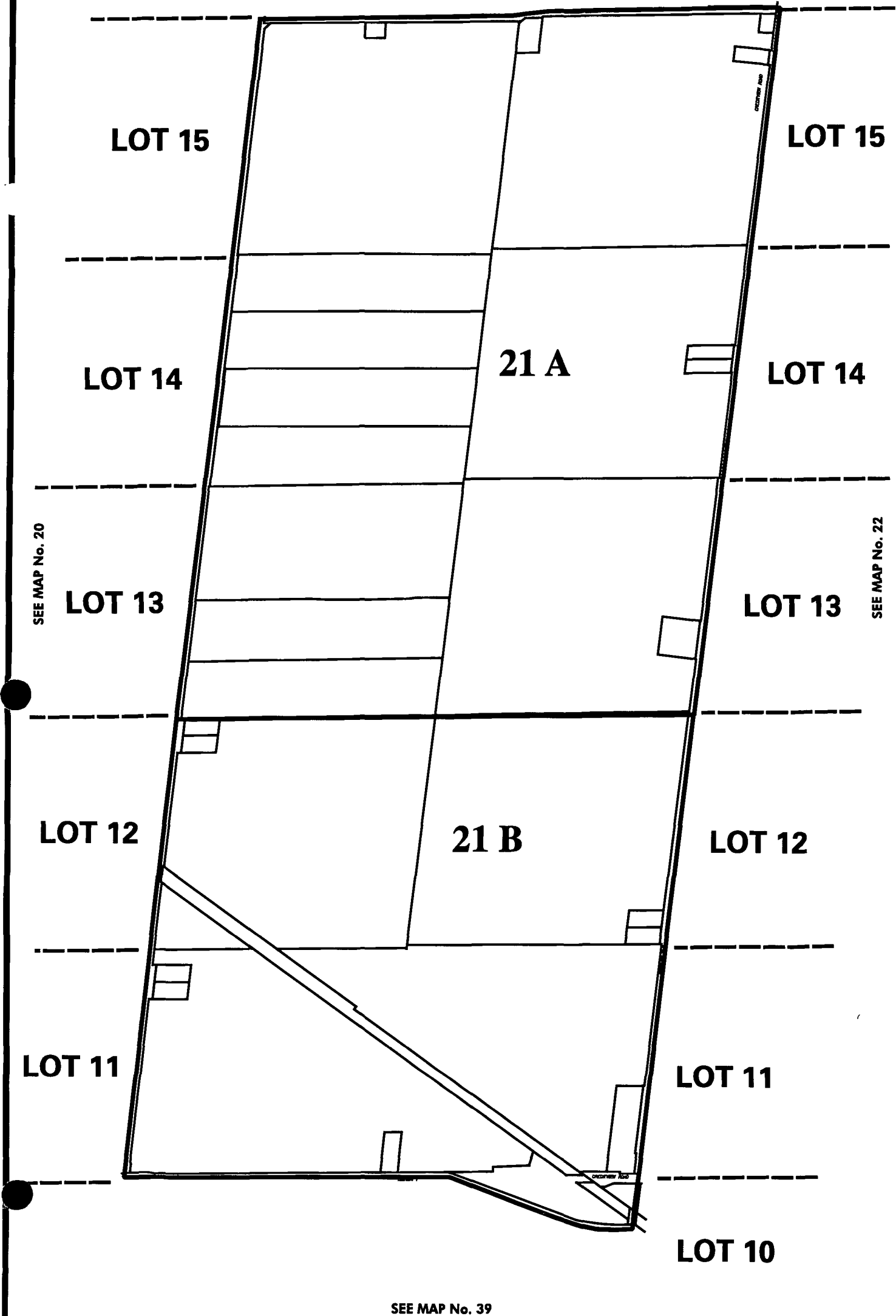
**Schedule A      Sheet 20**  
**BY-LAW 270-2004**

**CONCESSION 5 W.H.S.    LOTS 11-15**



**CITY OF BRAMPTON**  
 Planning, Design & Development





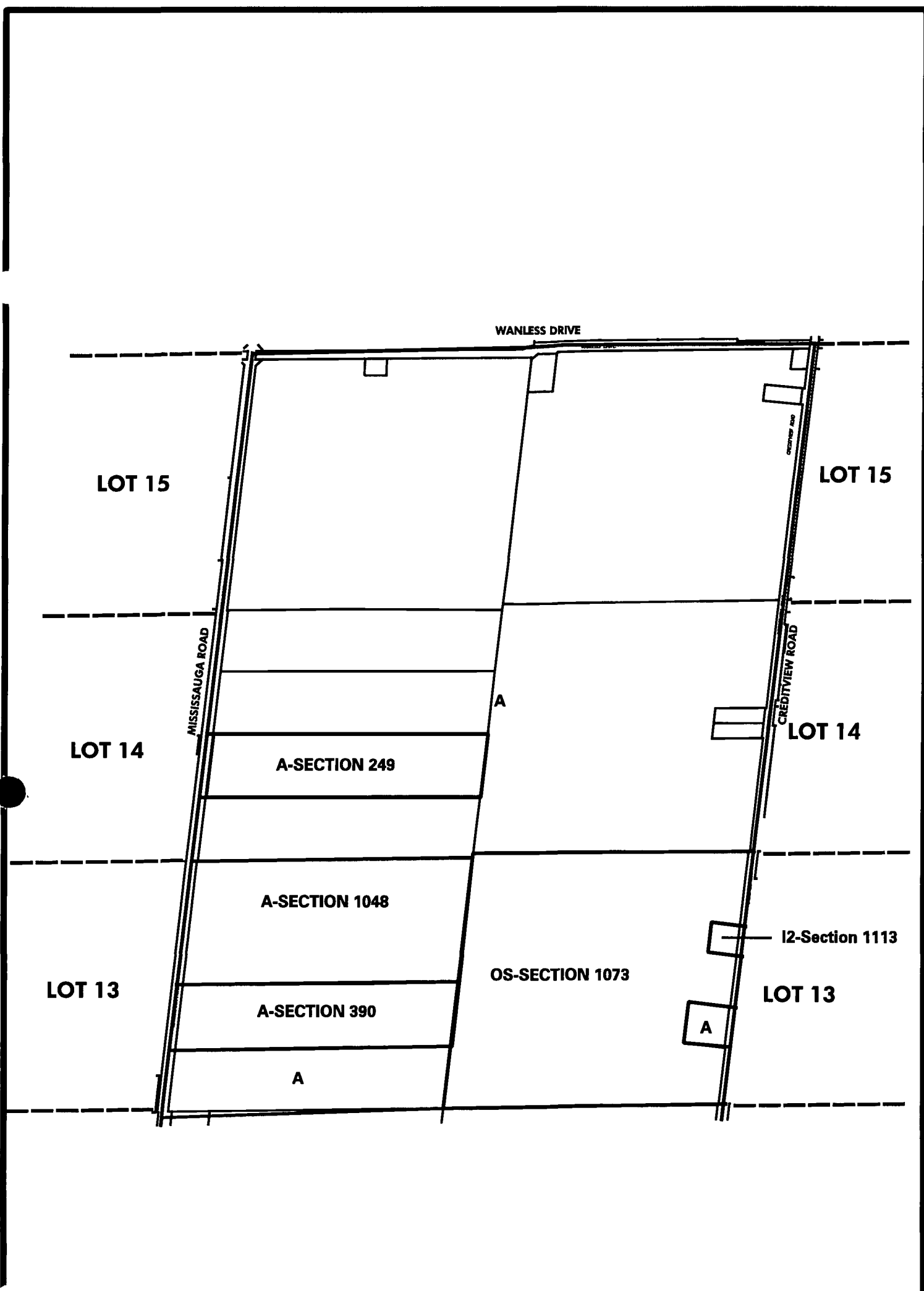
**Schedule A Sheet 21 (INDEX)**  
**BY-LAW 270-2004**

**CONCESSION 4 W.H.S. LOTS 11-15**




**CITY OF BRAMPTON**  
Planning, Design and Development





**LEGEND**  
 \_\_\_\_\_ ZONE BOUNDARY

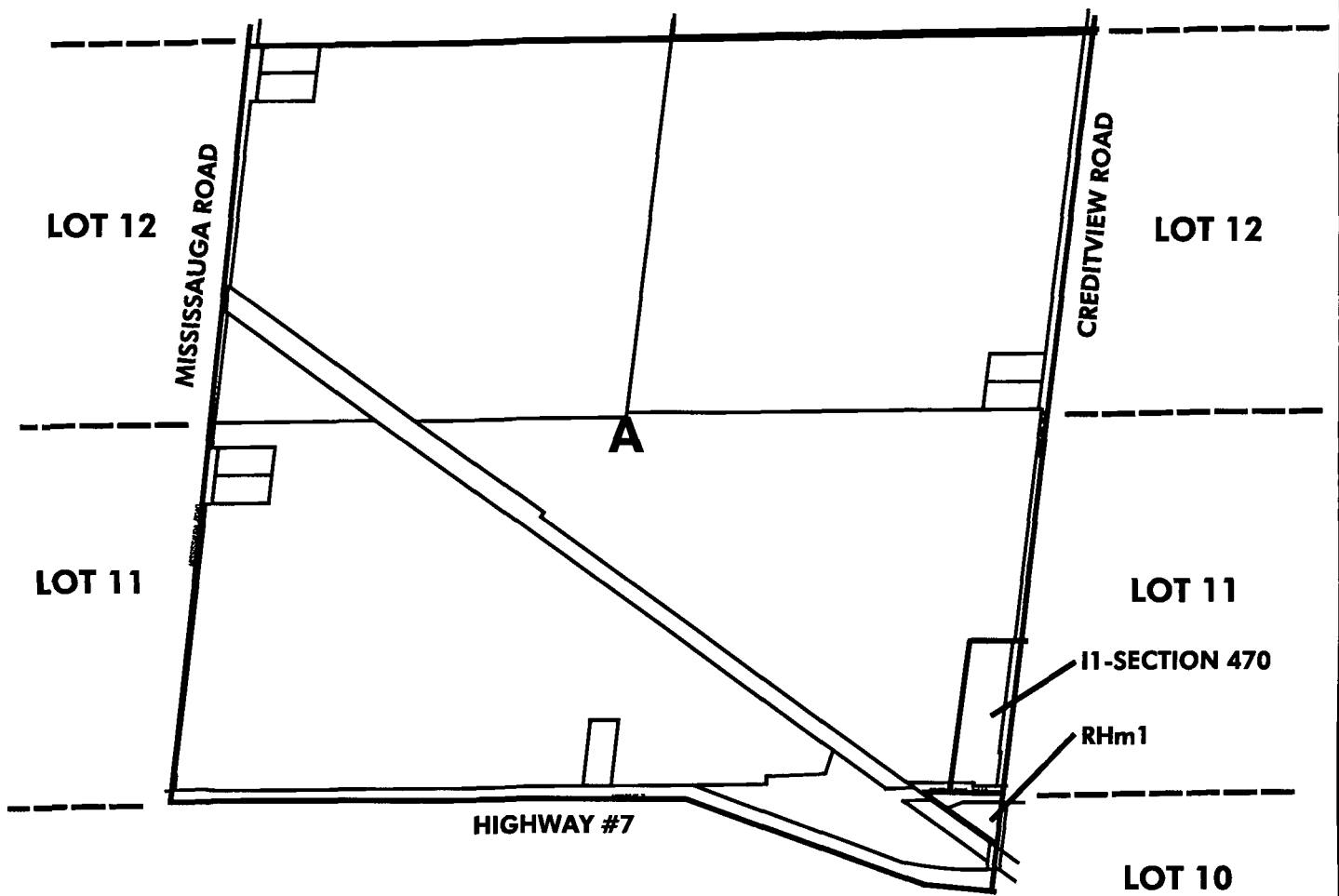
**Schedule A      Sheet 21A**  
**BY-LAW 270-2004**  
**CONCESSION 4 W.H.S.    LOTS 13-15**



**CITY OF BRAMPTON**  
 Planning, Design & Development

0    100    200    300  
 Metres





## LEGEND

— ZONE BOUNDARY

**Schedule A**

**Sheet 21B**

**BY-LAW 270-2004**

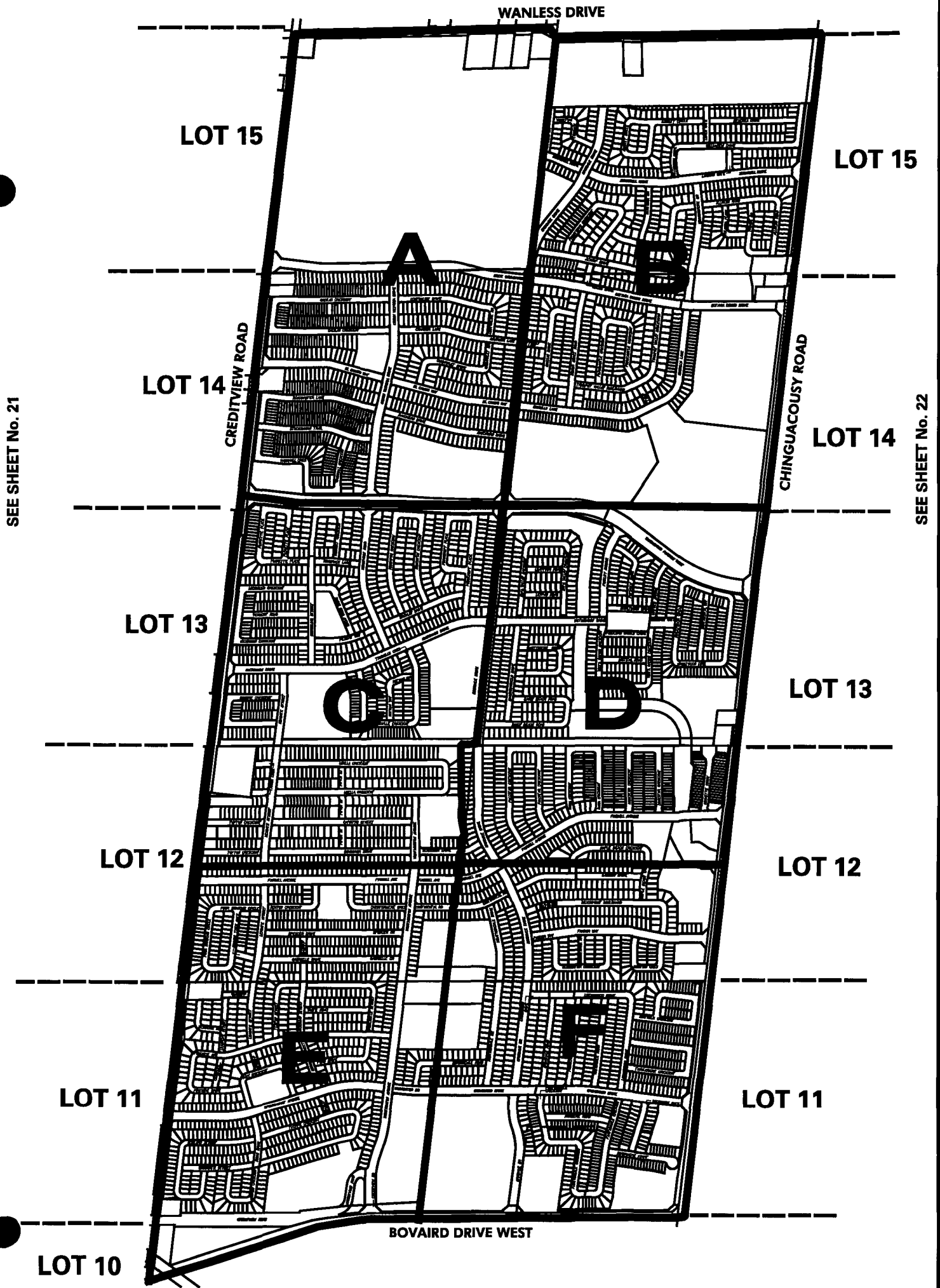
**CONCESSION 4 W.H.S. LOTS 10-12**



**CITY OF BRAMPTON**  
Planning, Design & Development

0 100 200 300  
Metres

SEE SHEET No. 4

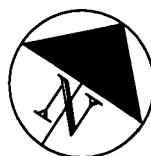


SEE SHEET No. 40

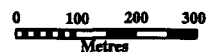
**Schedule A Sheet 22 (INDEX)**

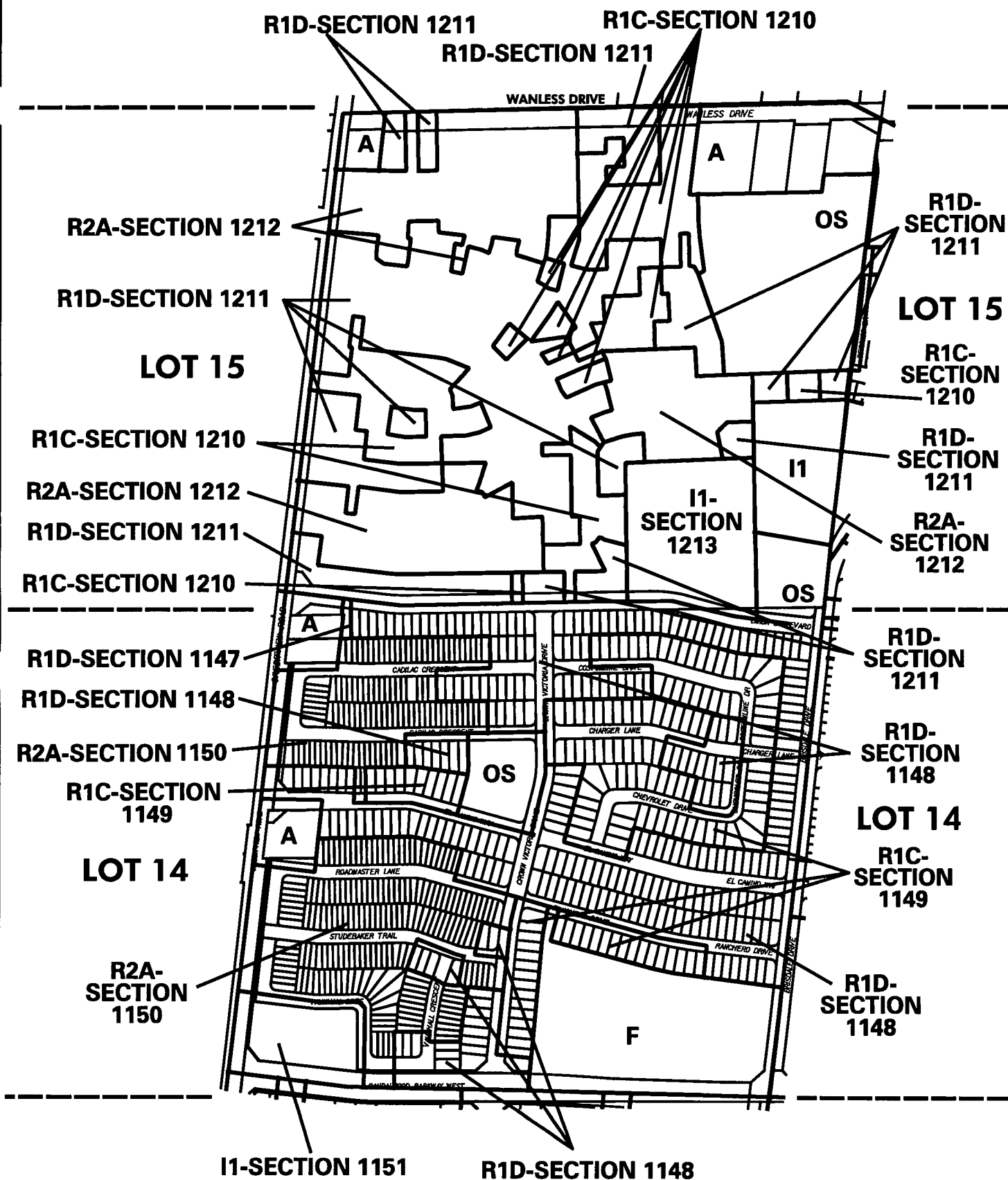
**BY-LAW 270-2004**

**CONCESSION 3 W.H.S. LOTS 11-15**



**CITY OF BRAMPTON**  
Planning, Design and Development





LEGEND  
 — ZONE BOUNDARY

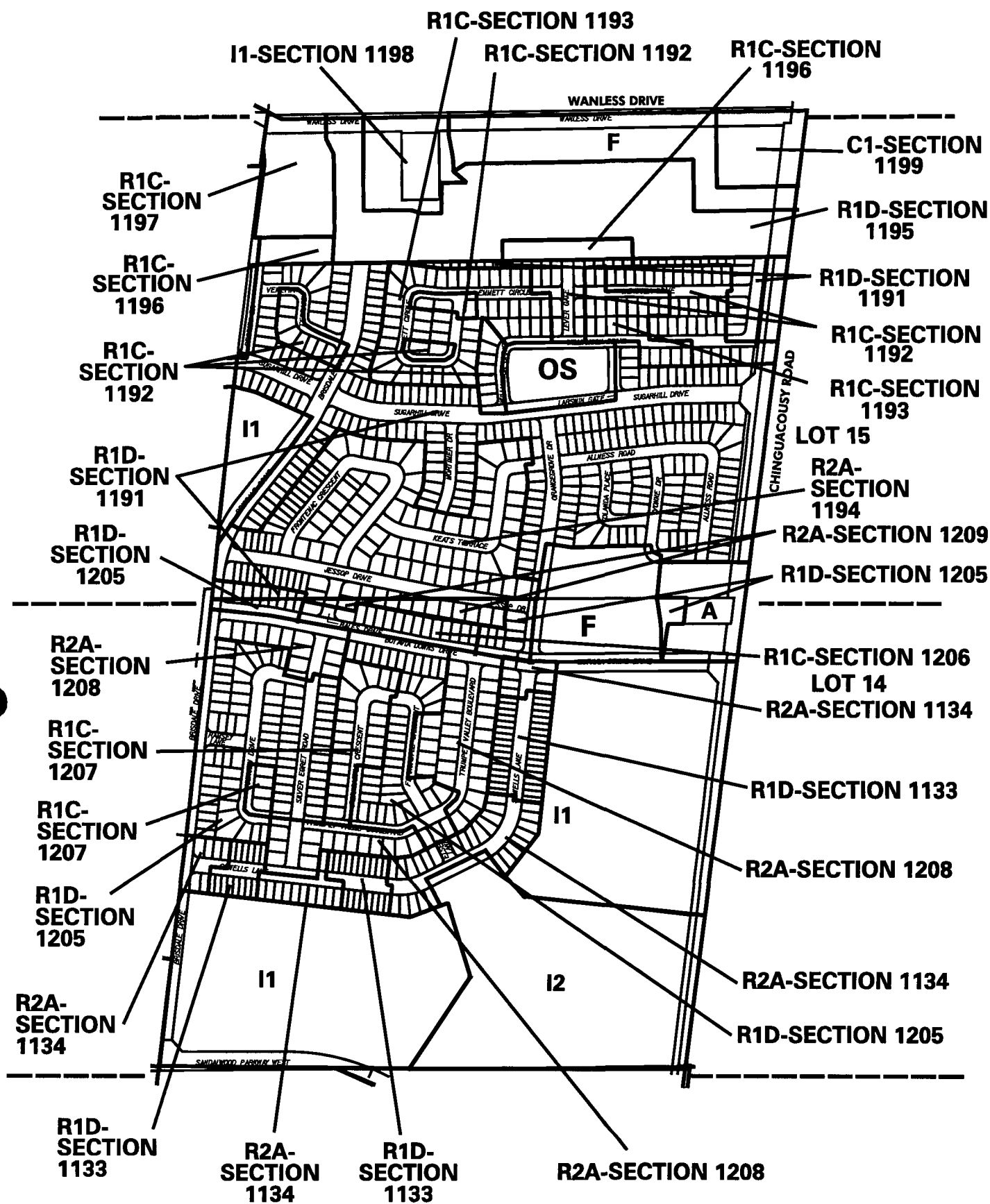
# **Schedule A** **Sheet 22 A** **BY-LAW 270-2004**

CONCESSION 3 W.H.S. LOTS 14&15



**CITY OF BRAMPTON**  
 Planning, Design and Development

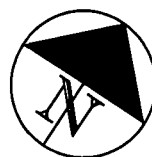




**Schedule A** **Sheet 22B**

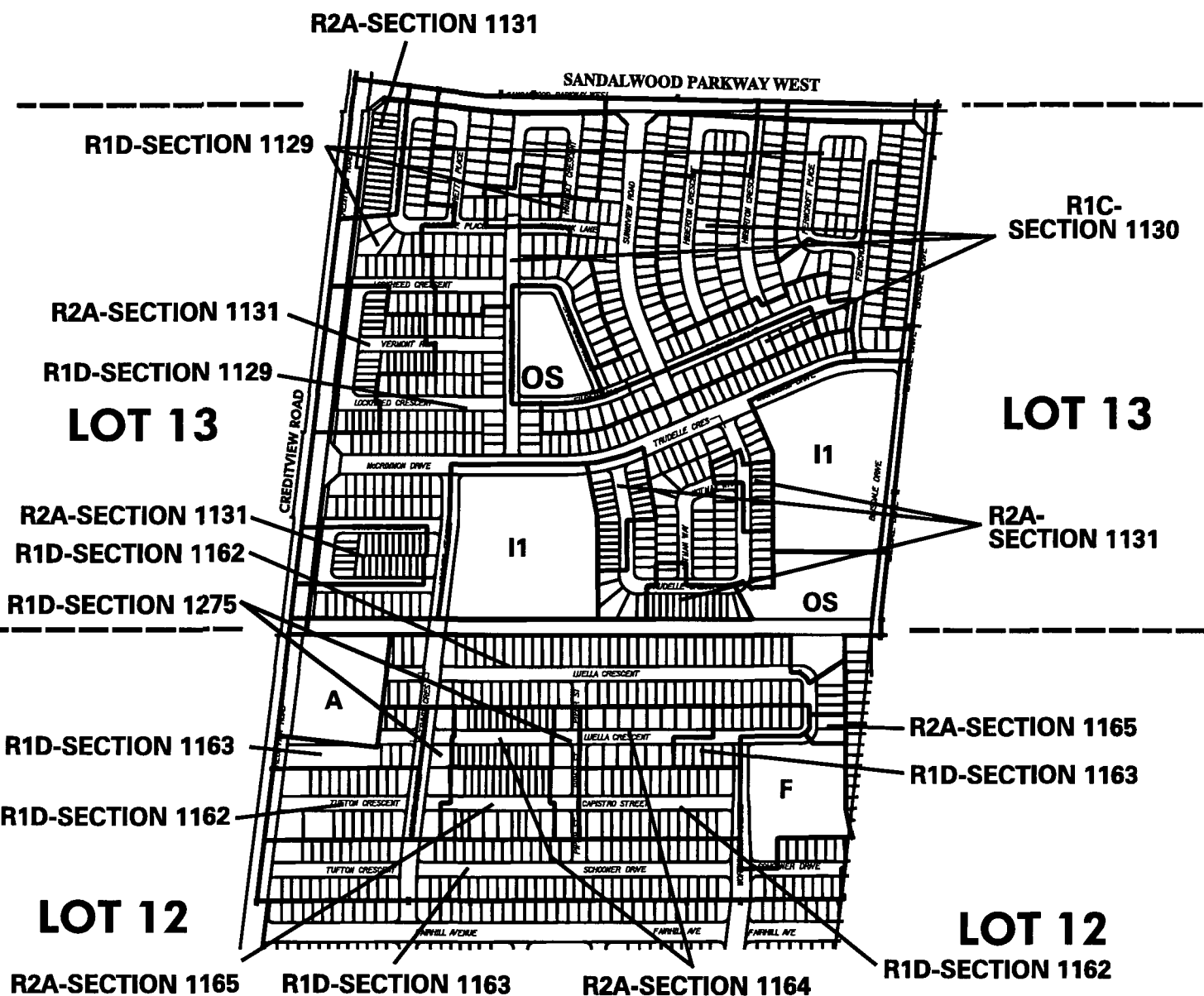
**BY-LAW 270-2004**

**CONCESSION 3 W.H.S. LOTS 14&15**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



LEGEND  
 — ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2004**

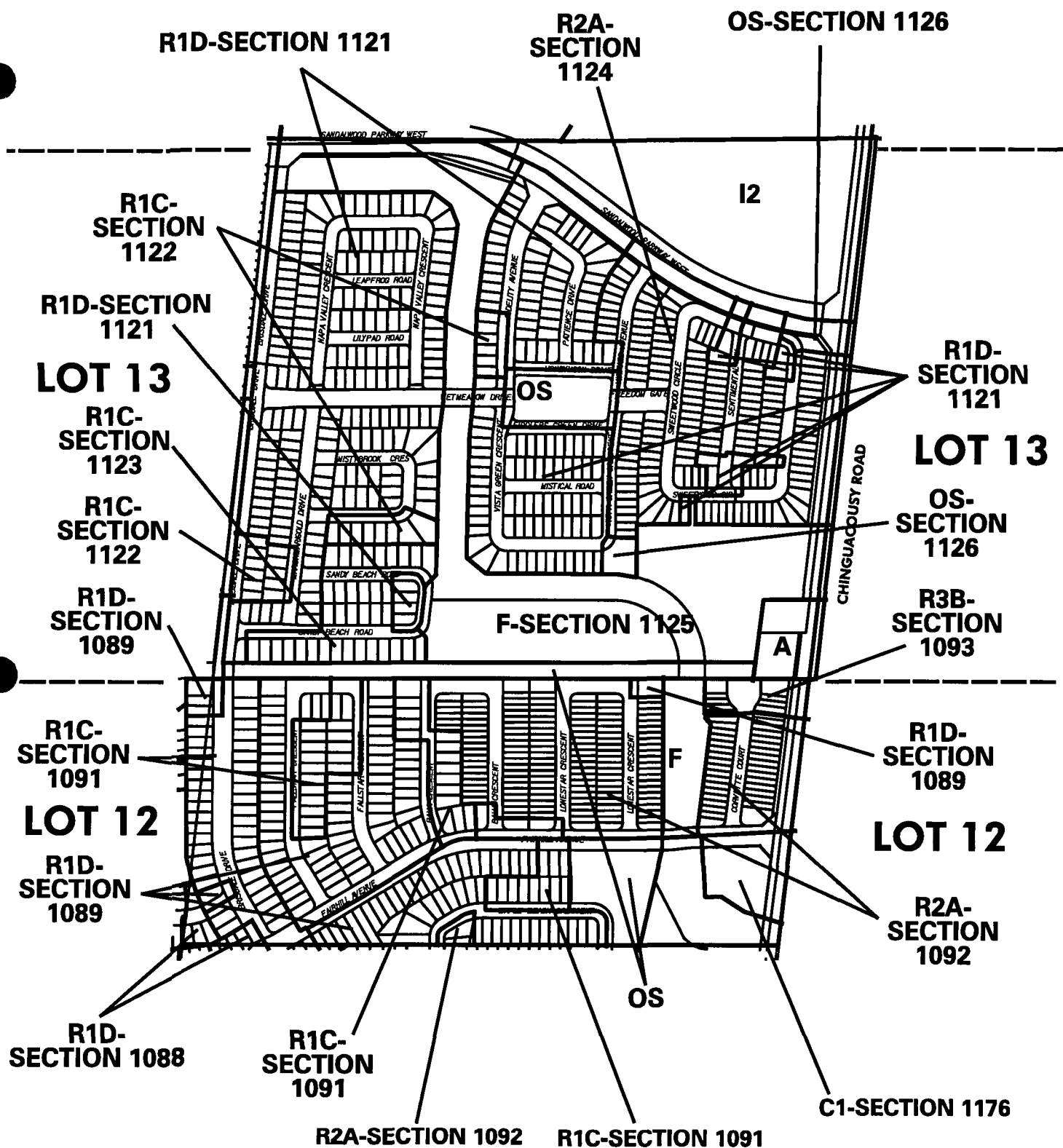
**Sheet 22C**

**CONCESSION 3 W.H.S. LOTS 12-13**

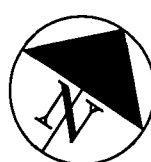


**CITY OF BRAMPTON**  
 Planning, Design and Development

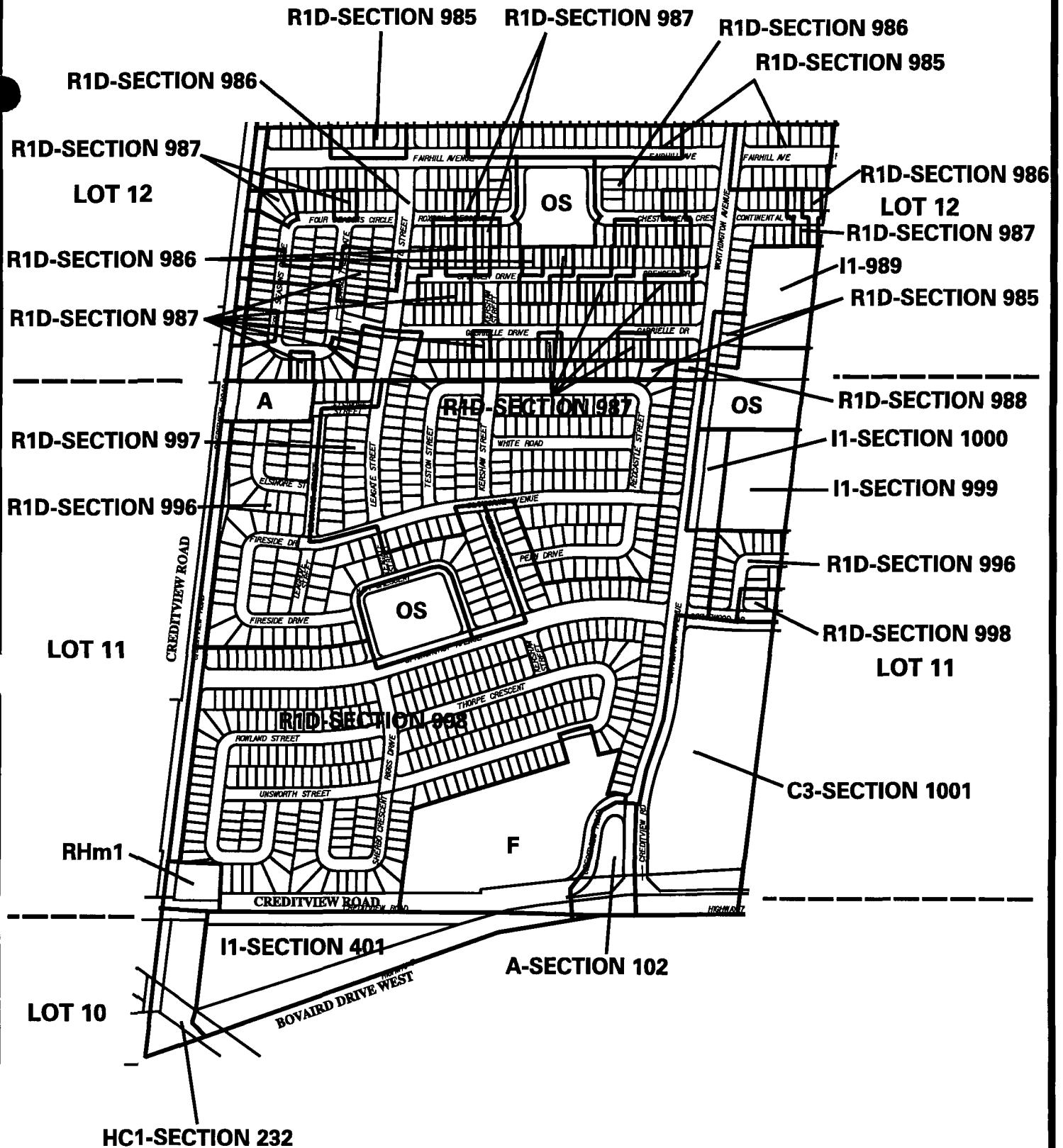
0 100 200 300  
 Metres



**Schedule A** **Sheet 22D**  
**BY-LAW 270-2004**  
**CONCESSION 3 LOTS 12-13**



**CITY OF BRAMPTON**  
 Planning, Design and Development



# LEGEND

— ZONE BOUNDARY

**SCHEDULE A**

**SHEET 22 E**

**BY-LAW 270-2004**

**CONCESSION 3 W.H.S. PART LOTS 10-12**



**CITY OF BRAMPTON**

Planning, Design and Development







WANLESS DRIVE

LOT 15

LOT 15

LOT 14

LOT 14

LOT 13

LOT 13

LOT 12

LOT 12

LOT 11

LOT 11

CHINGUACOUSY ROAD

McLAUGHLIN ROAD

23 H

23 A

23 B

BOVAIRD DRIVE (HIGHWAY 7)

SEE SHEET No. 41

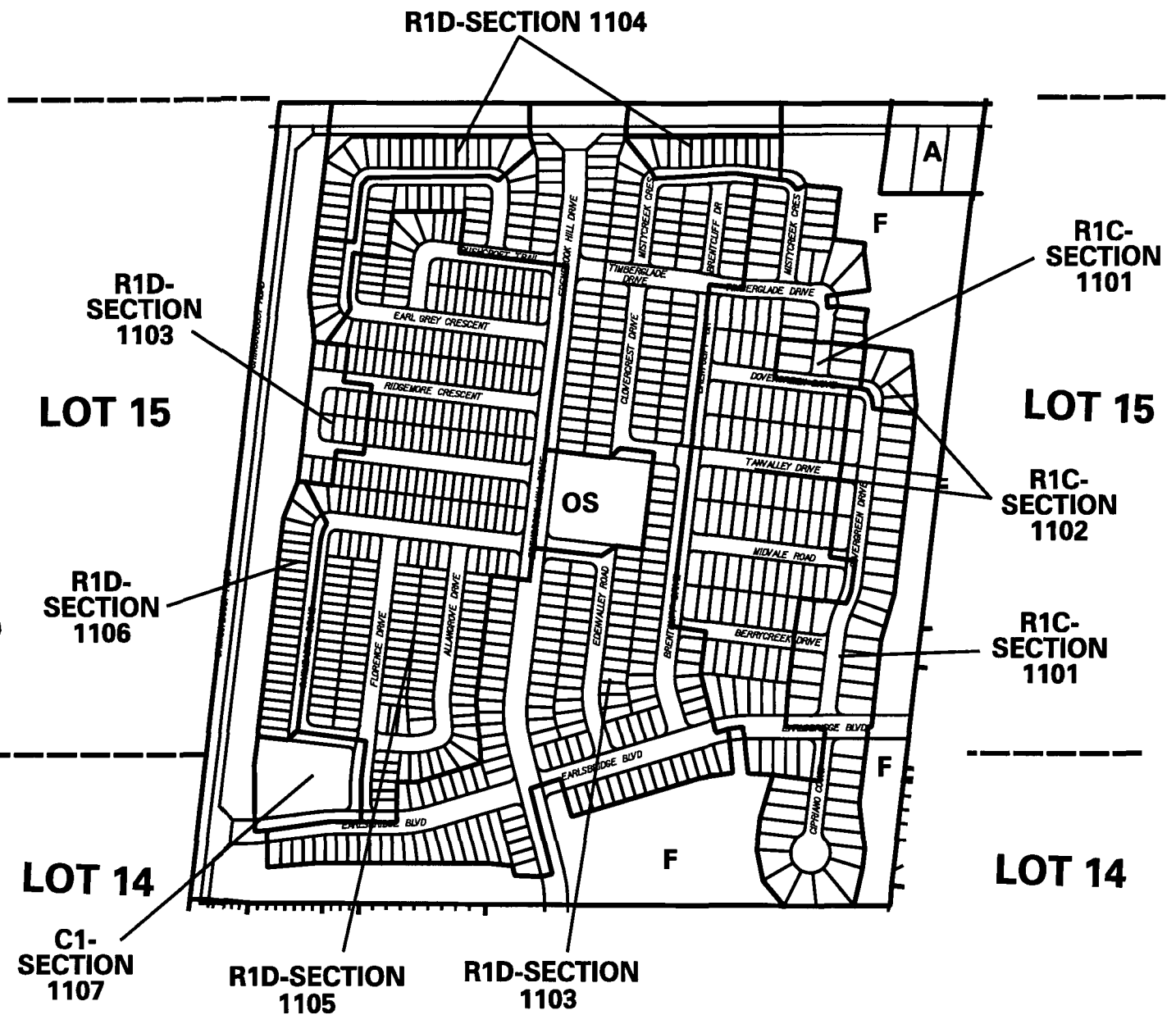
Schedule A Sheet 23 (INDEX)  
BY-LAW 270-2004

CONCESSION 2 W.H.S. LOTS 11-15



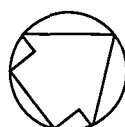
CITY OF BRAMPTON  
Planning, Design and Development



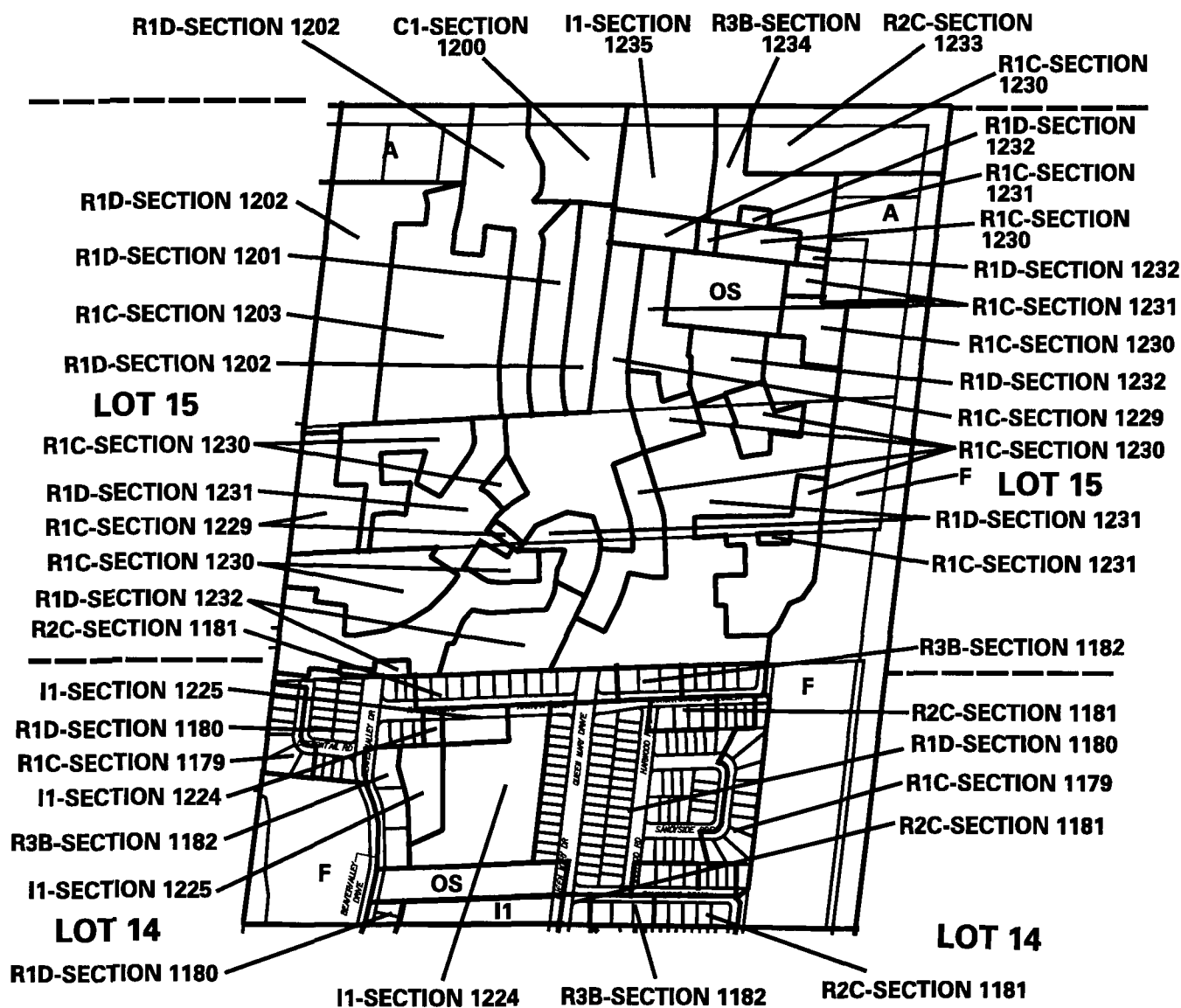


LEGEND  
 — ZONE BOUNDARY

**Schedule A** **Sheet 23 A**  
**BY-LAW 270-2004**  
 CONCESSION 2 W.H.S. LOTS 14&15



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres



LEGEND

— ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2004**

**CONCESSION 2 W.H.S.**

**Sheet 23 B**

**LOTS 14&15**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres



LOT 14

LOT 14

R1D-SECTION 1099

R2A-SECTION 1010

R1C-SECTION 1006

OS

R1D-SECTION 1008

R1D-SECTION 1099

R1D-SECTION 1099

R1C-SECTION 1005

LOT 13

LOT 13

R1C-SECTION 1006

R1D-SECTION 1005

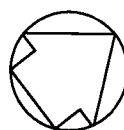
LEGEND

— ZONE BOUNDARY

Schedule A  
BY-LAW 270-2004

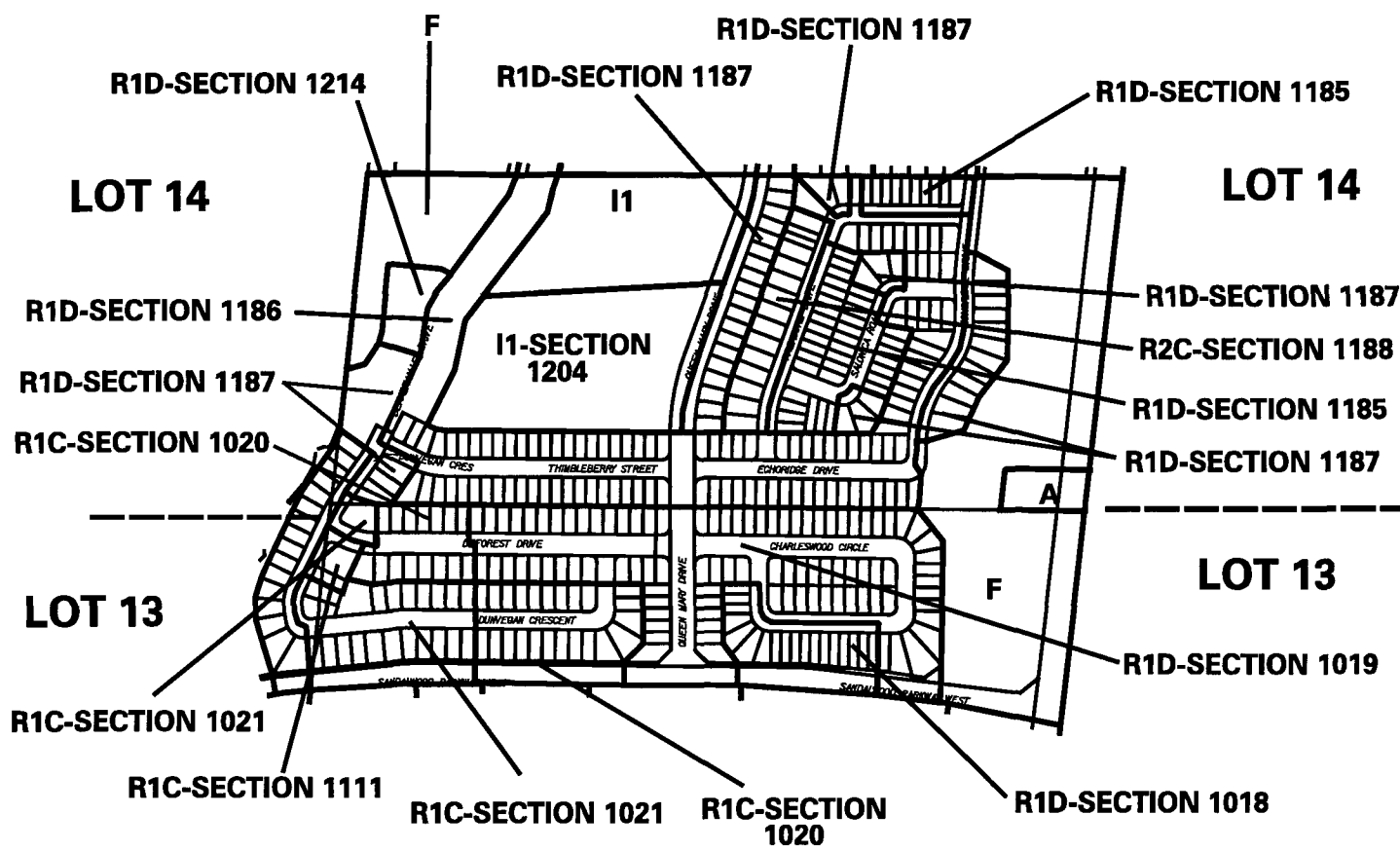
CONCESSION 2 W.H.S. LOTS 13&14

Sheet 23 D



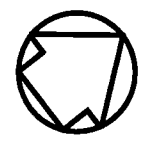
CITY OF BRAMPTON  
Planning, Design and Development

0 100 200 300  
Metres

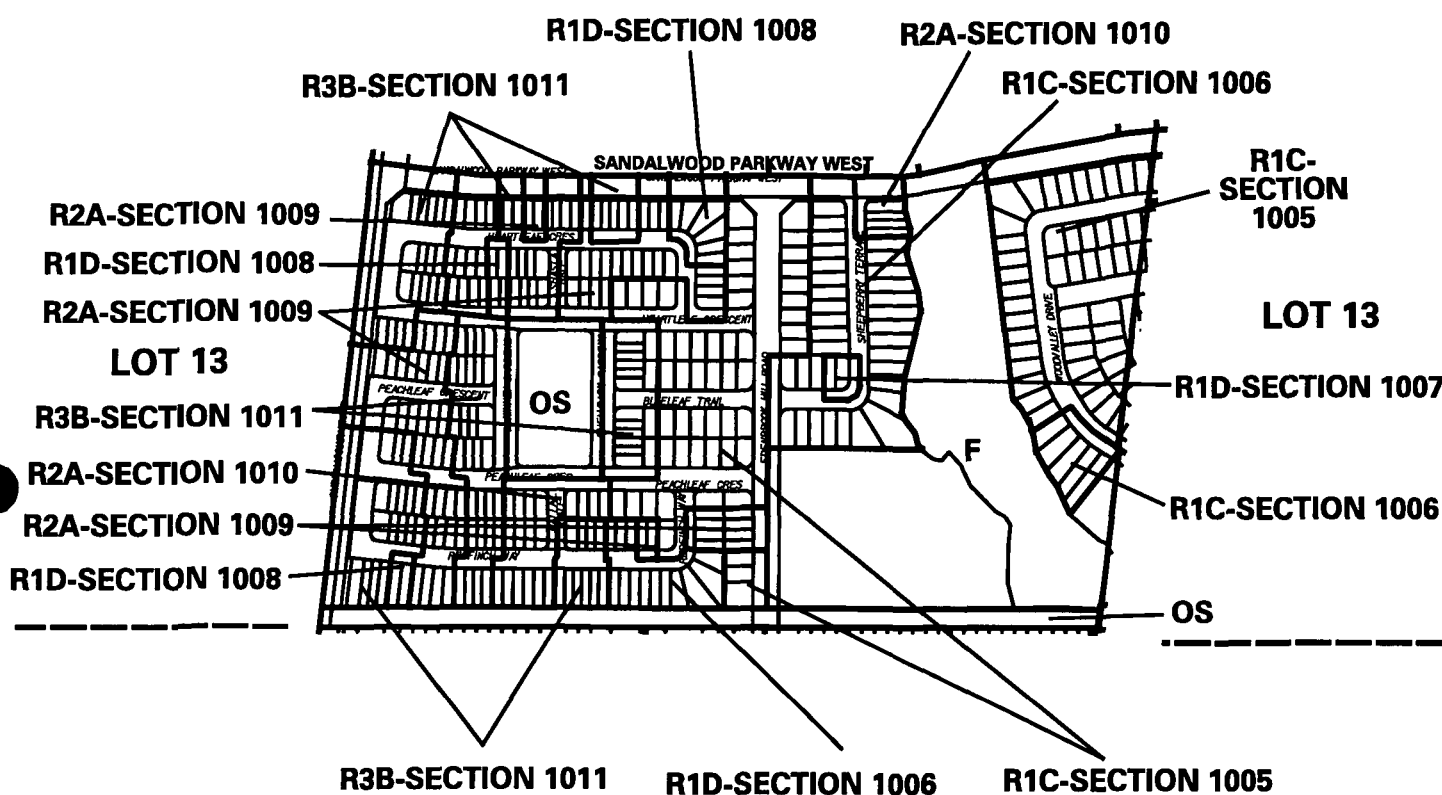


LEGEND  
 — ZONE BOUNDARY

**Schedule A** **Sheet 23 E**  
**BY-LAW 270-2004**  
**CONCESSION 2 W.H.S. LOTS 13&14**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres



LEGEND

— ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2004**

**Sheet 23 F**

**CONCESSION 2 W.H.S. LOTS 13**

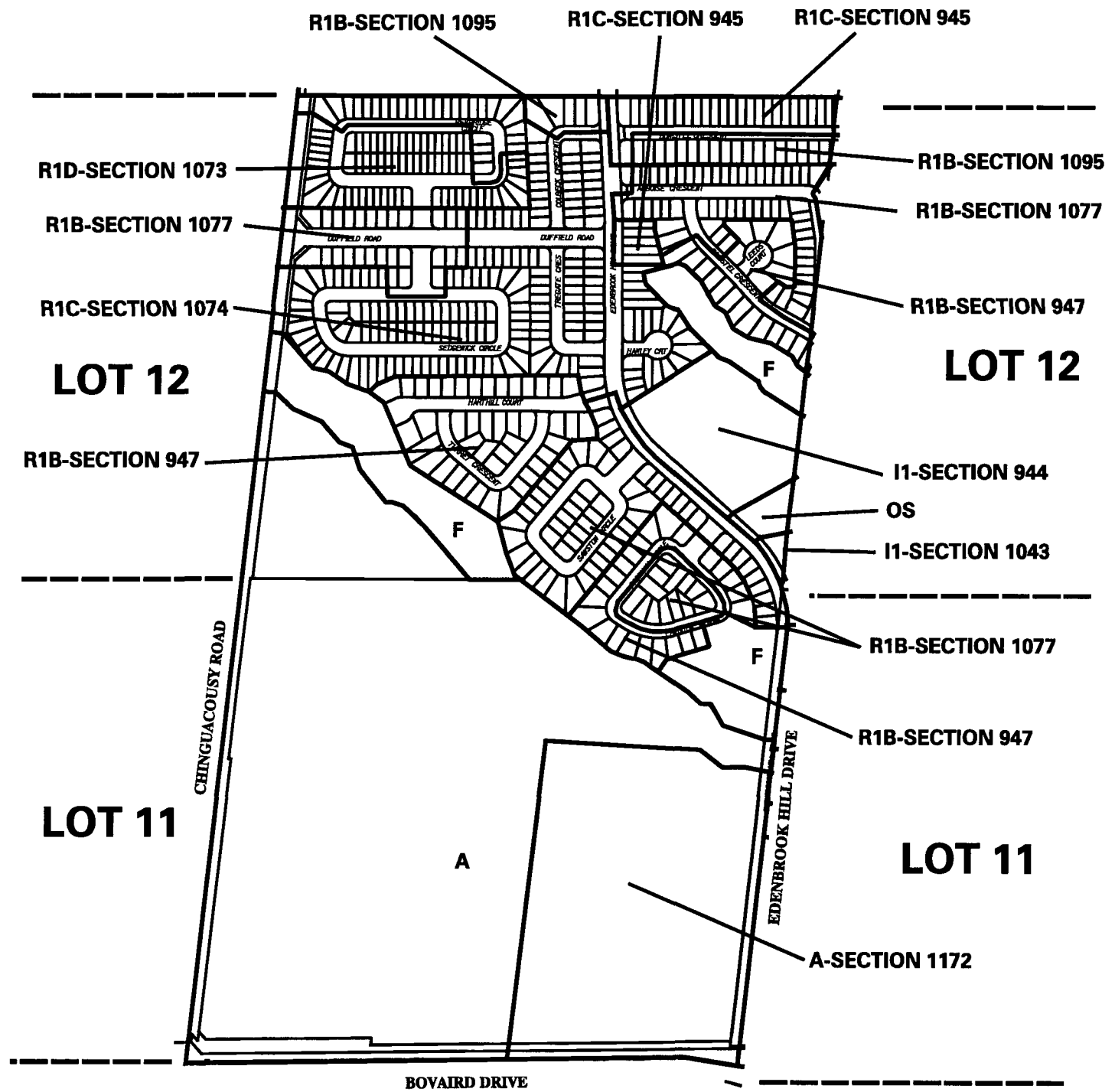


**CITY OF BRAMPTON**  
Planning, Design and Development





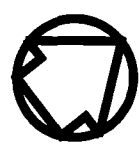




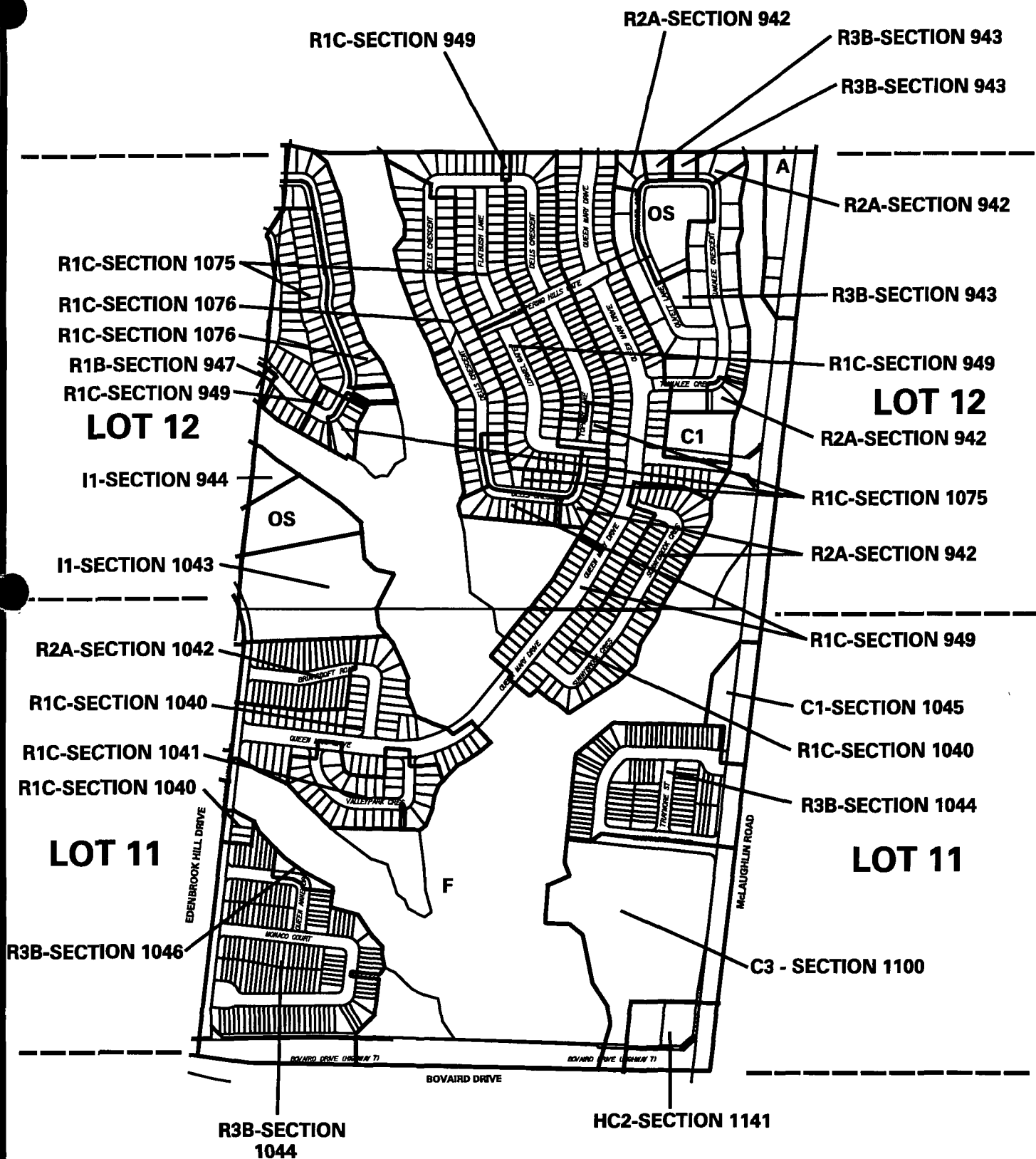
LEGEND  
 — ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2004**  
 CONCESSION 2 W.H.S.

**Sheet 23 H**  
 LOTS 11&12



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres



LEGEND  
 — ZONE BOUNDARY

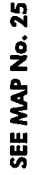
**Schedule A**  
**BY-LAW 270-2004**  
 CONCESSION 2 W.H.S.

**Sheet 23 I**  
**LOTS 11&12**

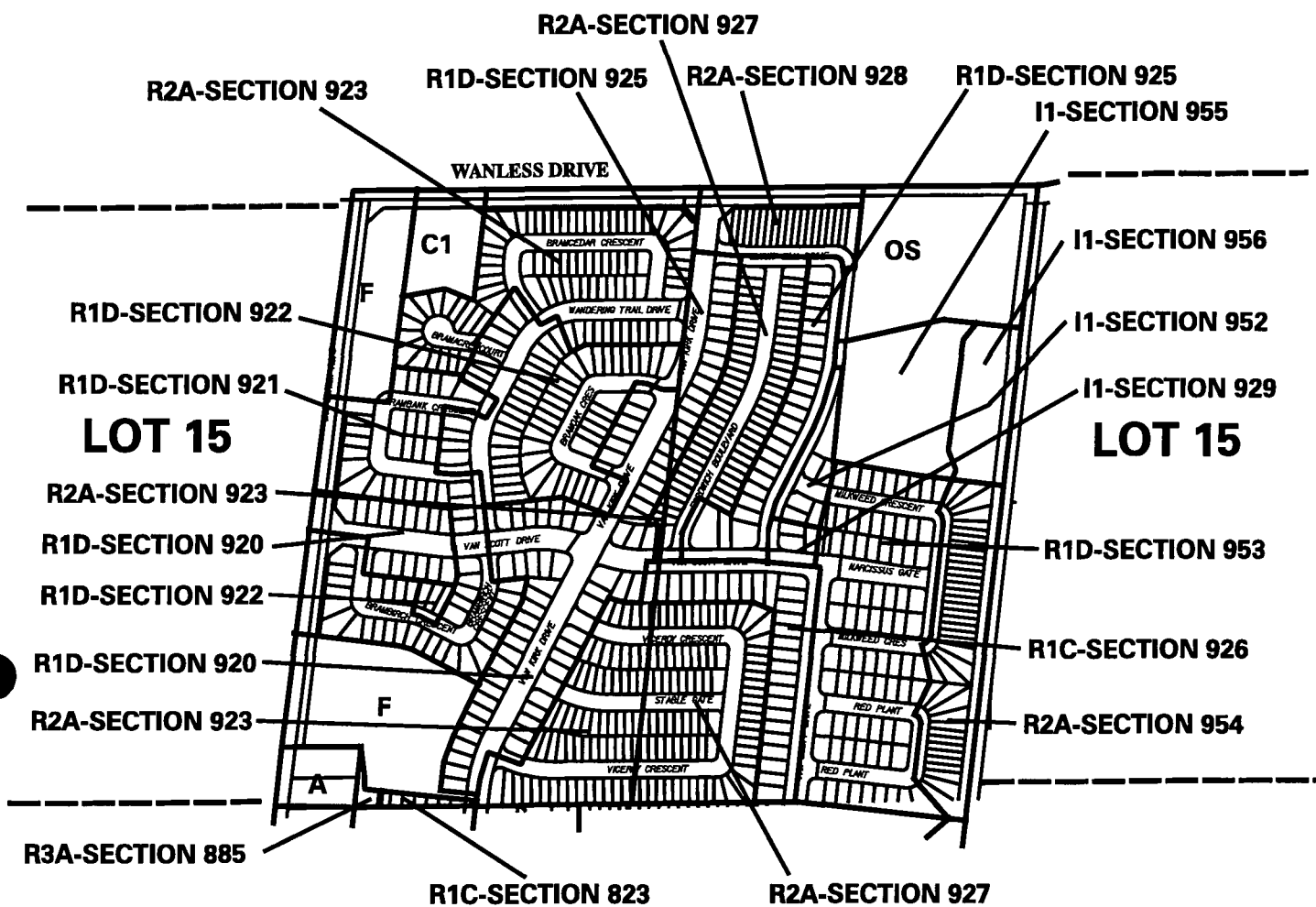


**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres

**SEE MAP No. 23**



0 100 200 300  
Metres



# LEGEND

— ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2004**

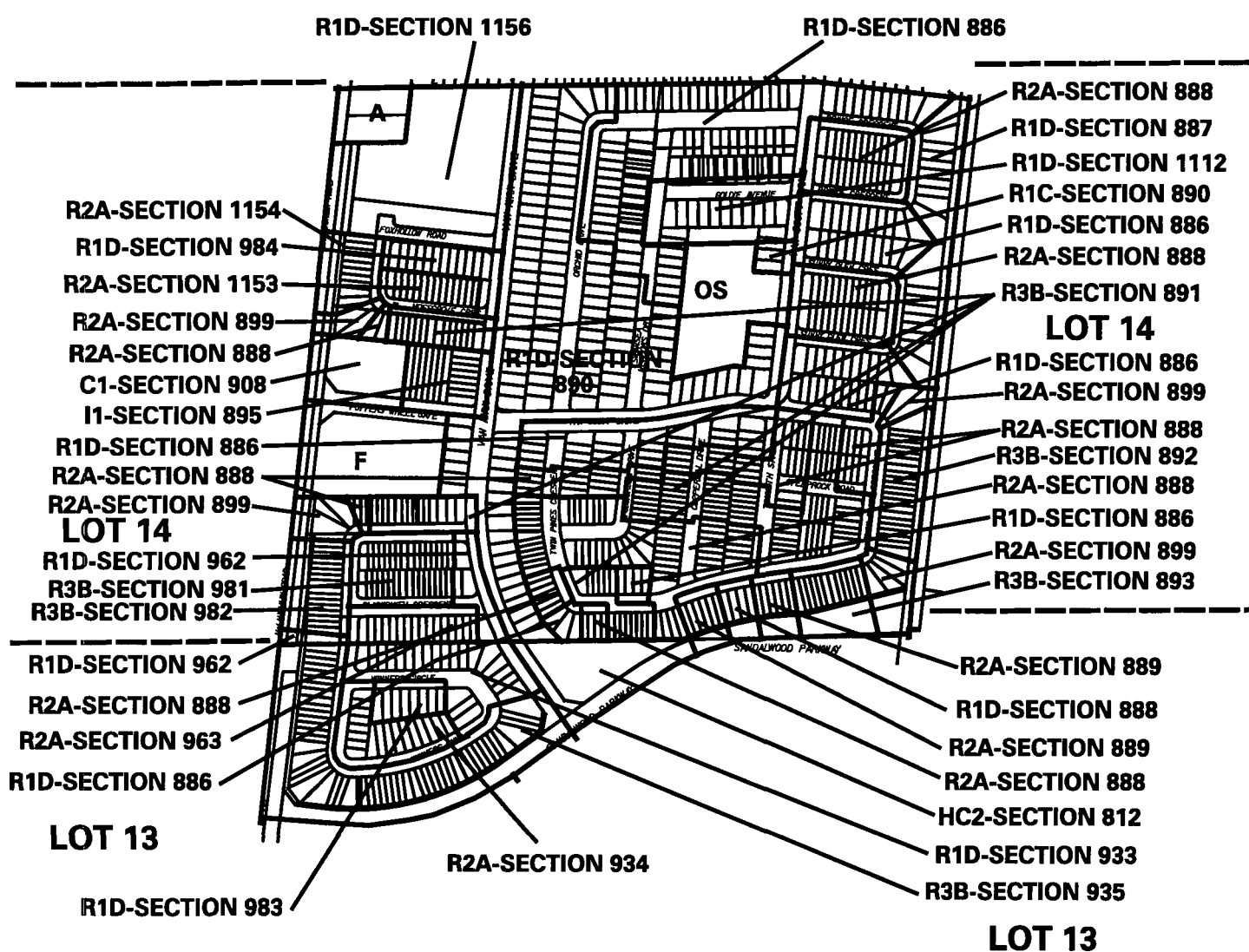
**Sheet 24 A**

**CONCESSION 1 W.H.S. LOT 15**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres

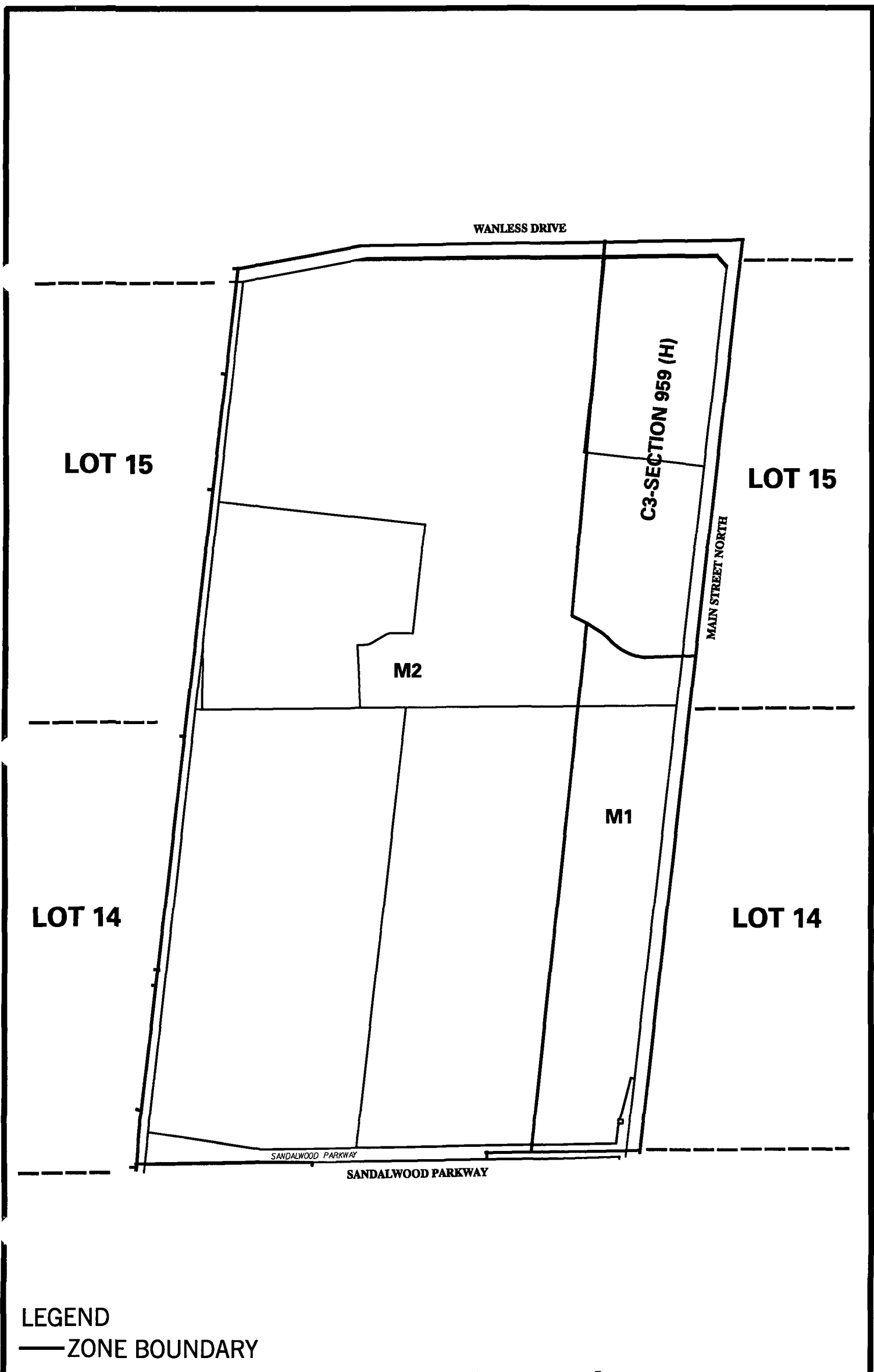


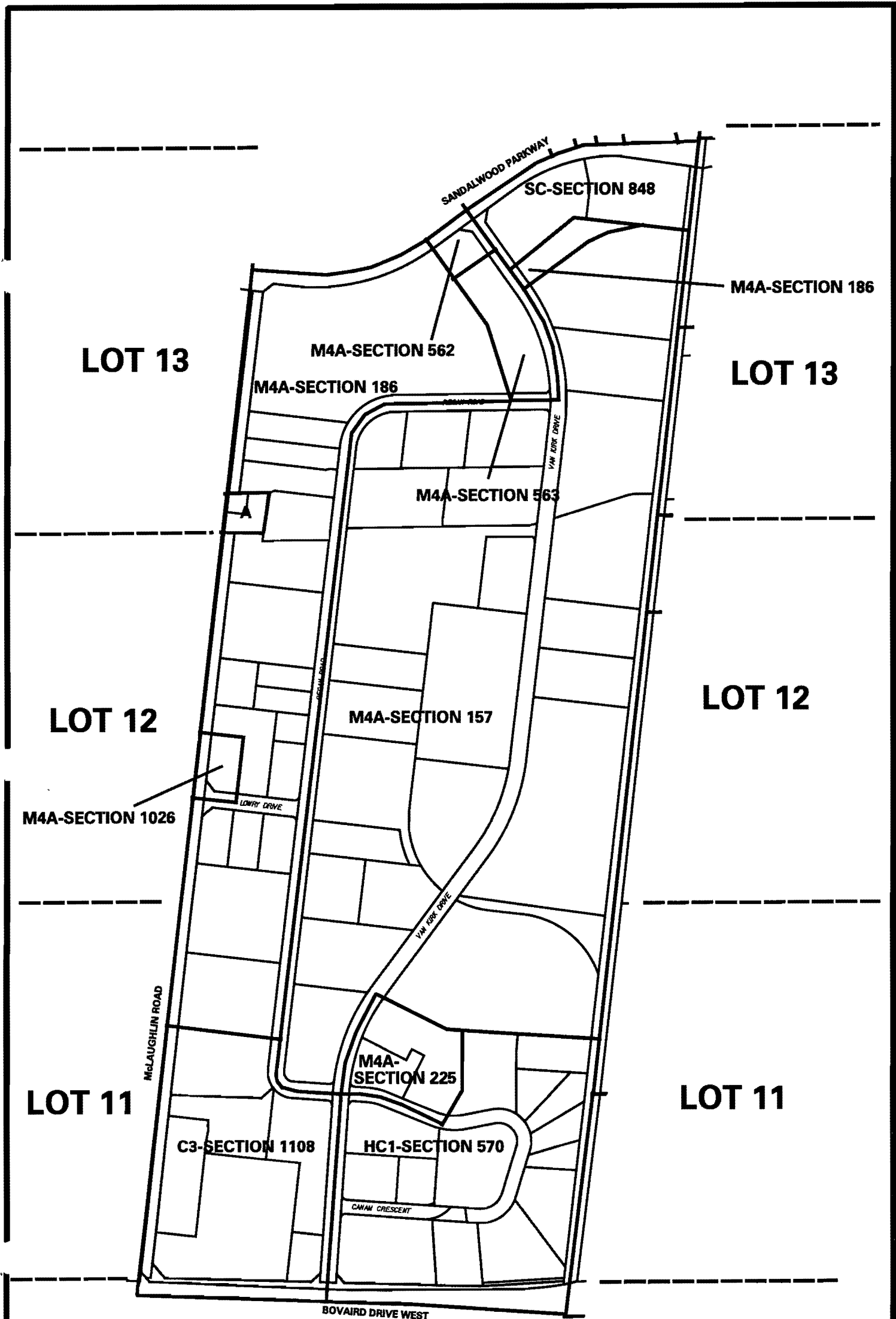
**Schedule A**  
**BY-LAW 270-2004**  
**CONCESSION 1 W.H.S. LOTS 13-14**

**Sheet 24 B**



**CITY OF BRAMPTON**  
 Planning, Design and Development





LEGEND  
— ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2004**

CONCESSION 1 W.H.S.

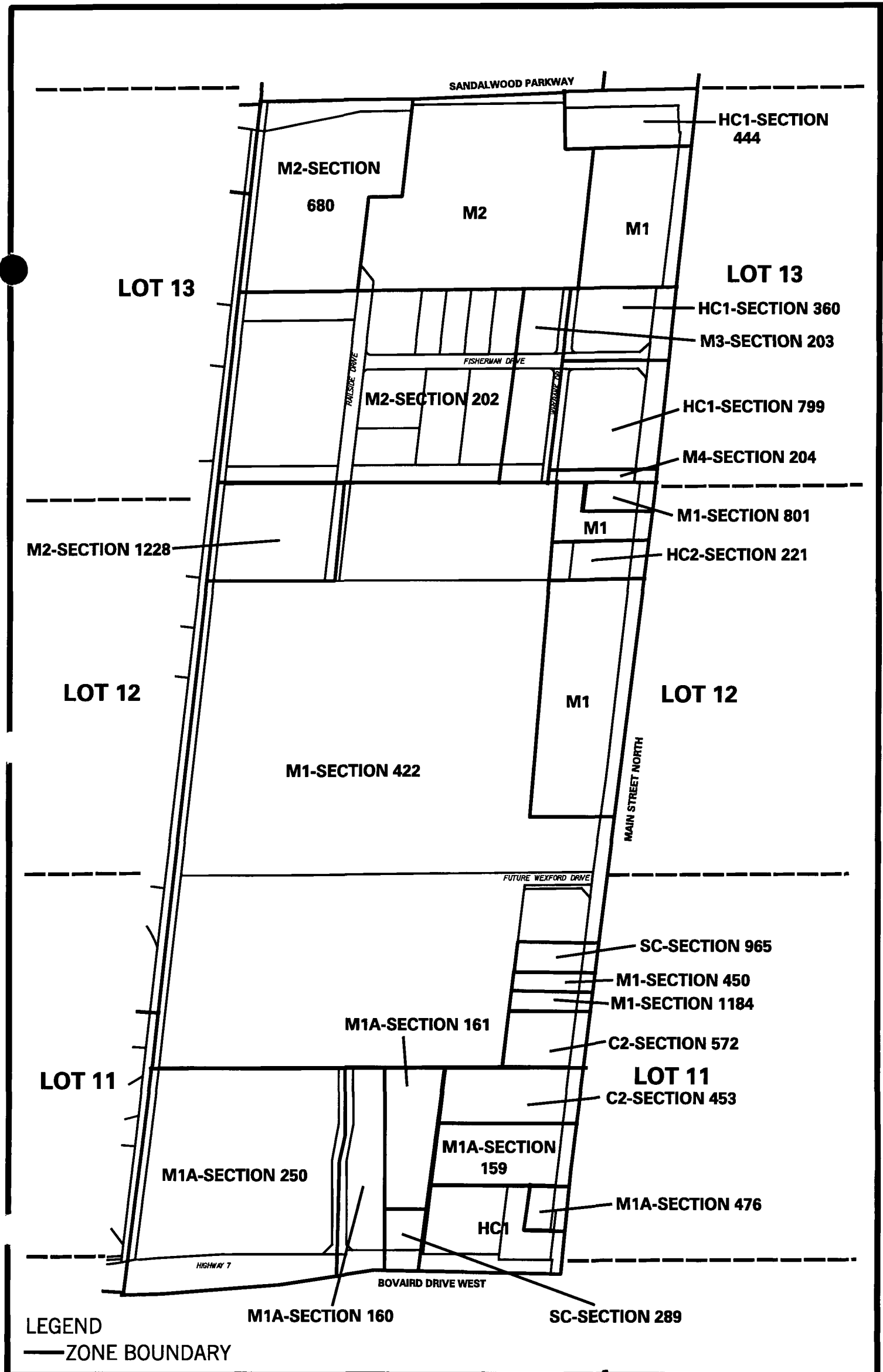
**Sheet 24 D**

LOTS 11-13



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres



**Schedule A**  
**BY-LAW 270-2004**

**Sheet 24 E**

CONCESSION 1 W.H.S. LOTS 11-13

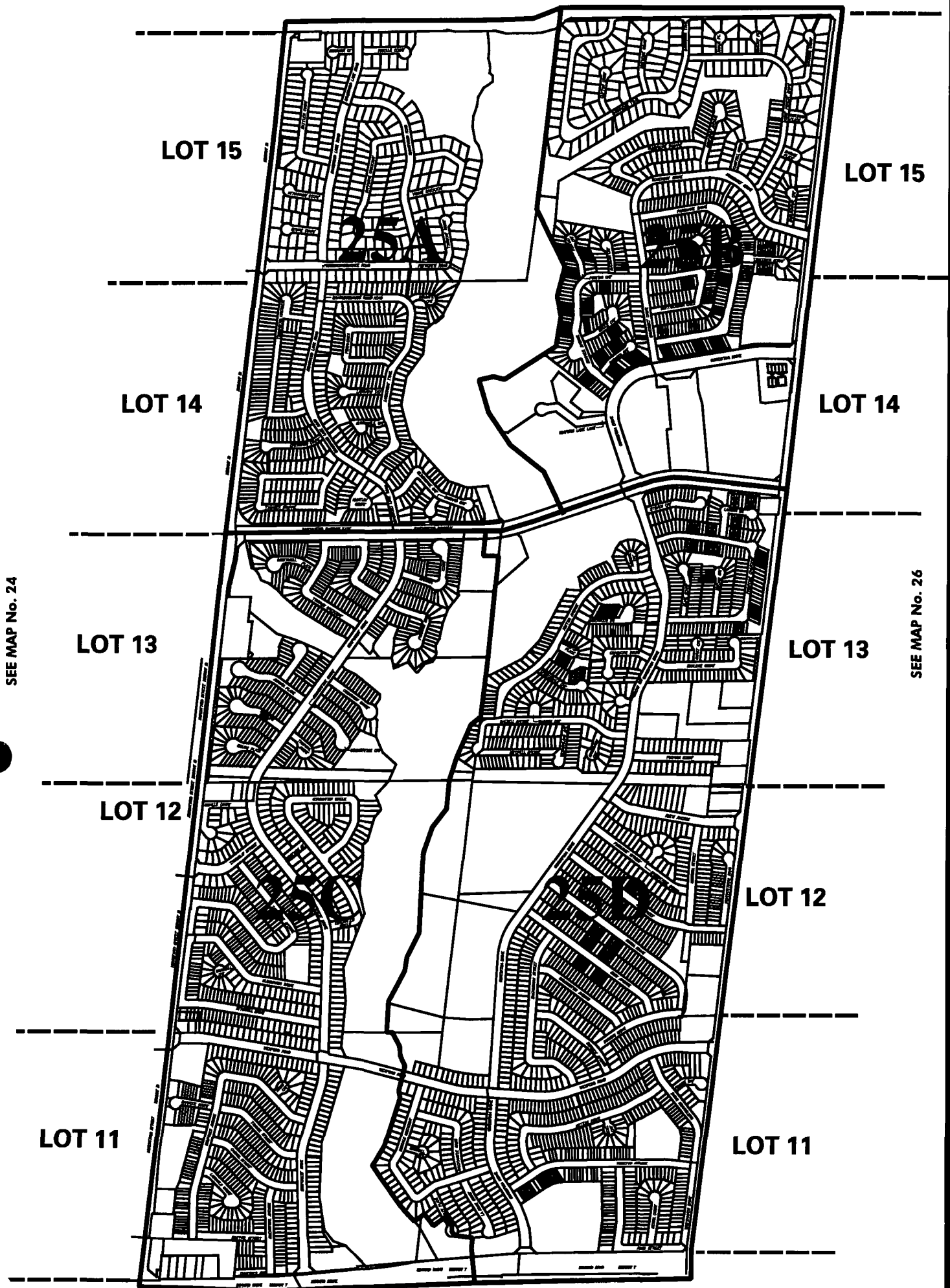


**CITY OF BRAMPTON**  
Planning, Design and Development





SEE MAP No. 7



SEE MAP No. 43

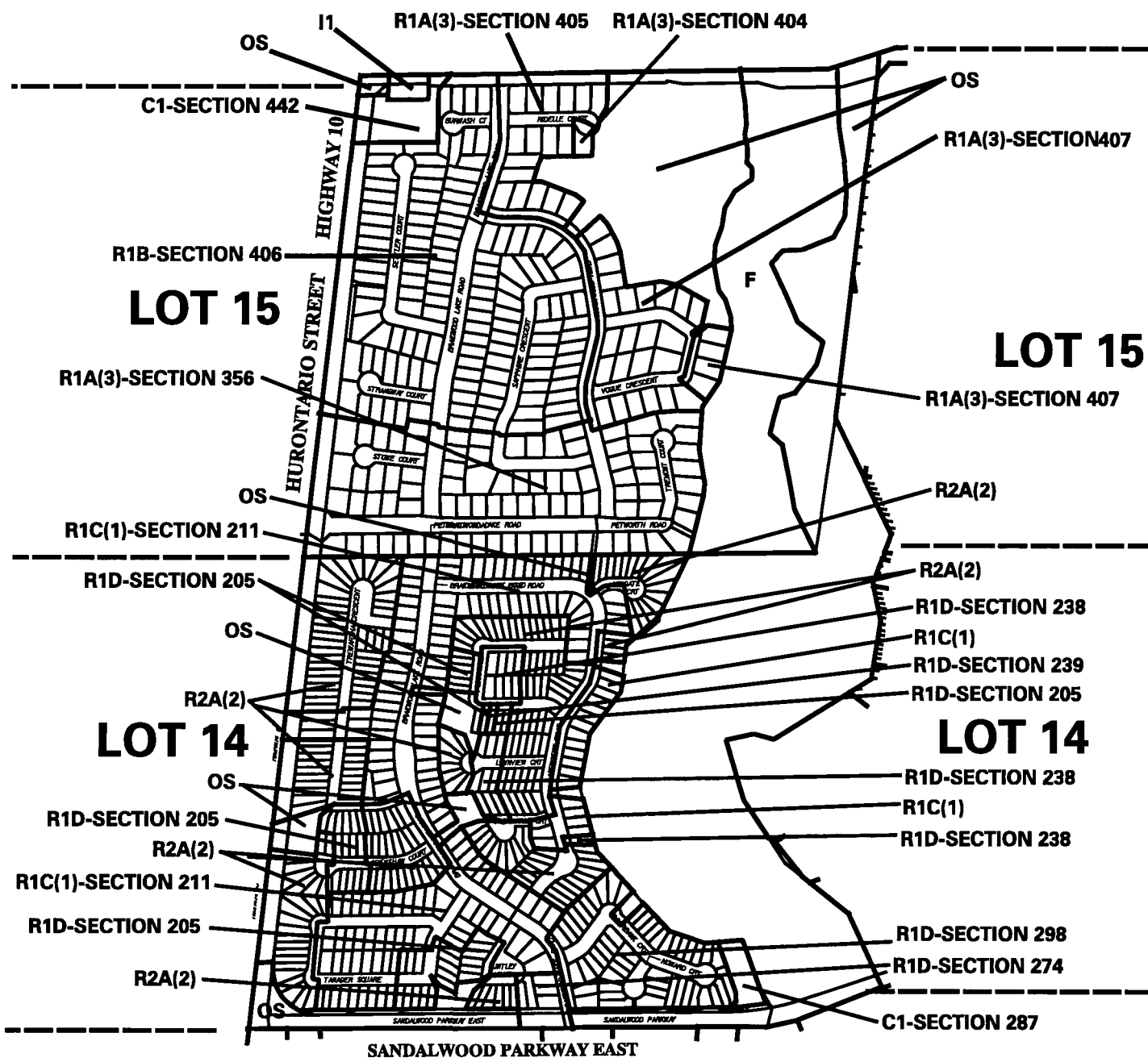
**Schedule A      Sheet 25 (INDEX)**  
**BY-LAW 270-2004**

**CONCESSION 1 E.H.S.    LOTS 11-15**



**CITY OF BRAMPTON**  
Planning, Design and Development





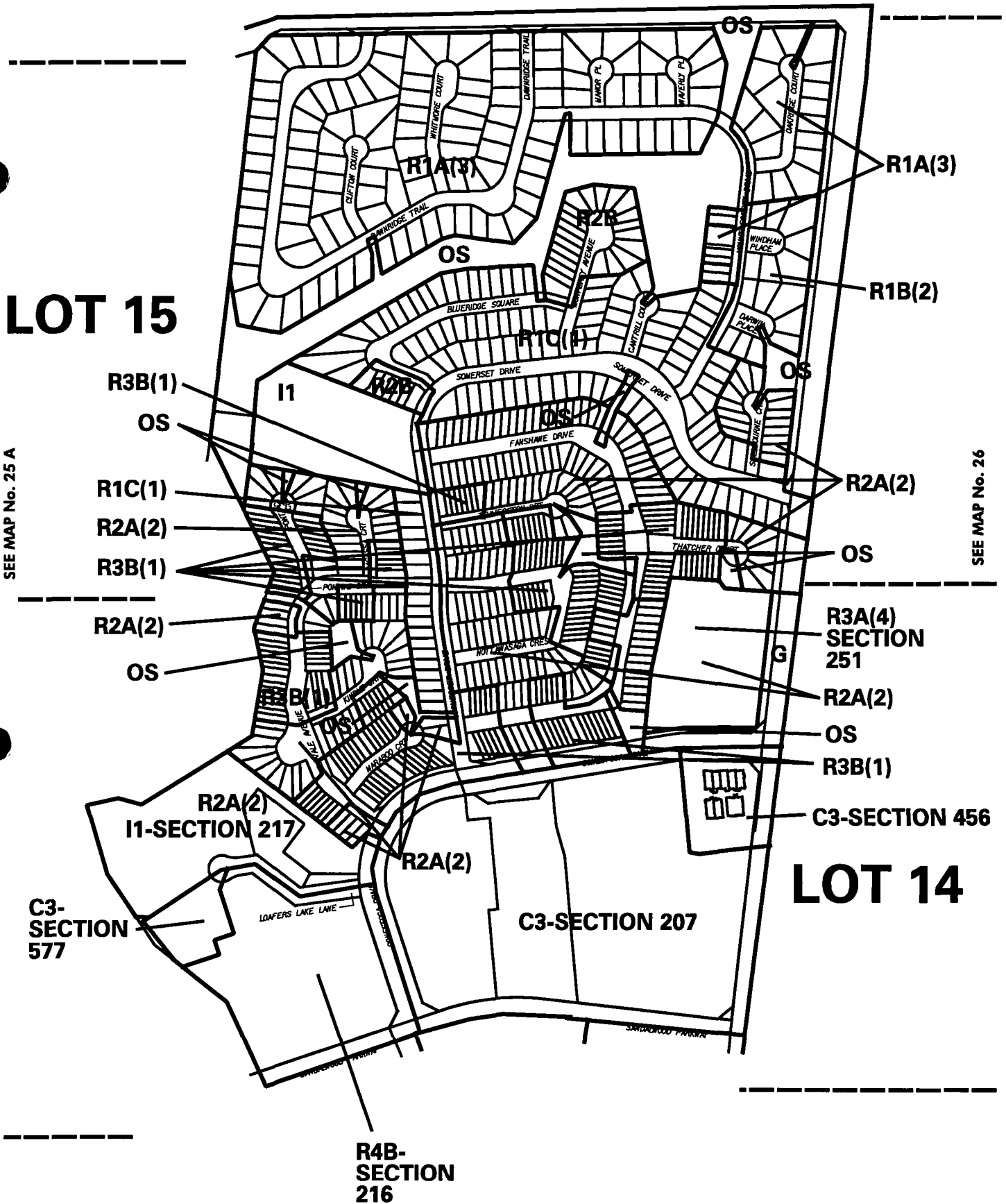
LEGEND  
 — ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2004**  
 CONCESSION 1 E.H.S. LOTS 14&15

**Sheet 25 A**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres



— ZONE BOUNDARY

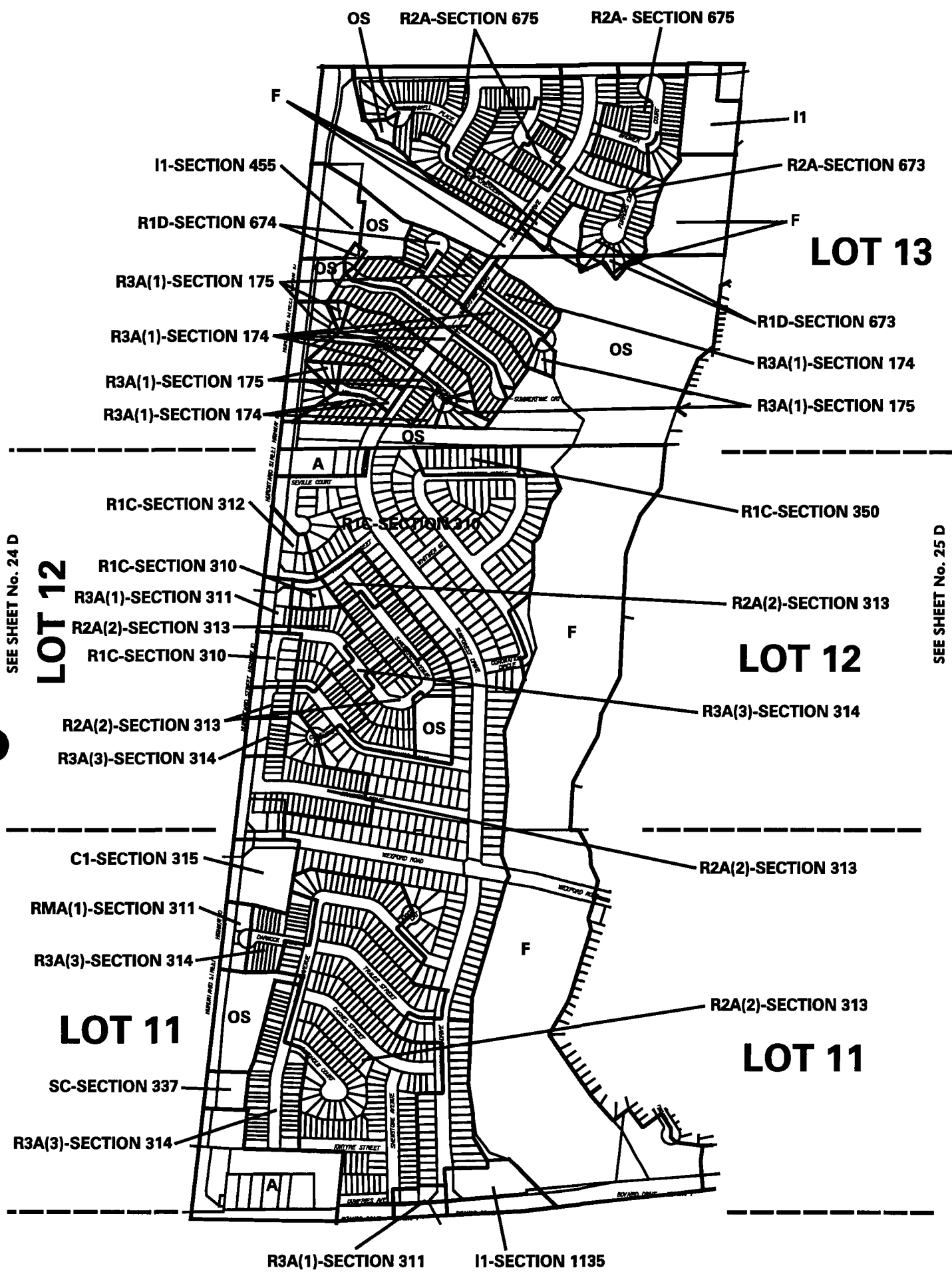
**SEE MAP No. 43**

## CONCESSION 1 E.H.S. LOTS 14&15

**Sheet 25B**

**CITY OF BRAMPTON**  
Planning, Design and Development





## LEGEND

—ZONE BOUNDARY

**SEE SHEET No. 43**

# Schedule A

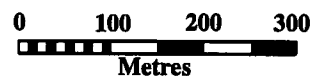
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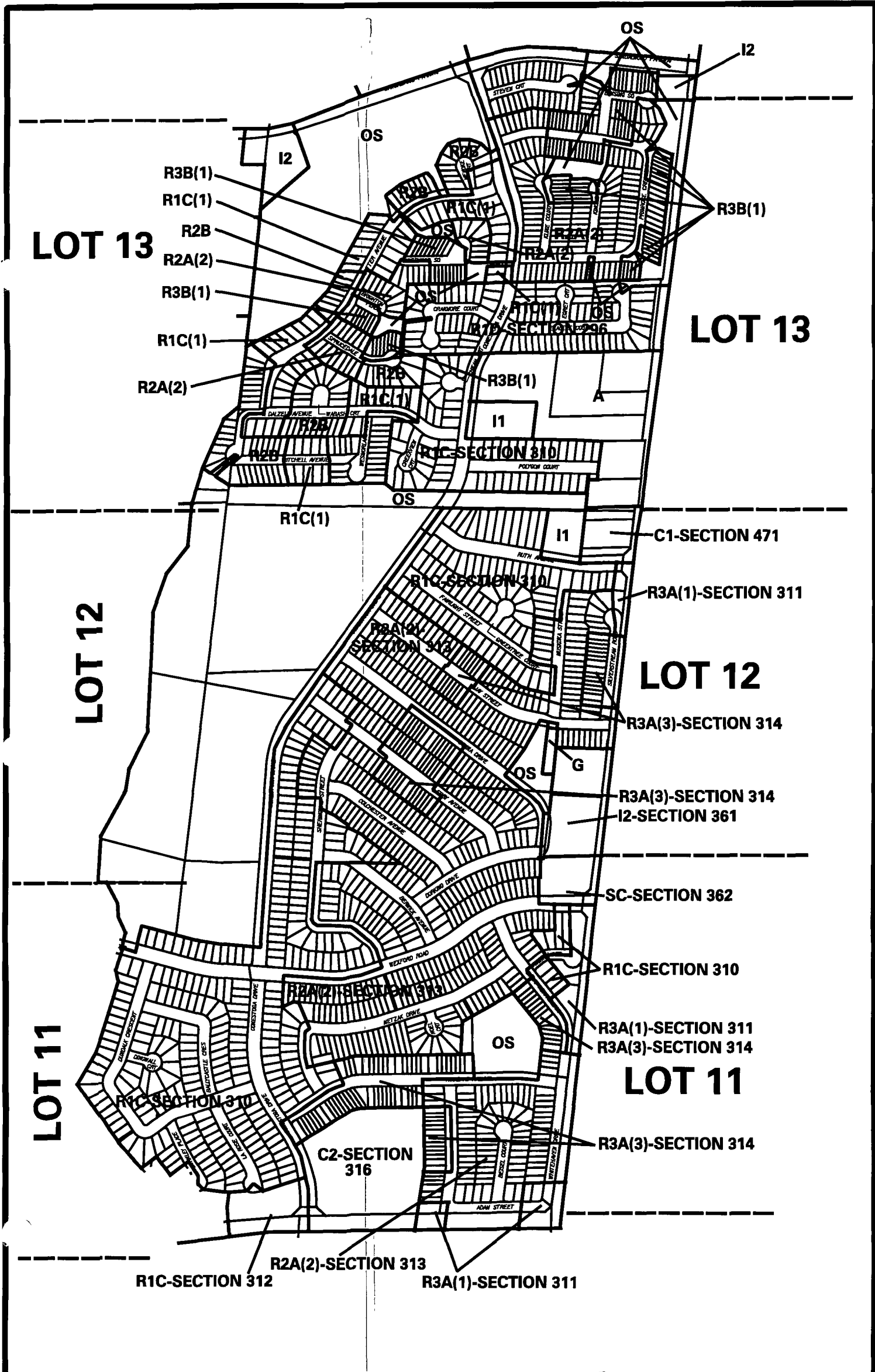
## CONCESSION 1 E.H.S. LOTS 11-13

# Sheet 25 C



**CITY OF BRAMPTON**  
Planning, Design and Development





SEE SHEET No. 8

CONSERVATION DRIVE

LOT 15

LOT 15

26 A

LOT 14

LOT 14

KENNEDY ROAD

HEART LAKE ROAD

LOT 13

LOT 13

SEE SHEET No. 25

SEE SHEET No. 27

LOT 12

LOT 12

LOT 11

LOT 11

26 F

BOVAIRD DRIVE EAST

SEE SHEET No. 44

Schedule A SHEET 26 (INDEX)

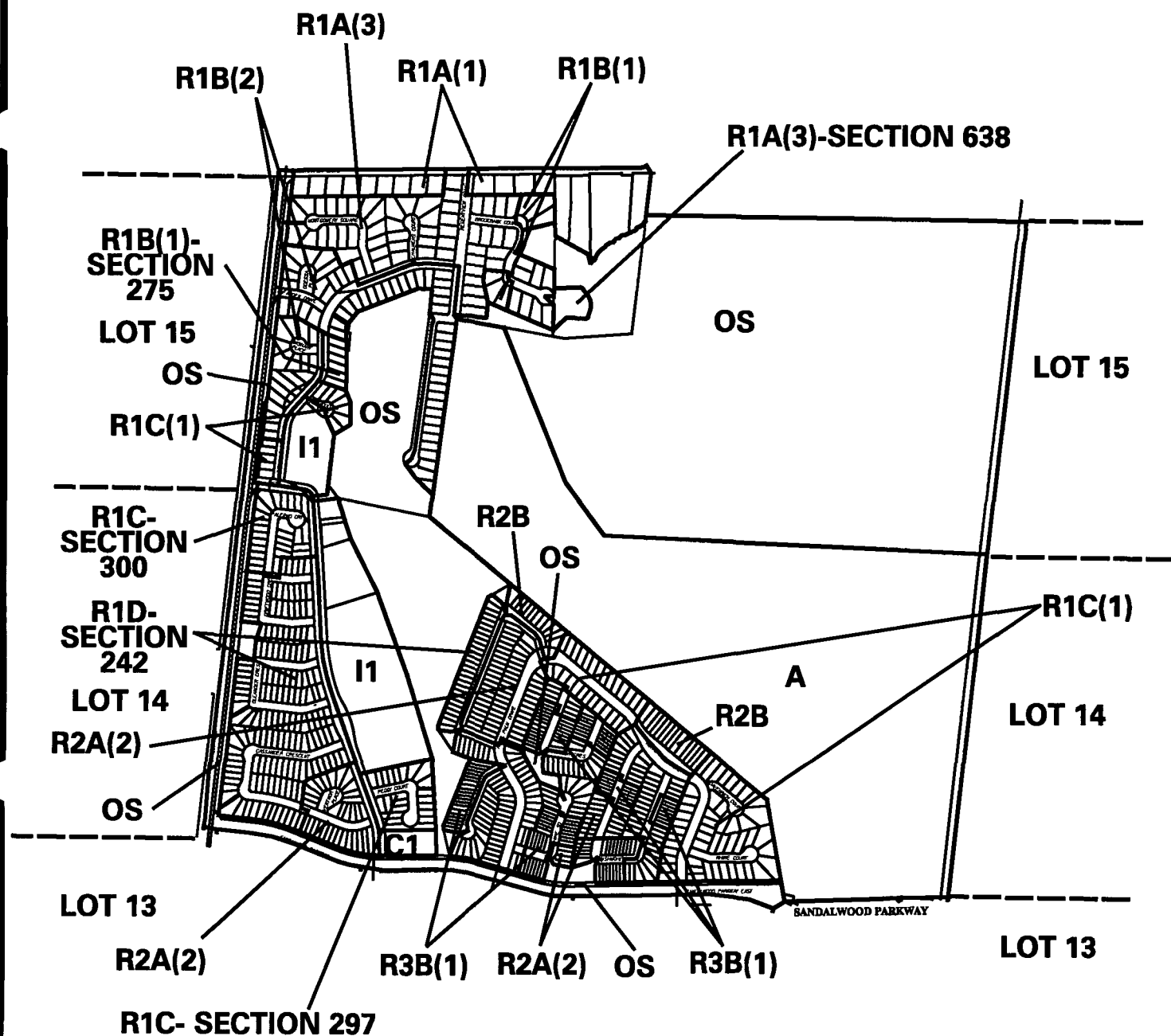
BY-LAW 270-2004

CONCESSION 2 E.H.S. LOTS 11-15



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres



**Schedule A**  
**BY-LAW 270-2004**

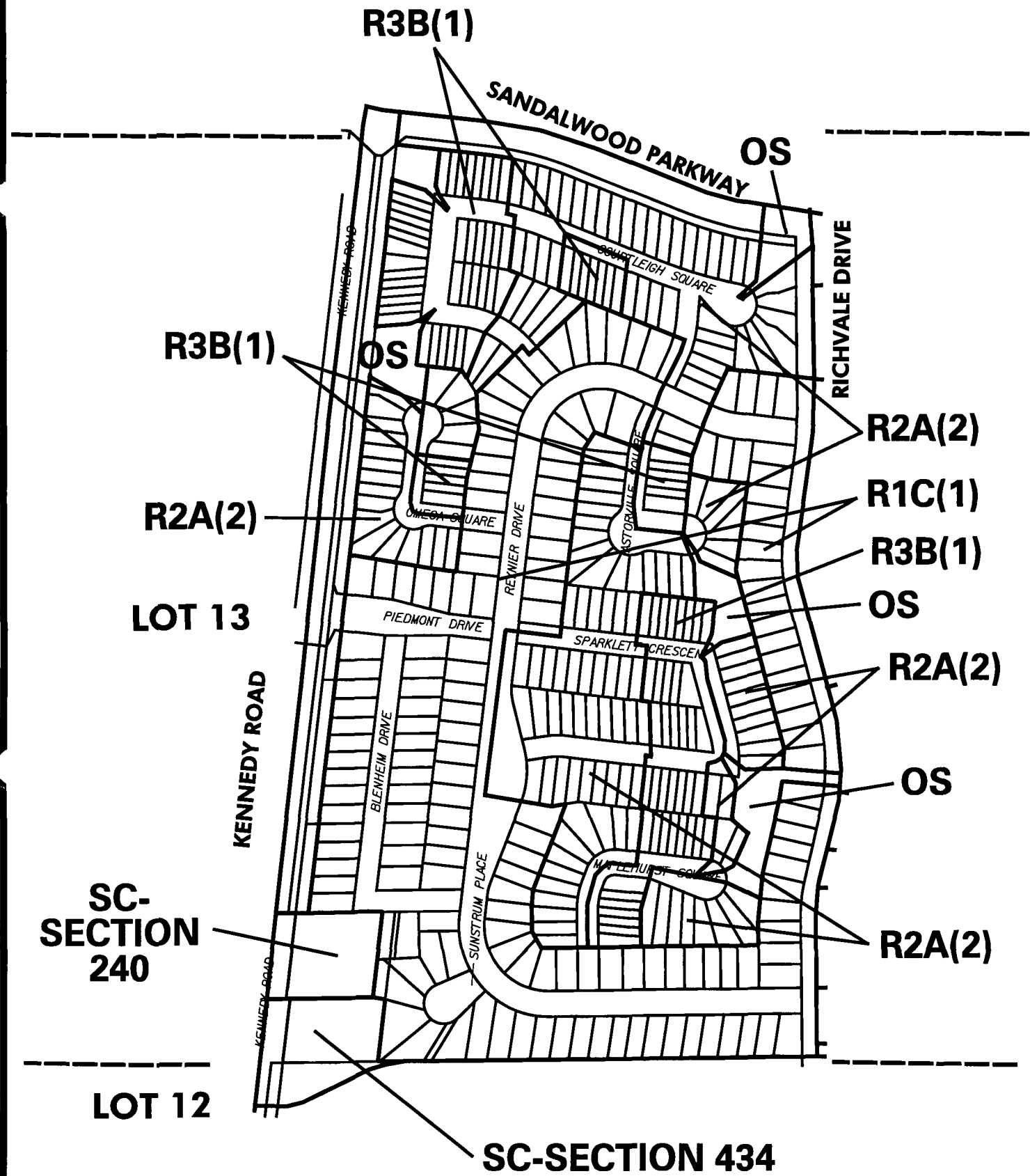
**Sheet 26 A**

**CONCESSION 2 E.H.S. LOTS 13-15**



**CITY OF BRAMPTON**  
Planning, Design and Development





#### LEGEND

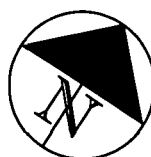
— ZONE BOUNDARY

**Schedule A**

**Sheet 26 B**

**BY-LAW 270-2004**

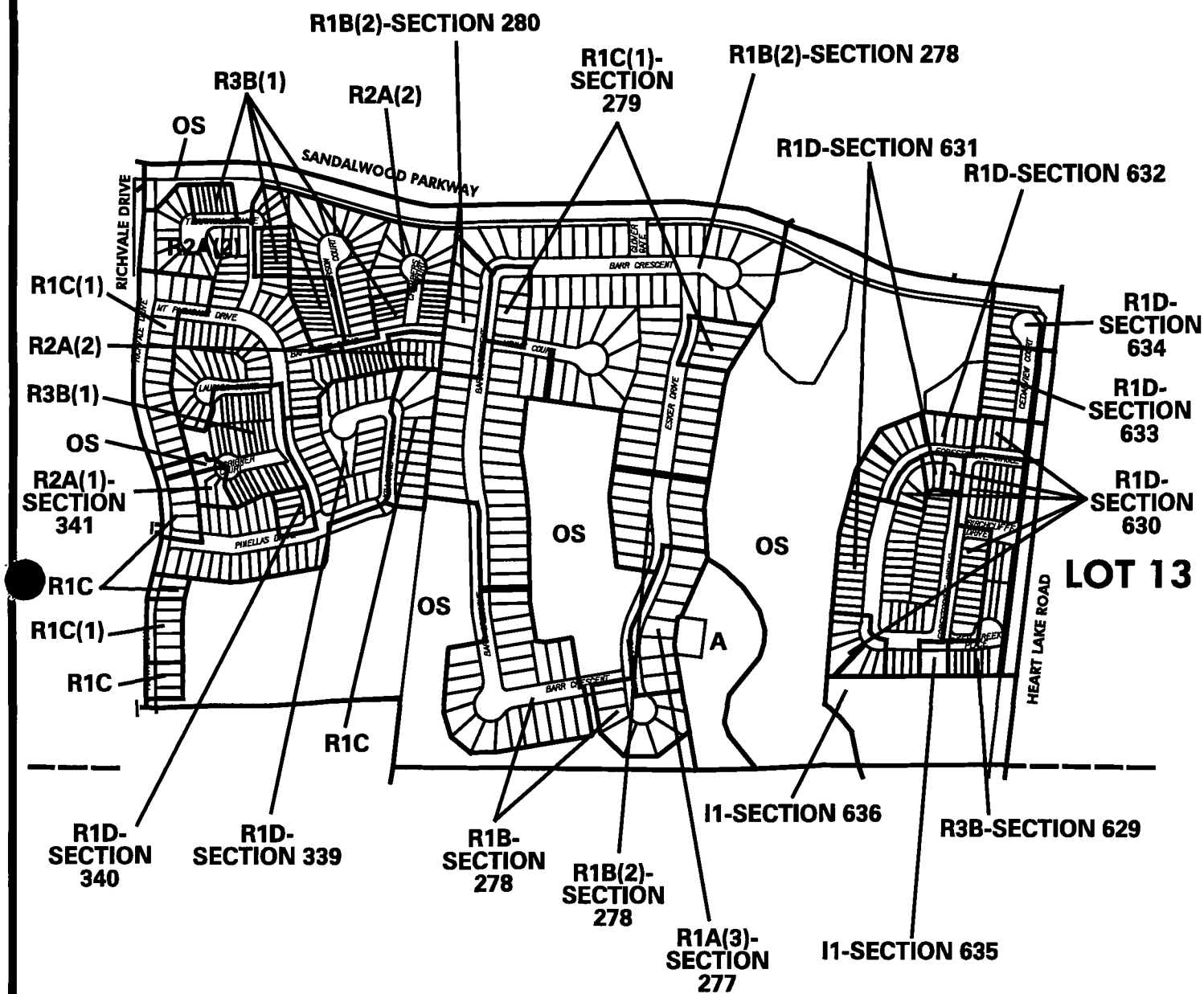
**CONCESSION 2 E.H.S. LOT 13**



**CITY OF BRAMPTON**  
Planning, Design & Development

0 50 100  
Metres





# **LEGEND**

— ZONE BOUNDARY

**Schedule A Sheet 26 C**

**BY-LAW 270-2004**

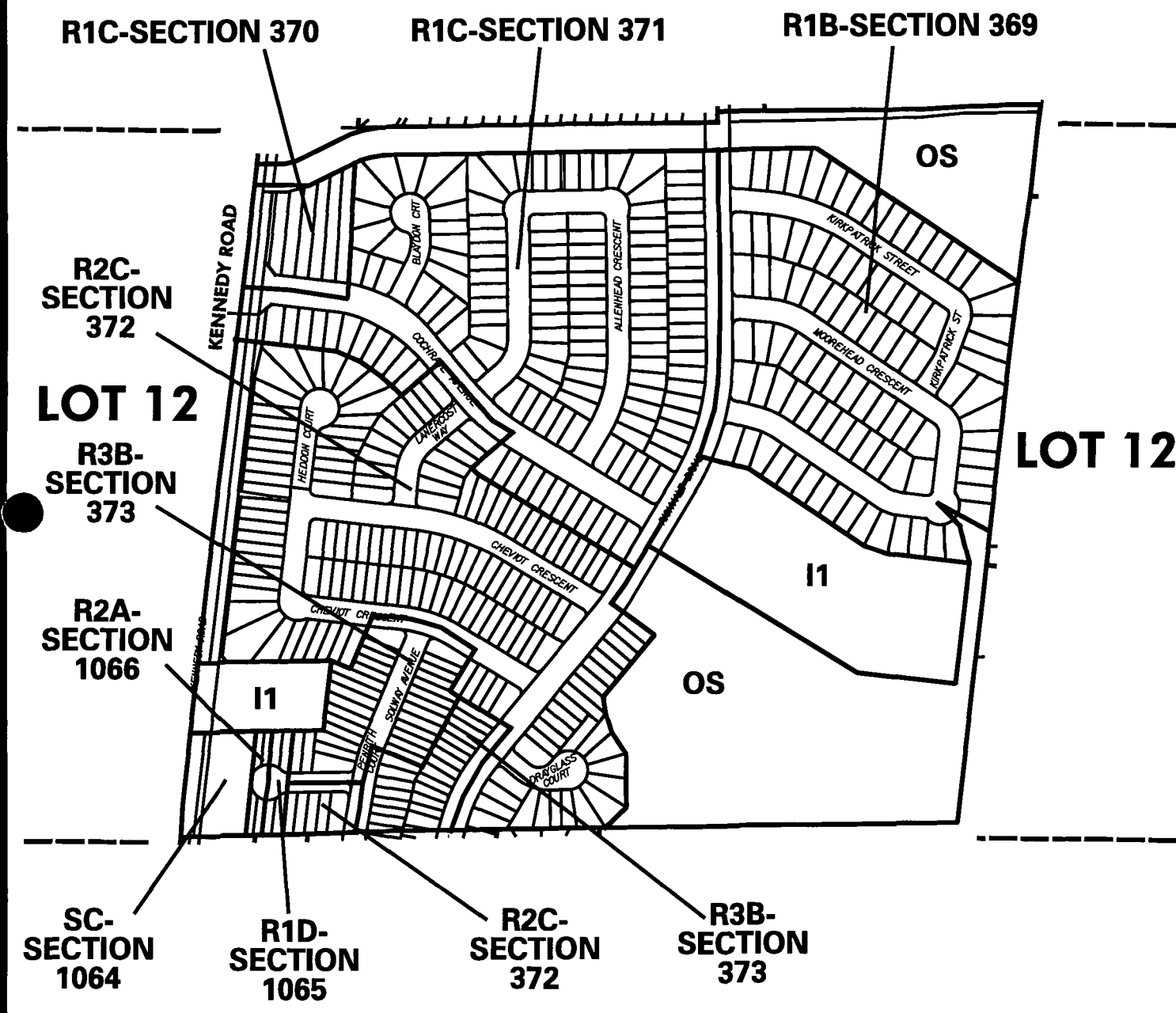
**CONCESSION 2 E.H.S. LOT 13**



**CITY OF BRAMPTON**


Planning, Design & Development





**LEGEND**  
 ——— ZONE BOUNDARY

**Schedule A      Sheet 26 D**  
**BY-LAW 270-2004**  
**CONCESSION 2 E.H.S. LOT 12**



**CITY OF BRAMPTON**  
 Planning, Design & Development

0      100      200  
 Metres



I1-SECTION 636

LOT 12

A

HEAR LAKE ROAD

RC-SECTION 1029

LOT 11

HIGHWAY 7 (BOVAIRD DRIVE)

BOVAIRD DRIVE

LEGEND

— ZONE BOUNDARY

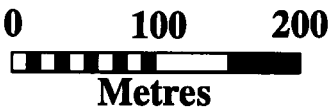
Schedule A      Sheet 26 F

BY-LAW 270-2004

CONCESSION 2 E.H.S. LOT 11-12



CITY OF BRAMPTON  
Planning, Design & Development



COUNTRYSIDE DRIVE

LOT 15

LOT 15

27C

LOT 14

LOT 14

LOT 13

LOT 13

27B

LOT 12

LOT 12

LOT 11

LOT 11

27A

HEART LAKE ROAD

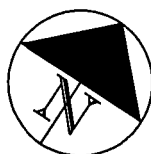
DIXIE ROAD

BOVIARD DRIVE

**SCHEDULE A - SHEET 27 (INDEX)**

**CONCESSION 3 E.H.S. LOTS 11-15**

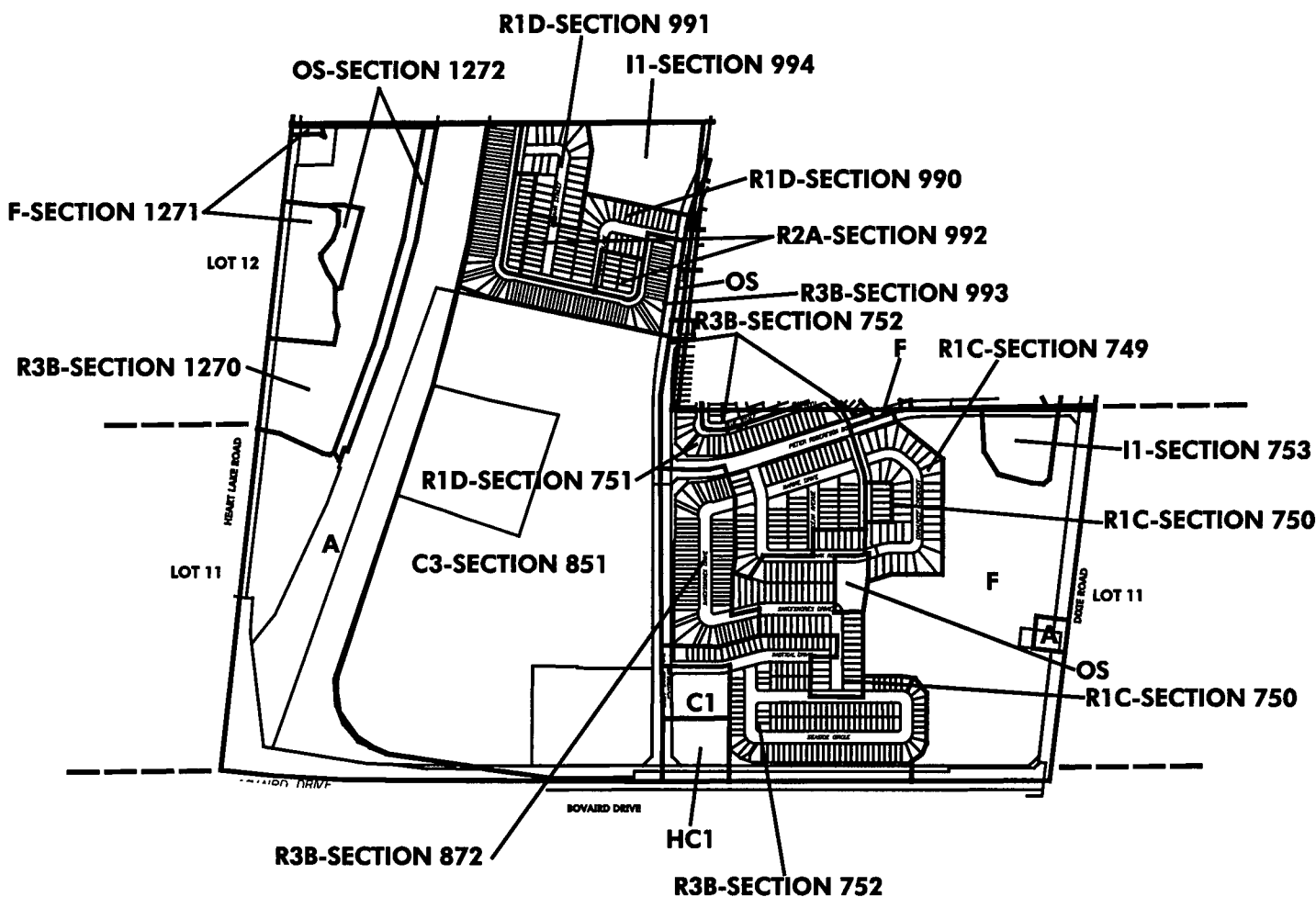
**BY-LAW 270-2004**



**CITY OF BRAMPTON**

Planning, Design and Development

0 100 200 300  
Metres



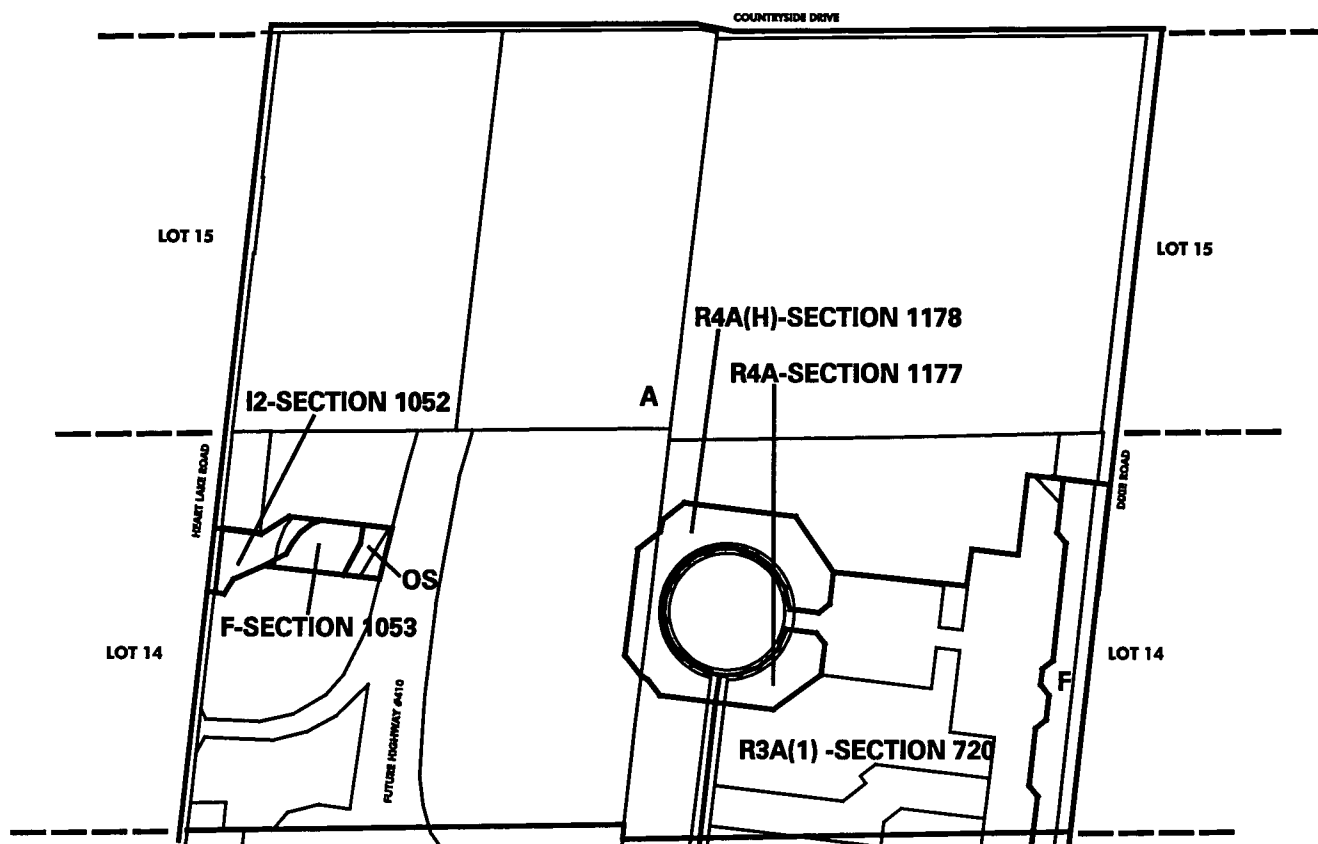
**LEGEND**  
 — ZONE BOUNDARY

**Schedule A      Sheet 27A**  
**CONCESSION 3 E.H.S.    LOTS 11&12**  
**BY-LAW 270-2004**

**CITY OF BRAMPTON**  
 Planning, Design and Development

0    100    200    300  
 Metres





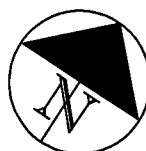
## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 27C**

**CONCESSION 3 E.H.S. LOTS 14-15**

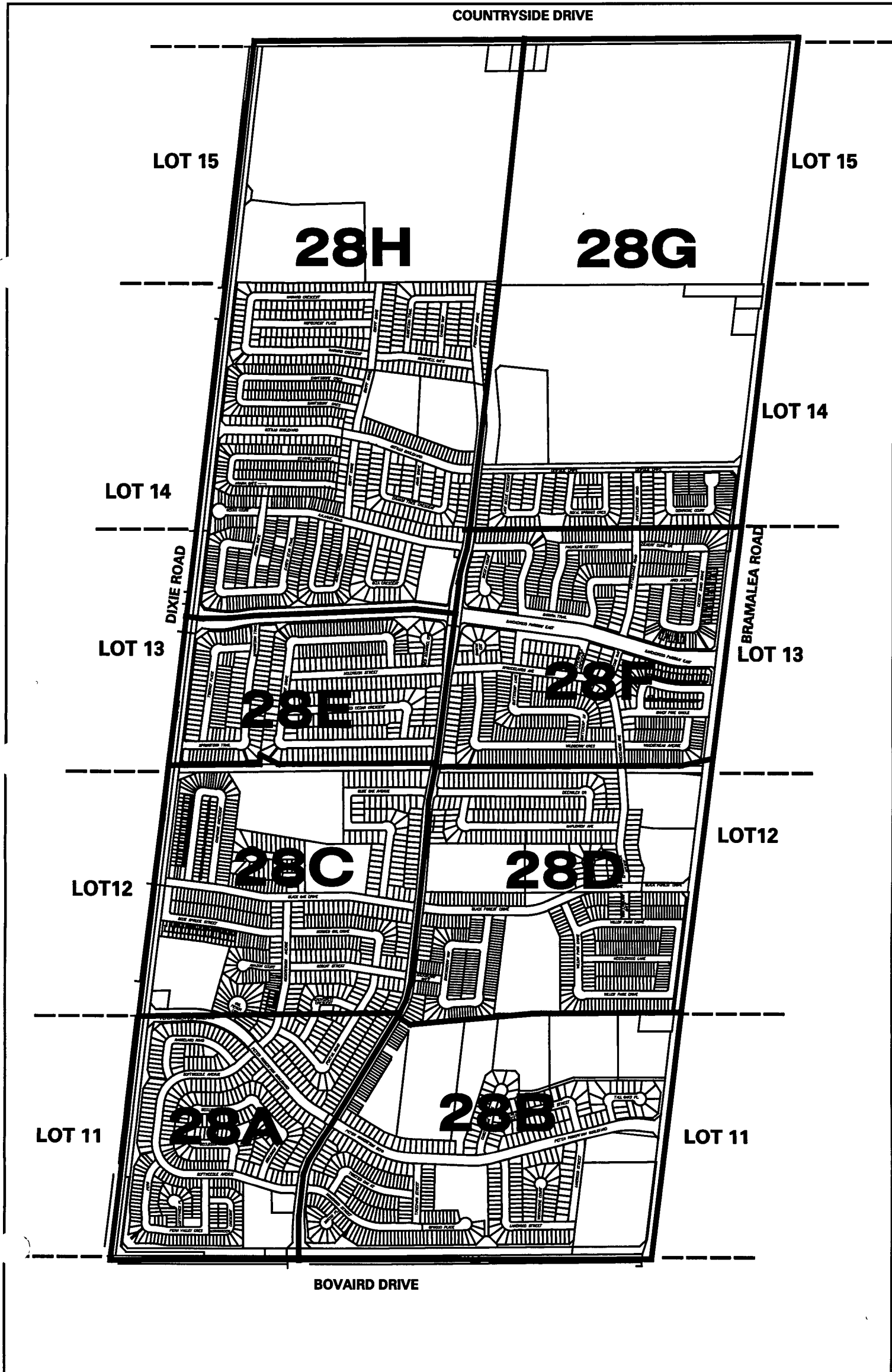
**BY-LAW 270-2004**

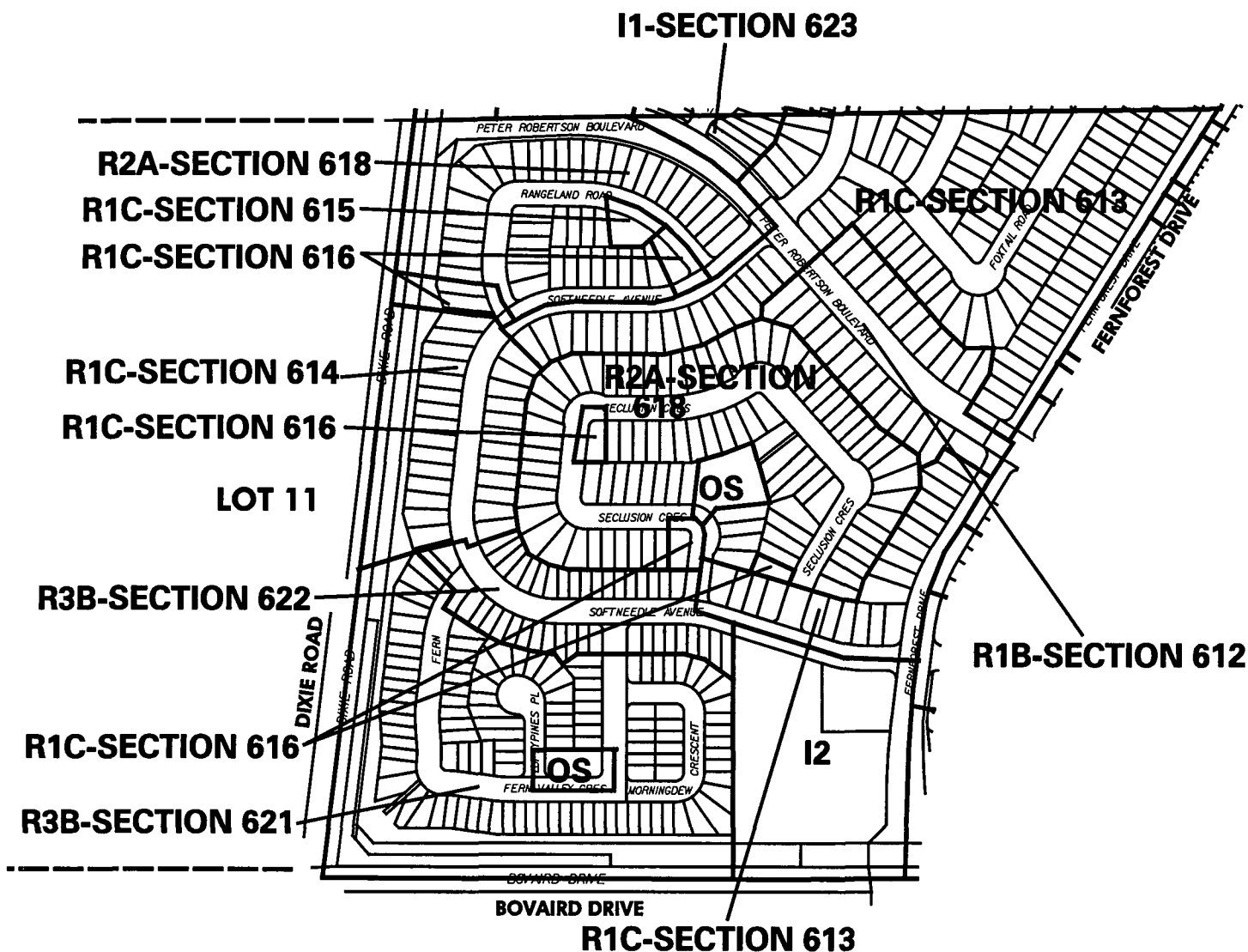


**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres







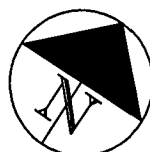
## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 28A**

**CONCESSION 4 E.H.S. LOT 11**

**BY-LAW 270-2004**



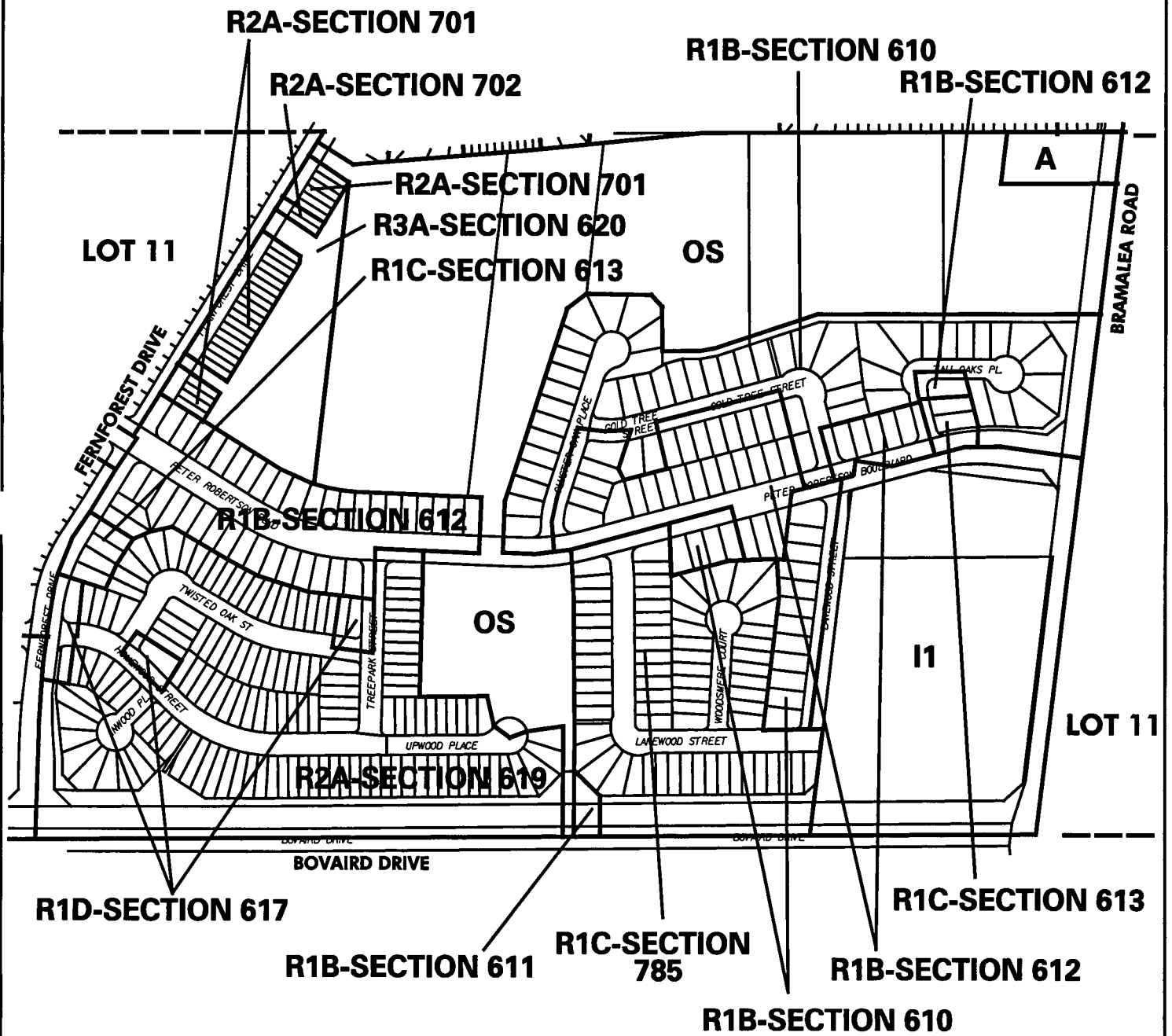
**CITY OF BRAMPTON**

Planning, Design and Development

0 100 200



**Metres**



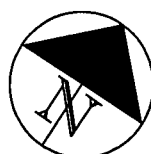
## LEGEND

— ZONE BOUNDARY

## Schedule A Sheet 28B

CONCESSION 4 E.H.S. LOT 11

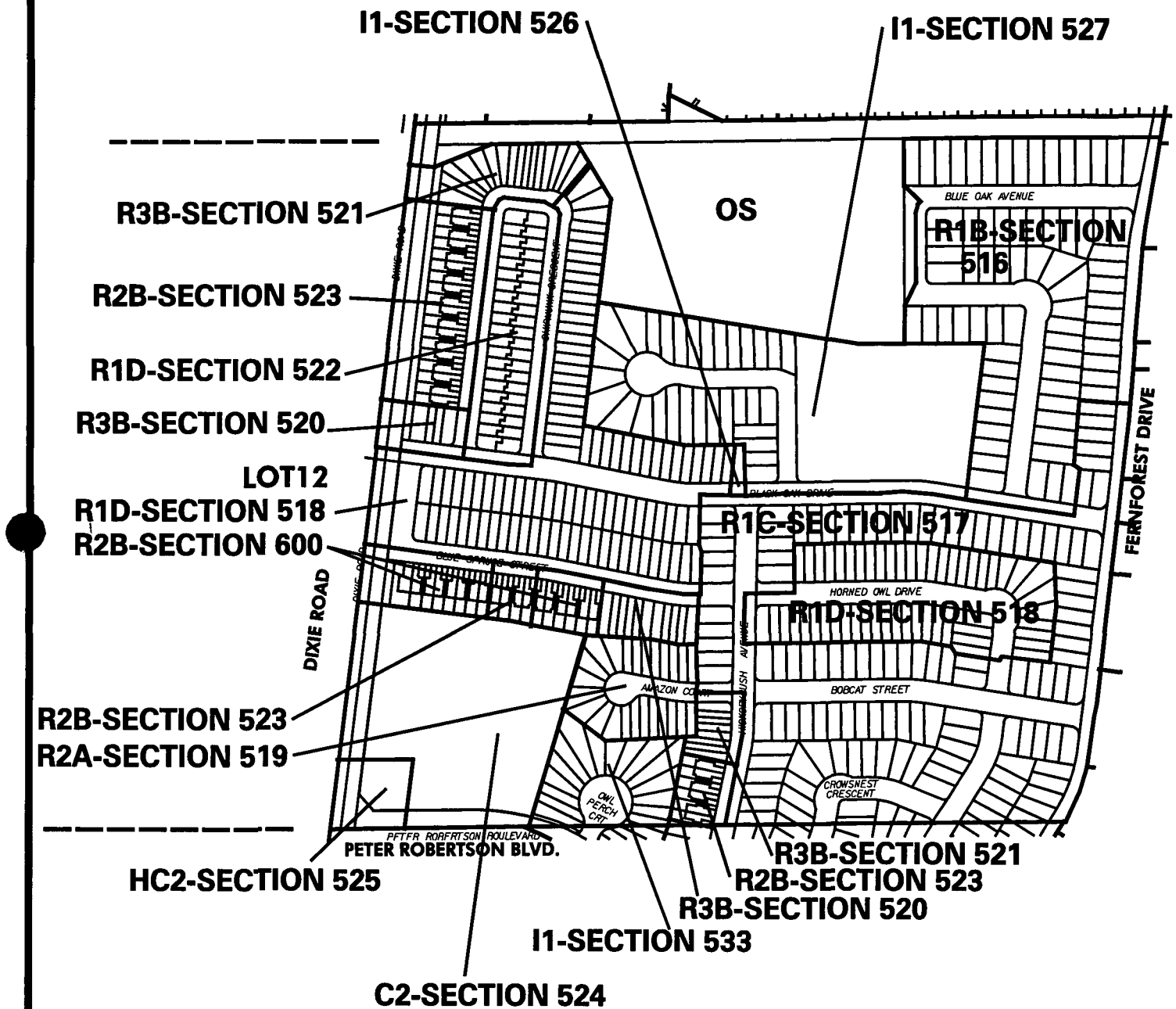
BY-LAW 270-2004



## CITY OF BRAMPTON

Planning, Design and Development

0 100 200  
Metres



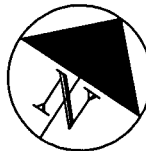
# LEGEND

— ZONE BOUNDARY

**Schedule A** **Sheet 28C**

CONCESSION 4 E.H.S. LOT 12

**BY-LAW 270-2004**



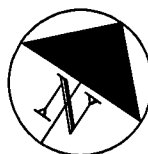
**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200  
Metres

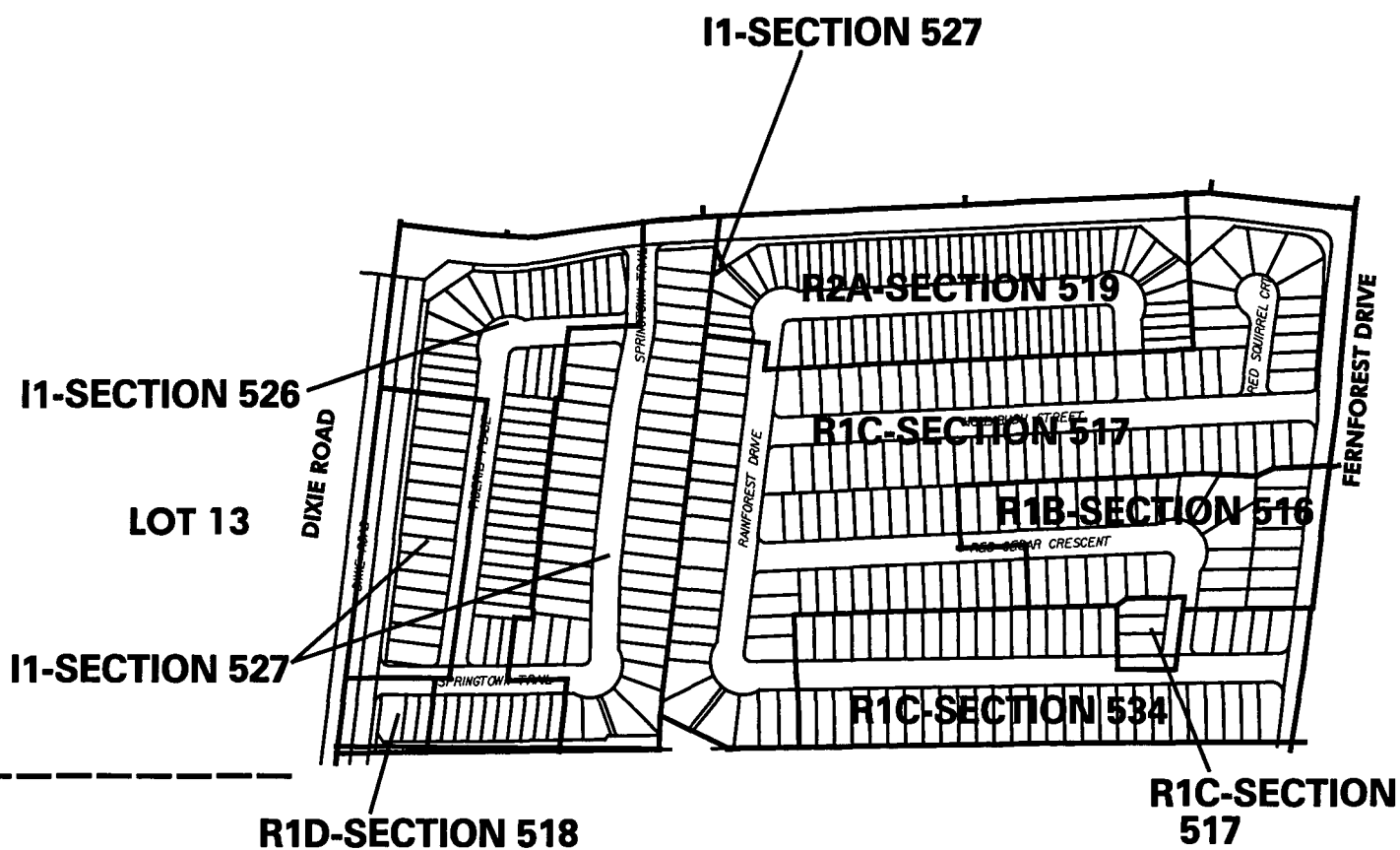
[illegible]

**ZONE BOUNDARY**

## BY-LAW 270-2004



A horizontal scale bar with markings at 0, 100, and 200 metres. The bar is divided into segments, with the first 100 metres marked by alternating black and white squares, and the remaining 100 metres marked by solid black squares.



# LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 28E**

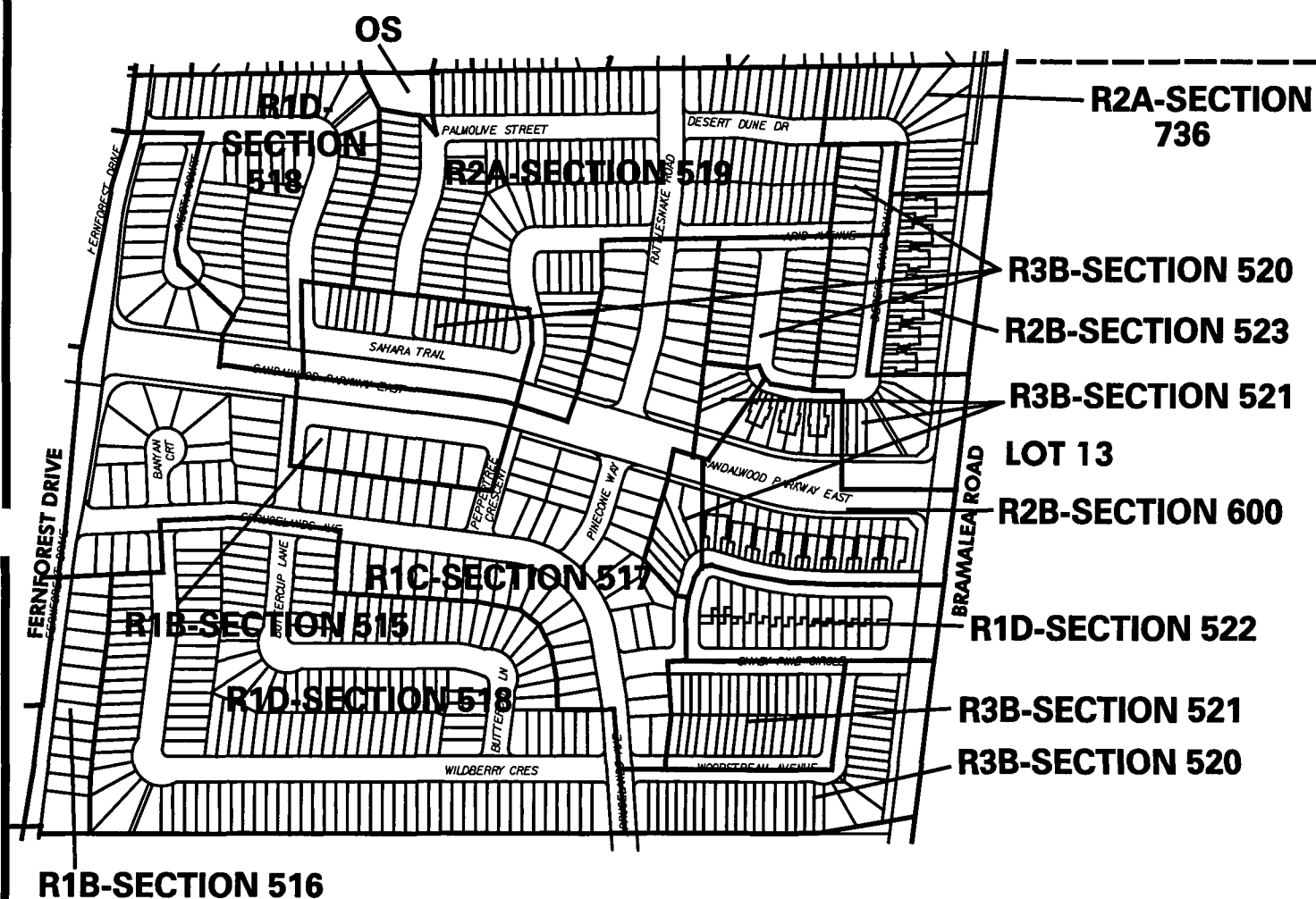
**CONCESSION 4 E.H.S. LOT 13**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200  
Metres



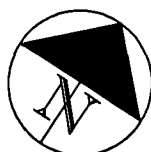
## LEGEND

— ZONE BOUNDARY

## Schedule A Sheet 28F

CONCESSION 4 E.H.S. LOTS 13

BY-LAW 270-2004



## CITY OF BRAMPTON

Planning, Design and Development

0 100 200  
Metres

COUNTRYSIDE DRIVE

LOT 15

A

BRAMALEA ROAD

LOT 14

I1

R1D-SECTION 1168  
R1D-SECTION 1169  
R1D-SECTION 1168

R2C-SECTION 1170

R1C-SECTION 1167 OS R1C-SECTION 1167

## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 28G**

**CONCESSION 4 E.H.S LOTS 14-15**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200  
Metres



A

LOT 15

I1

R1C-SECTION 866

R1C-SECTION 865

DIXIE ROAD

R1C-SECTION 865

R1C-SECTION 911

R1C-SECTION 865

R2A-SECTION 867

OS\*

OS  
R1C-SECTION 865

LOT 14

I1-SECTION 870

I1-SECTION 871

R2A-SECTION 867

R1D-SECTION 912

R1C-SECTION 865

R3B-SECTION 868

R2A-SECTION 867

R2A-SECTION 867

R1C-SECTION 866

LOT 13

I1-SECTION 869

LEGEND

— ZONE BOUNDARY

Schedule A Sheet 28H

CONCESSION 4 E.H.S. LOTS 13-15

BY-LAW 270-2004



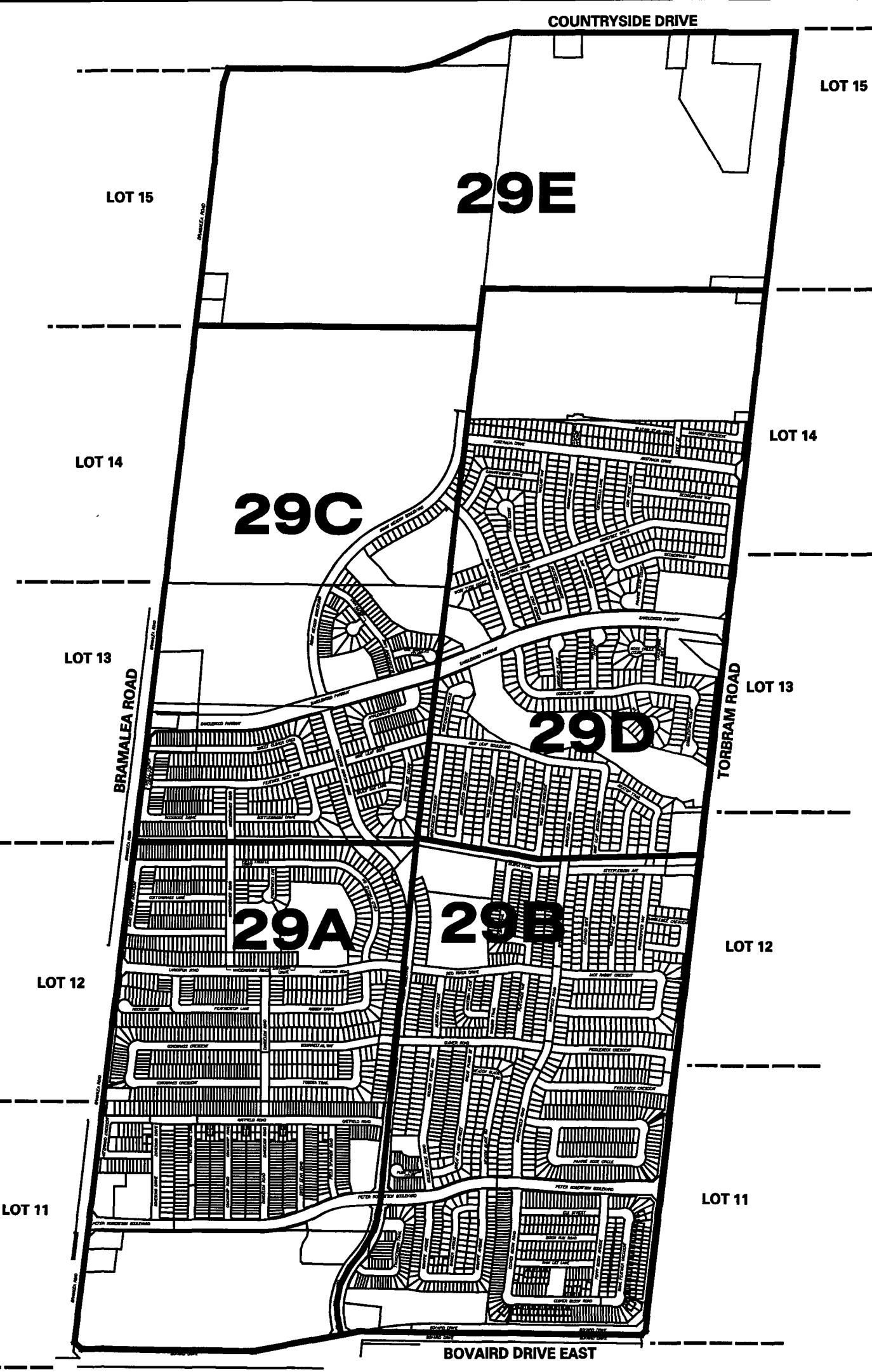
CITY OF BRAMPTON

Planning, Design and Development

0 100 200



Metres



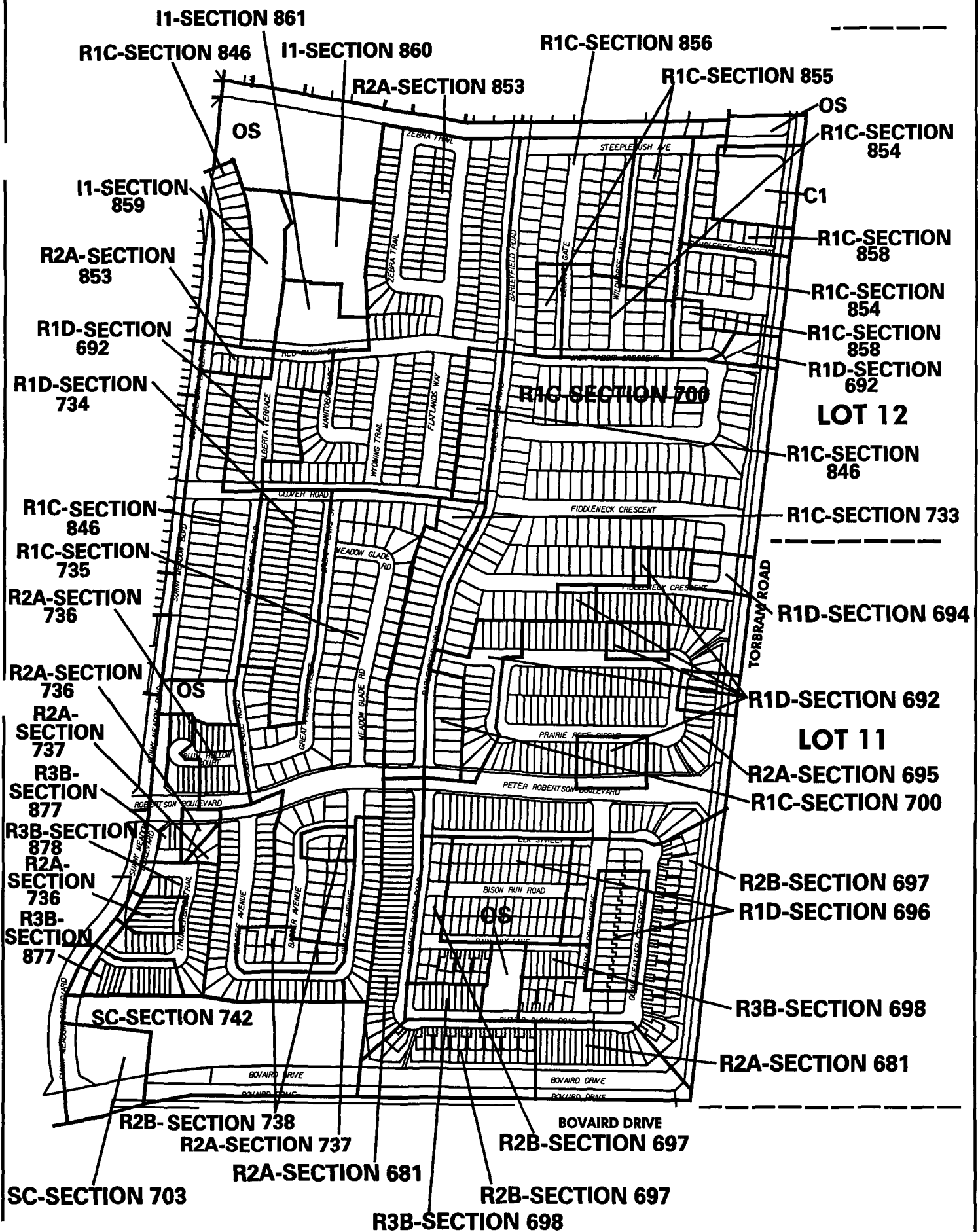
**Schedule A Sheet 29 (INDEX)**

**CONCESSION 5 E.H.S. LOTS 11-15**

**BY-LAW 270-2004**

**CITY OF BRAMPTON**  
Planning, Design and Development





**LEGEND**  
 ——— ZONE BOUNDARY

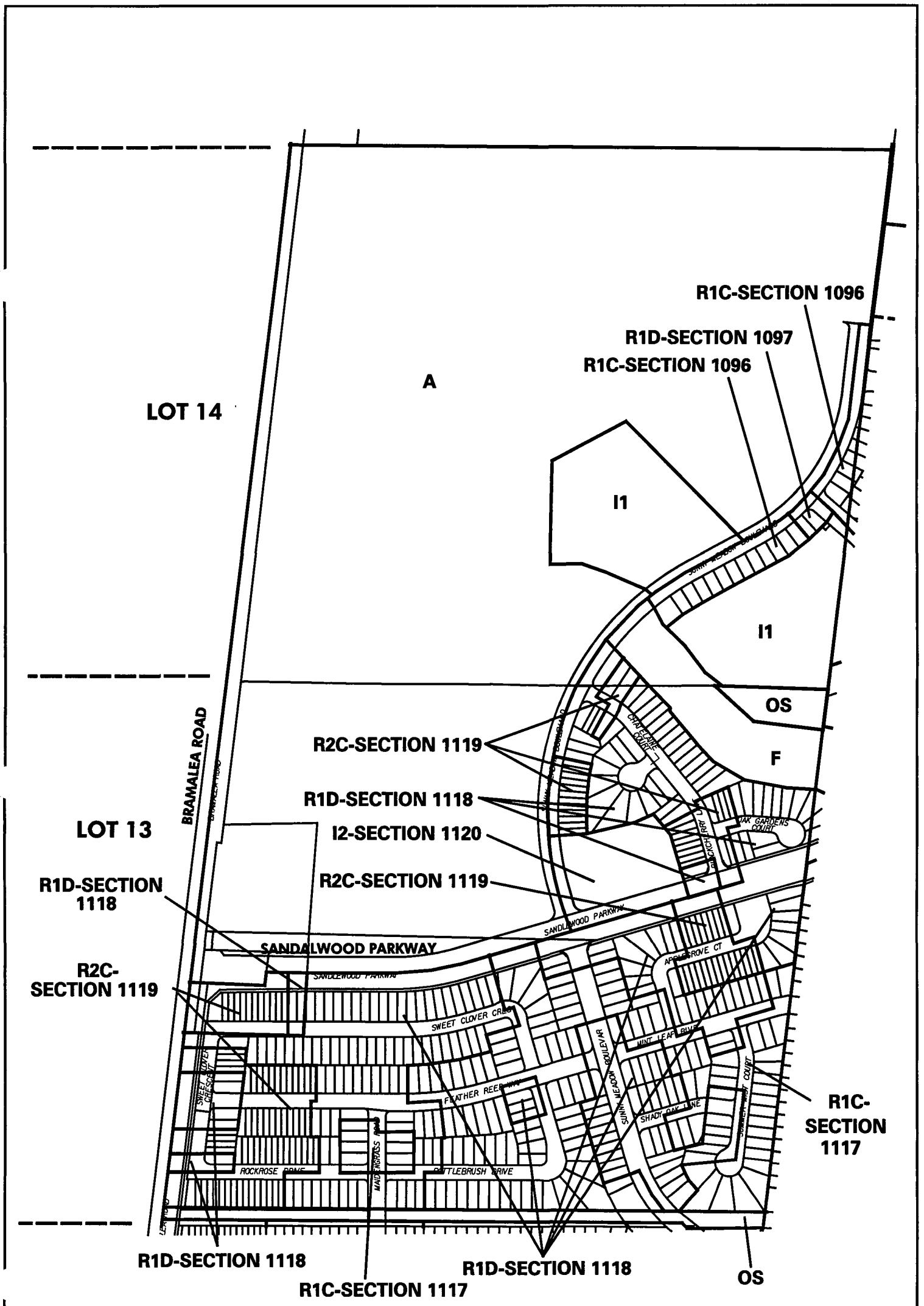
# **Schedule A Sheet 29B**

**CONCESSION 5 E.H.S. LOTS 11-12**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres



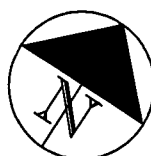
# LEGEND

— ZONE BOUNDARY

## Schedule A Sheet 29C

CONCESSION 5 E.H.S. LOTS 13-14

BY-LAW 270-2004

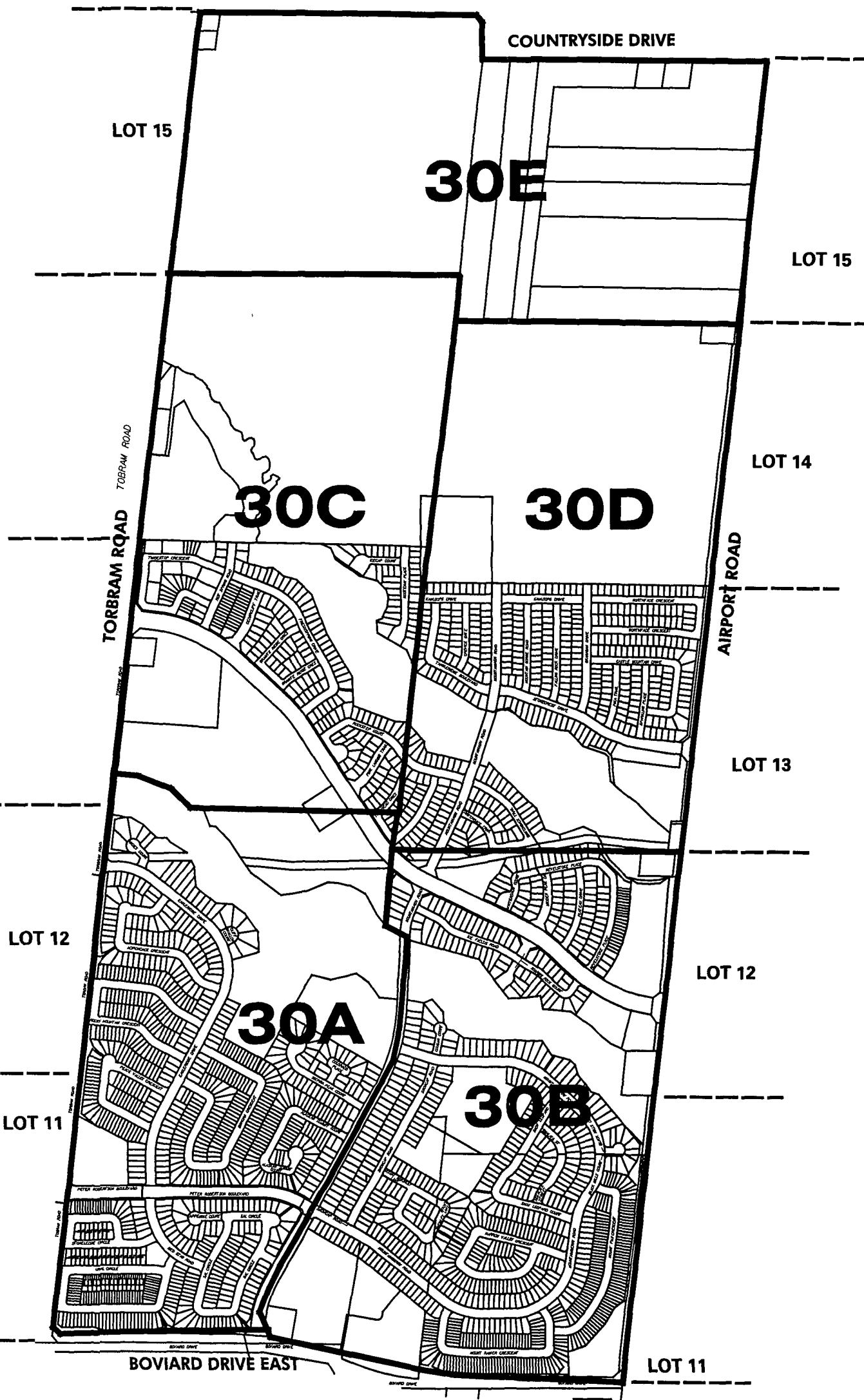


**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200  
Metres







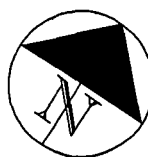
**LEGEND**

— SHEET BOUNDARY

**Schedule A Sheet 30 (INDEX)**

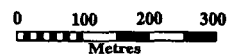
**CONCESSION 6 E.H.S. LOTS 11-15**

**BY-LAW 270-2004**

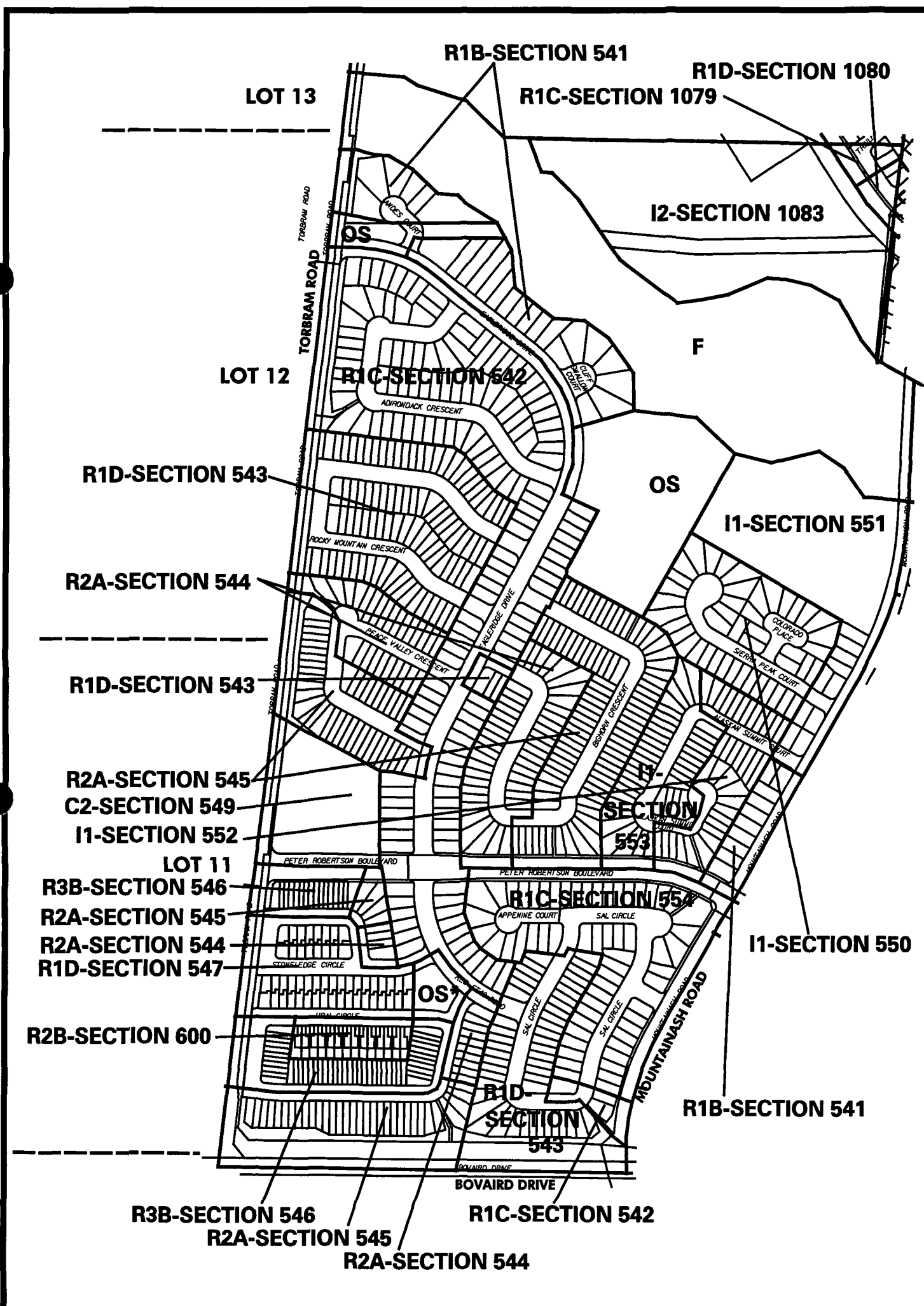


**CITY OF BRAMPTON**

Planning, Design and Development








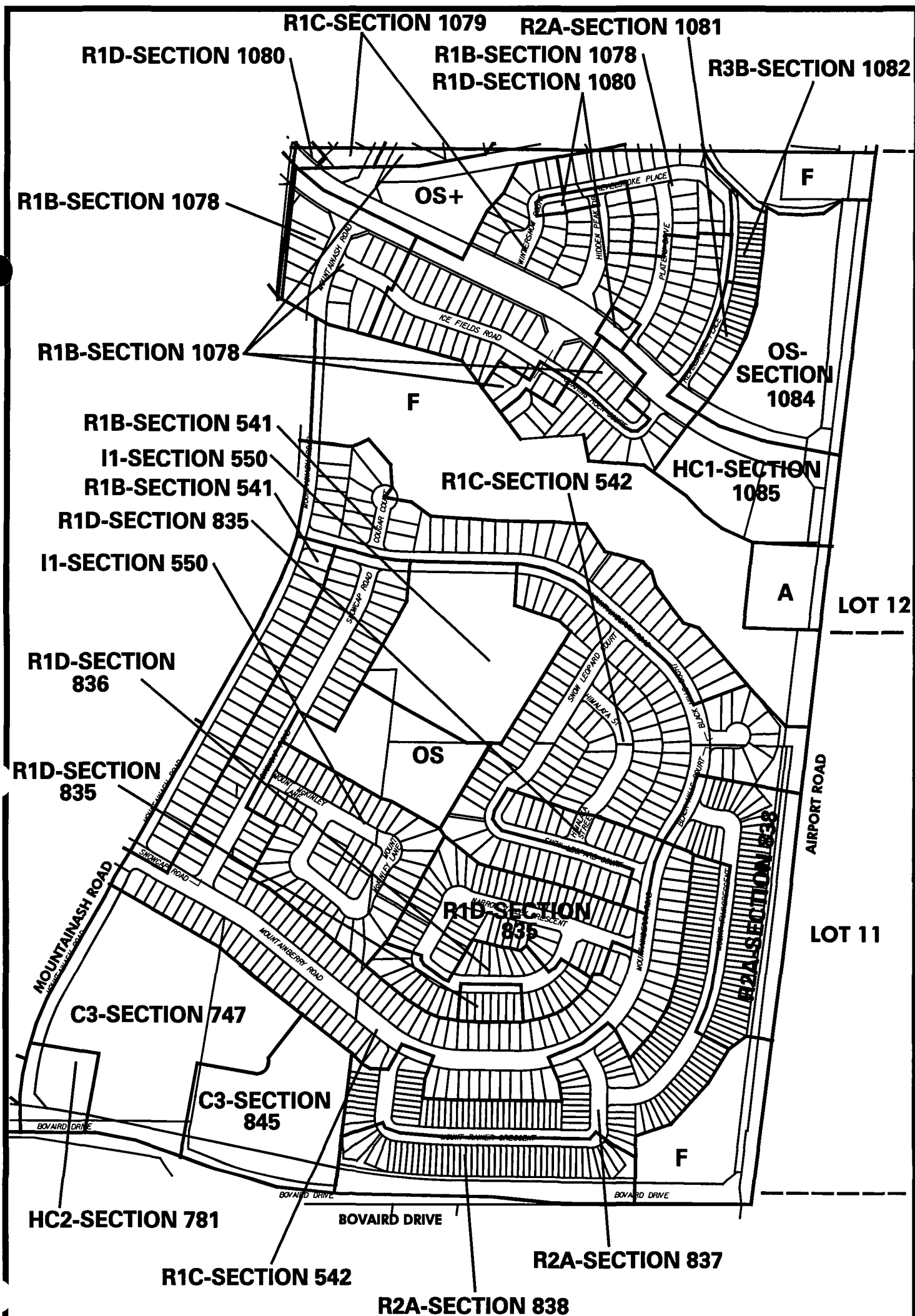
**LEGEND**  
 ——— ZONE BOUNDARY

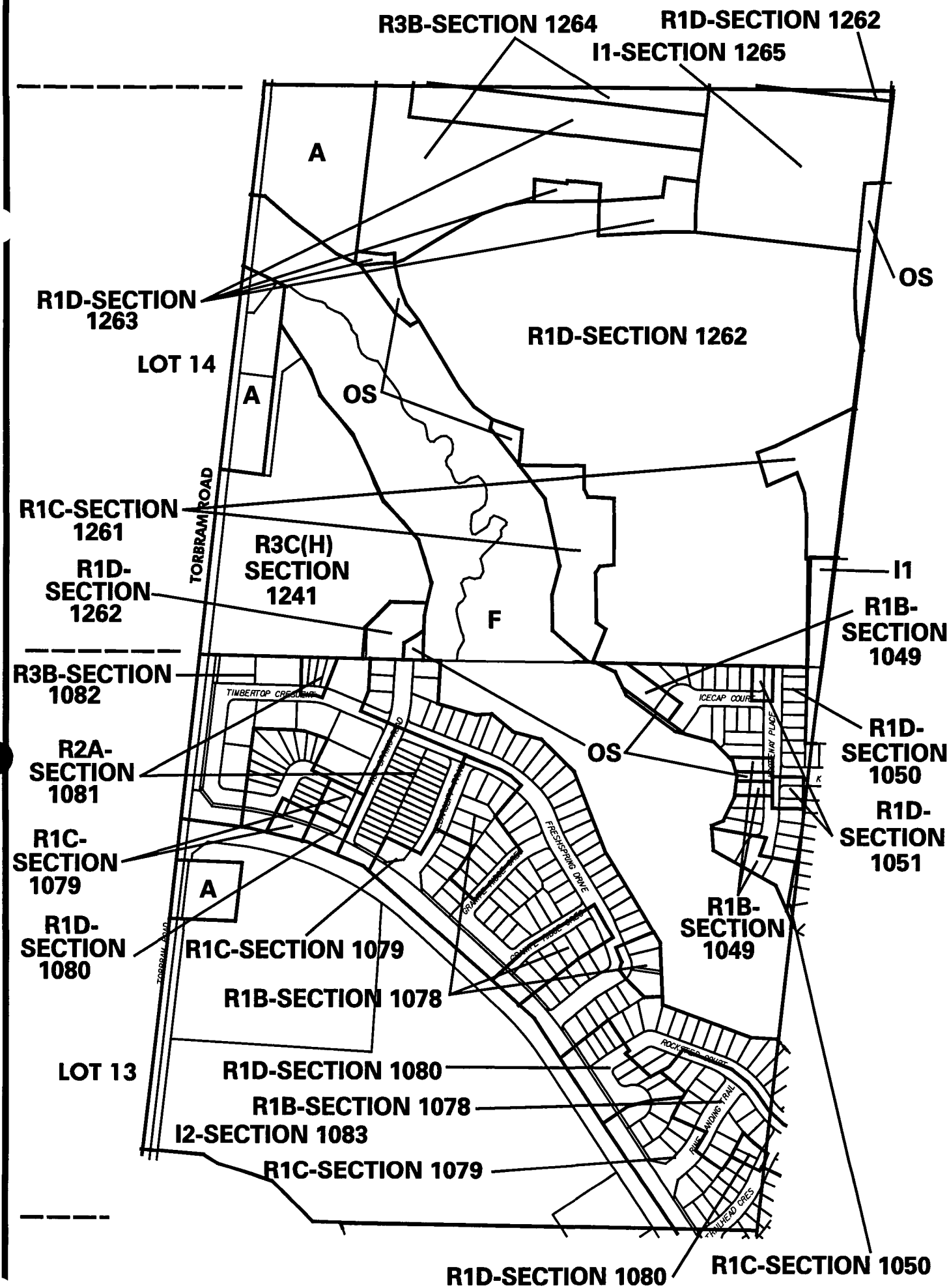
**Schedule A** **Sheet 30A**  
**CONCESSION 6 E.H.S. LOTS 11-13**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

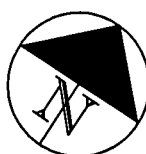
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 Metres





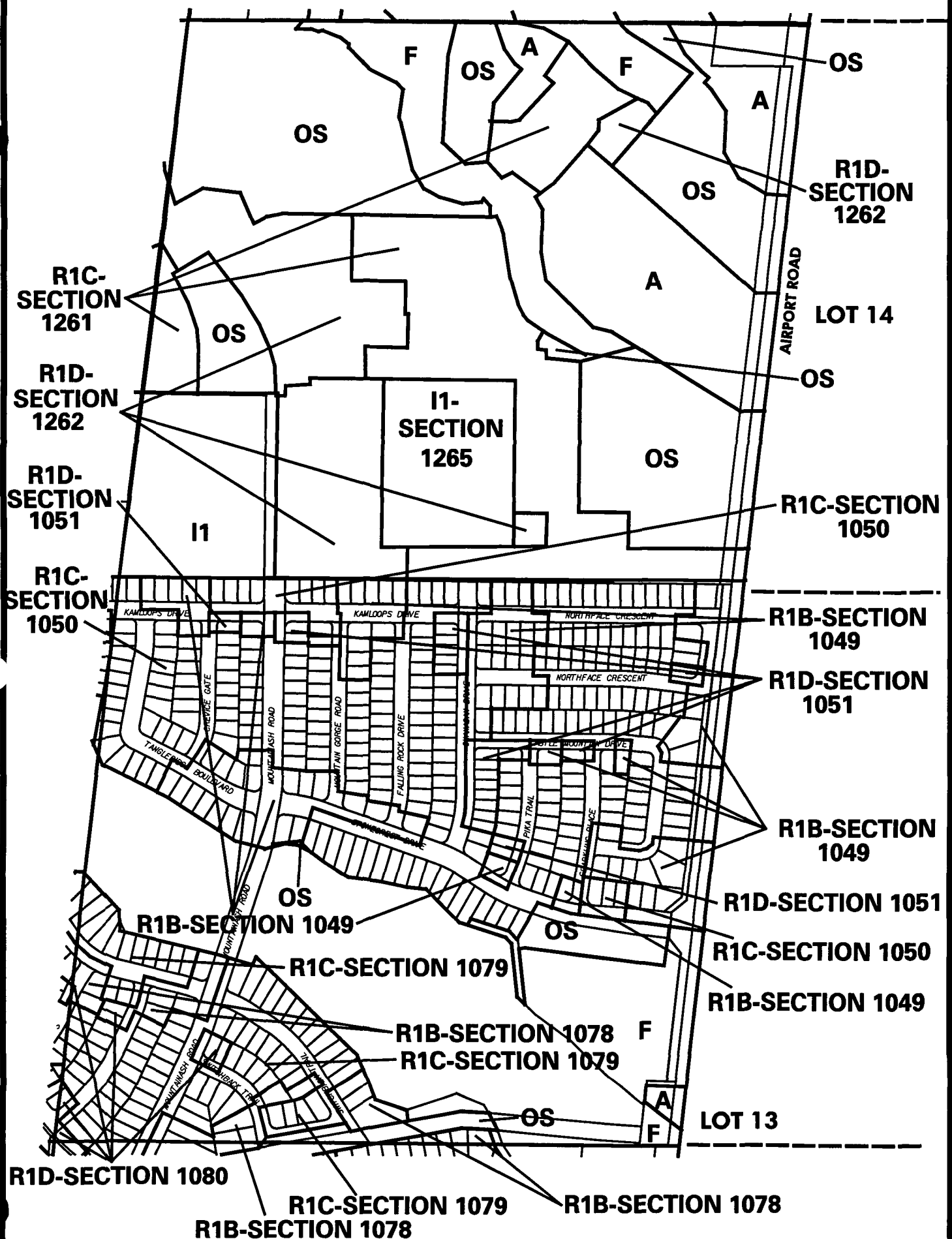
**LEGEND**  
 ZONE BOUNDARY

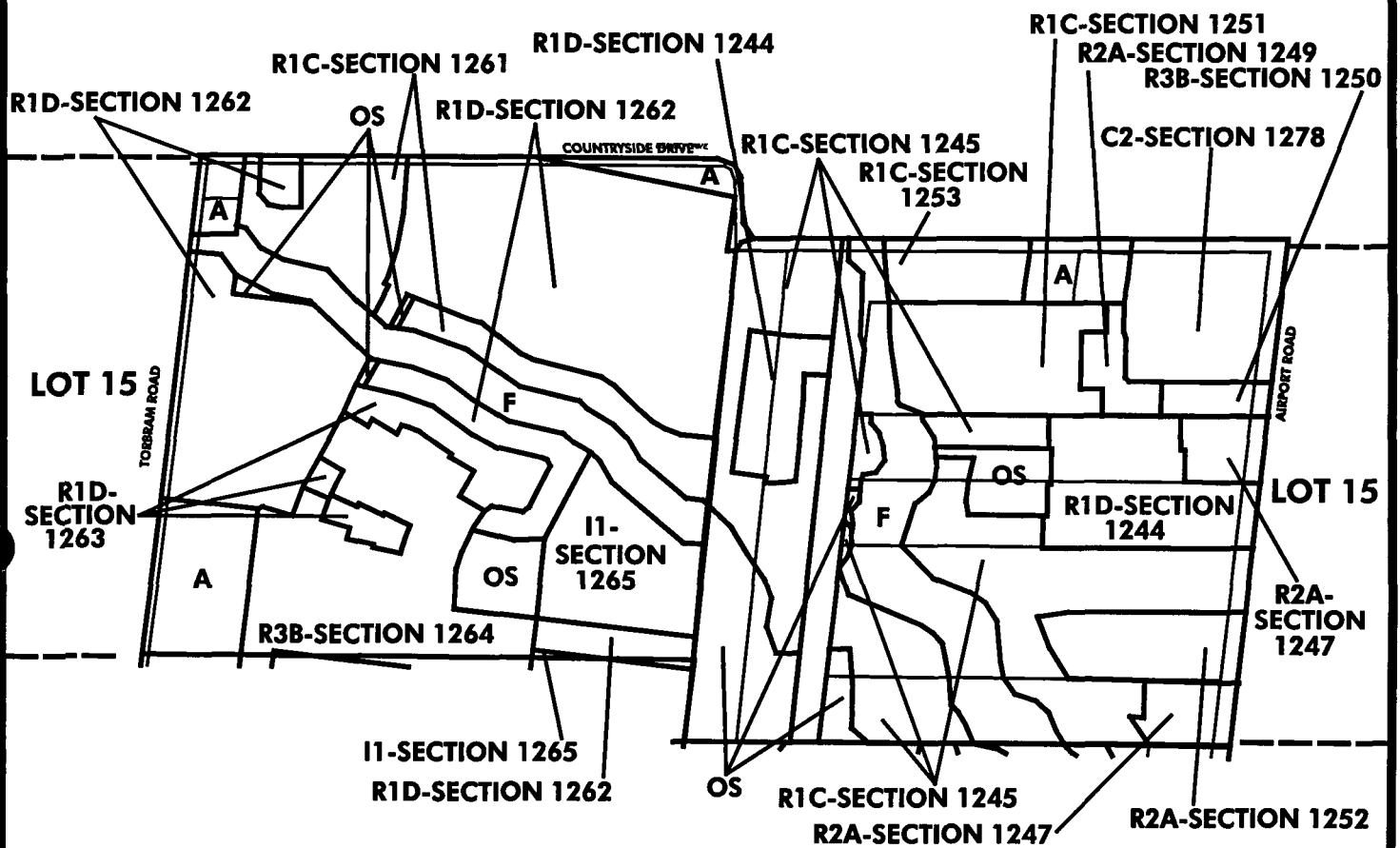
**Schedule A Sheet 30C**  
**CONCESSION 6 E.H.S. LOTS 13-14**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 50 100  
 Metres





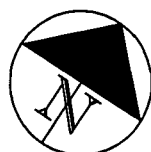
## LEGEND

— ZONE BOUNDARY

## Schedule A Sheet 30E

CONCESSION 6 E.H.S. LOT 15

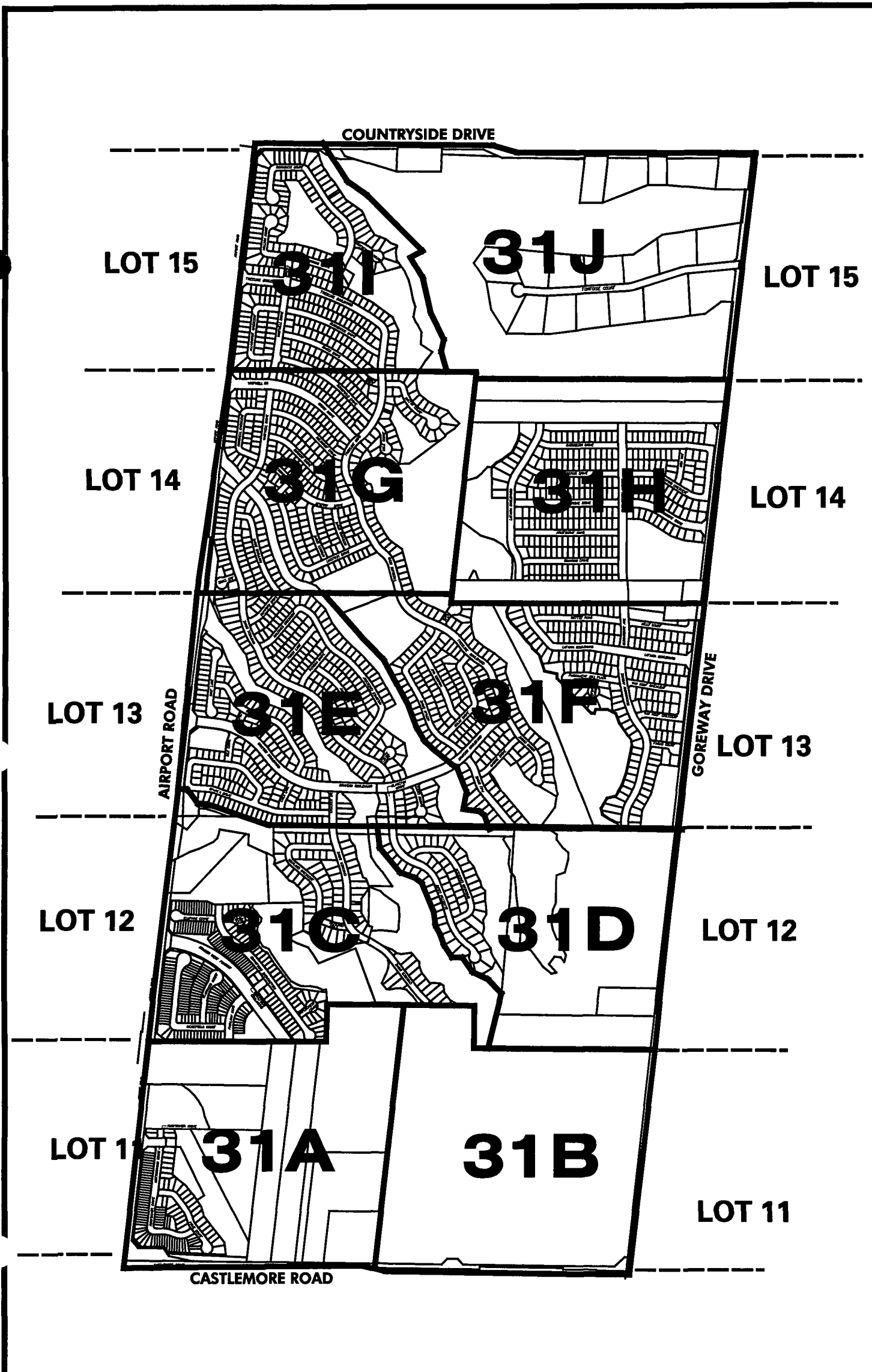
BY-LAW 270-2004



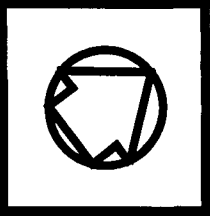
## CITY OF BRAMPTON

Planning, Design and Development

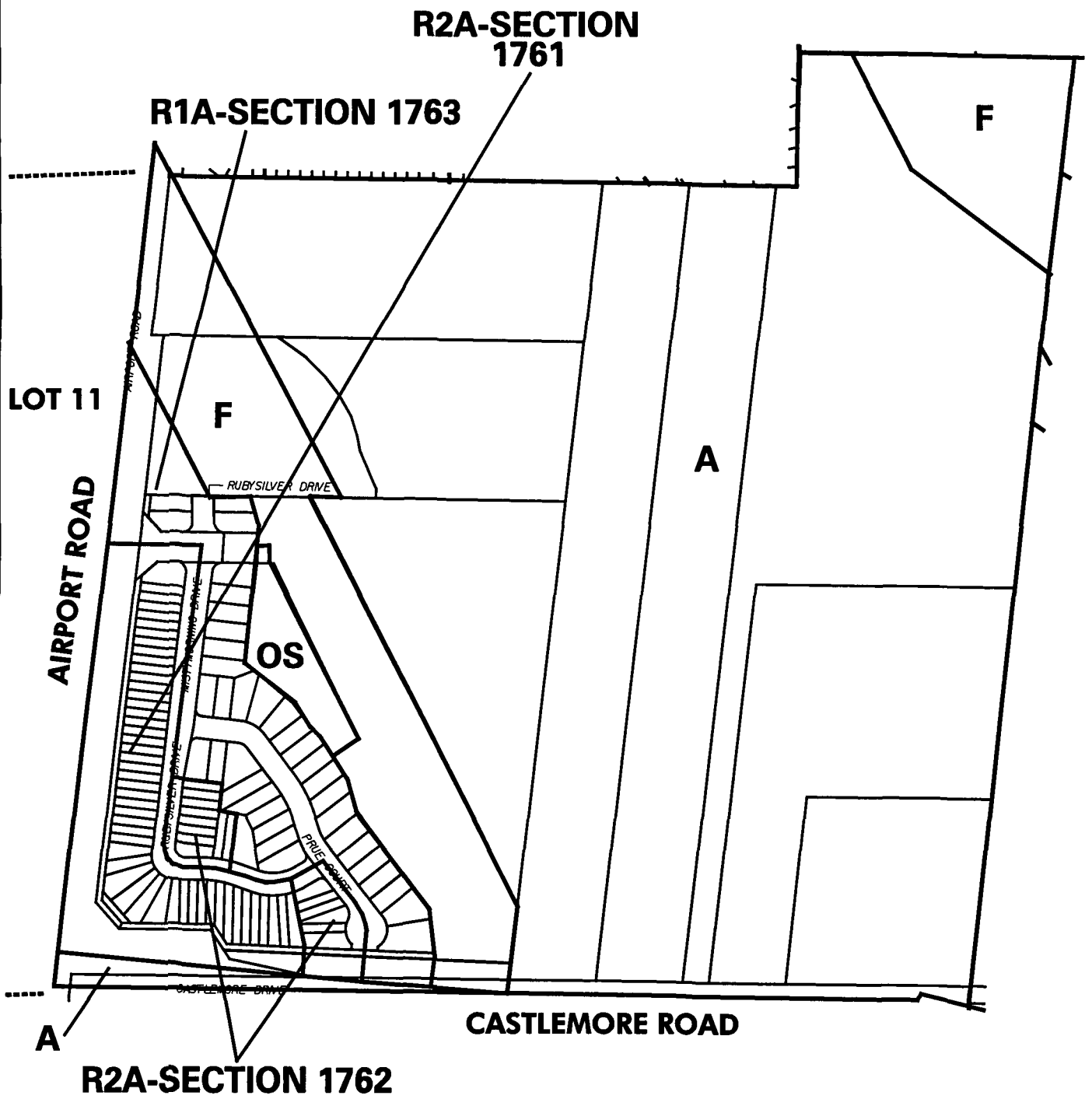
0 100 200 300  
Metres



**Schedule A**      **Sheet 31 (INDEX)**  
**CONCESSION 7 N.D. LOT 11-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres



LEGEND  
 — ZONE BOUNDARY

# **SCHEDULE A SHEET 31A**

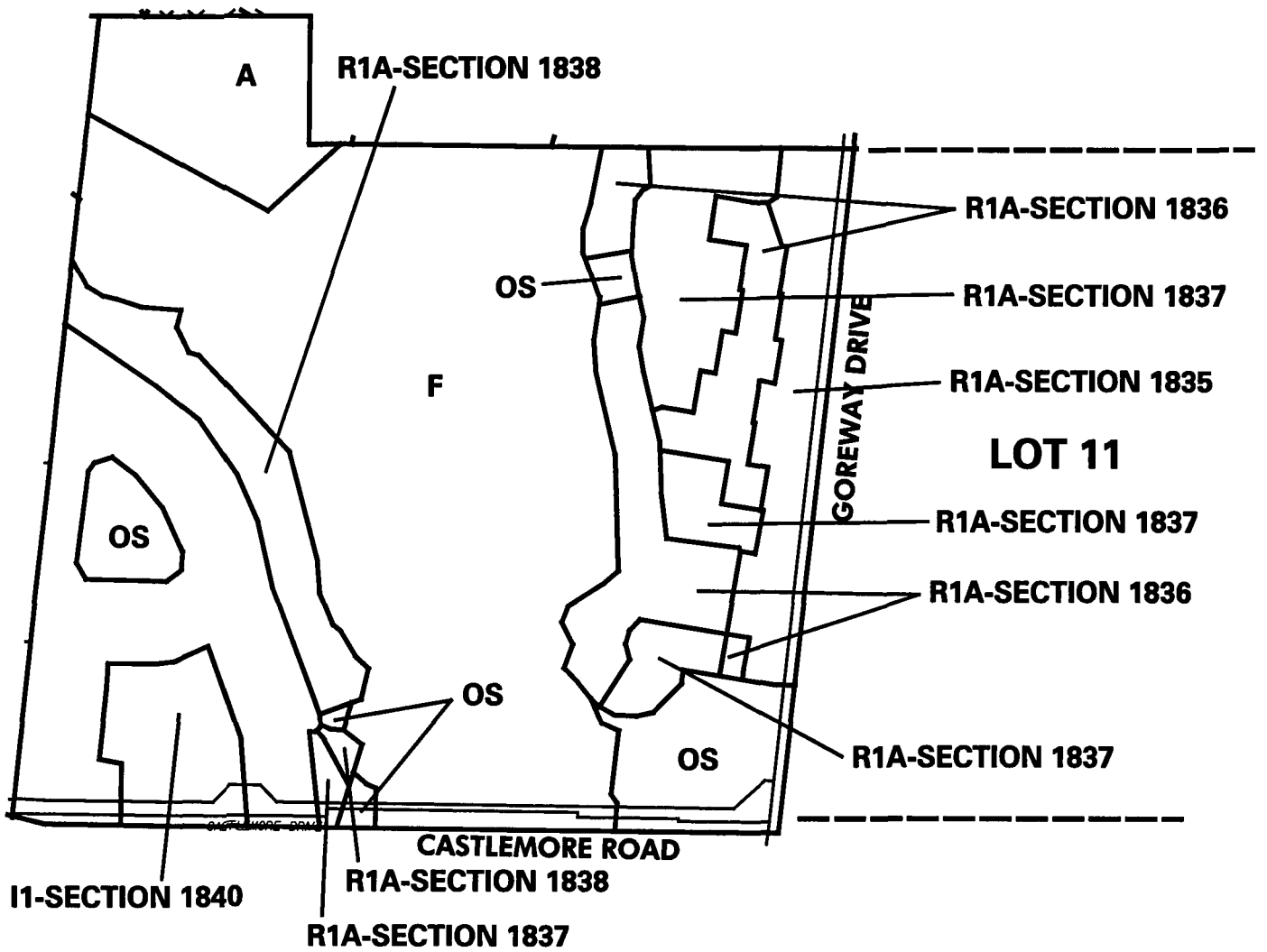
**CONCESSION 7 N.D. LOTS 11-12**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development





LEGEND  
 — ZONE BOUNDARY

## SCHEDULE A SHEET 31B

CONCESSION 7 N.D. LOT 11

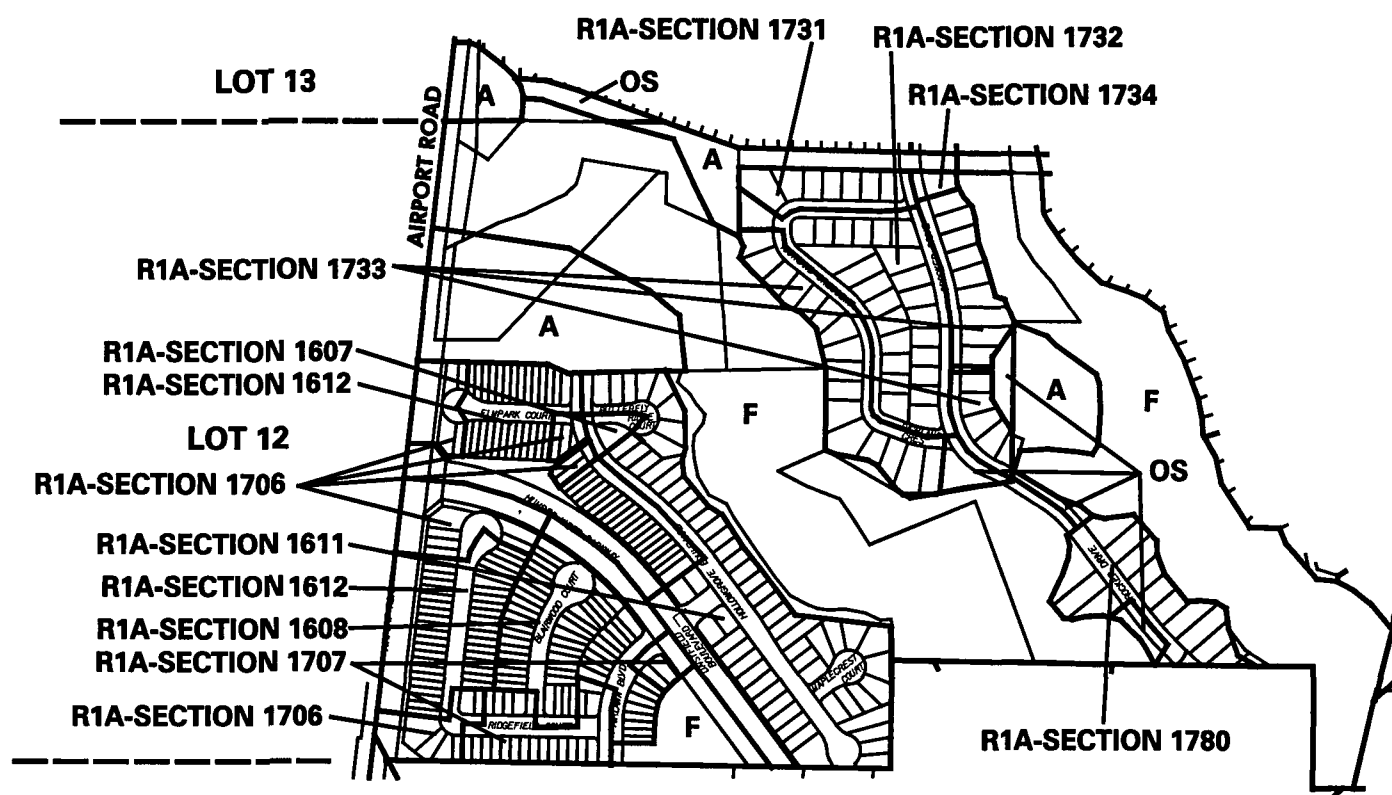
BY-LAW 270-2004



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres



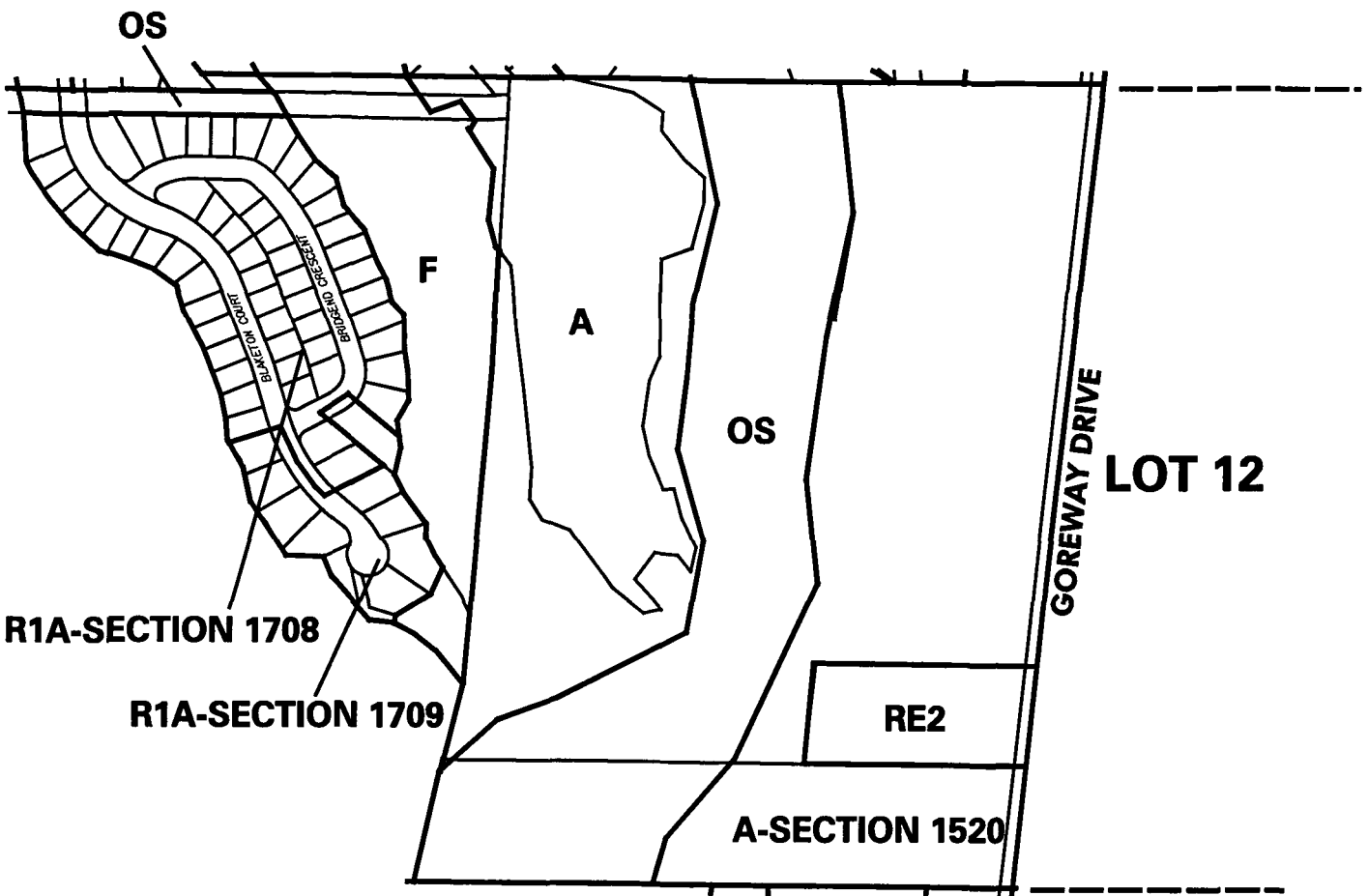


LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A**      **SHEET 31C**  
**CONCESSION 7 N.D. LOTS 12&13**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres

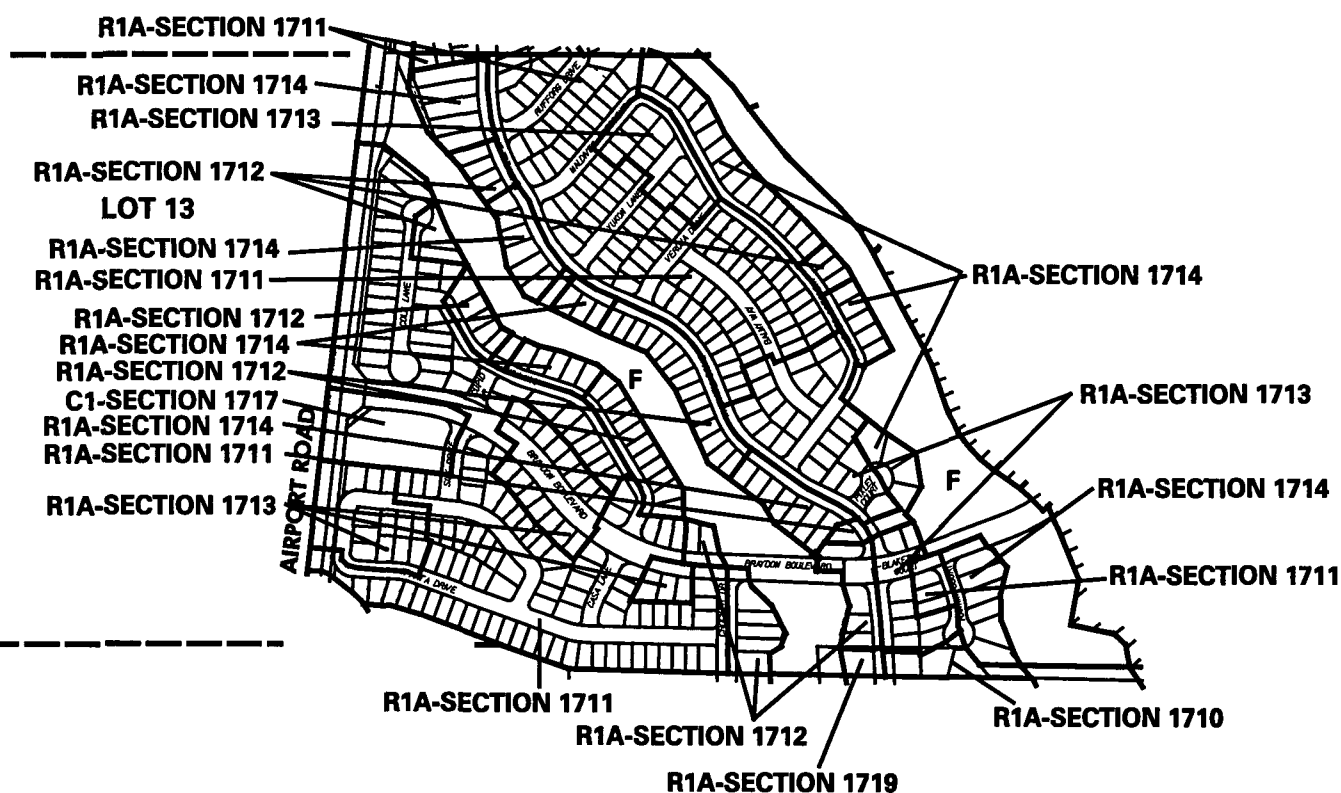


LEGEND  
— ZONE BOUNDARY

**SCHEDULE A SHEET 31D**  
**CONCESSION 7 N.D. LOT 12**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development  
0 50 100  
Metres



LEGEND  
— ZONE BOUNDARY

# SCHEDULE A SHEET 31E

CONCESSION 7 N.D. LOT 13

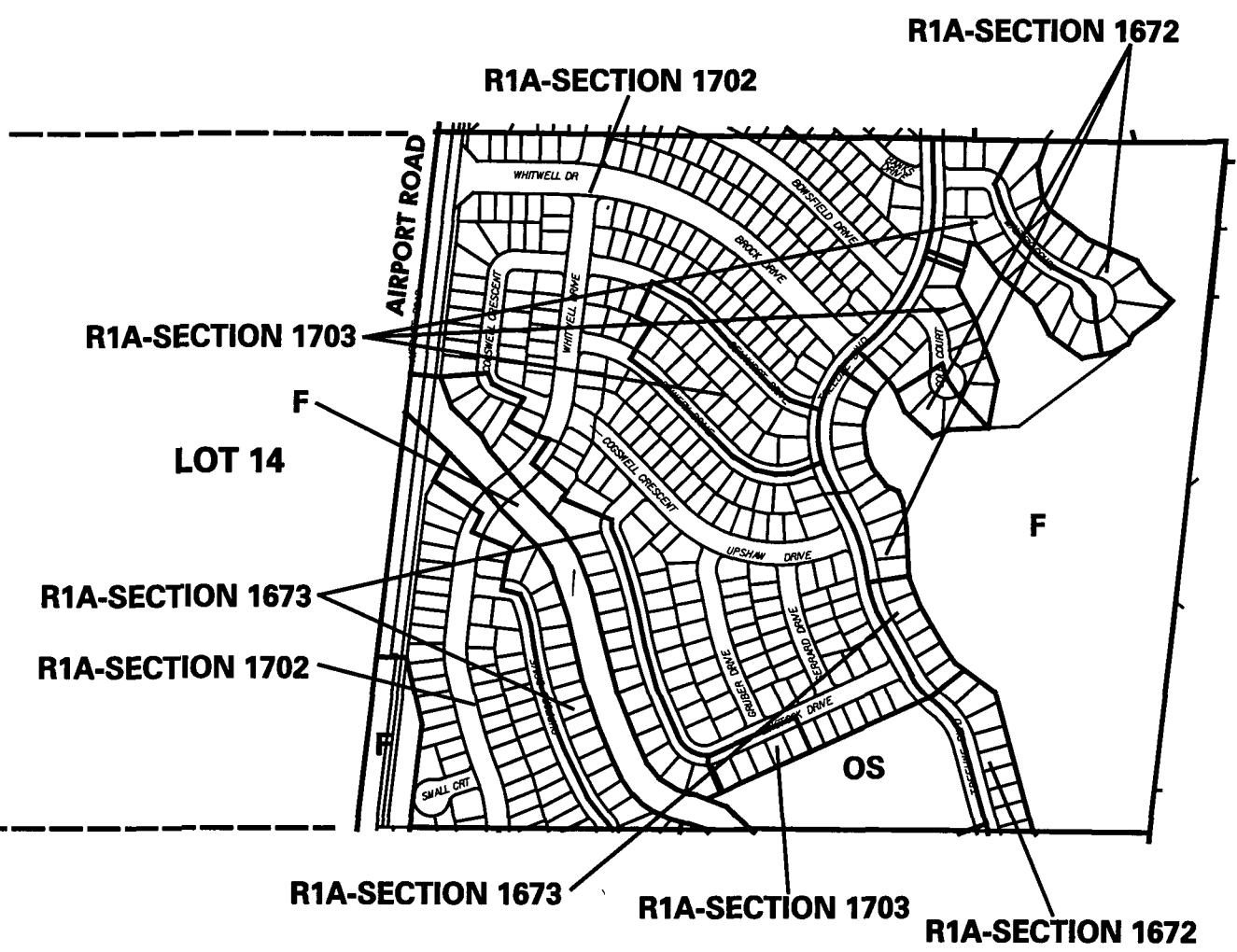
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres





LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A**

**SHEET 31G**

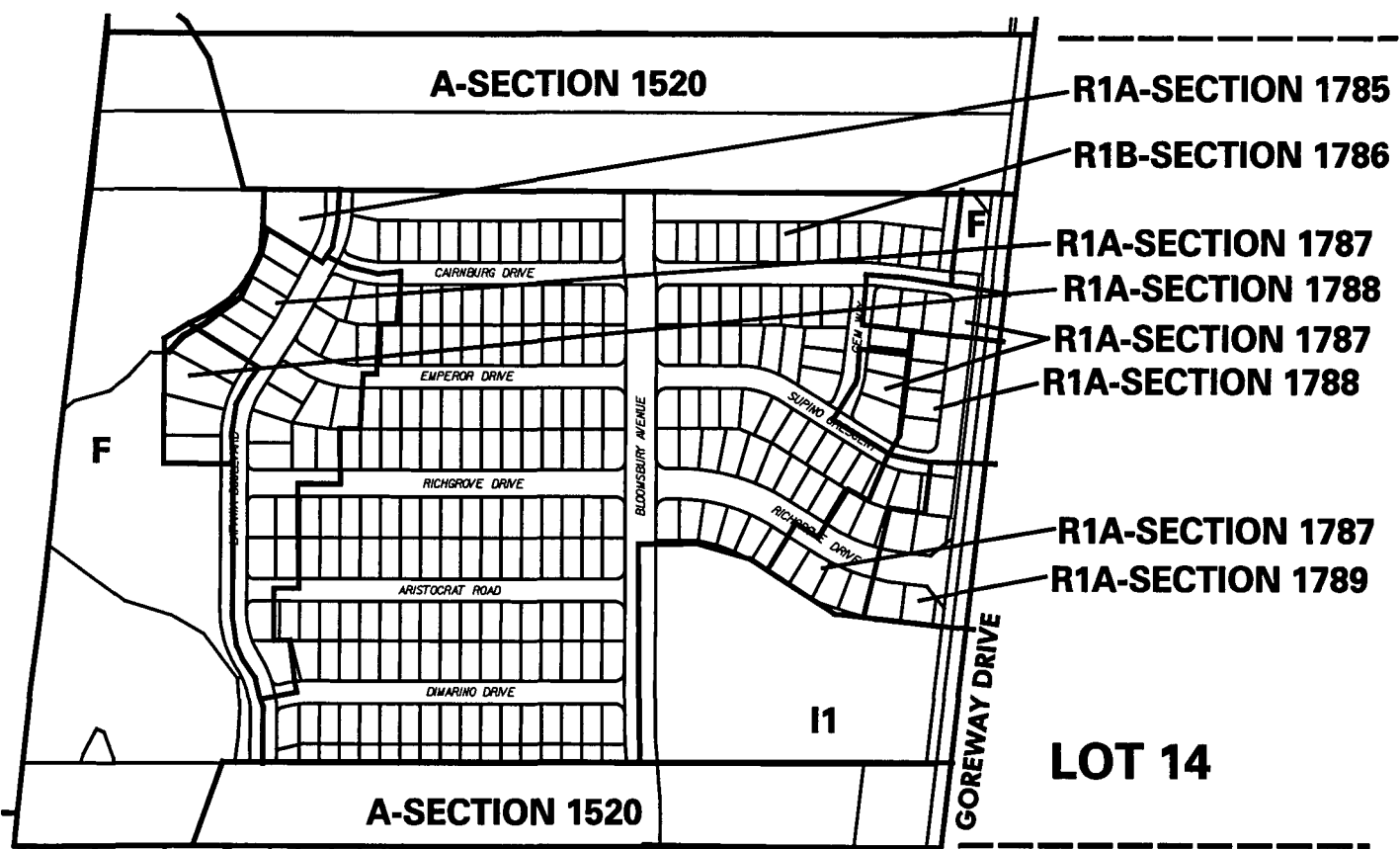
**CONCESSION 7 N.D. LOT 14**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development





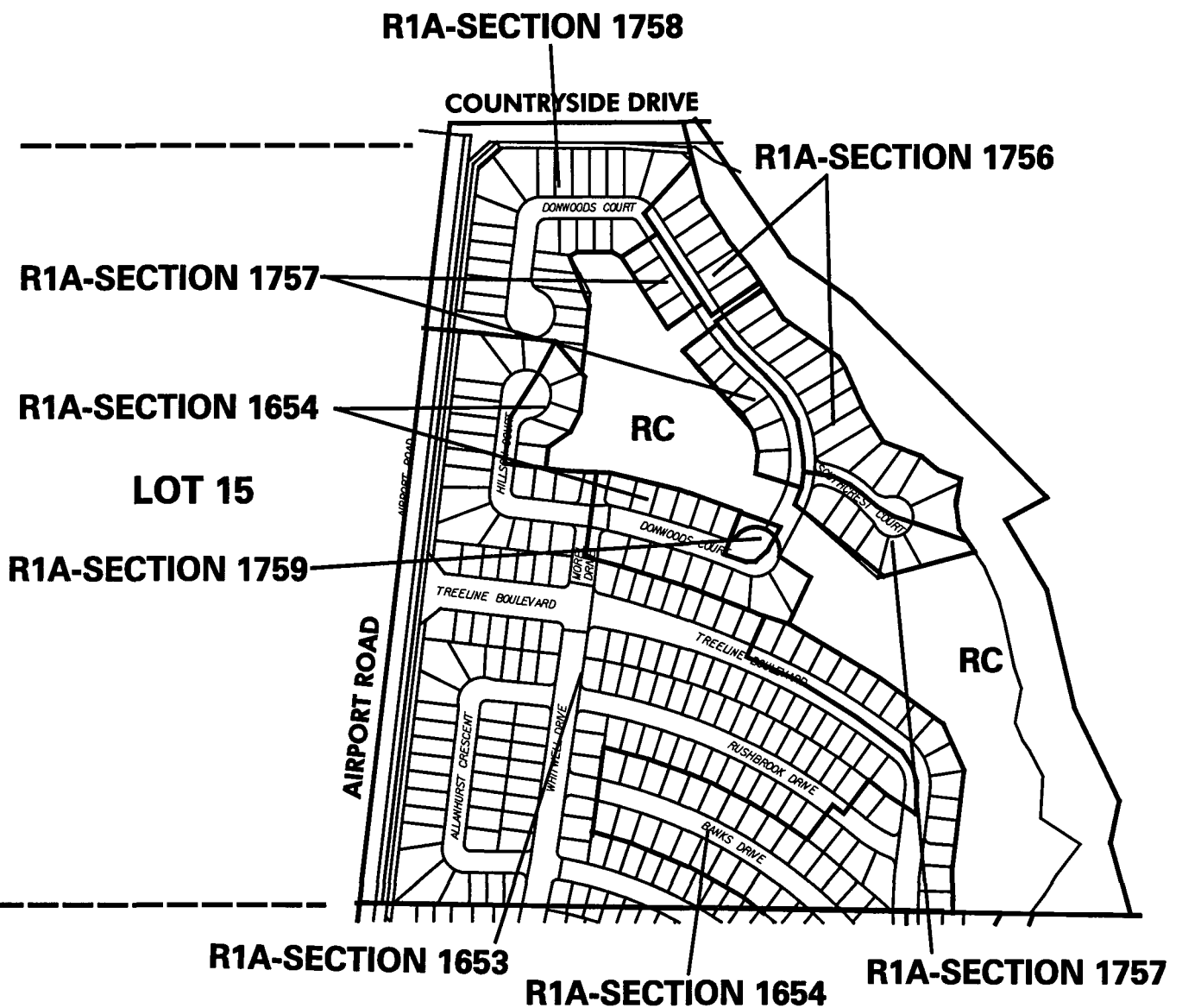
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 31H**  
**CONCESSION 7 N.D. LOT 14**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 50 100  
 Metres



LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A**

**SHEET 311**

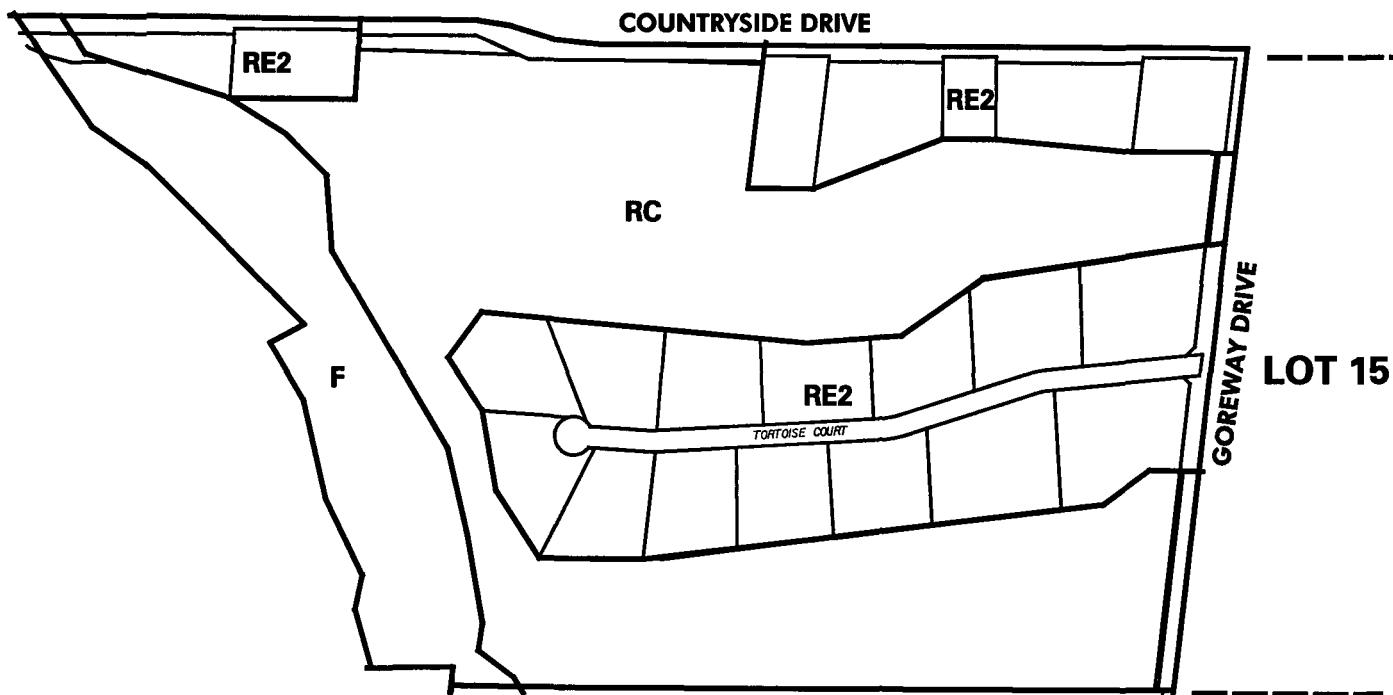
**CONCESSION 7 N.D. LOT 15**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 50 100  
 Metres



LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A**

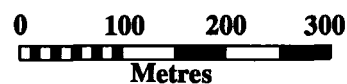
**SHEET 31J**

**CONCESSION 7 N.D. LOT 15**

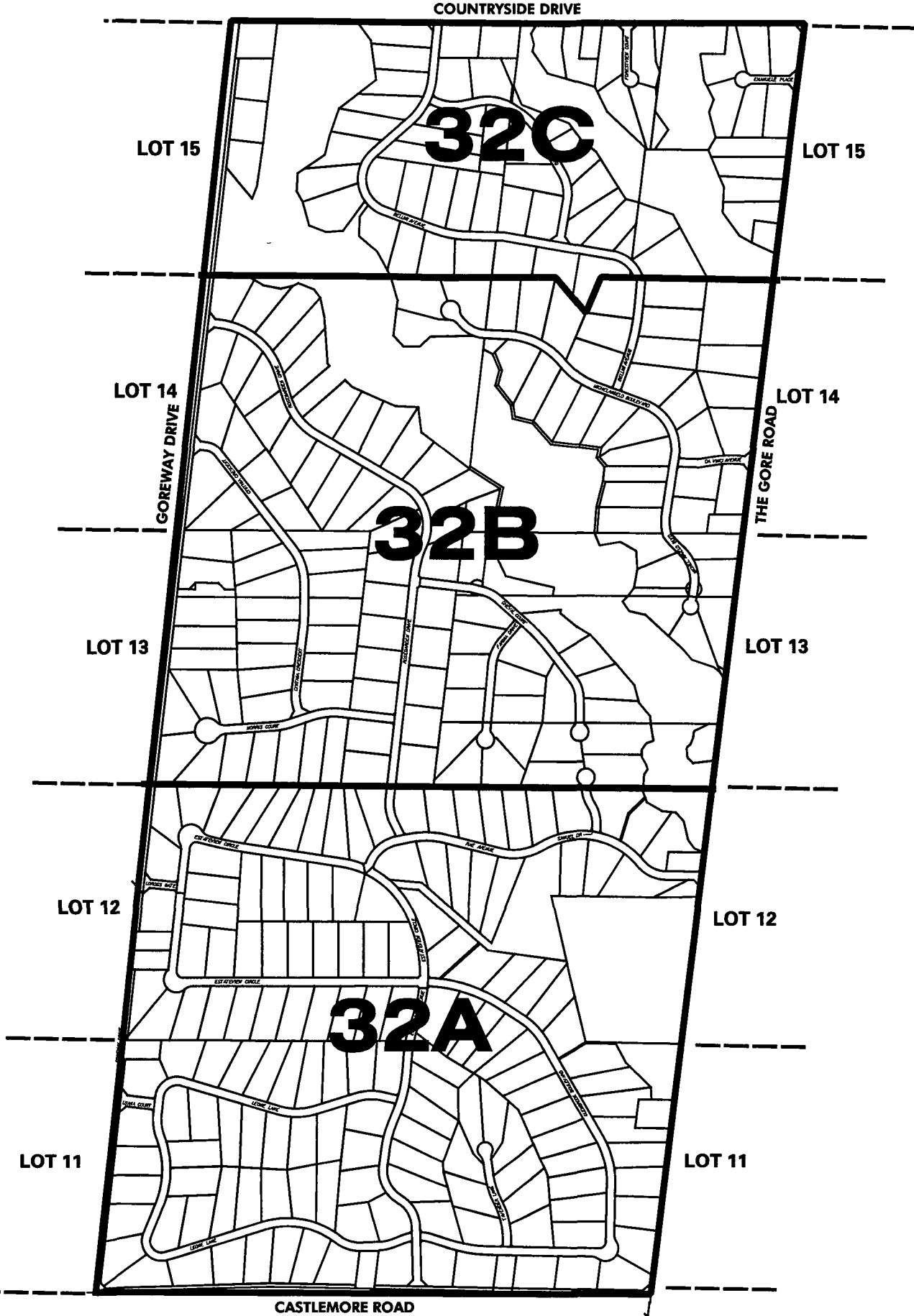
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development







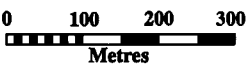
SEE MAP No. 31

SEE MAP No. 33

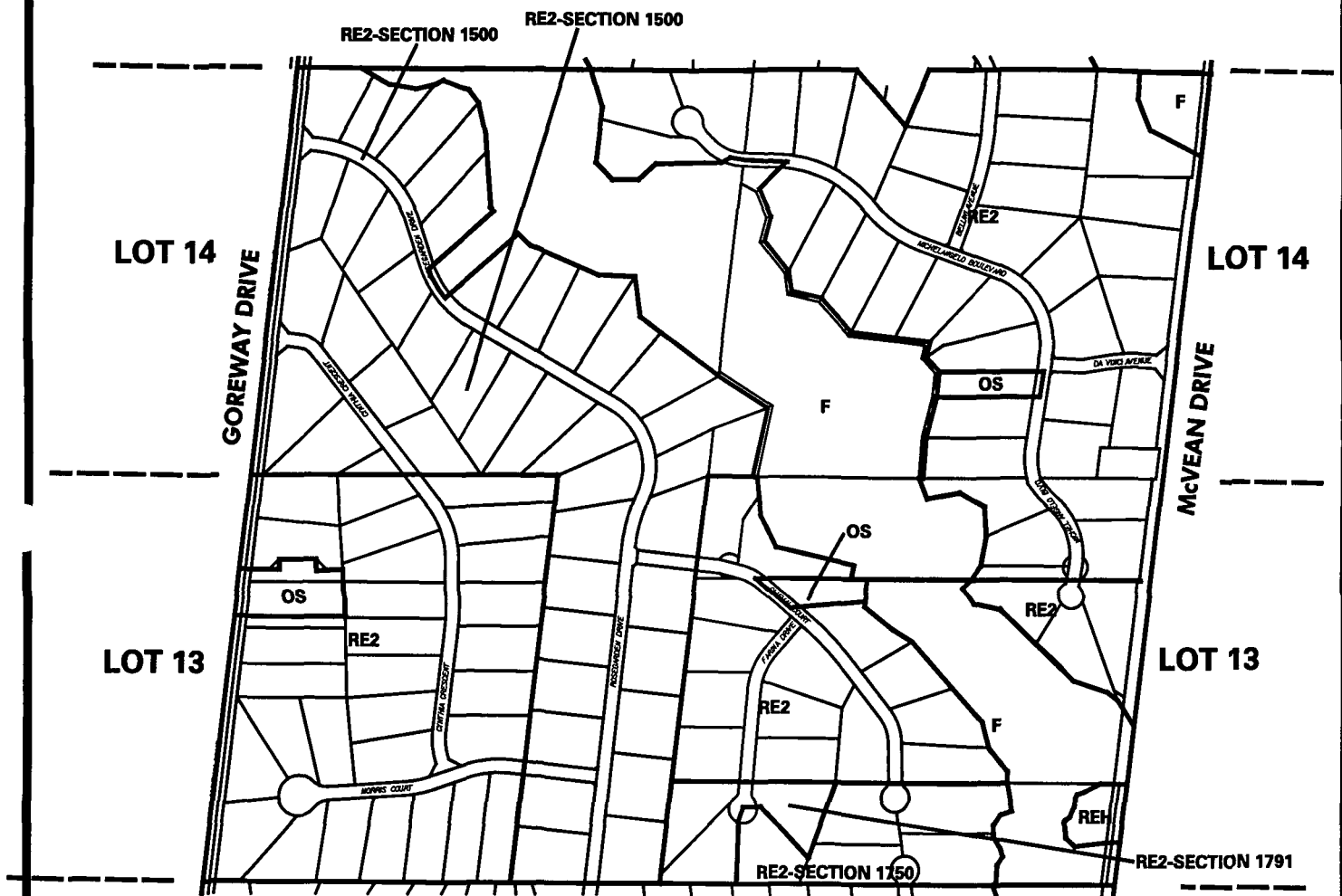
**Schedule A Sheet 32 (INDEX)**  
**CONCESSION 8 N.D. LOTS 11-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development







LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A**

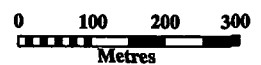
**SHEET 32B**

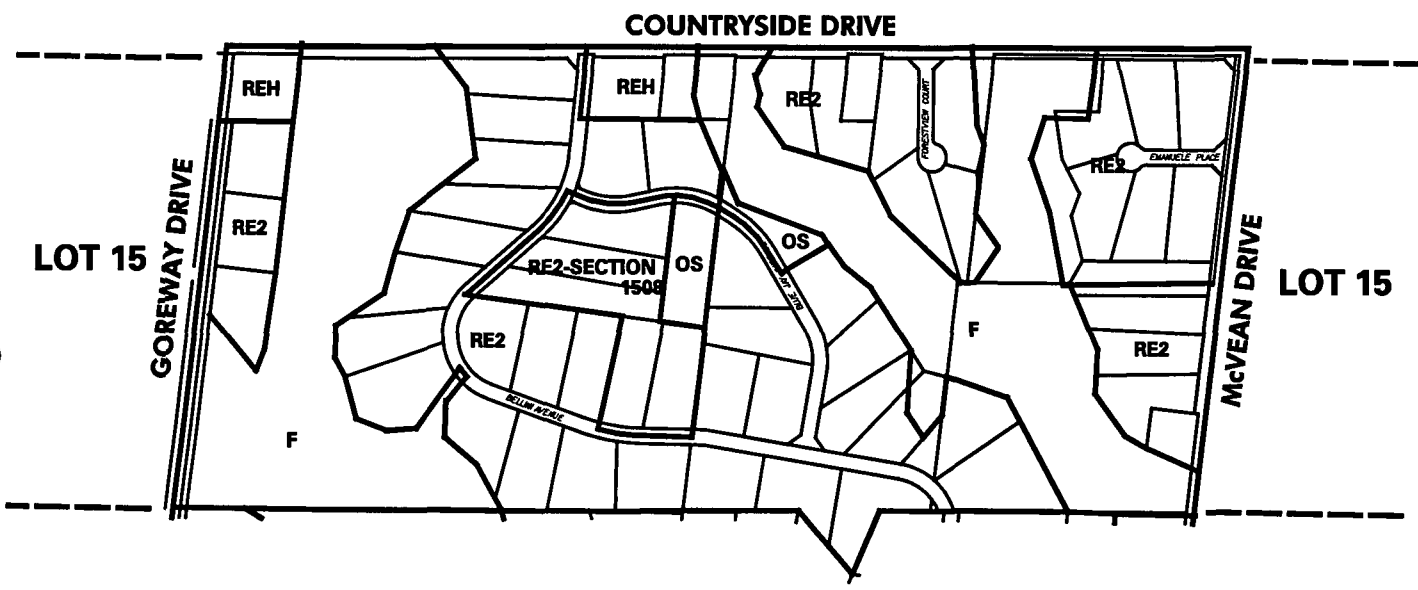
**CONCESSION 8 N.D. LOTS 13-14**

**BY-LAW 270-2004**



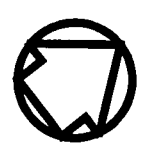
**CITY OF BRAMPTON**  
 Planning, Design and Development



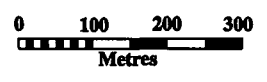


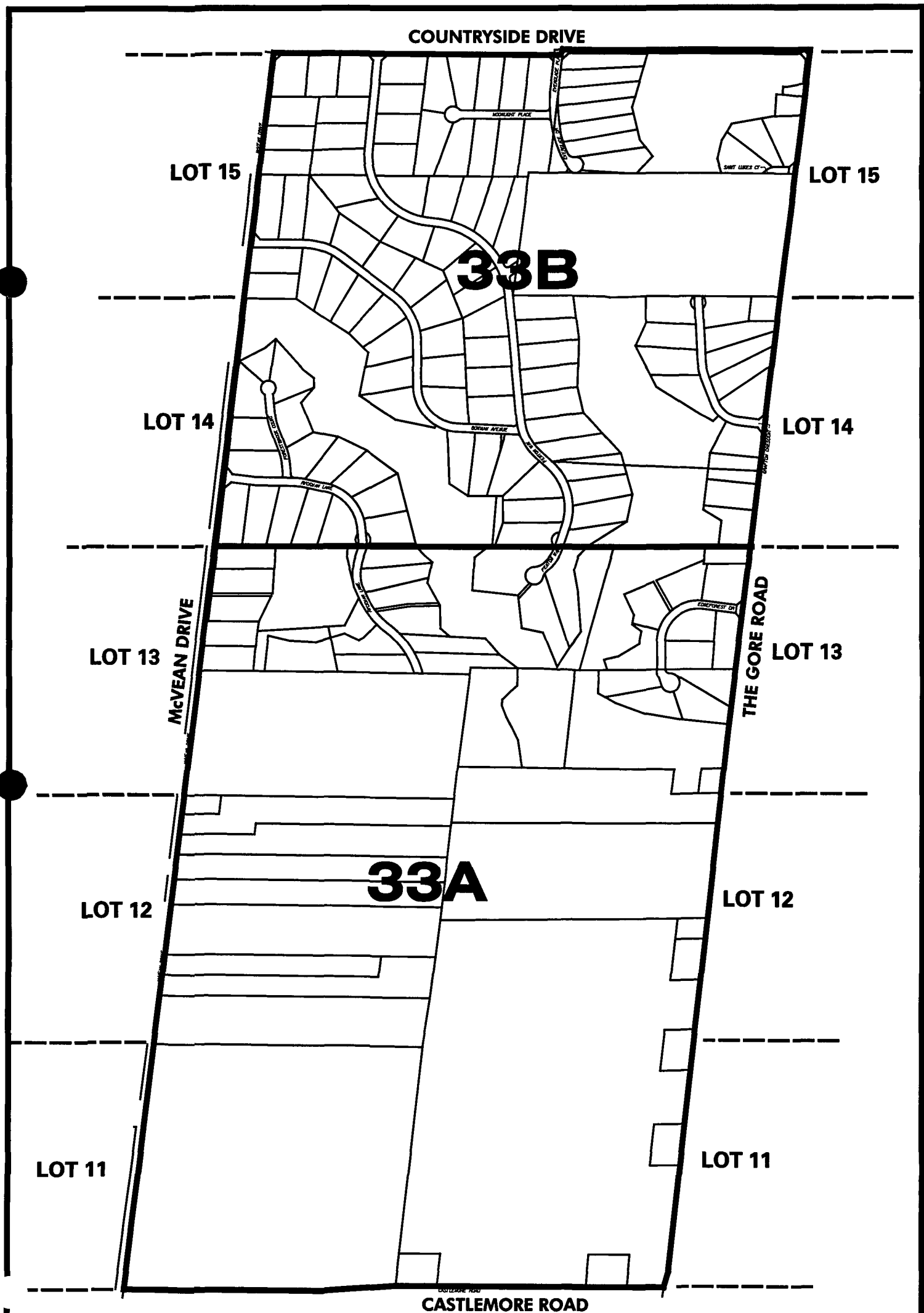
LEGEND  
 — ZONE BOUNDARY

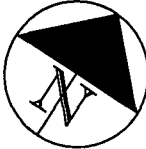

**SCHEDULE A SHEET 32C**  
**CONCESSION 8 N.D. LOT 15**  
**BY-LAW 270-2004**

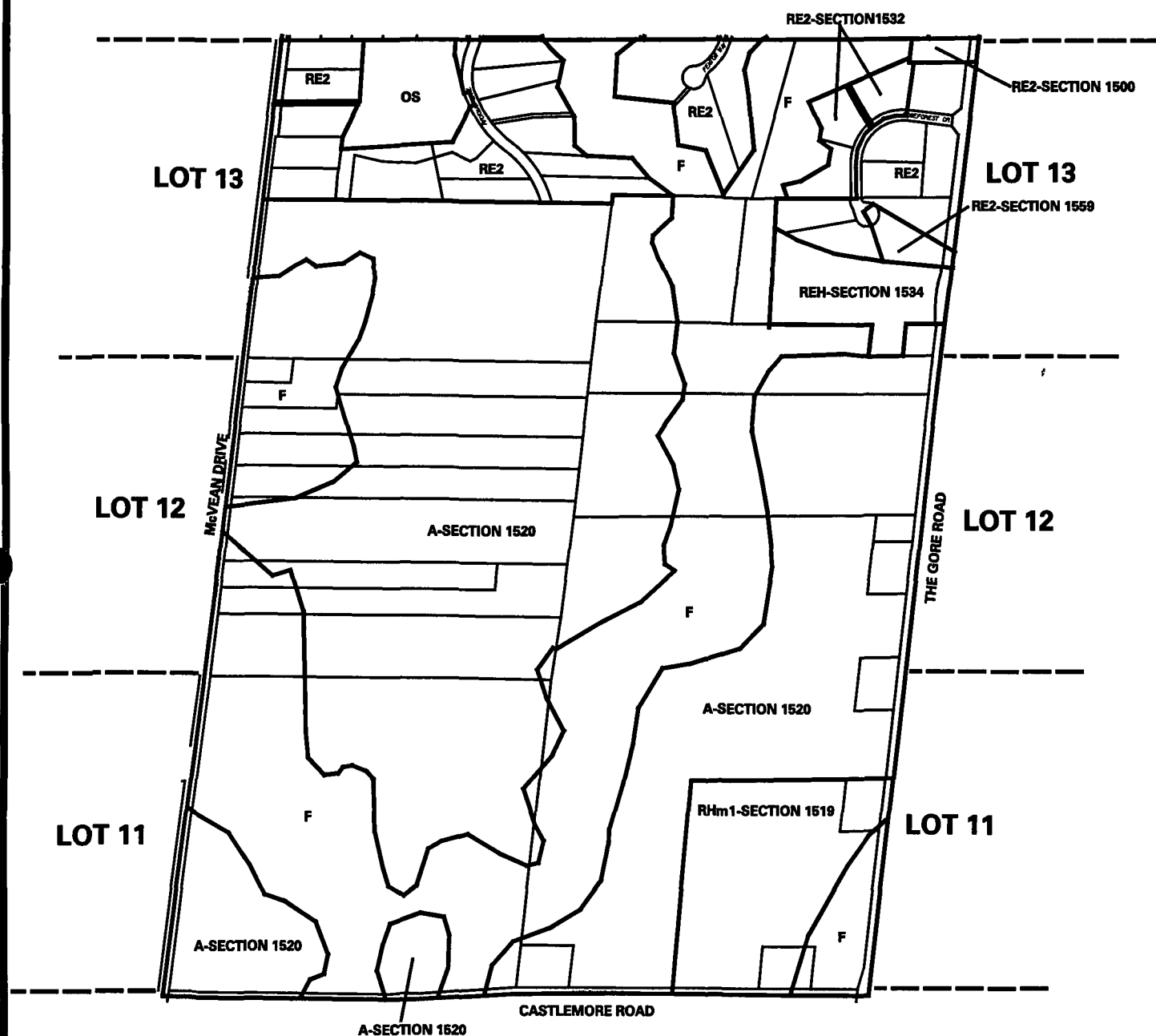


**CITY OF BRAMPTON**  
 Planning, Design and Development



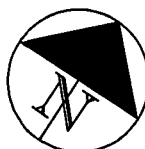


<b>LEGEND</b> —— SHEET BOUNDARY	
<b>Schedule A</b>	<b>Sheet 33 (INDEX)</b>
<b>CONCESSION 9 N.D. LOTS 11-15</b>	
<b>BY-LAW 270-2004</b>	
	<b>CITY OF BRAMPTON</b> Planning, Design and Development 



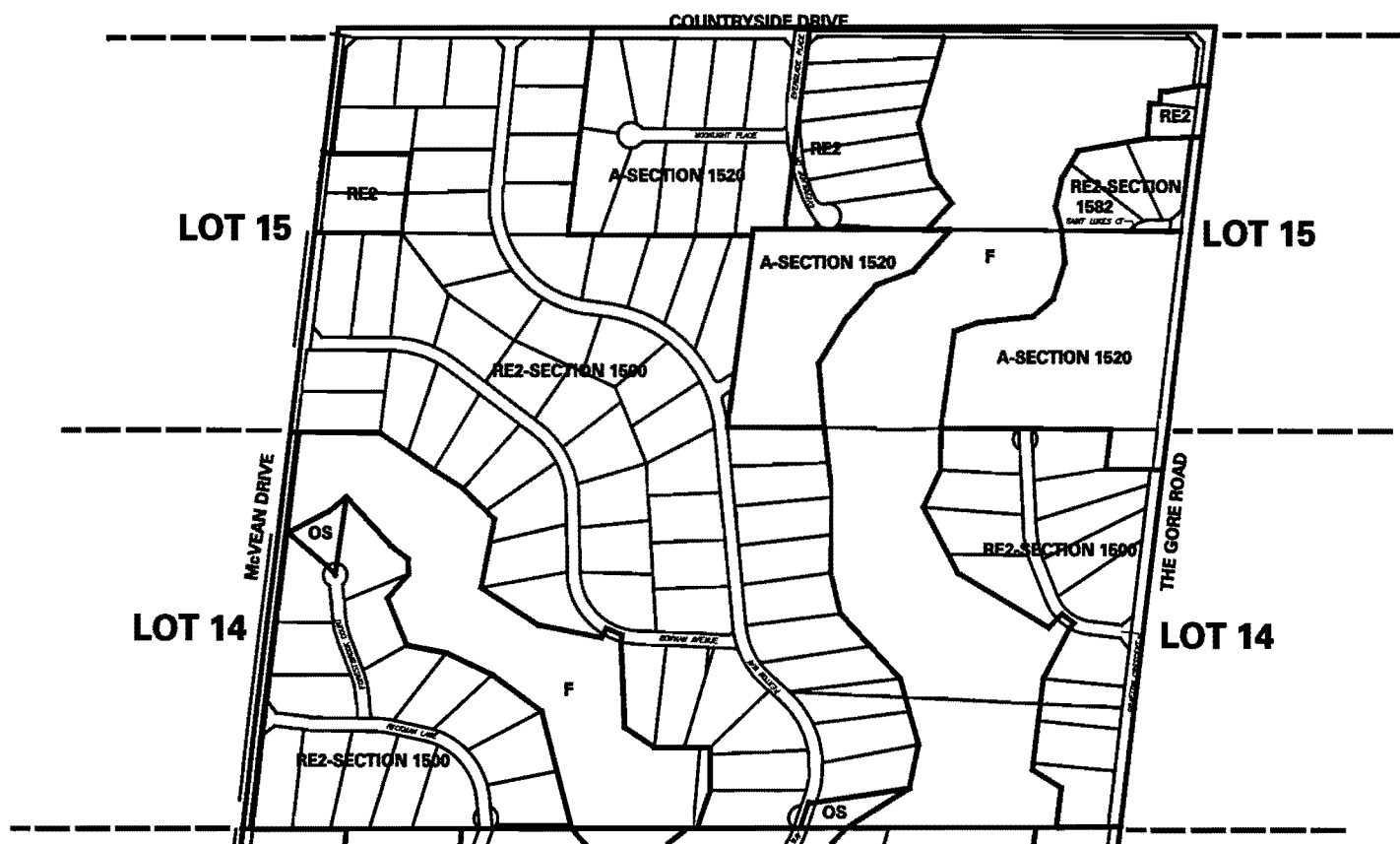
# **Schedule A Sheet 33A**

**CONCESSION 9 N.D. LOTS 11-13**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development





**Schedule A**

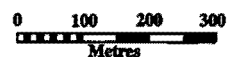
**Sheet 33B**

**CONCESSION 9 N.D. LOTS 14-15**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development



SEE MAP No. 16

COUNTRYSIDE DRIVE

LOT 15

LOT 15

A-SECTION 1522

RE2

LOT 14

A-SECTION 1520

LOT 14

LOT 13

LOT 13

THE CORE ROAD

COREWAY DRIVE

RE2

LOT 12

LOT 12

RE2

F

A

A

RE2

A-SECTION 1520

LOT 11

LOT 11

RE2

RE2

RHm1-SECTION 1519

CASTLEMORE ROAD

SEE MAP No. 52

LEGEND

— ZONE BOUNDARY

Schedule A Sheet 34

Concession 10 N.D. Lots 11-15

BY-LAW 270-2004

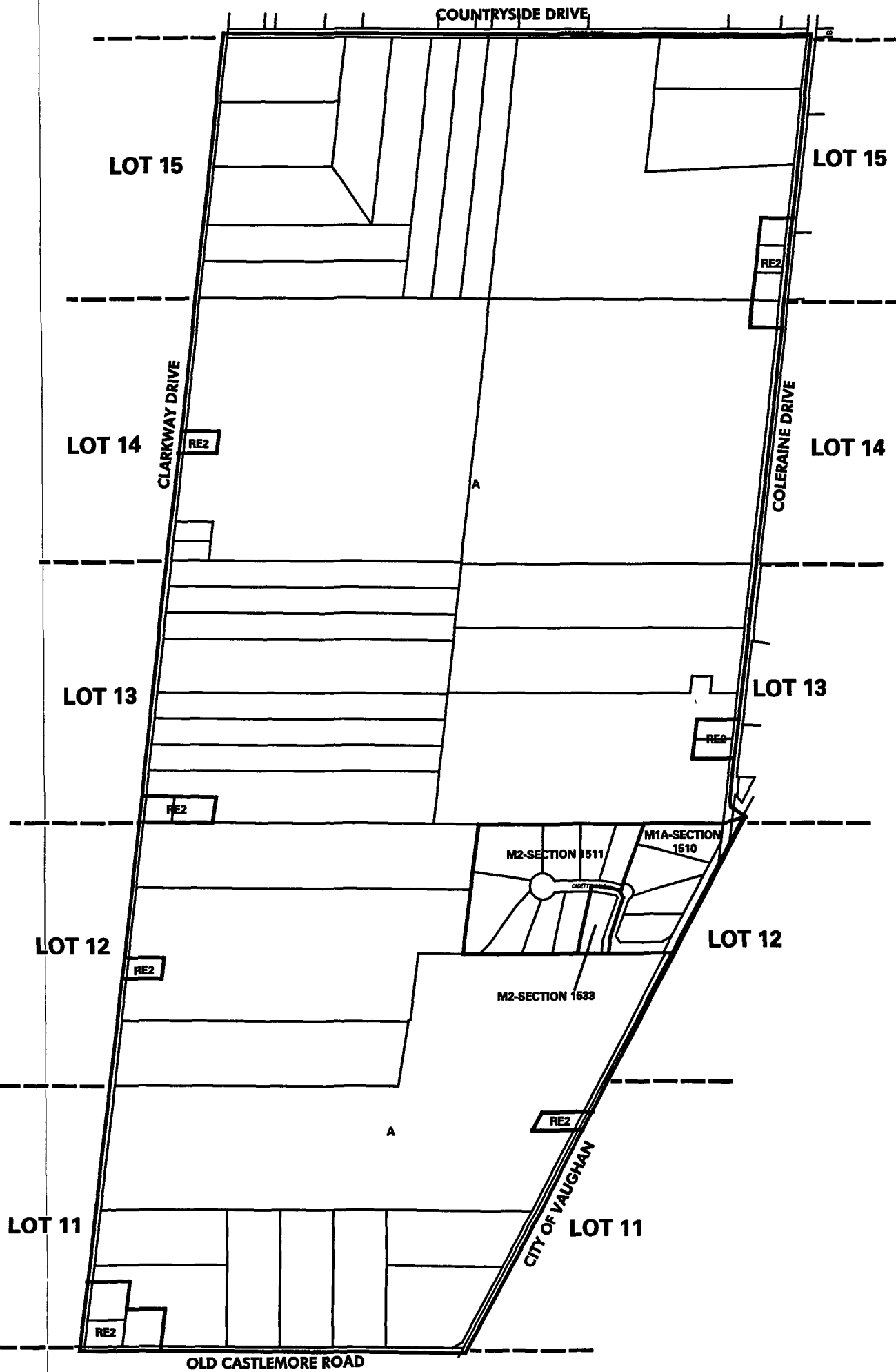


CITY OF BRAMPTON  
Planning, Design and Development





SEE MAP No. 17



SEE MAP No. 34

SEE MAP No. 36

SEE MAP No. 53

LEGEND  
— ZONE BOUNDARY

## Schedule A Sheet 35

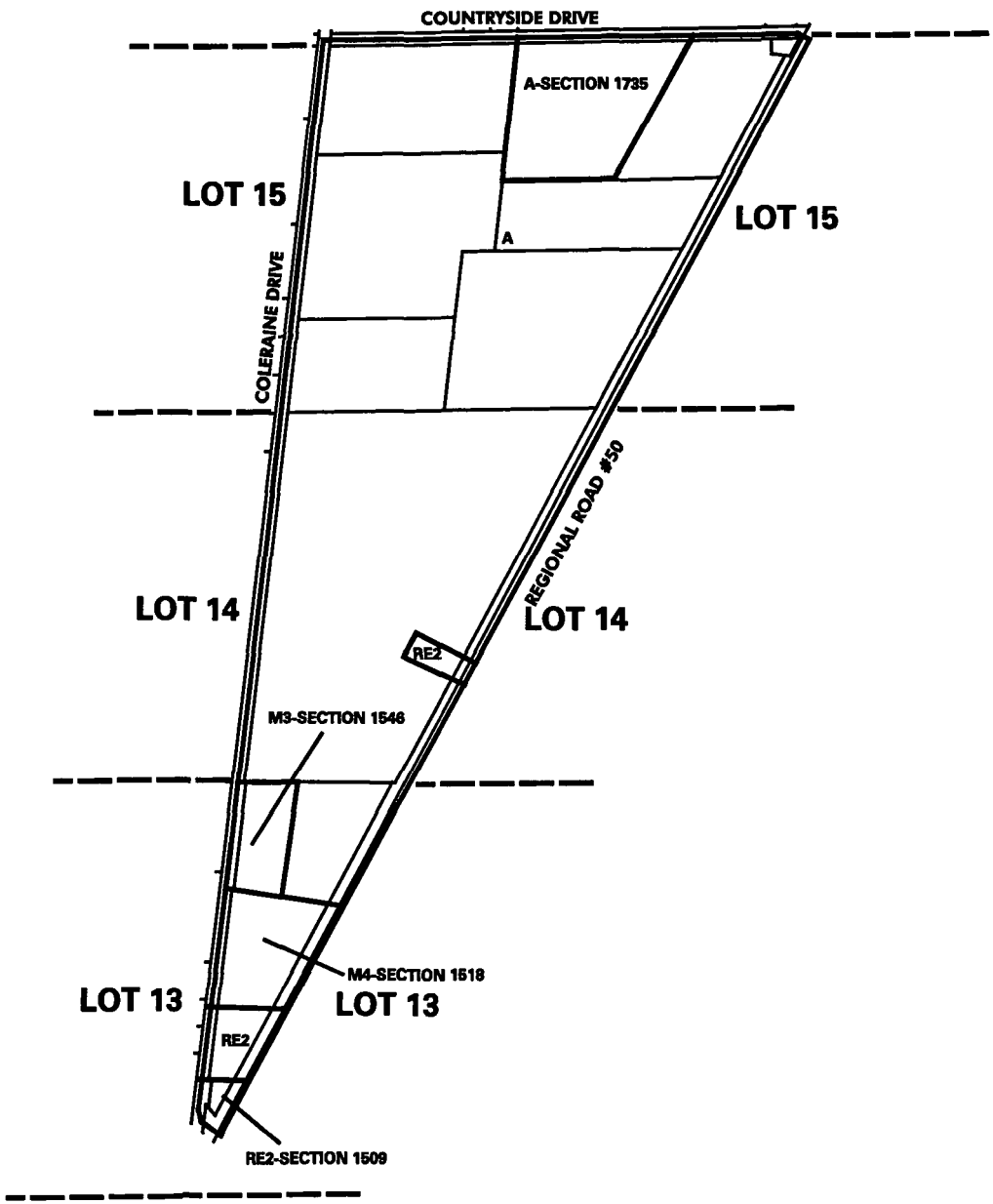
CONCESSION 11 N.D. LOTS 11-15

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres



SEE MAP No. 35

CITY OF VAUGHAN

LEGEND

— ZONE BOUNDARY

CITY OF VAUGHAN

**Schedule A**

**Sheet 36**

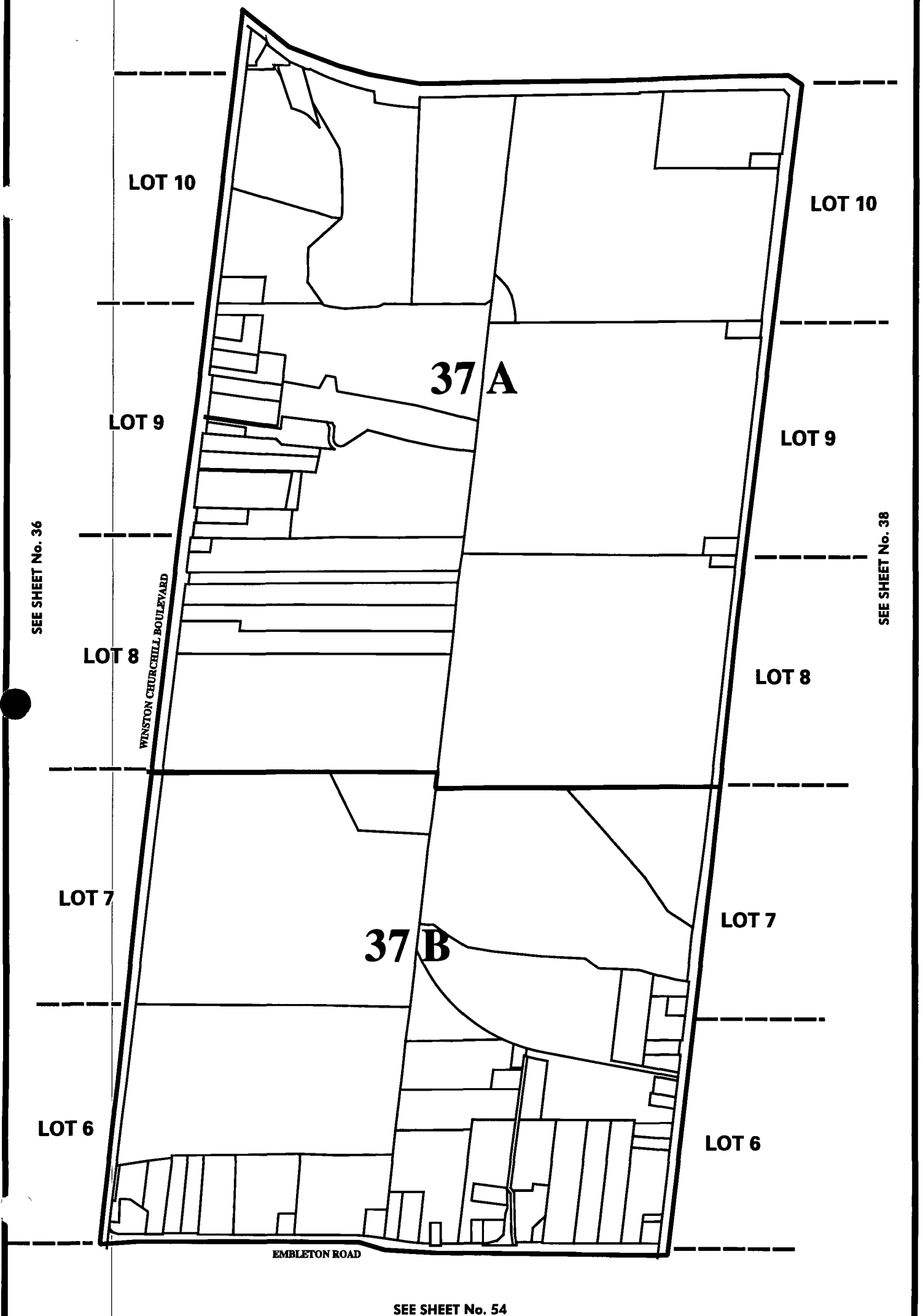
CONCESSION 12 N.D. LOTS 13-15

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





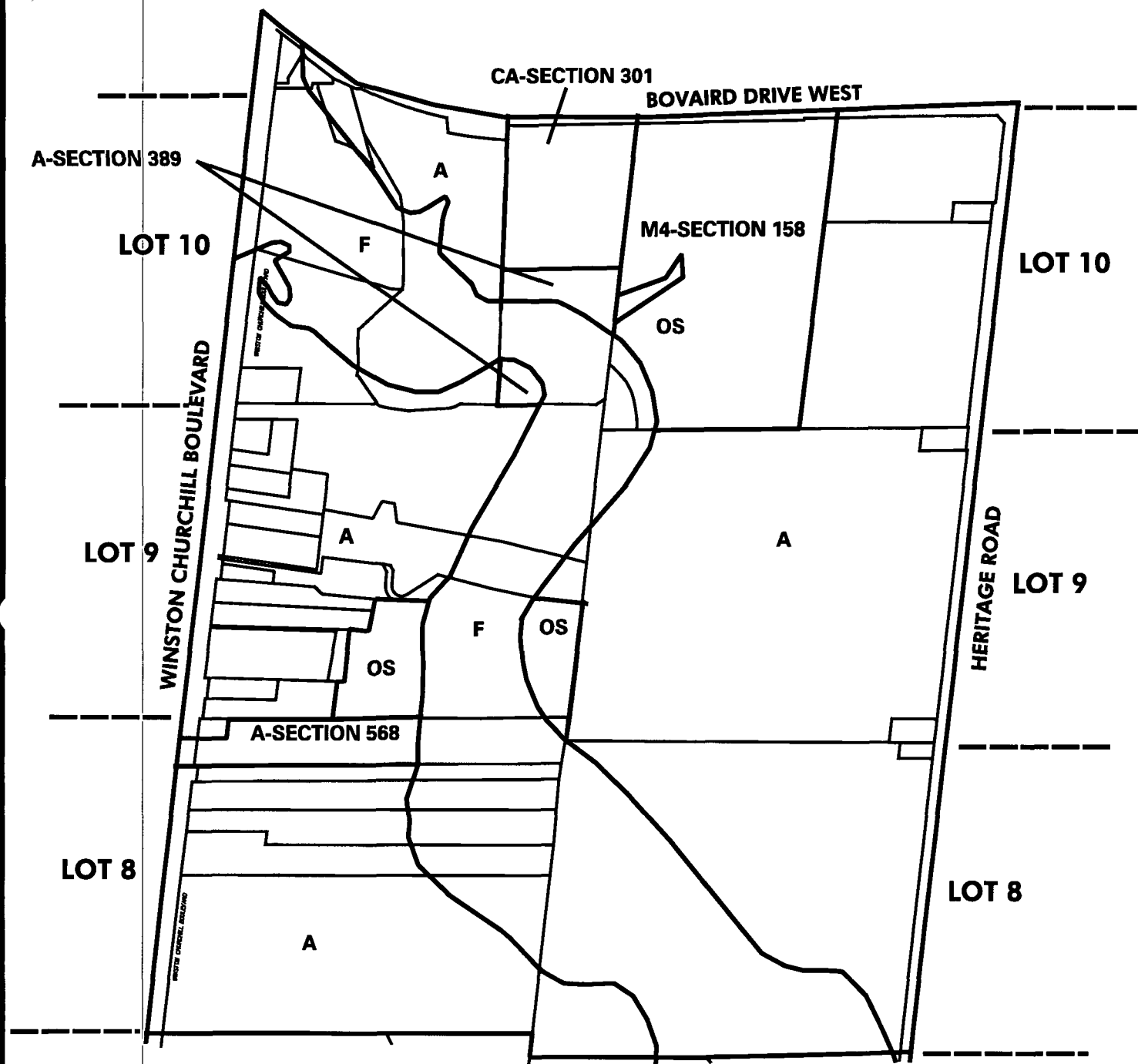
**Schedule A Sheet 37 (INDEX)**  
**BY-LAW 270-2004**

**CONCESSION 6 W.H.S. LOTS 6-10**



**CITY OF BRAMPTON**  
Planning, Design and Development





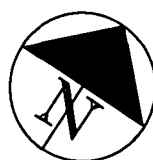
# LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 37A**

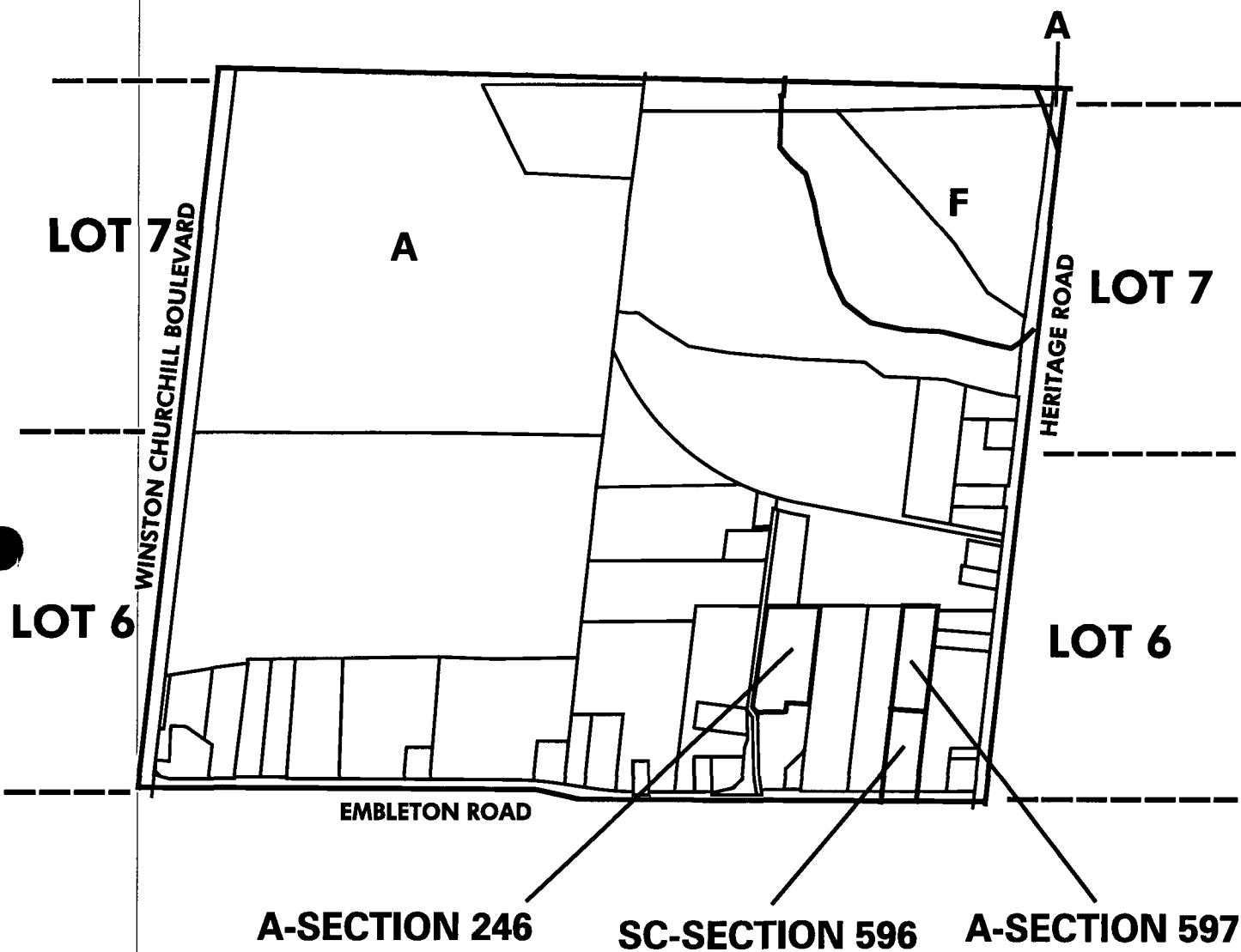
**BY-LAW 270-2004**

**CONCESSION 6 W.H.S. LOT 8-10**



**CITY OF BRAMPTON**  
Planning, Design & Development

0 100 200 300  
Metres



# LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 37B**

**BY-LAW 270-2004**

**CONCESSION 6 W.H.S. LOTS 6&7**



**CITY OF BRAMPTON**

Planning, Design & Development



SEE SHEET No. 20

BOVAIRD DRIVE WEST

LOT 10

LOT 10

38 A

LOT 9

LOT 9

LOT 8

LOT 8

HERITAGE ROAD

MISSISSAUGA ROAD

SEE SHEET No. 37

SEE SHEET No. 39

LOT 7

LOT 7

38 B

LOT 6

LOT 6

EMBLETON ROAD

LOT 5

SEE MAP No. 55

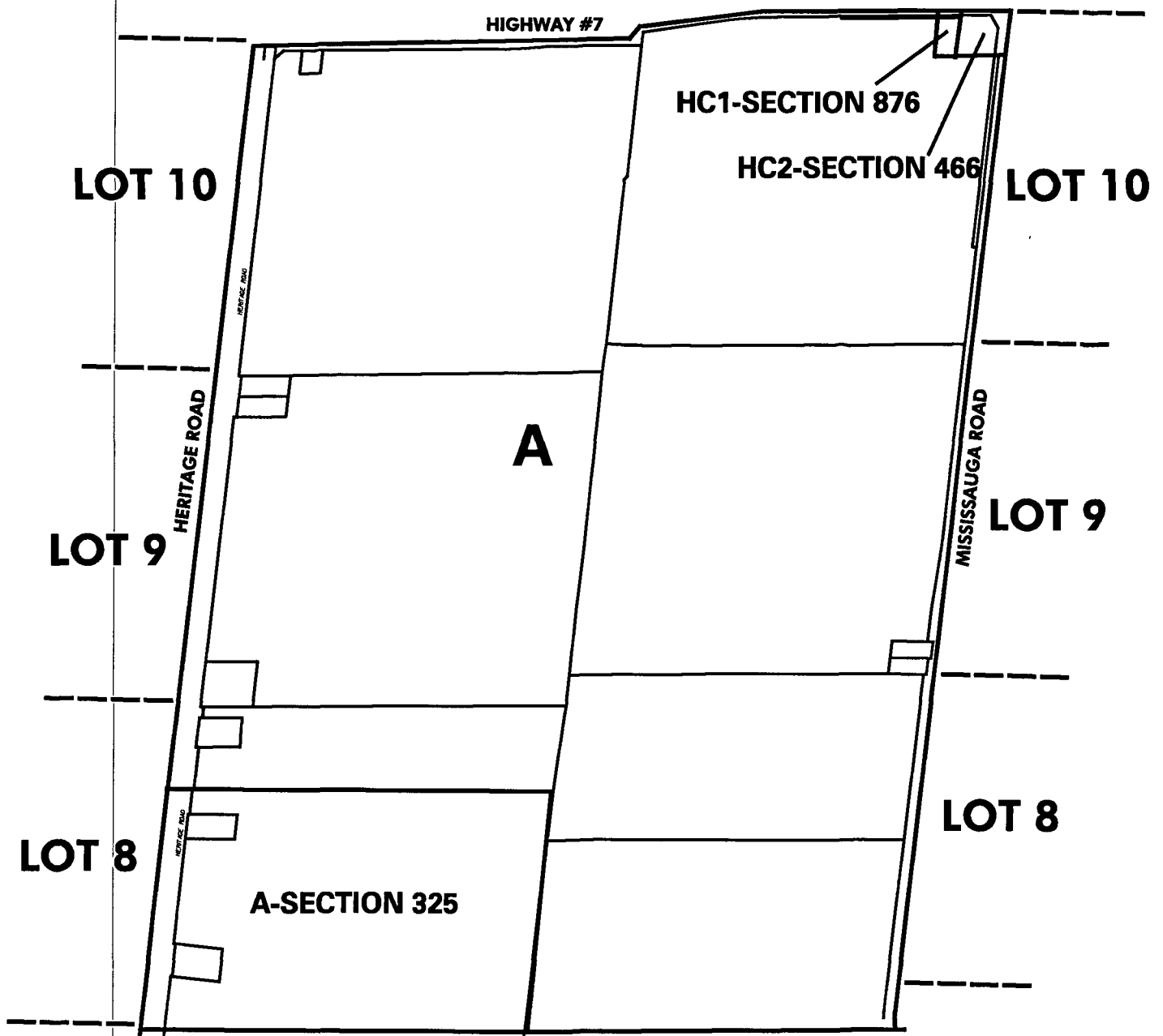
Schedule A Sheet 38 (INDEX)  
BY-LAW 270-2004

CONCESSION 5 W.H.S. LOTS 5 - 10



CITY OF BRAMPTON  
Planning, Design & Development

0 100 200 300  
Metres



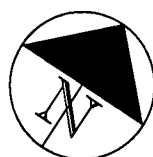
# **LEGEND**

— ZONE BOUNDARY

**Schedule A Sheet 38A**

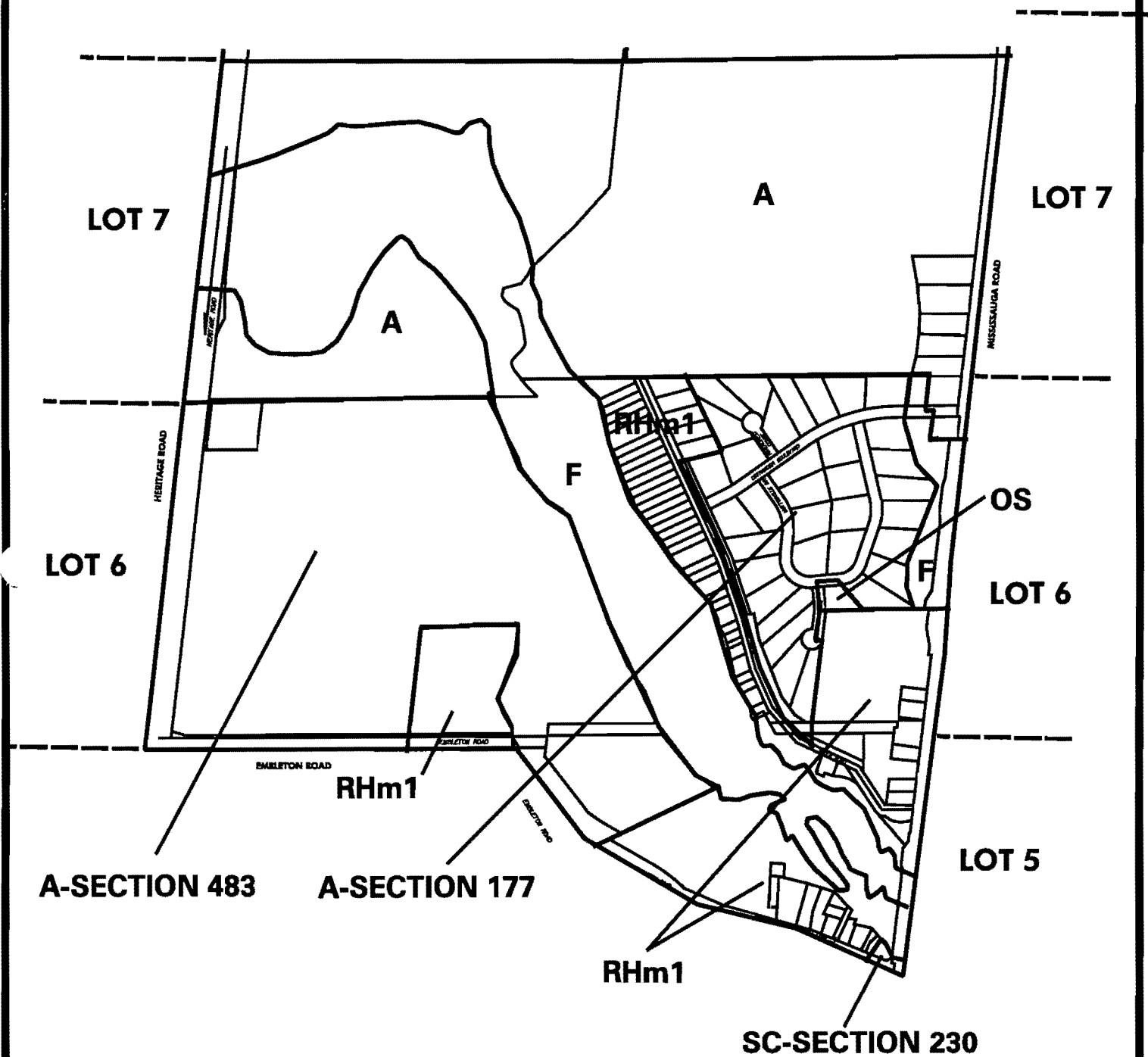
**BY-LAW 270-2004**

**CONCESSION 5 W.H.S. LOTS 8-10**



**CITY OF BRAMPTON**  
Planning, Design & Development





#### LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 38 B**

**BY-LAW 270-2004**

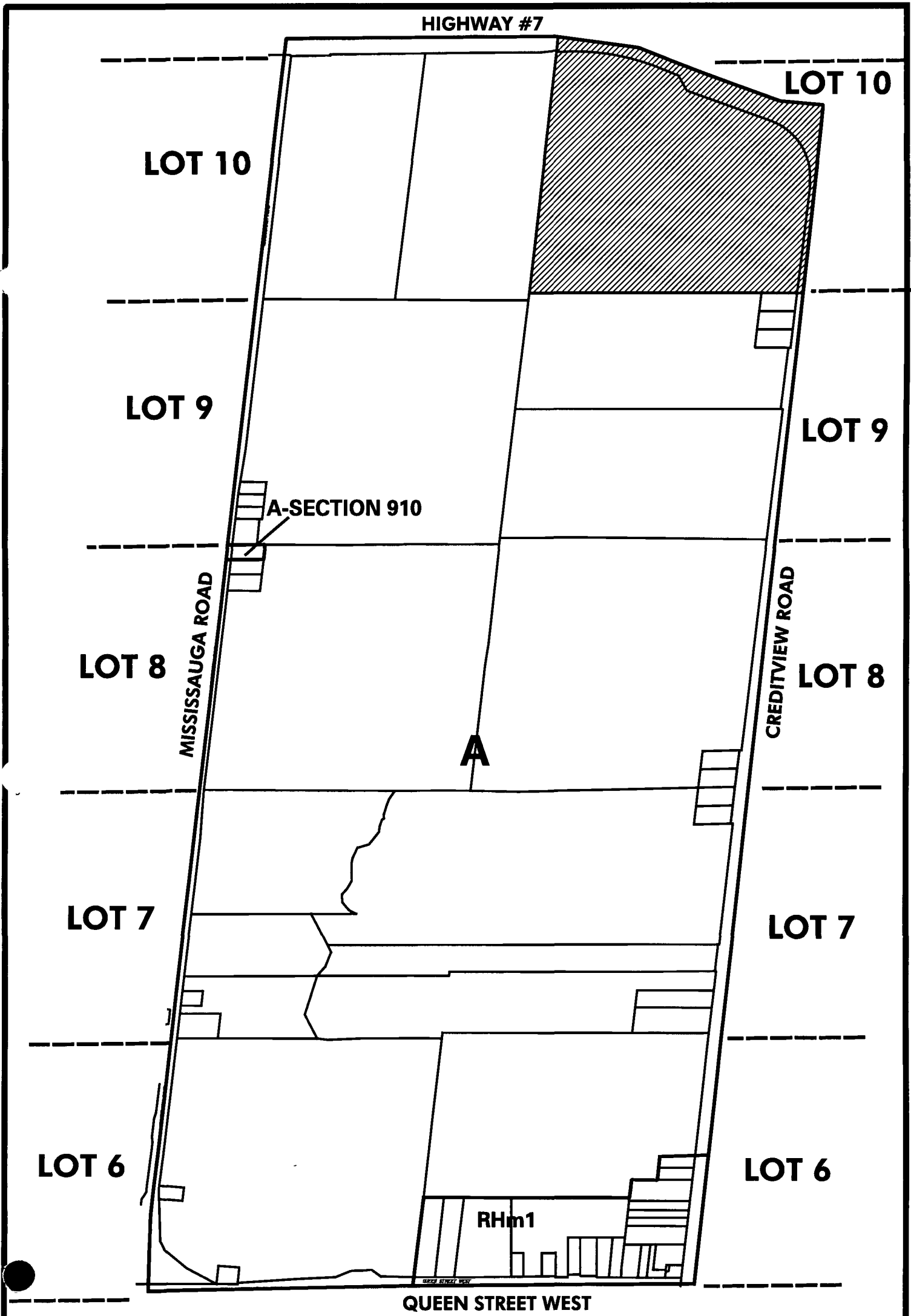
**CONCESSION 5 W.H.S. LOTS 5-7**



**CITY OF BRAMPTON**  
Planning, Design & Development

0 100 200 300  
Metres



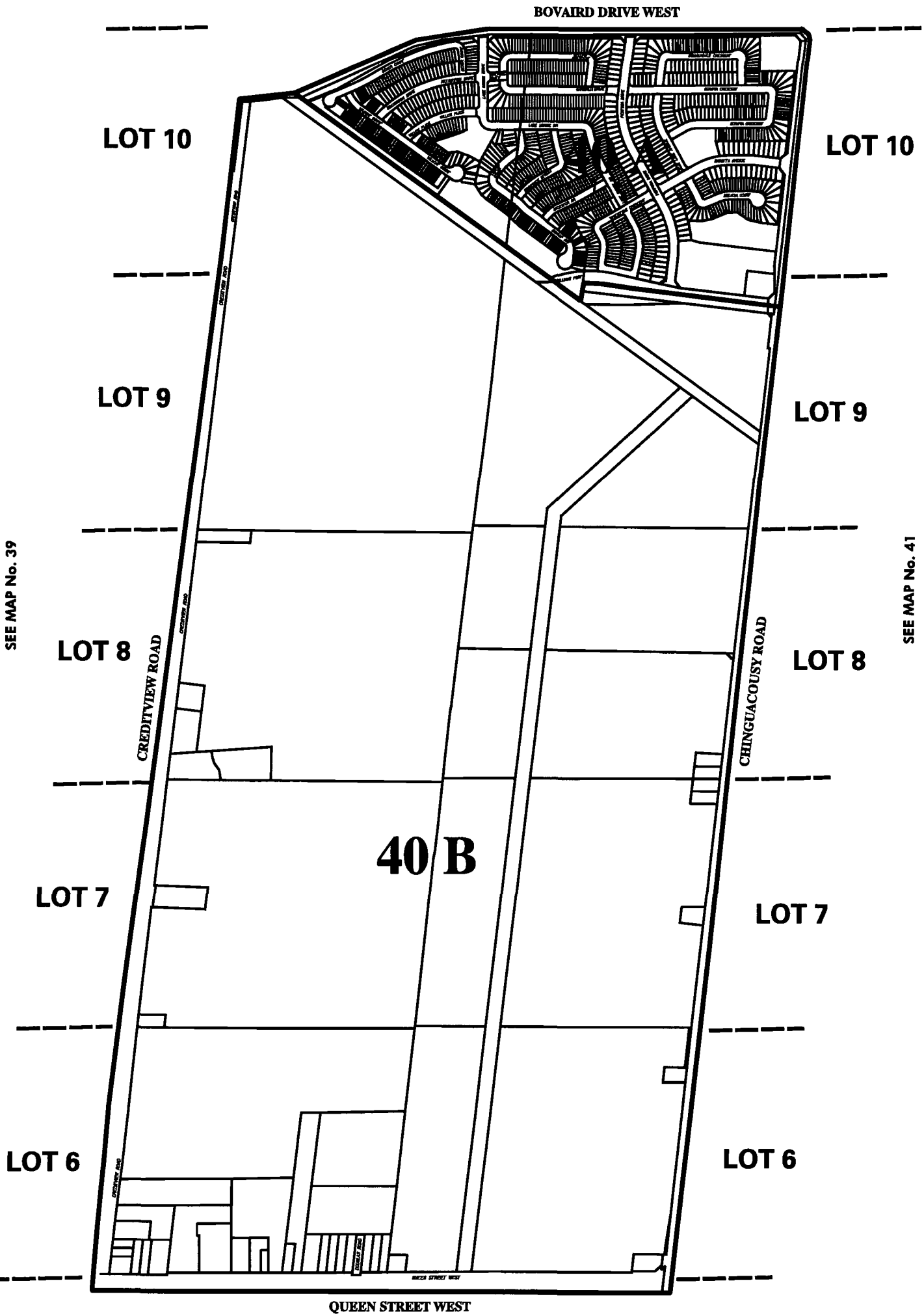


**LEGEND**

— ZONE BOUNDARY

**EXCLUDED LANDS**

<p><b>Schedule A      Sheet 39</b></p> <p><b>BY-LAW 270-2004</b></p> <p><b>CONCESSION 4 W.H.S.      LOTS 6-10</b></p>		<p><b>CITY OF BRAMPTON</b> Planning, Design &amp; Development</p> <div> <p>0      100      200      300</p> <p>Metres</p> </div>
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SEE MAP No. 39

SEE MAP No. 41

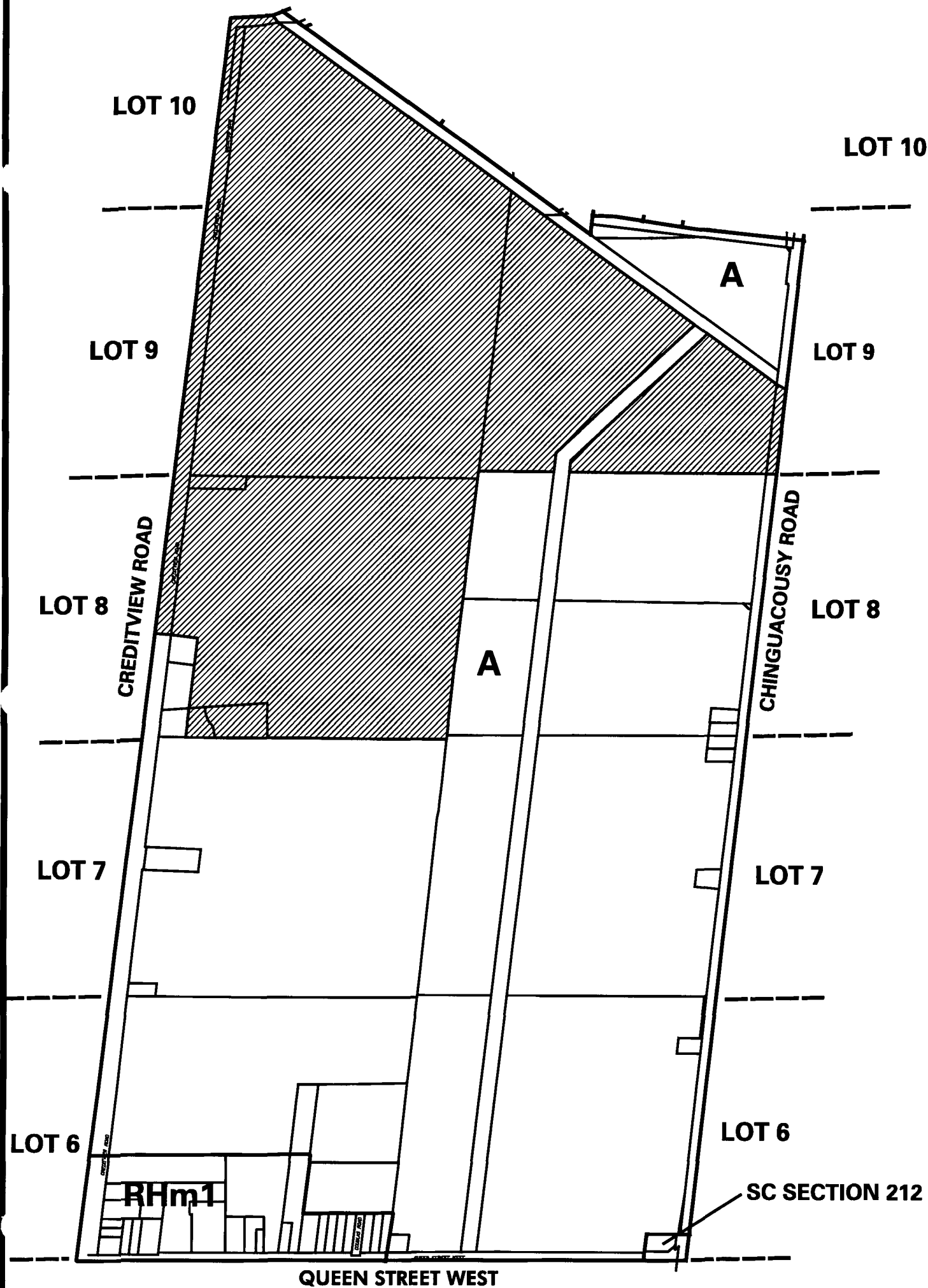
SEE MAP No. 57

**Schedule A      Sheet 40 (INDEX)**  
**BY-LAW 270-2004**  
**CONCESSION 3 W.H.S.    LOTS 6-10**



**CITY OF BRAMPTON**  
Planning, Design and Development  
0    100    200    300  
Metres





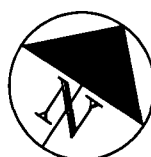
**LEGEND**  
 ——— ZONE BOUNDARY

 **EXCLUDED LANDS**

**Schedule A Sheet 40 B**

**BY-LAW 270-2004**

**CONCESSION 3 W.H.S. LOTS 6-10**



**CITY OF BRAMPTON**  
 Planning, Design & Development

0 100 200 300  
 Metres

SEE MAP No. 23

BOVAIRD DRIVE WEST

LOT 10

LOT 10

LOT 9

LOT 9

LOT 8

LOT 8

LOT 7

LOT 7

LOT 6

LOT 6

QUEEN STREET WEST

SEE MAP No. 58

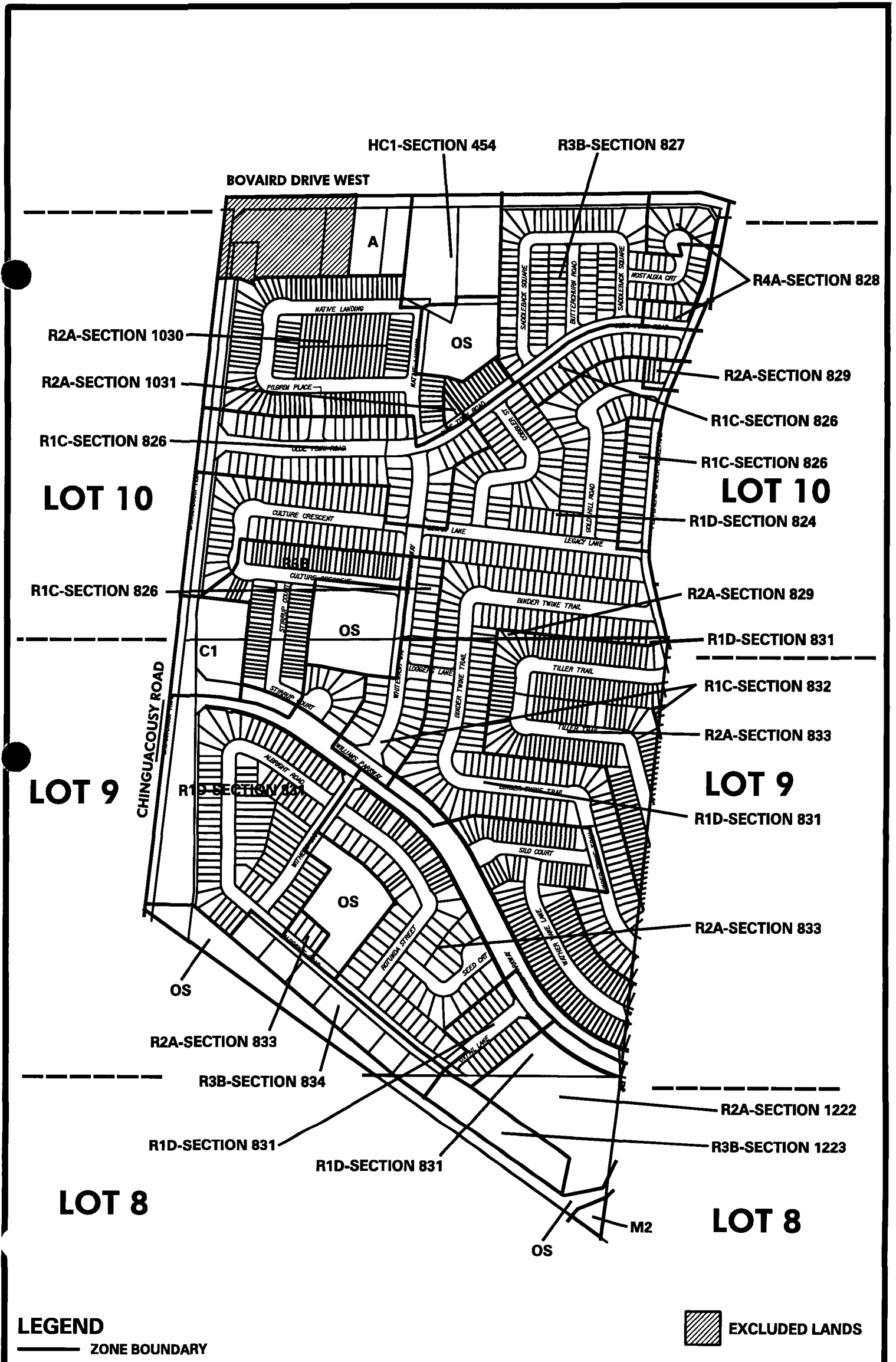
**Schedule A Sheet 41 (INDEX)**  
**BY-LAW 270-2004**

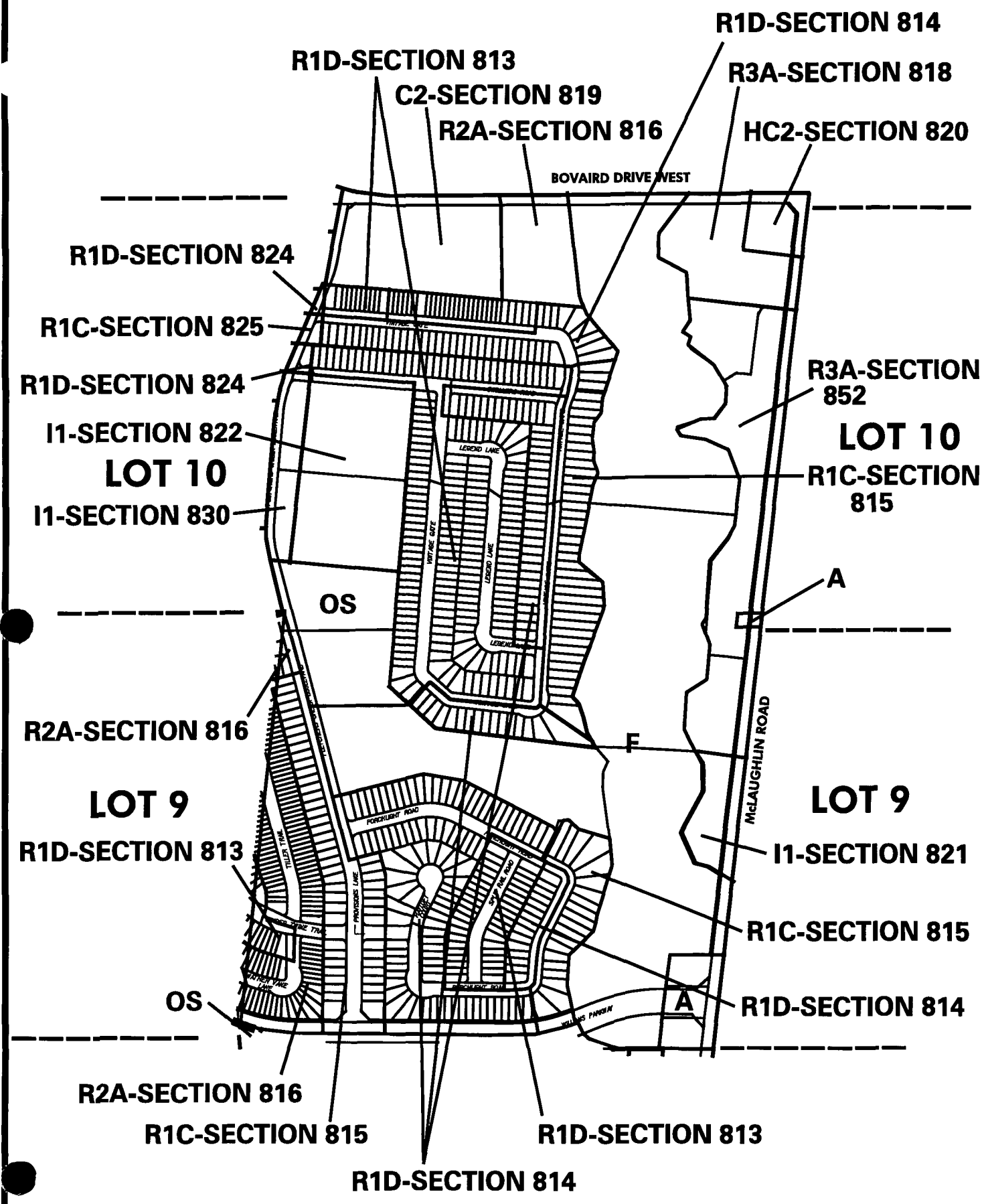
**CONCESSION 2 W.H.S. LOTS 6-10**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres





**LEGEND**  
 ——— ZONE BOUNDARY

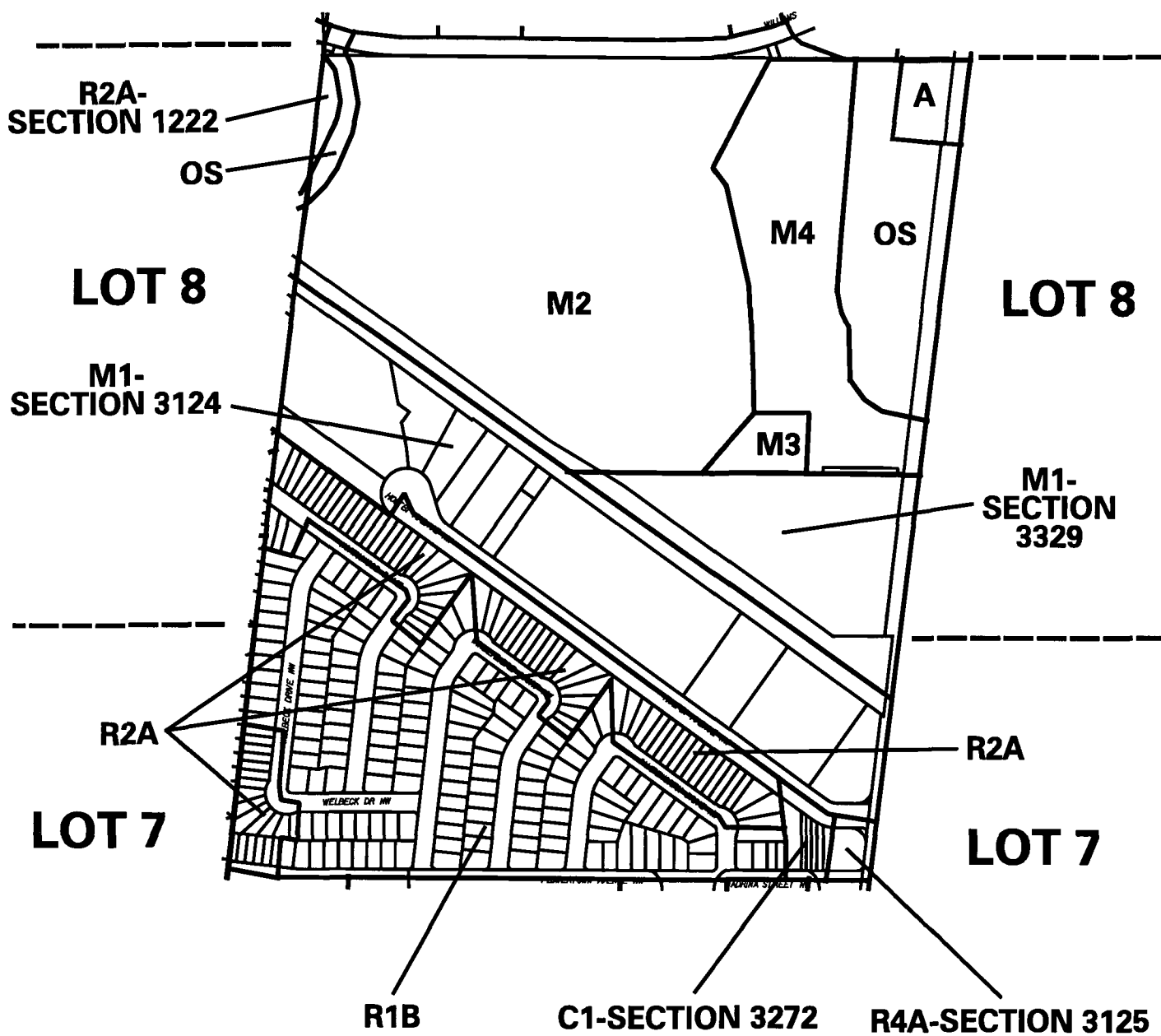
**Schedule A Sheet 41 B**  
**BY-LAW 270-2004**  
 CONCESSION 2 W.H.S. LOTS 9-10

**CITY OF BRAMPTON**  
 Planning, Design & Development

0 100 200 300  
 Metres







**Schedule A**  
**BY-LAW 270-2004**

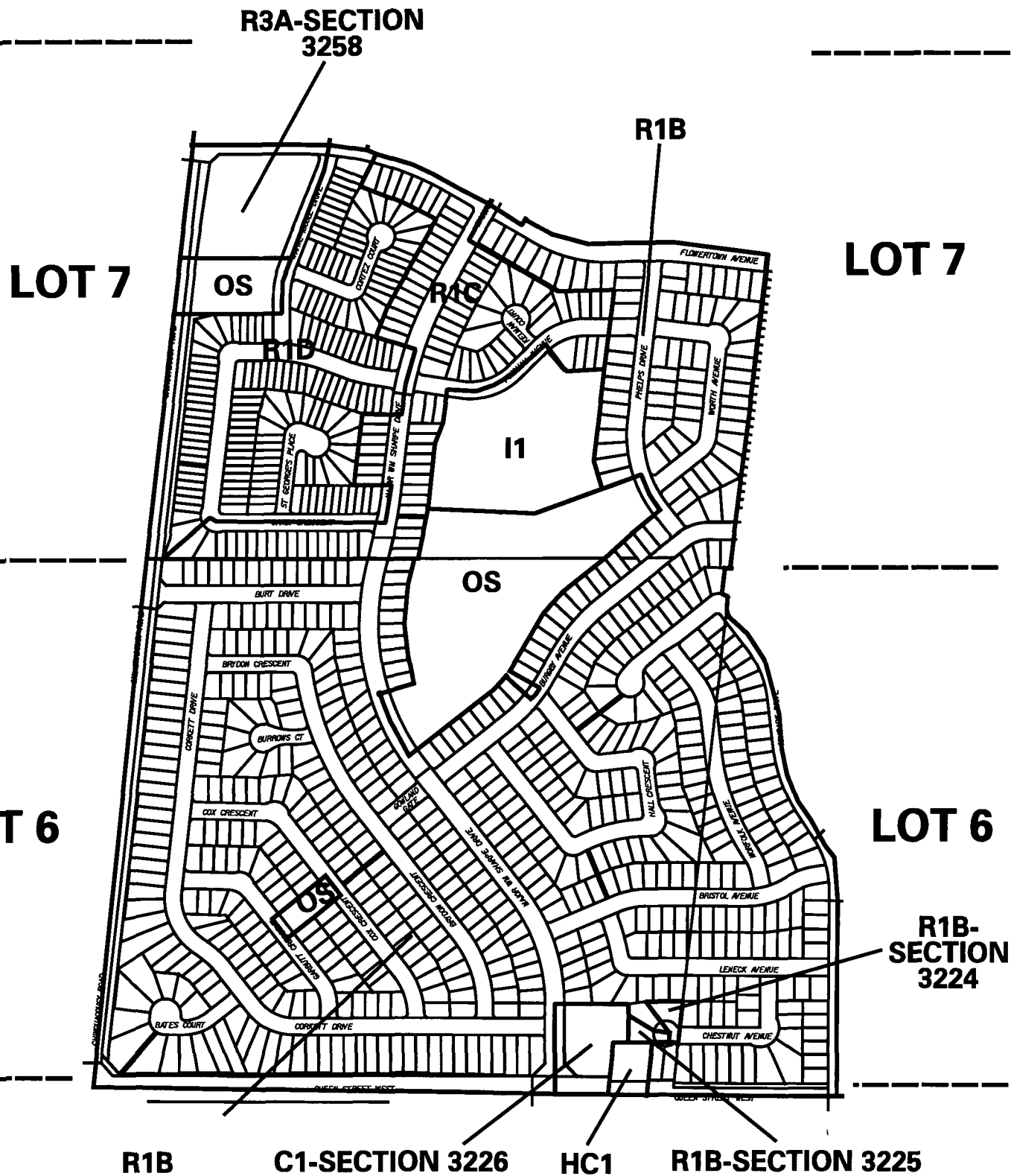
**Sheet 41D**

**CONCESSION 2 W.H.S. LOTS 7&8**



**CITY OF BRAMPTON**  
 Planning, Design and Development





**Schedule A**  
**BY-LAW 270-2004**

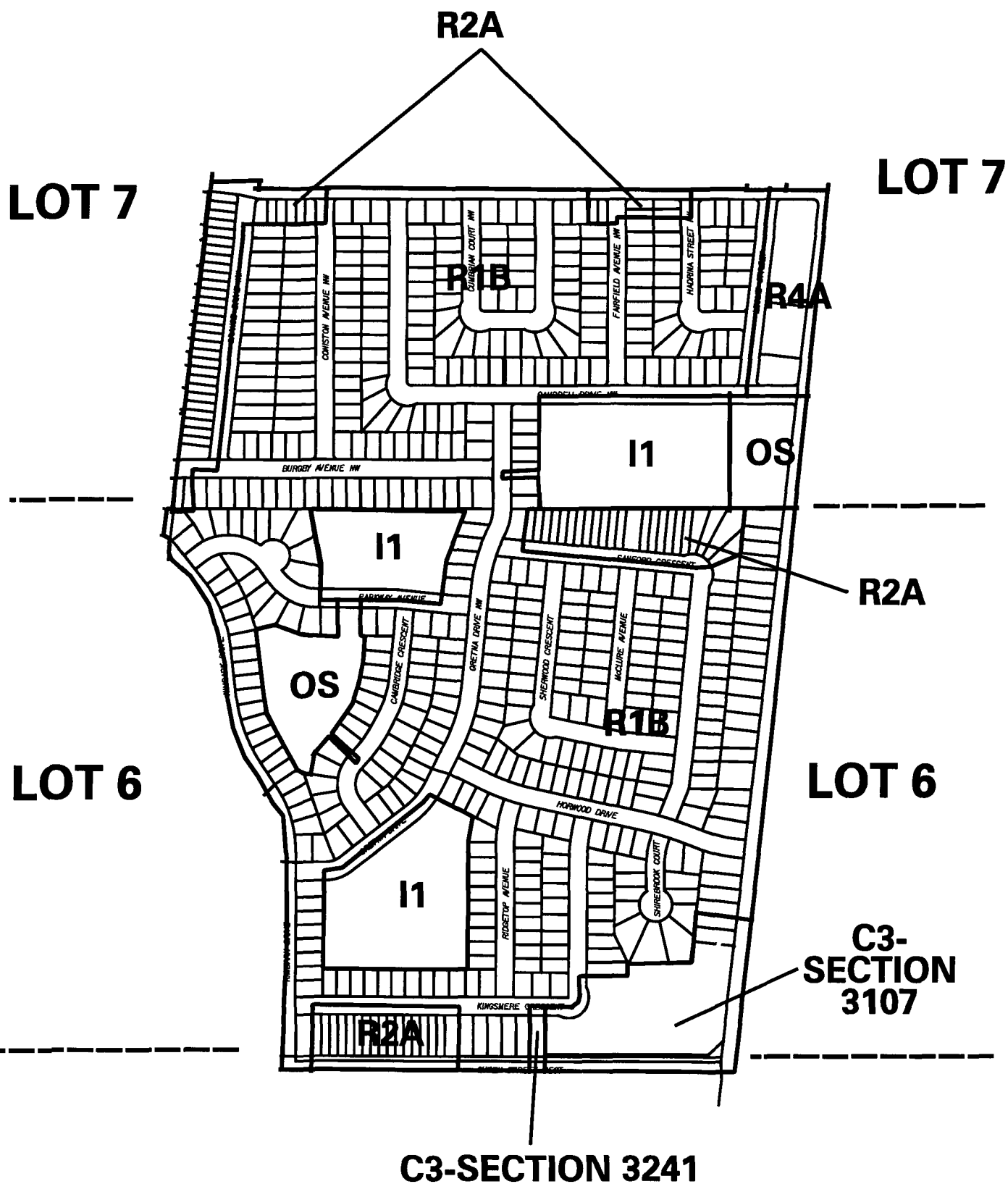
**Sheet 41 E**

**CONCESSION 2 W.H.S. LOTS 6&7**



**CITY OF BRAMPTON**  
 Planning, Design and Development





# LEGEND

— ZONE BOUNDARY

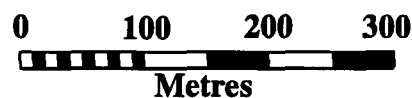
**Schedule A**  
**BY-LAW 270-2004**

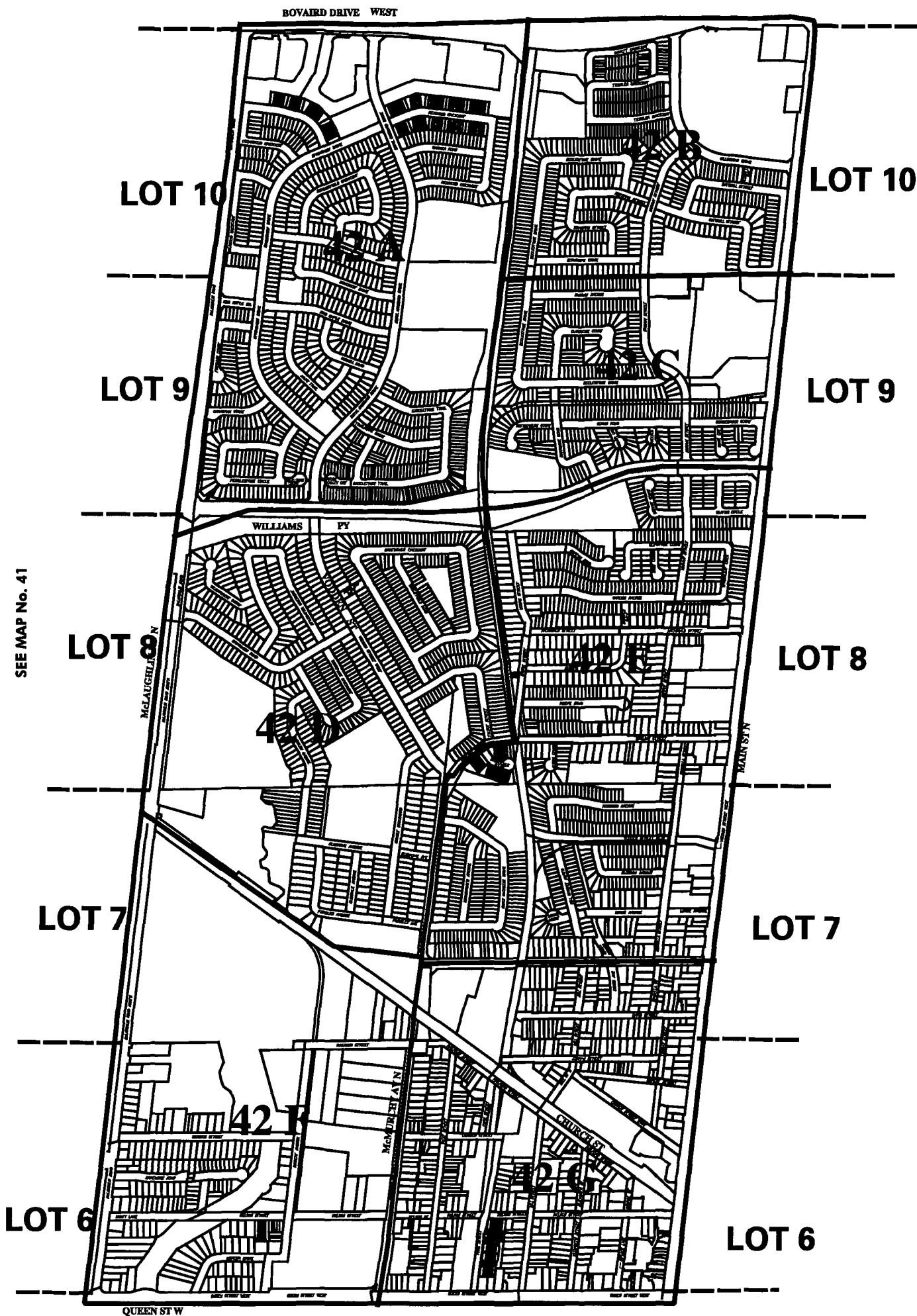
**Sheet 41 F**

CONCESSION 2 W.H.S. LOTS 6&7



**CITY OF BRAMPTON**  
Planning, Design and Development

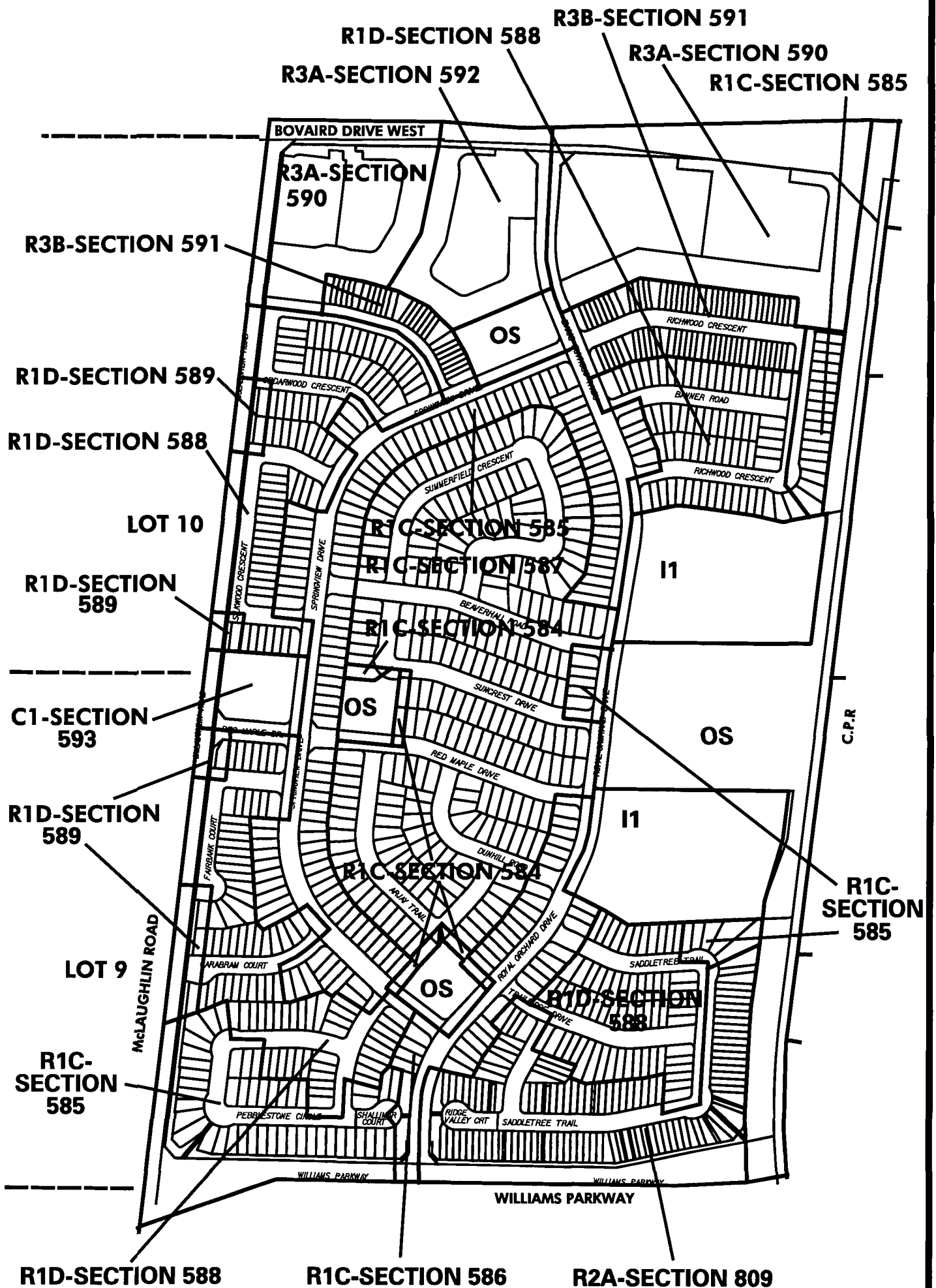




SEE MAP No. 41

SEE MAP No. 43





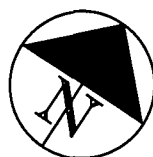
## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 42A**

**BY-LAW 270-2004**

**CONCESSION 1 W.H.S. LOTS 9&10**



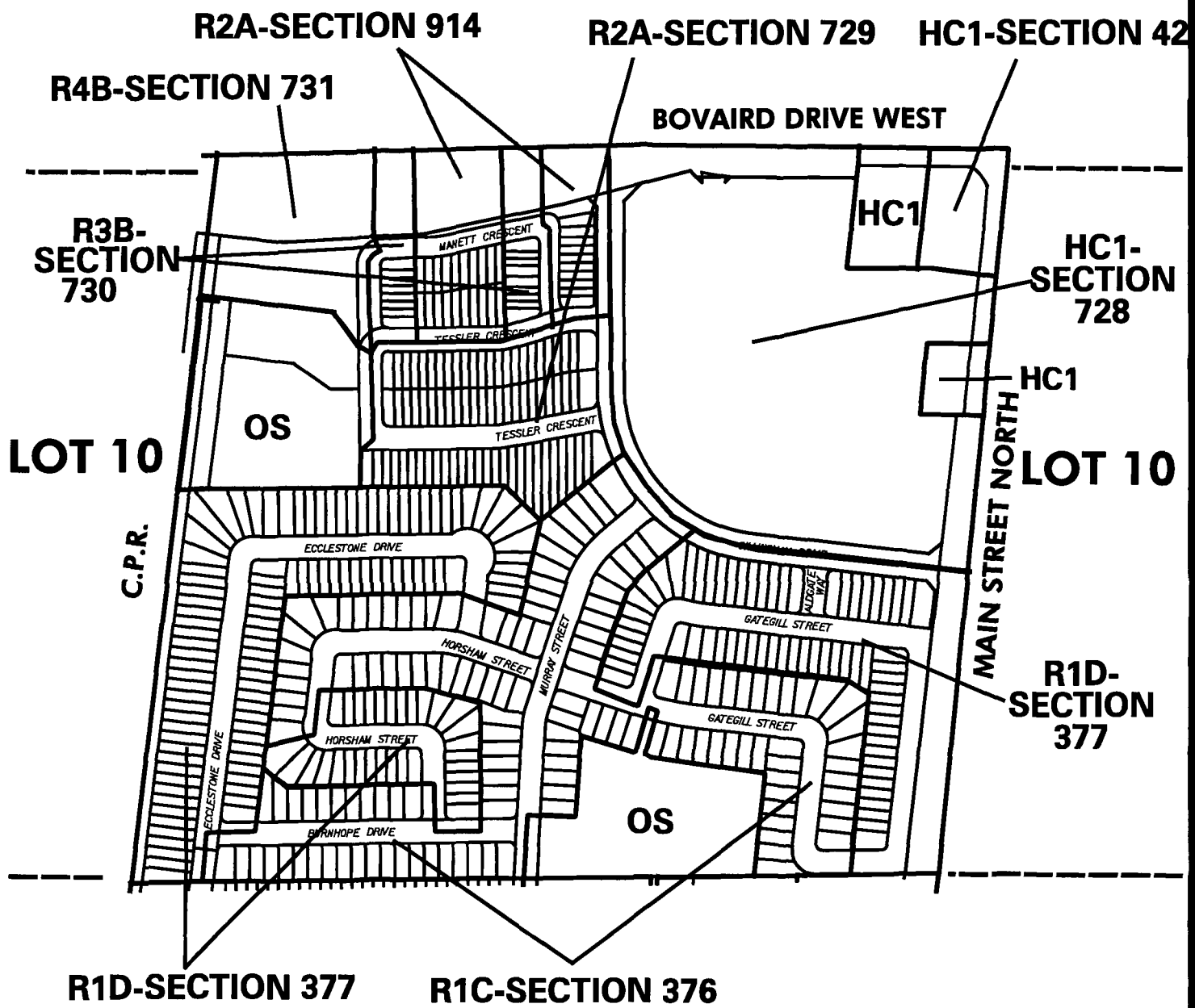
**CITY OF BRAMPTON**

Planning, Design & Development

0 100 200



Metres

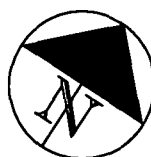


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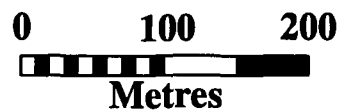
— ZONE BOUNDARY

**Schedule A      Sheet 42B**  
**BY-LAW 270-2004**

**CONCESSION 1 W.H.S.      LOT 10**



**CITY OF BRAMPTON**  
 Planning, Design & Development





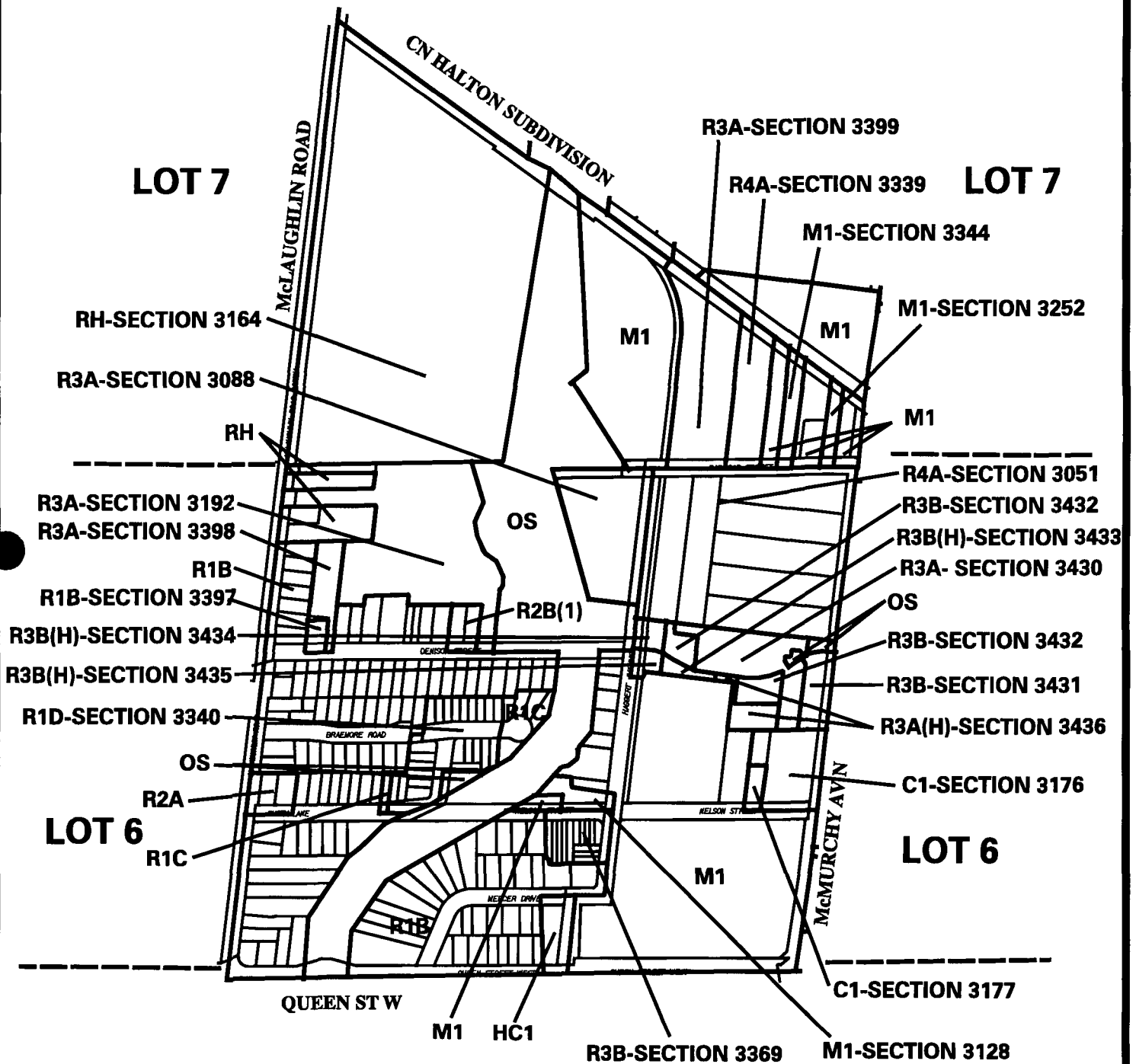






**LOT 7**

**LOT 7**



LEGEND

— ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2004**

**Sheet 42 F**

**CONCESSION 1 W.H.S.**

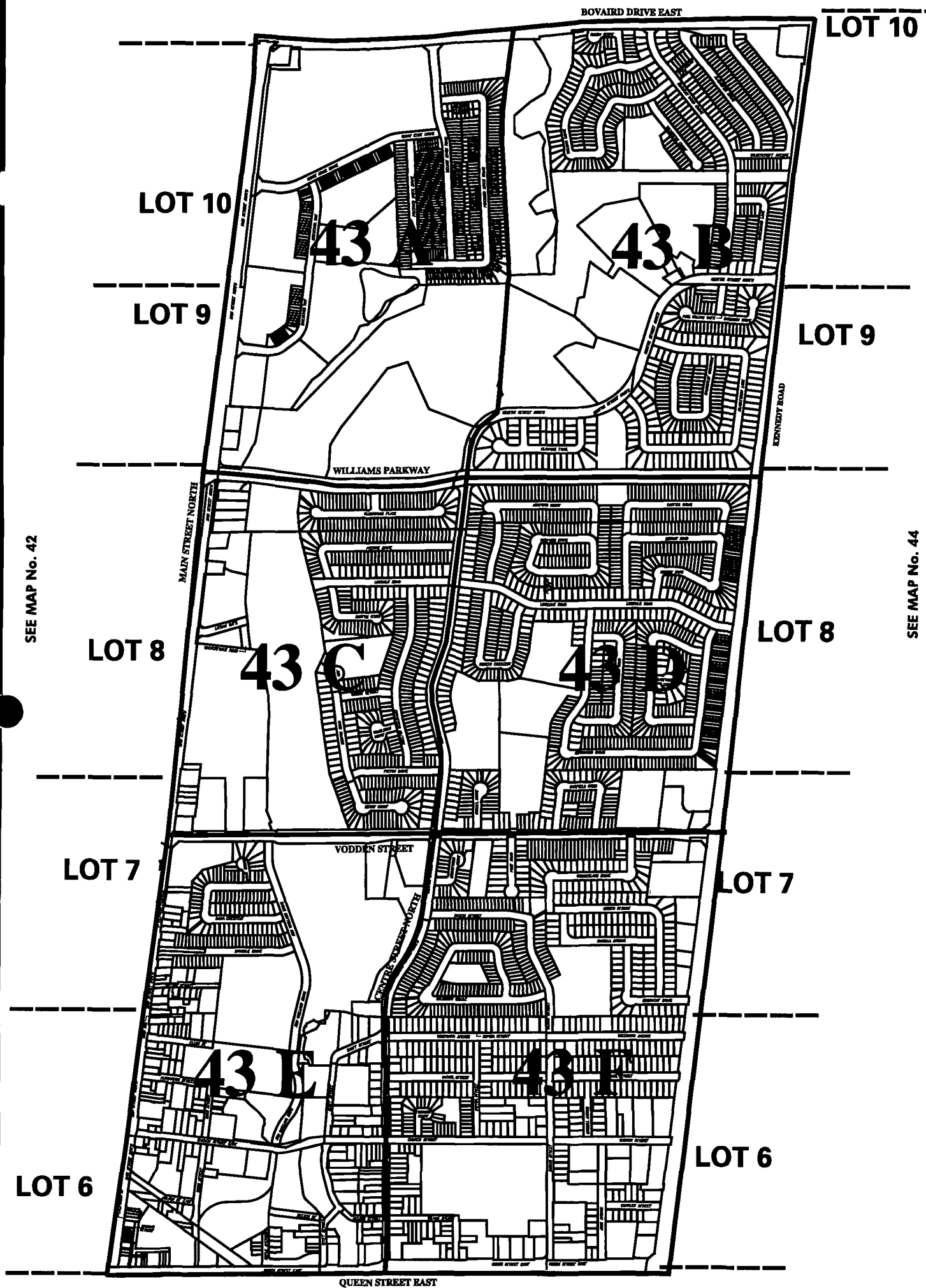
**LOTS 6&7**

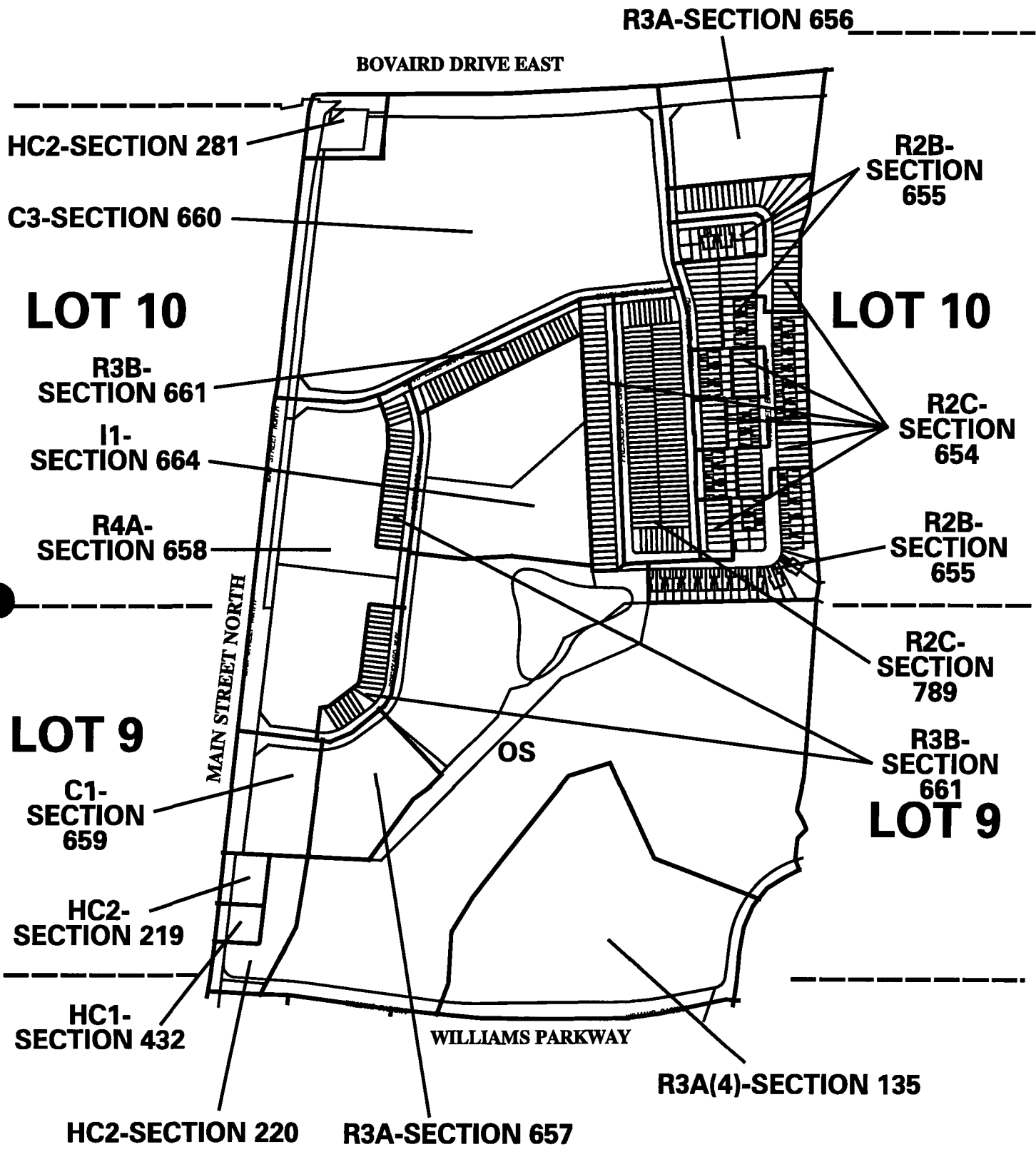


**CITY OF BRAMPTON**  
Planning, Design and Development

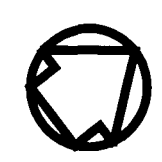


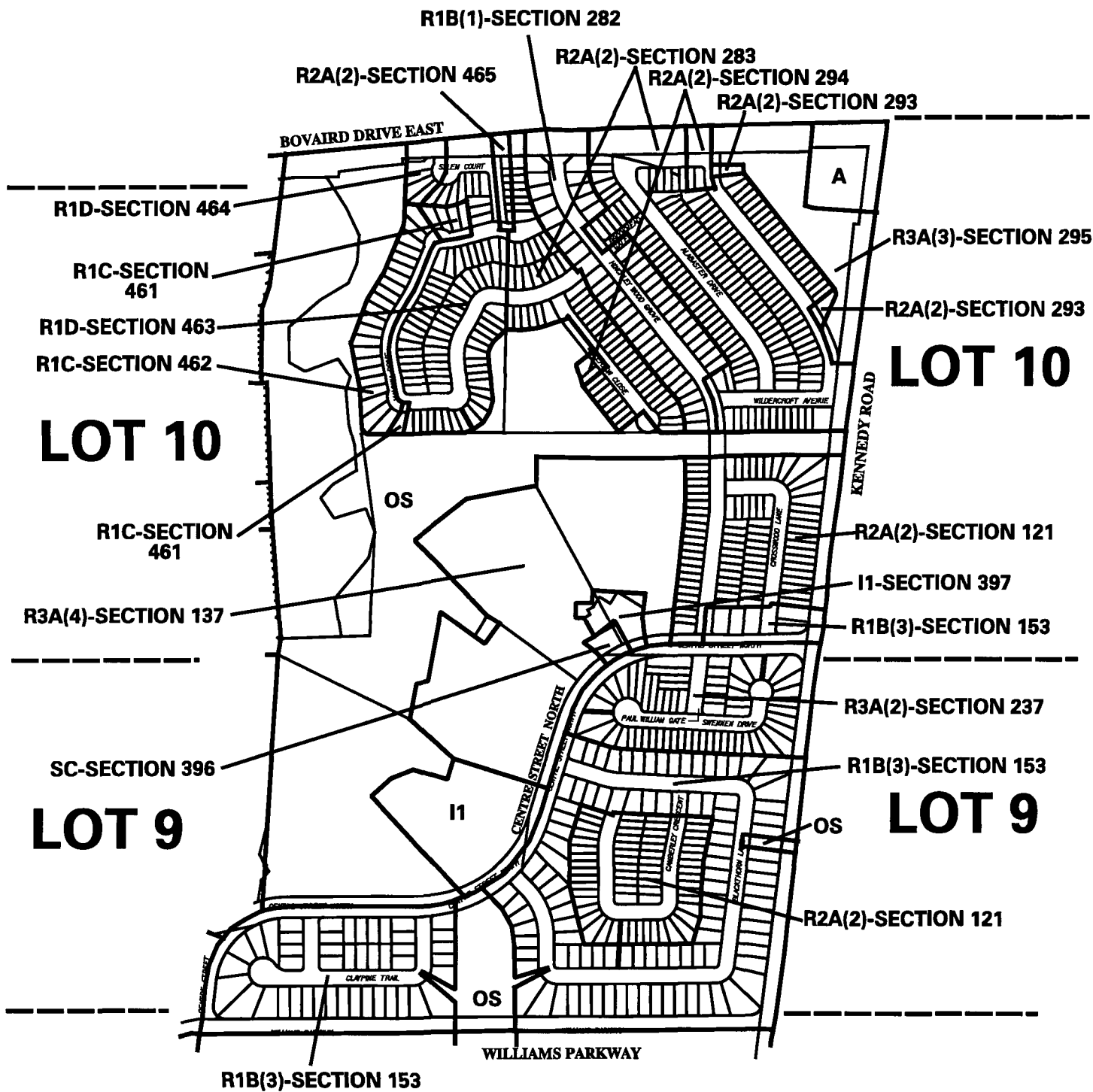






LEGEND  
ZONE BOUNDARY





LEGEND  
 — ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2086**

**Sheet 43 B**

**CONCESSION 1 W.H.S. LOTS 9-10**



**CITY OF BRAMPTON**  
 Planning and Building Department



R2A(2)-SECTION 152

WILLIAMS PARKWAY

RH

CRC-SECTION  
3295

R3A-SECTION  
3094

LOT 8

HC2-SECTION  
3268

HC1

SC-SECTION  
3191

MAIN STREET NORTH

C3-SECTION  
3235

OS

LATHAM GATE

CAVERTON ROAD

R1B

CENTRE STREET NORTH

LOT 8

LOT 7

HC1-SECTION  
3112

SC-SECTION  
3245

C3-SECTION  
3171

SC-SECTION  
3288

C1-SECTION  
3139

VODDEN STREET

R1B

LOT 7

LEGEND

— ZONE BOUNDARY

Schedule A  
BY-LAW 270-2004

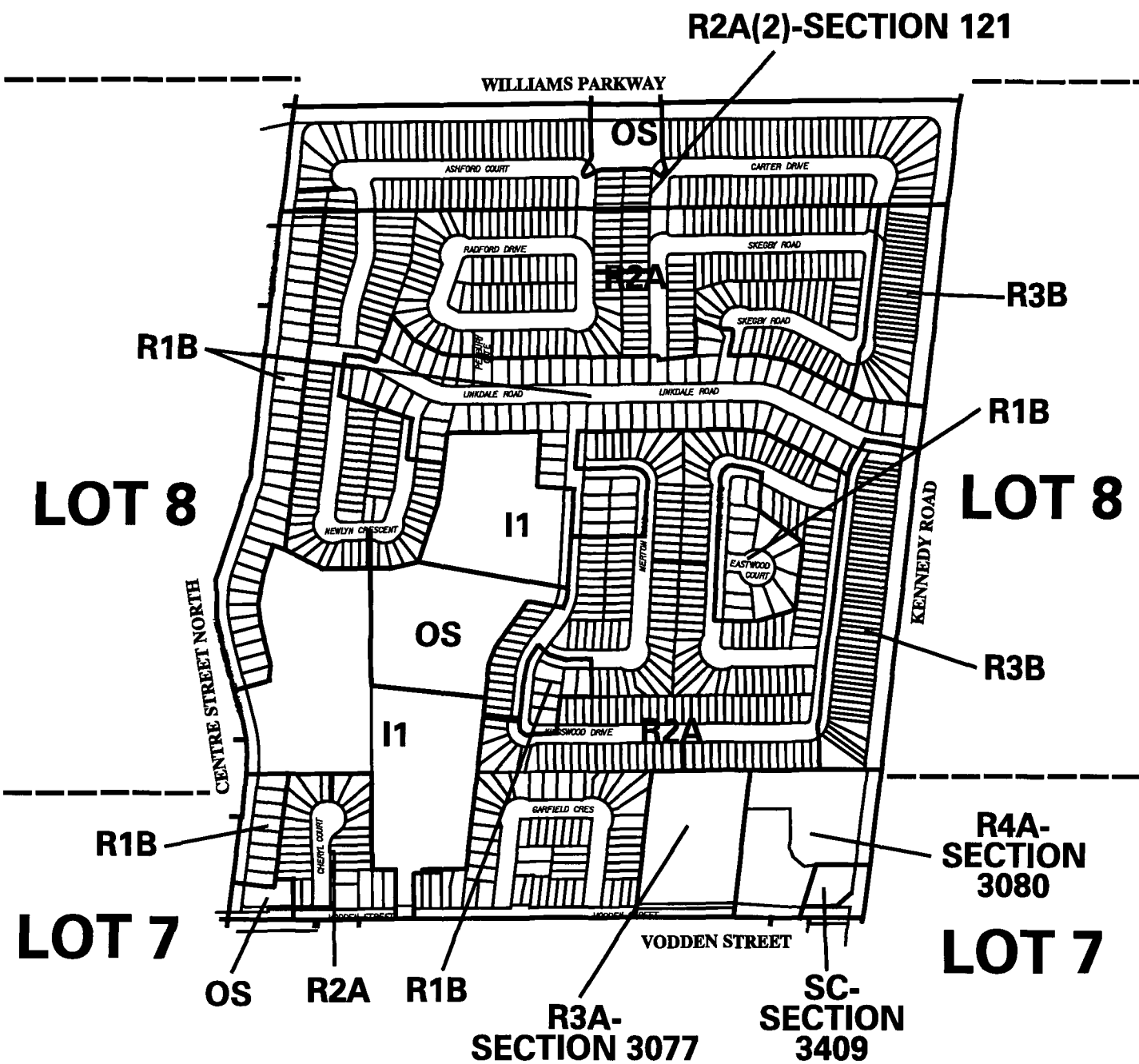
CONCESSION 1 W.H.S. LOTS 7&8

Sheet 43 C



CITY OF BRAMPTON  
Planning and Building Department

0 100 200 300  
Metres



LEGEND  
 — ZONE BOUNDARY

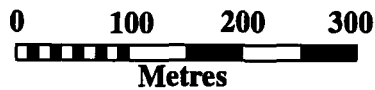
**Schedule A**  
**BY-LAW 270-2004**

**Sheet 43 D**

**CONCESSION 1 W.H.S. LOTS 7&8**



**CITY OF BRAMPTON**  
 Planning and Building Department

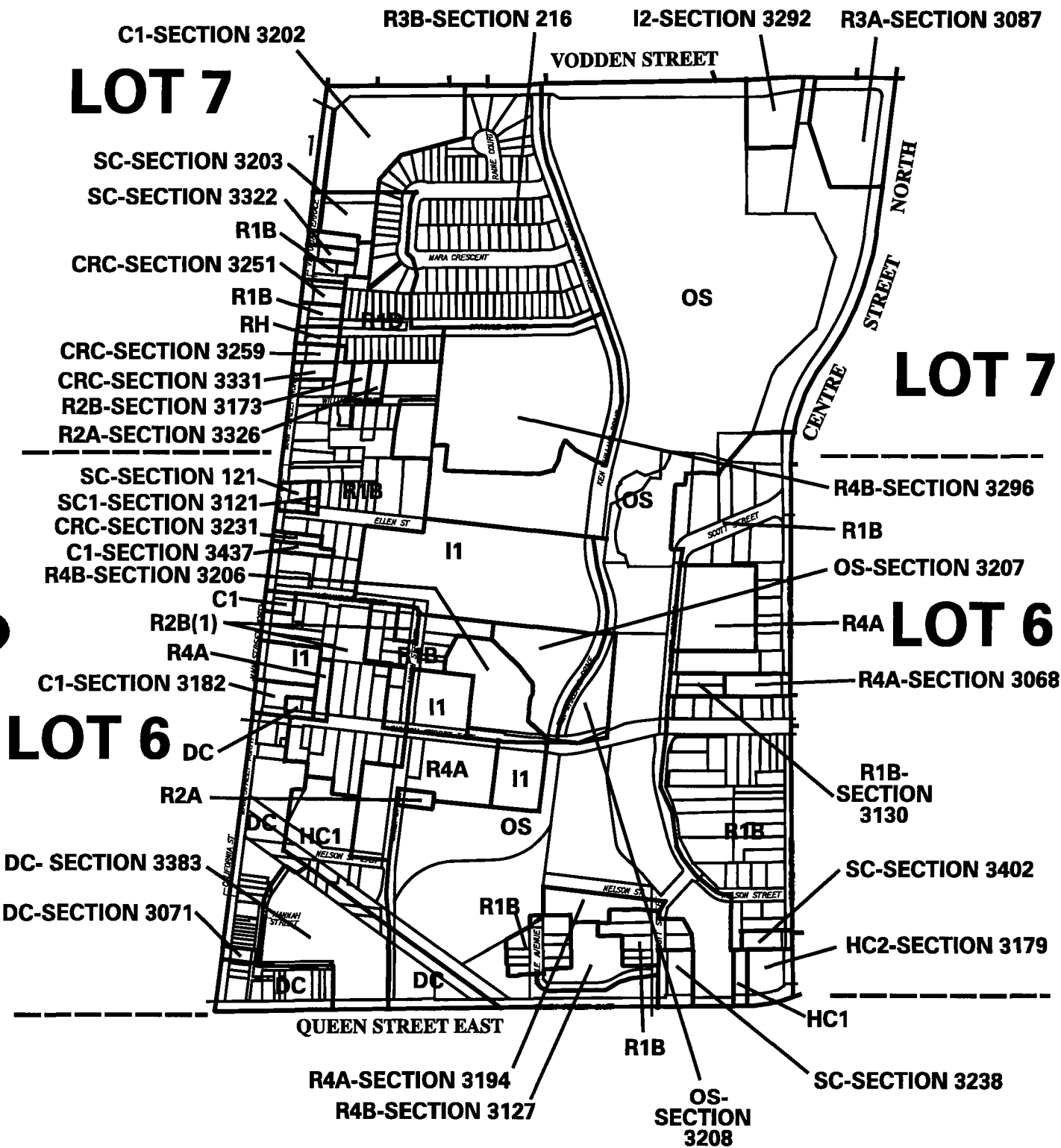




# LOT 7

# LOT 7

# LOT 6



LEGEND

— ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2004**

**Sheet 43 E**

**CONCESSION 1 W.H.S. LOTS 6&7**



**CITY OF BRAMPTON**  
Planning and Building Department



LOT 7

LOT 7

LOT 6

LOT 6

R4A- SECTION 3051

VODDEN STREET

OS

I1

R2A

HC1

CUMBERLAND DRIVE

F1B

BRUSCO STREET

BEECH STREET

R2A

OS

I1

EDGEMONT DRIVE

SALISBURY CIRCLE

WOODWARD AVENUE

R1B

WOODWARD AVENUE

R2A-  
SECTION  
3151

R4A

R1B-SECTION 3084

MCNUL STREET

R2A

MCNUL STREET

R4B-SECTION 3060

OS

R2A

R1C

R4A

C1

R1B

I2

R4A

R1B

HC1-SECTION 3115

SC-SECTION  
3123

SC

SC

HC1

SC

HC1

QUEEN STREET EAST

SC-SECTION 3174

SC

HC1-SECTION 3069

R4A-SECTION 3330

SC-SECTION 3255

LEGEND

— ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2004**  
**CONCESSION 1 W.H.S. LOTS 6&7**

**Sheet 43 F**



**CITY OF BRAMPTON**  
Planning and Building Department  
0 100 200 300  
Metres

SEE MAP No. 26

BOVAIRD DRIVE

LOT 10

LOT 10

LOT 9

LOT 9

LOT 8

LOT 8

LOT 7

LOT 7

LOT 6

LOT 6

QUEEN STREET EAST

SEE MAP No. 61

**Schedule A Sheet 44 (INDEX)**  
**BY LAW 270-2004**

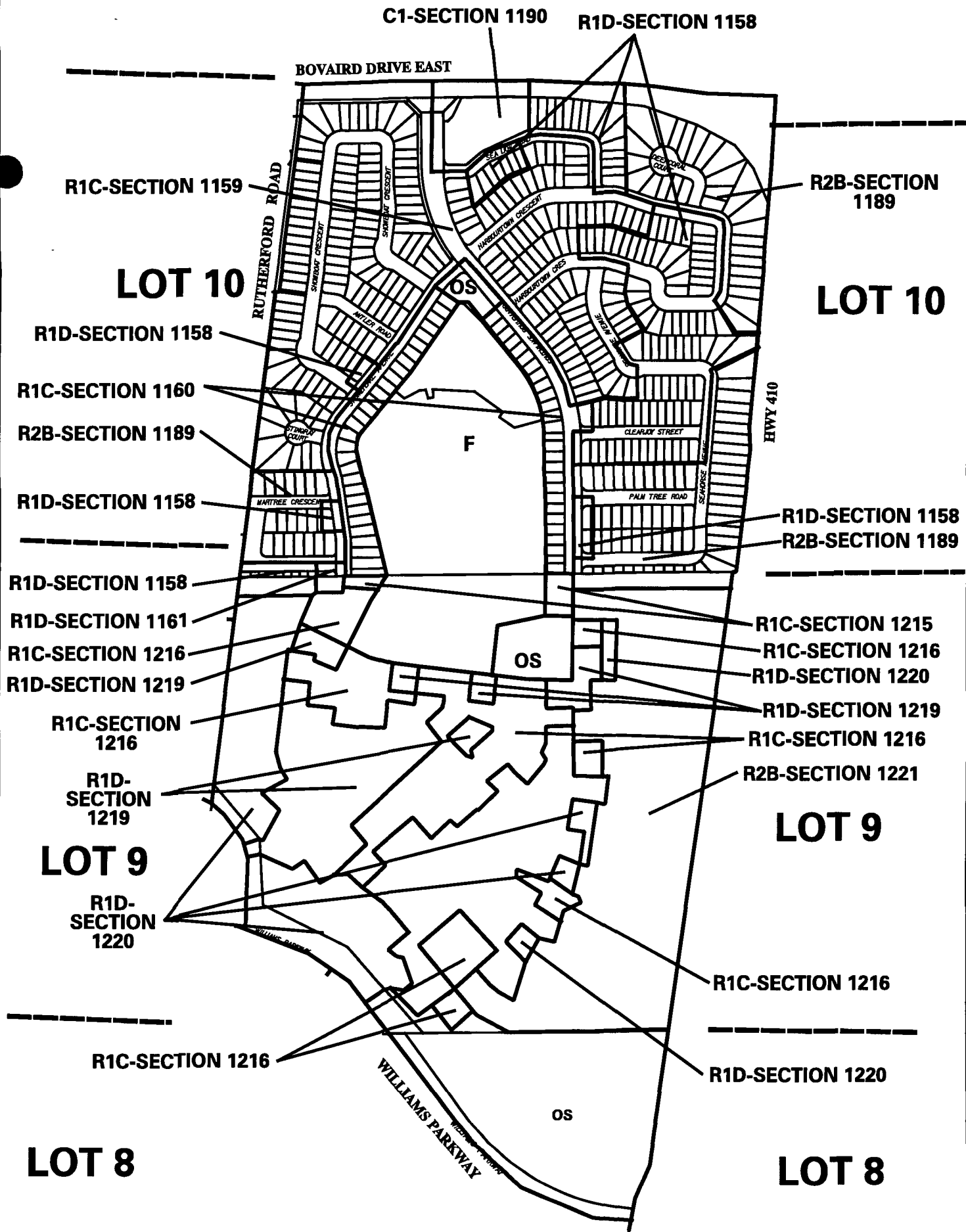
**CONCESSION 2 E.H.S. LOTS 6-10**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres





LEGEND  
 — ZONE BOUNDARY

**Schedule A**  
**BY LAW 270-2004**

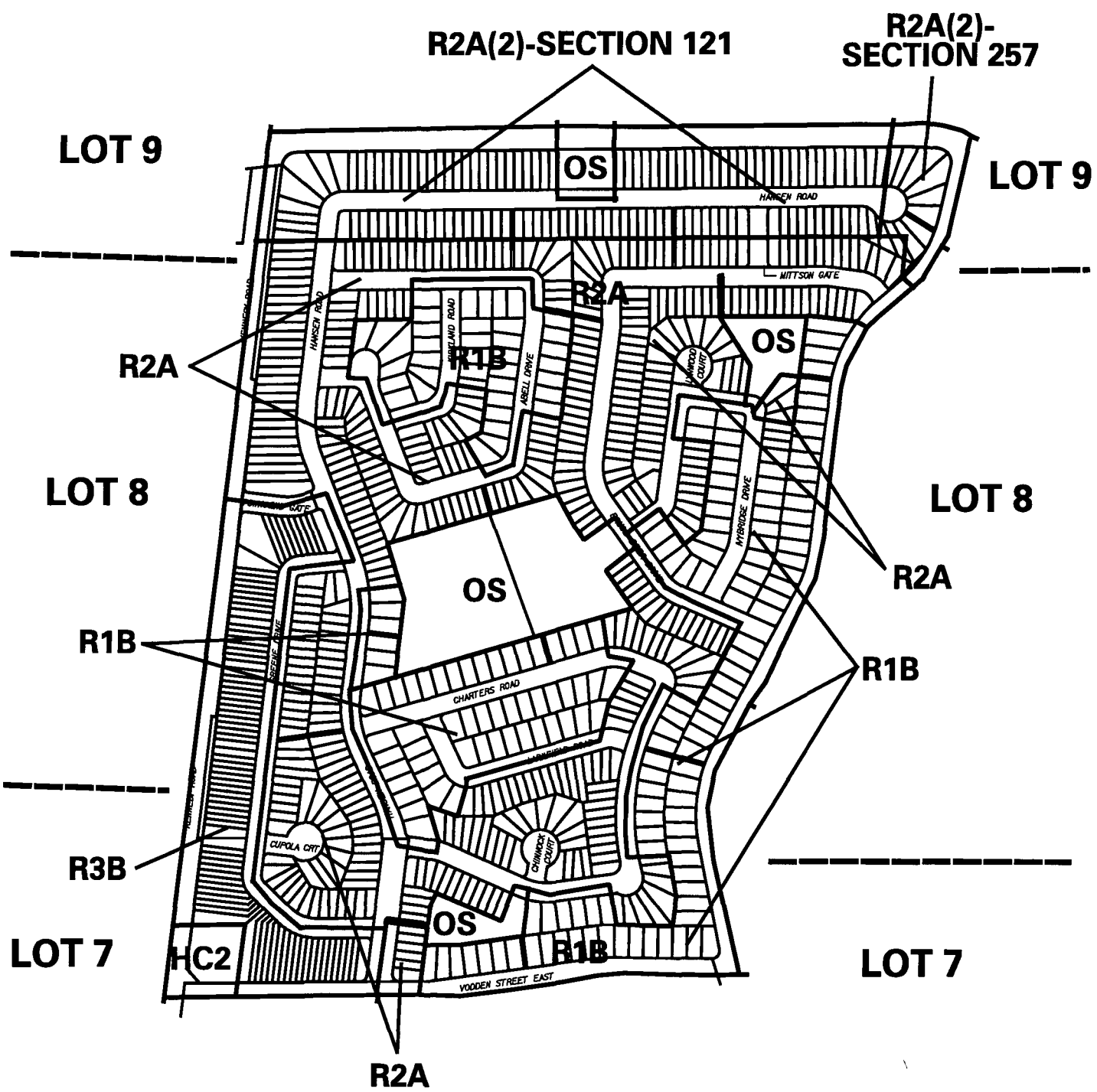
**Sheet 44 B**

**CONCESSION 2 E.H.S. LOTS 8-10**



**CITY OF BRAMPTON**  
 Planning, Design and Development





LEGEND  
 — ZONE BOUNDARY

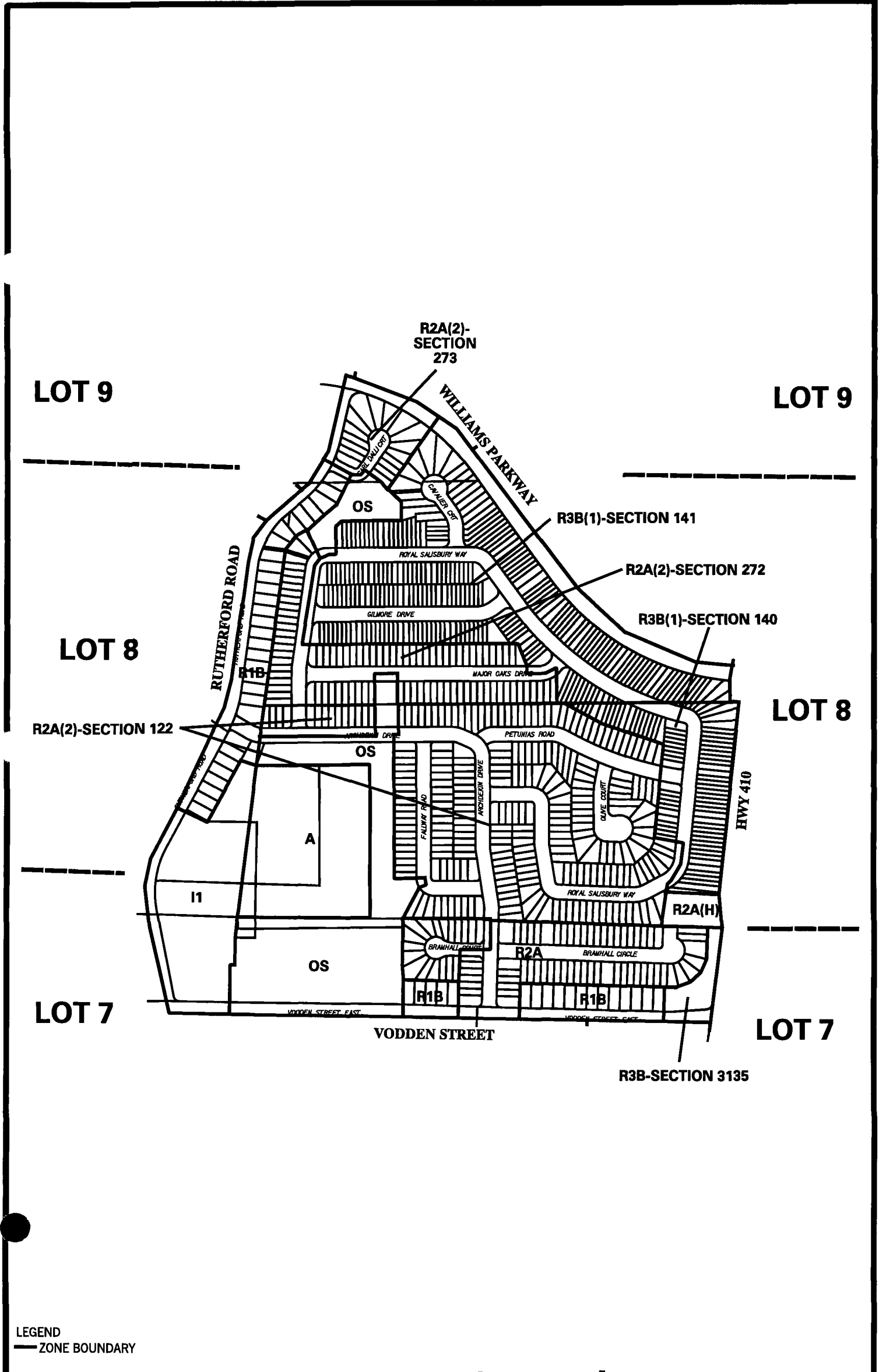
**Schedule A**  
**BY LAW 270-2004**

**Sheet 44 C**

**CONCESSION 2 E.H.S. LOTS 7-9**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres



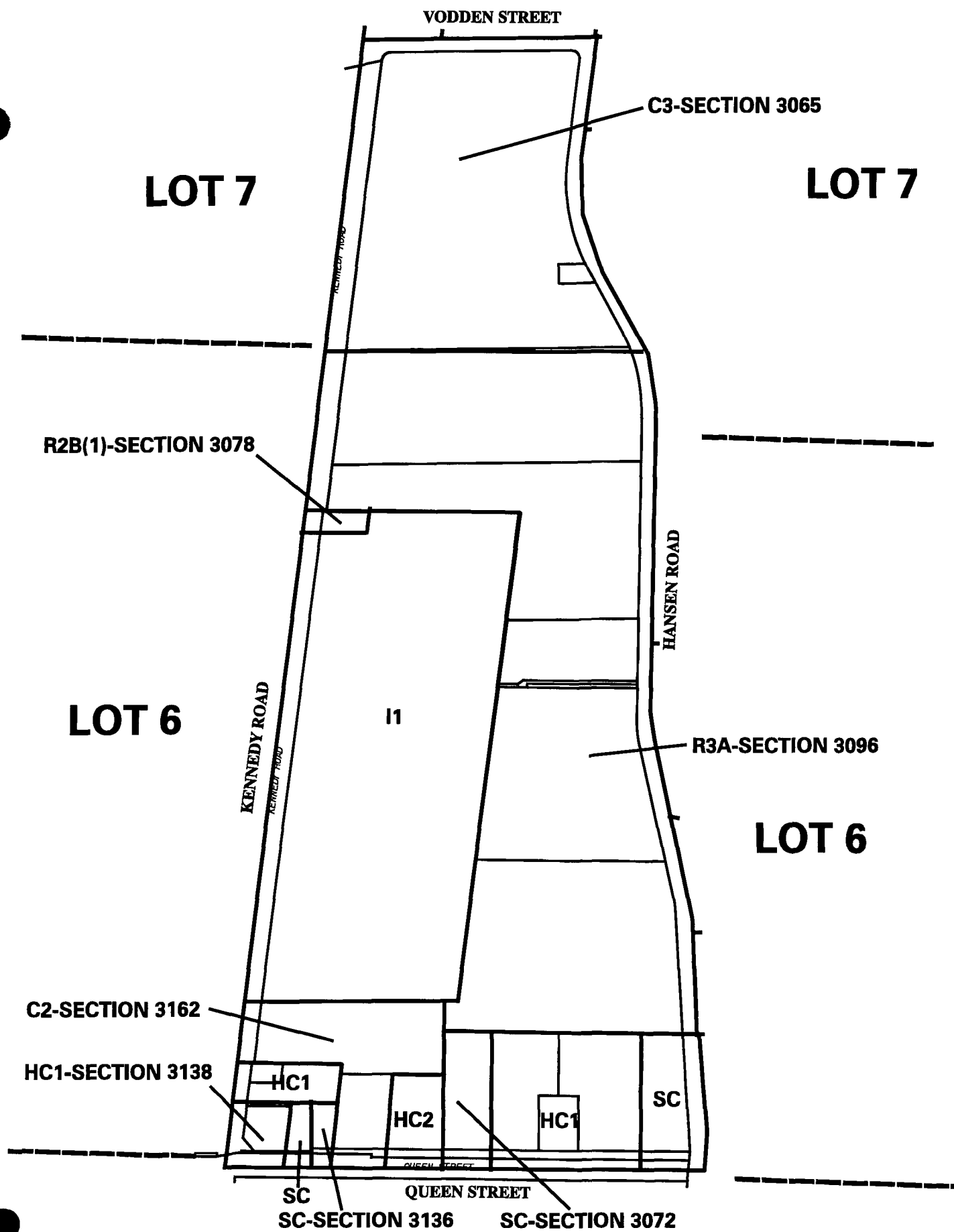
LEGEND  
 — ZONE BOUNDARY

**Schedule A**  
**BY LAW 270-2004**  
**CONCESSION 2 E.H.S. LOTS 7-9**

**Sheet 44 D**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres



**Schedule A**  
**BY LAW 270-2004**

**CONCESSION 2 E.H.S. LOTS 6&7**

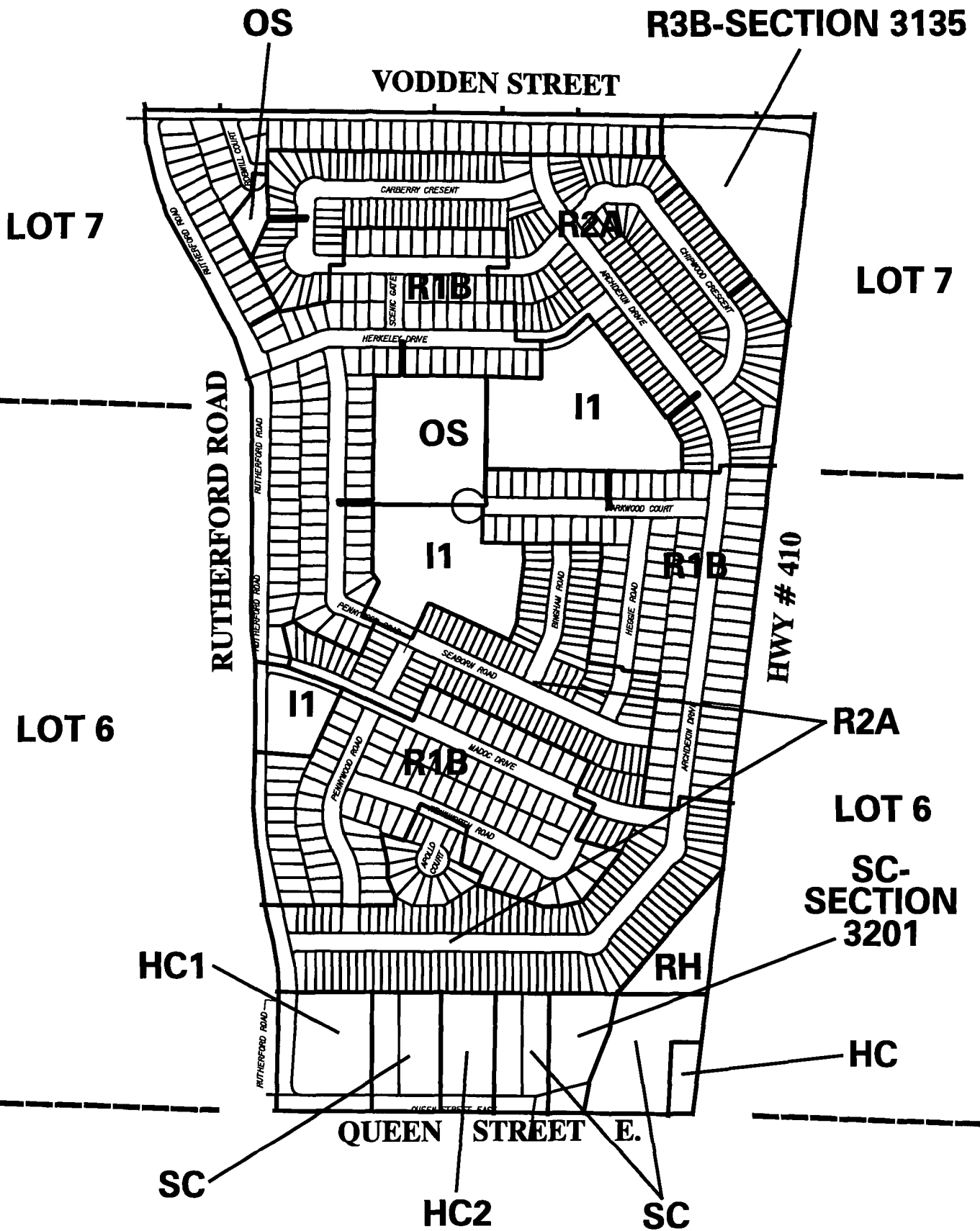
**Sheet 44 E**



**CITY OF BRAMPTON**  
Planning, Design and Development  
0 100 200  
Metres







BOVAIRD DRIVE

LOT 10

LOT 10

45A

45B

LOT 9

LOT 9

45D

45C

LOT 8

LOT 8

45E

45F

LOT 7

LOT 7

45H

LOT 6

LOT 6

45G

45I

HIGHWAY #410

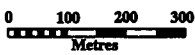
DIXIE ROAD

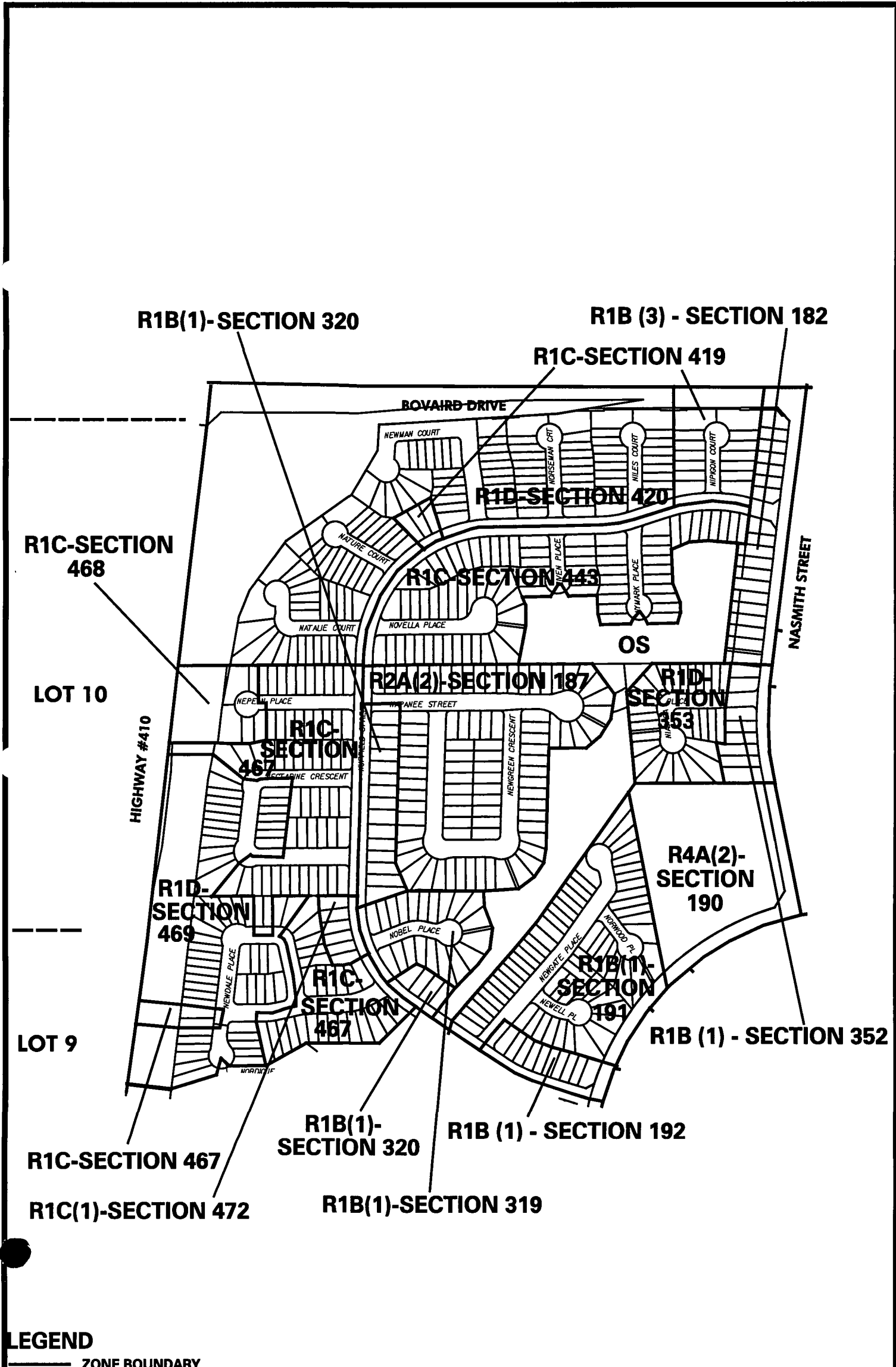
QUEEN STREET EAST

Schedule A Sheet 45 (INDEX)  
CONCESSION 3 E.H.S. LOTS 6-10  
BY-LAW 270-2004



CITY OF BRAMPTON  
Planning, Design and Development



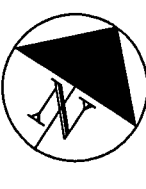


**Schedule A**

**CONCESSION 3 E.H.S. LOTS 9-10**

**BY-LAW 270-2004**

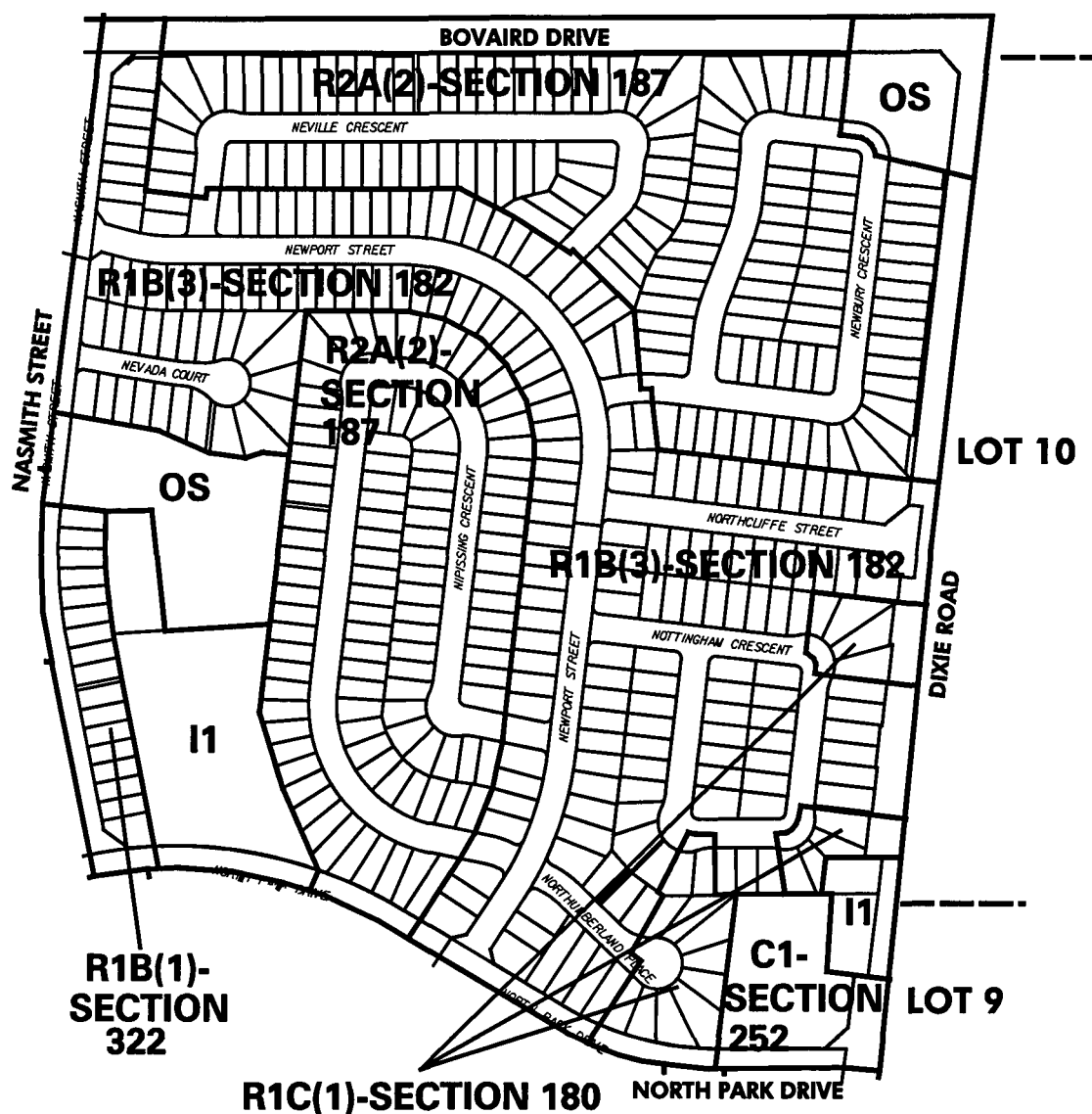
**Sheet 45A**



**CITY OF BRAMPTON**

Planning, Design and Development

0 50 100  
Metres



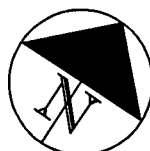
## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 45B**

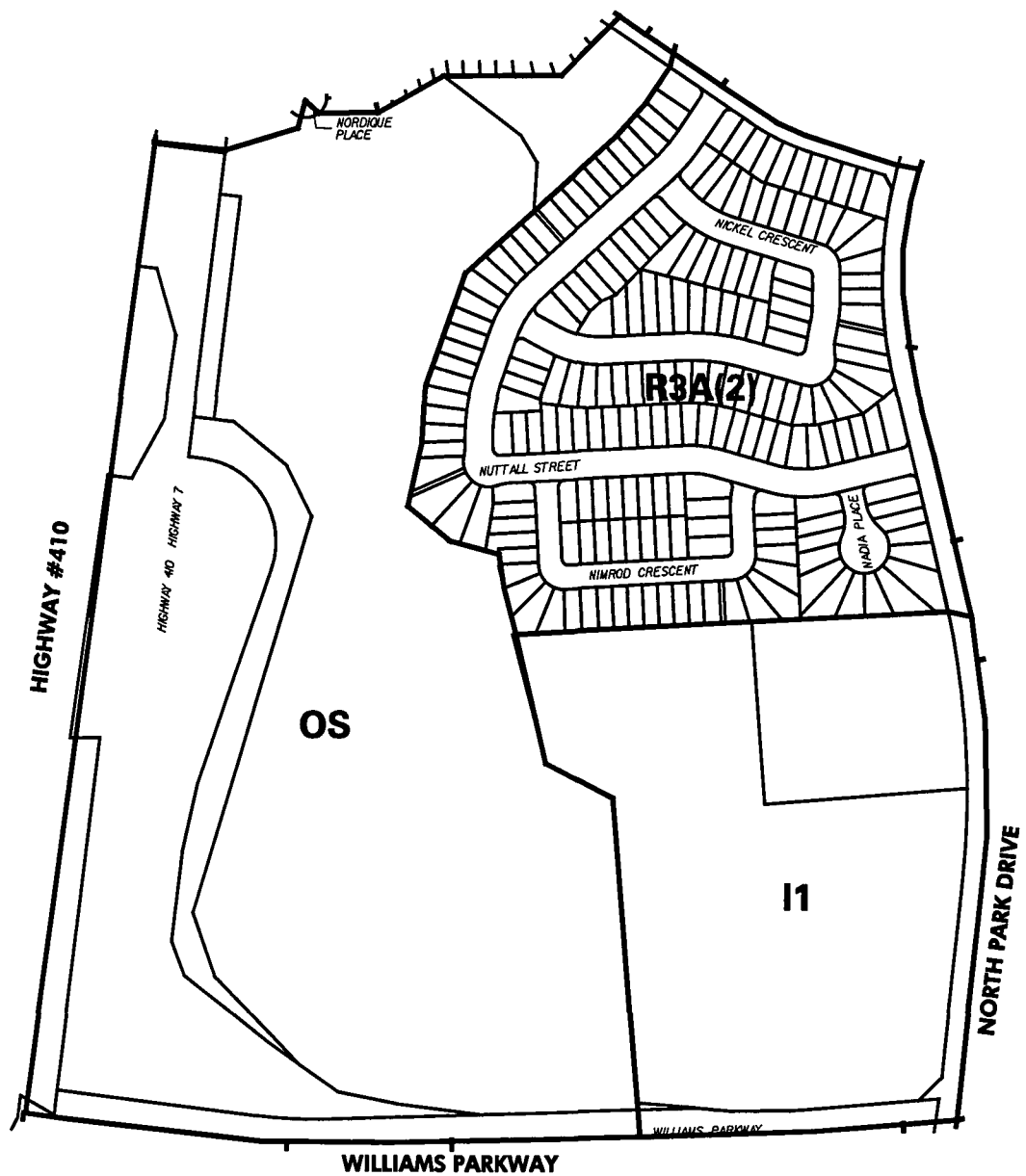
**CONCESSION 3 E.H.S. LOTS 9-10**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



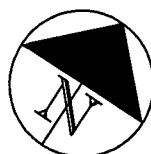
# LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 45C**

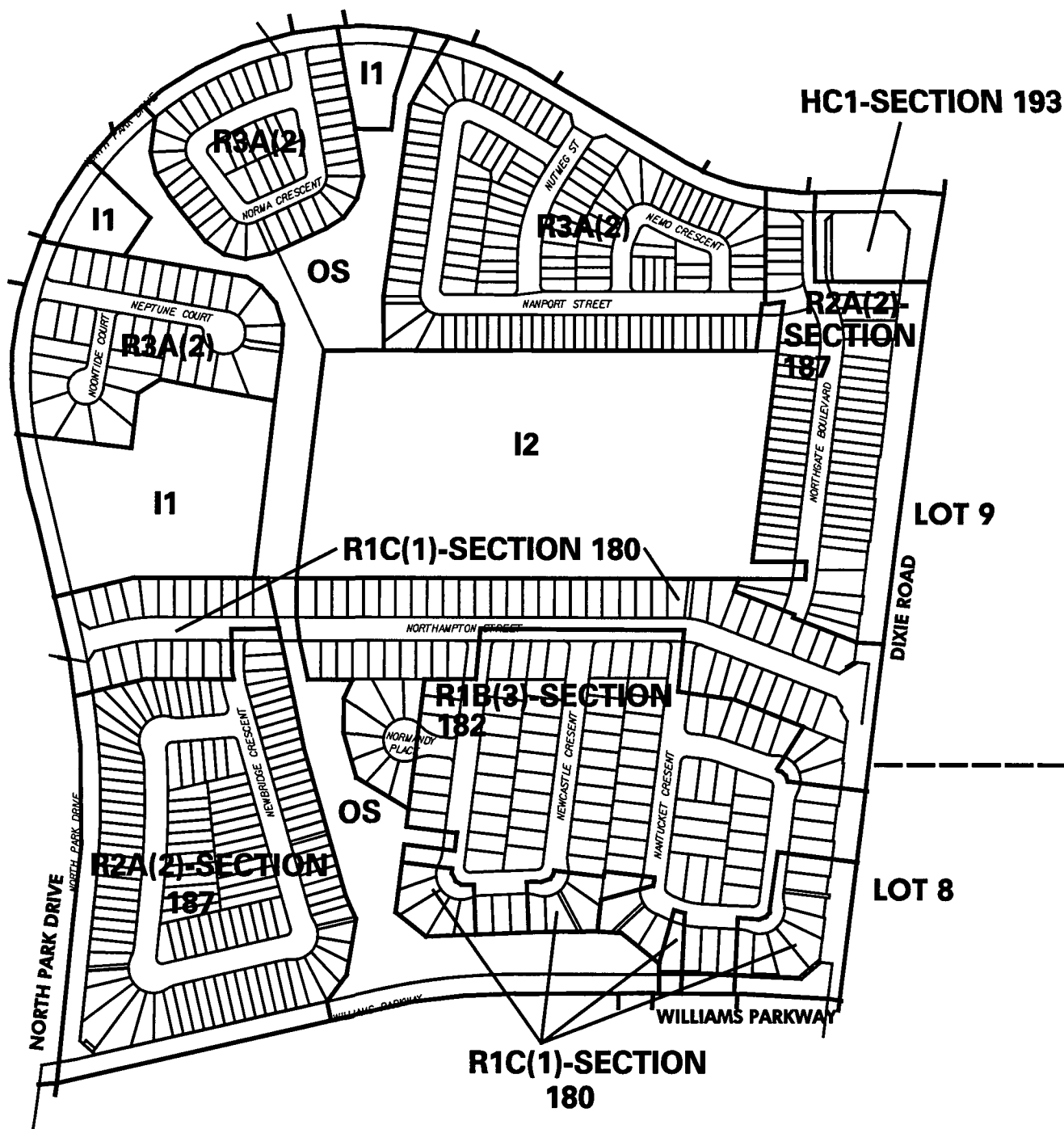
**CONCESSION 3 E.H.S. LOTS 8&9**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



**LEGEND**  
 ——— ZONE BOUNDARY

**Schedule A Sheet 45D**

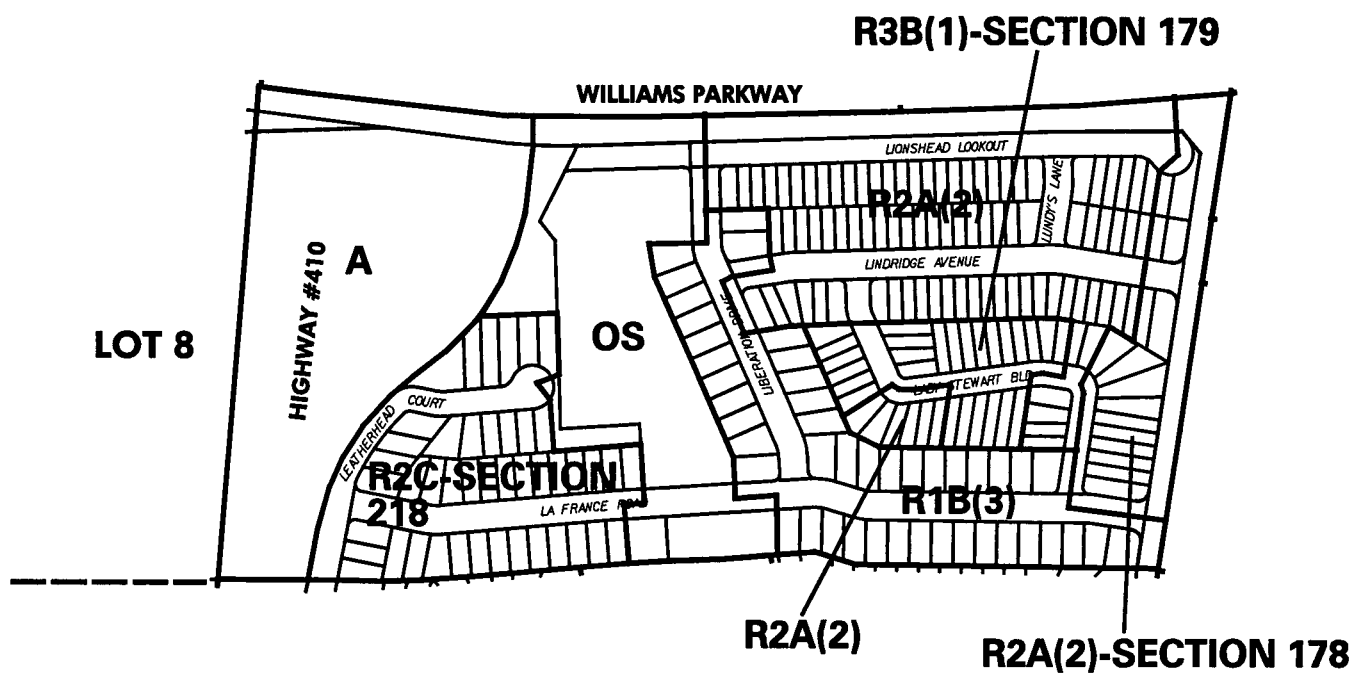
**CONCESSION 3 E.H.S. LOTS 8-9**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 50 100  
 Metres

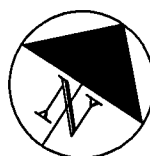


**LEGEND**  
 — ZONE BOUNDARY

**Schedule A Sheet 45E**

**CONCESSION 3 E.H.S. LOT 8**

**BY-LAW 270-2004**

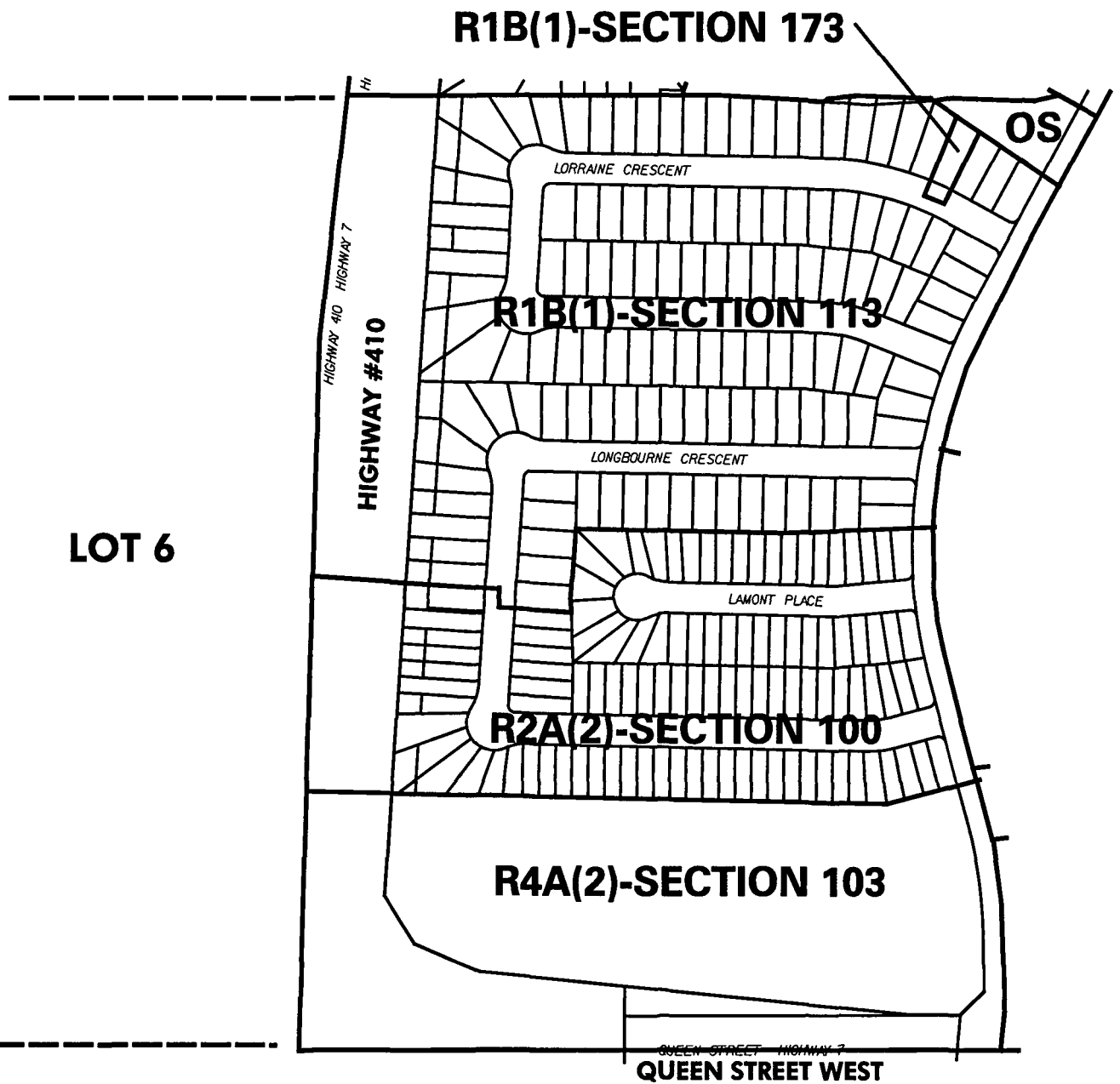


**CITY OF BRAMPTON**  
 Planning, Design and Development

0 50 100  
 Metres







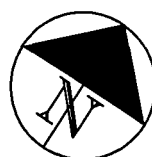
# **LEGEND**

— ZONE BOUNDARY

**Schedule A Sheet 45G**

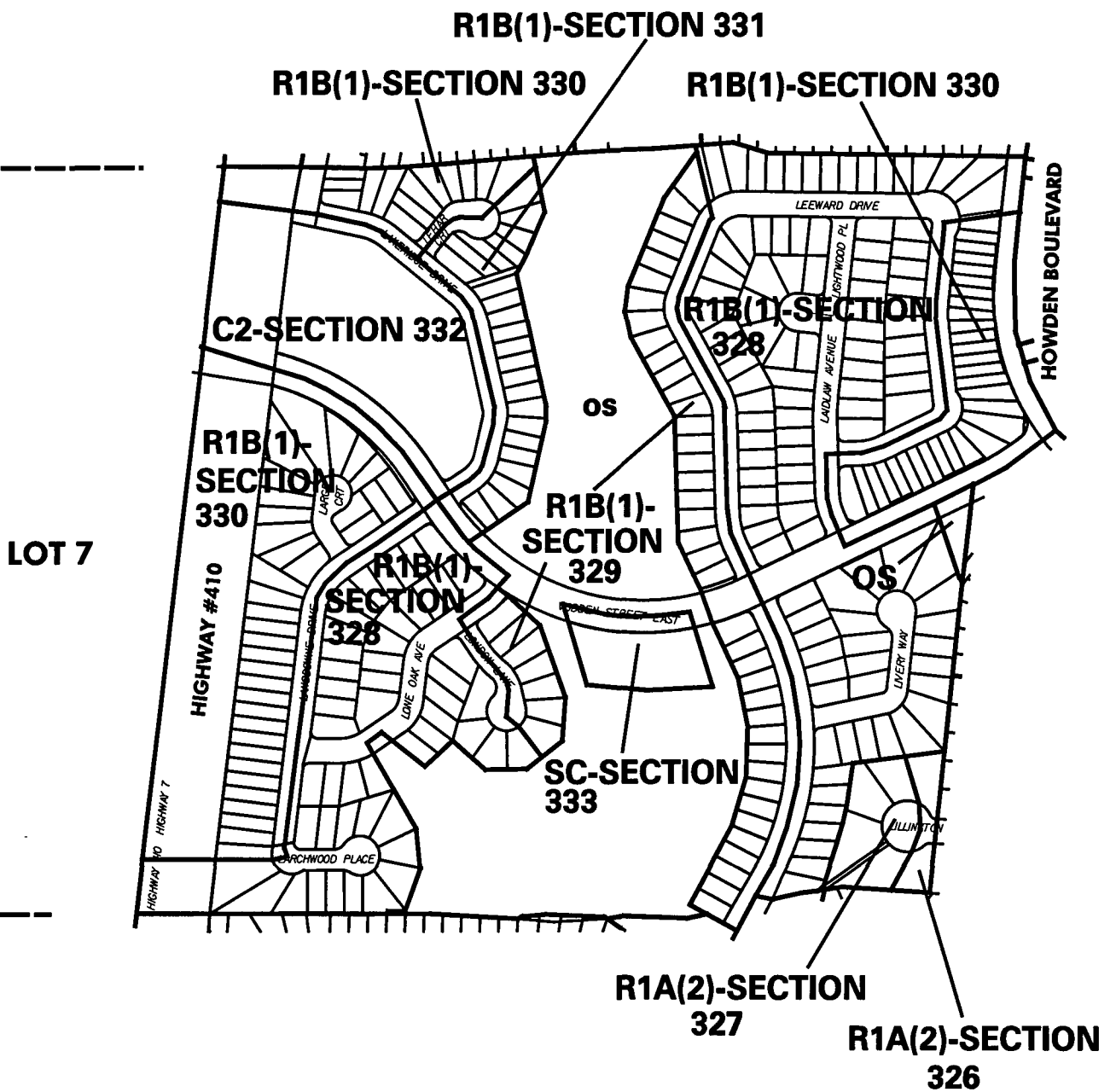
**CONCESSION .3 E.H.S. LOT 6**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**

0 50 100  
Metres



# LEGEND

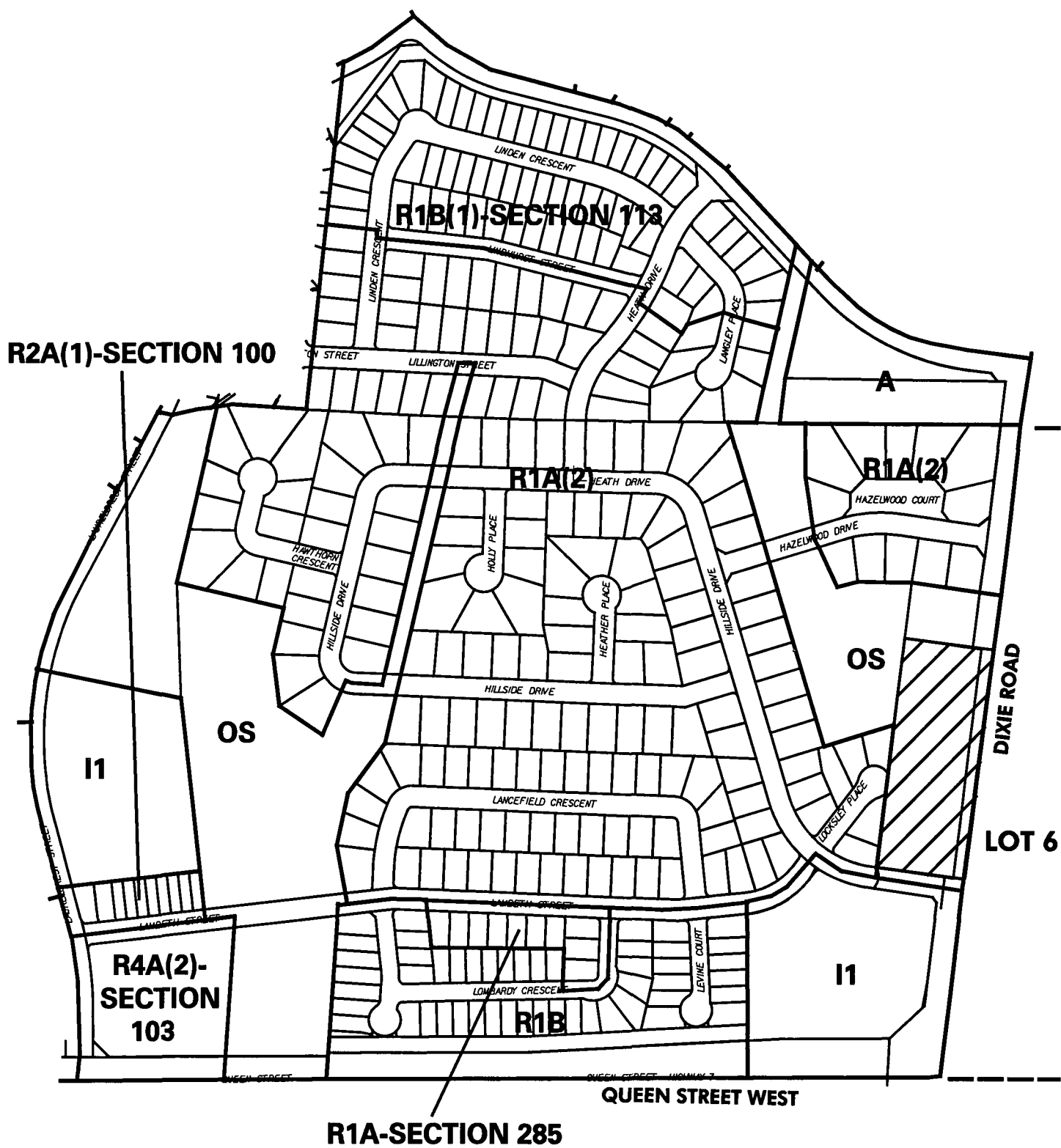
— ZONE BOUNDARY

**Schedule A Sheet 45H**  
**CONCESSION 3 E.H.S. LOT 7**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 50 100  
 Metres



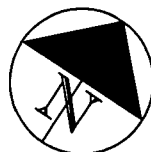
# LEGEND

- ZONE BOUNDARY
- EXCLUDED LANDS

## Schedule A      Sheet 45I

CONCESSION 3 E.H.S.    LOTS 6-7

BY-LAW 270-2004



**CITY OF BRAMPTON**

Planning, Design and Development



BOVAIRD DRIVE EAST

LOT 10

LOT 10

46A

46B

LOT 9

LOT 9

46C

46D

LOT 8

LOT 8

46E

46F

LOT 7

LOT 7

LOT 6

LOT 6

46G

46H

QUEEN STREET EAST

SEE MAP No. 63

SEE MAP No. 46

SEE MAP No. 47

**Schedule A Sheet 46 (INDEX)**

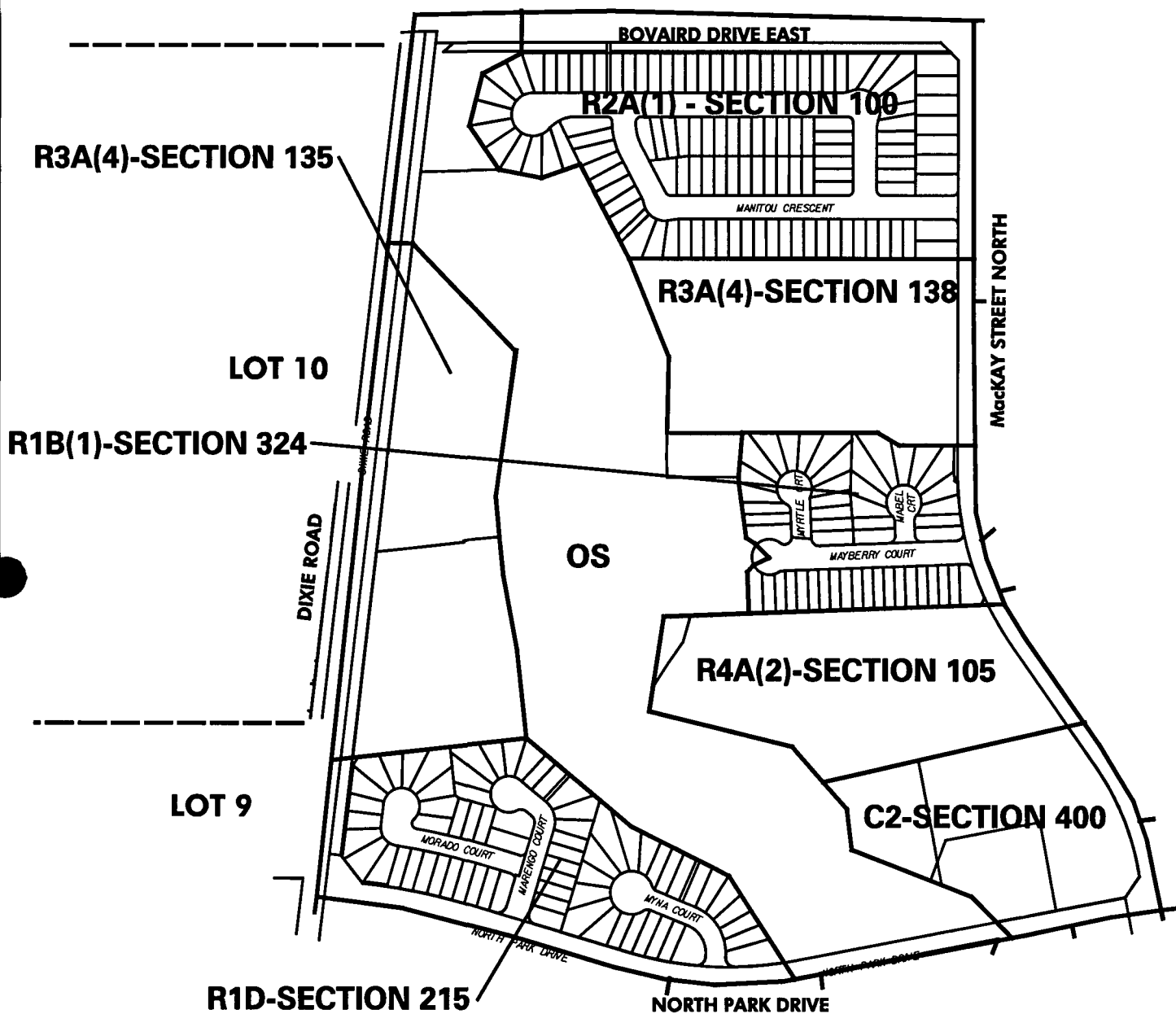
**CONCESSION 4 E.H.S. LOTS 6-10**

**BY-LAW 270-2004**



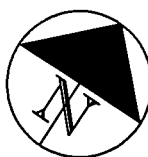
**CITY OF BRAMPTON**  
Planning, Design and Development





**LEGEND**  
 \_\_\_\_\_ ZONE BOUNDARY

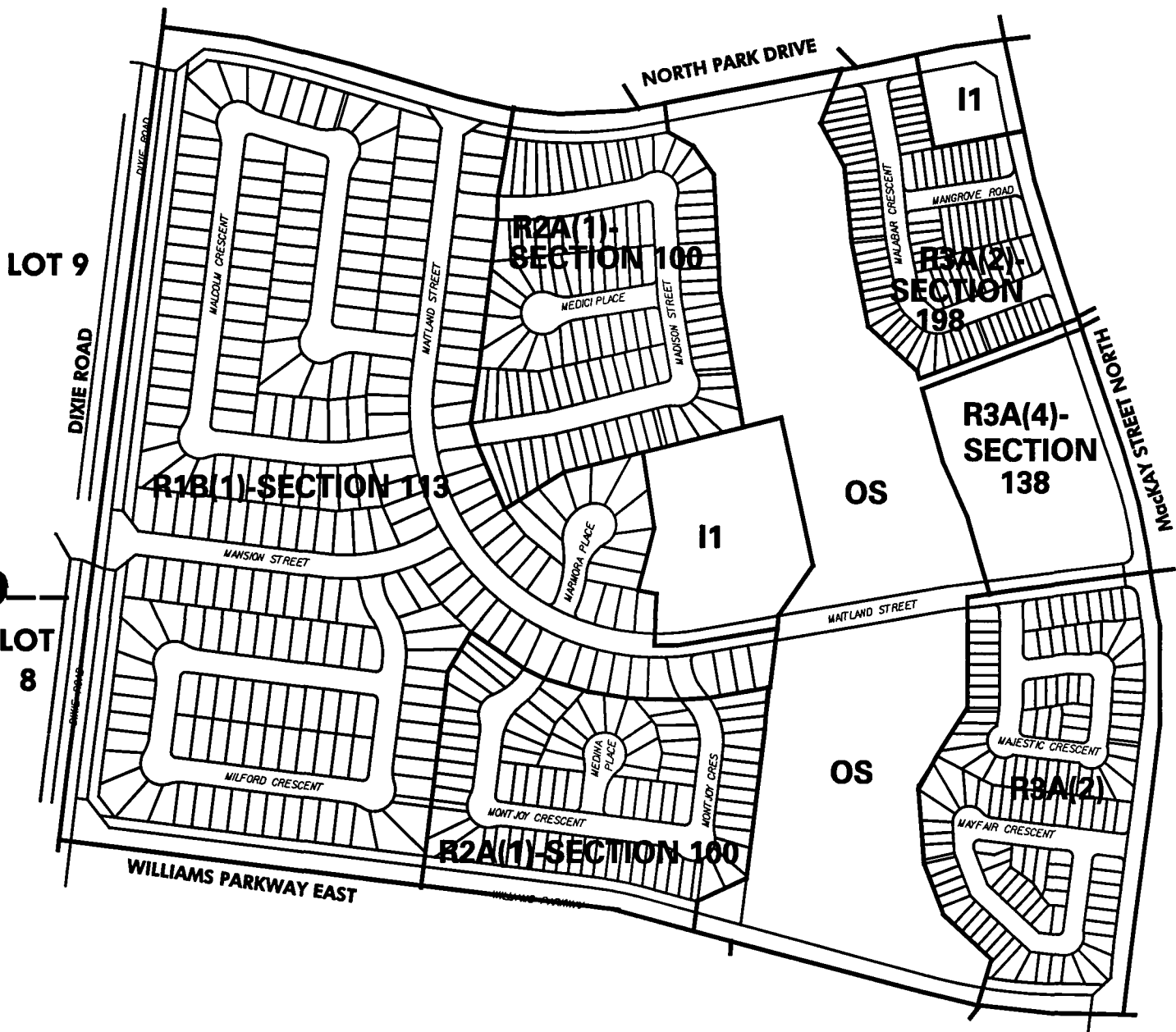
**Schedule A      Sheet 46A**  
**CONCESSION 4 E.H.S.    LOTS 9-10**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development







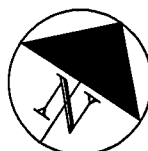
# LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 46C**

**CONCESSION 4 E.H.S. LOTS 8-9**

**BY-LAW 270-2004**

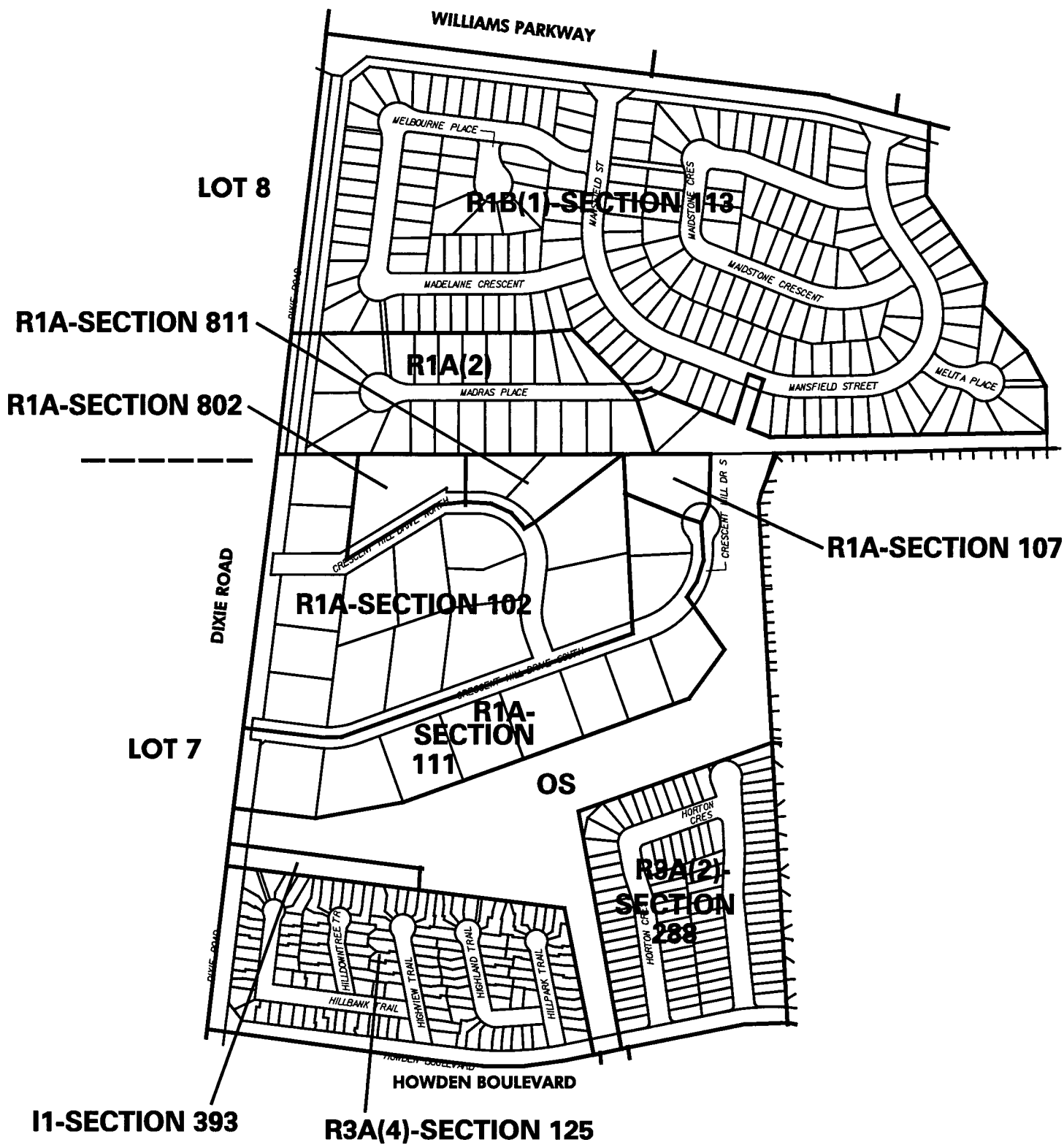


**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres

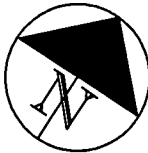






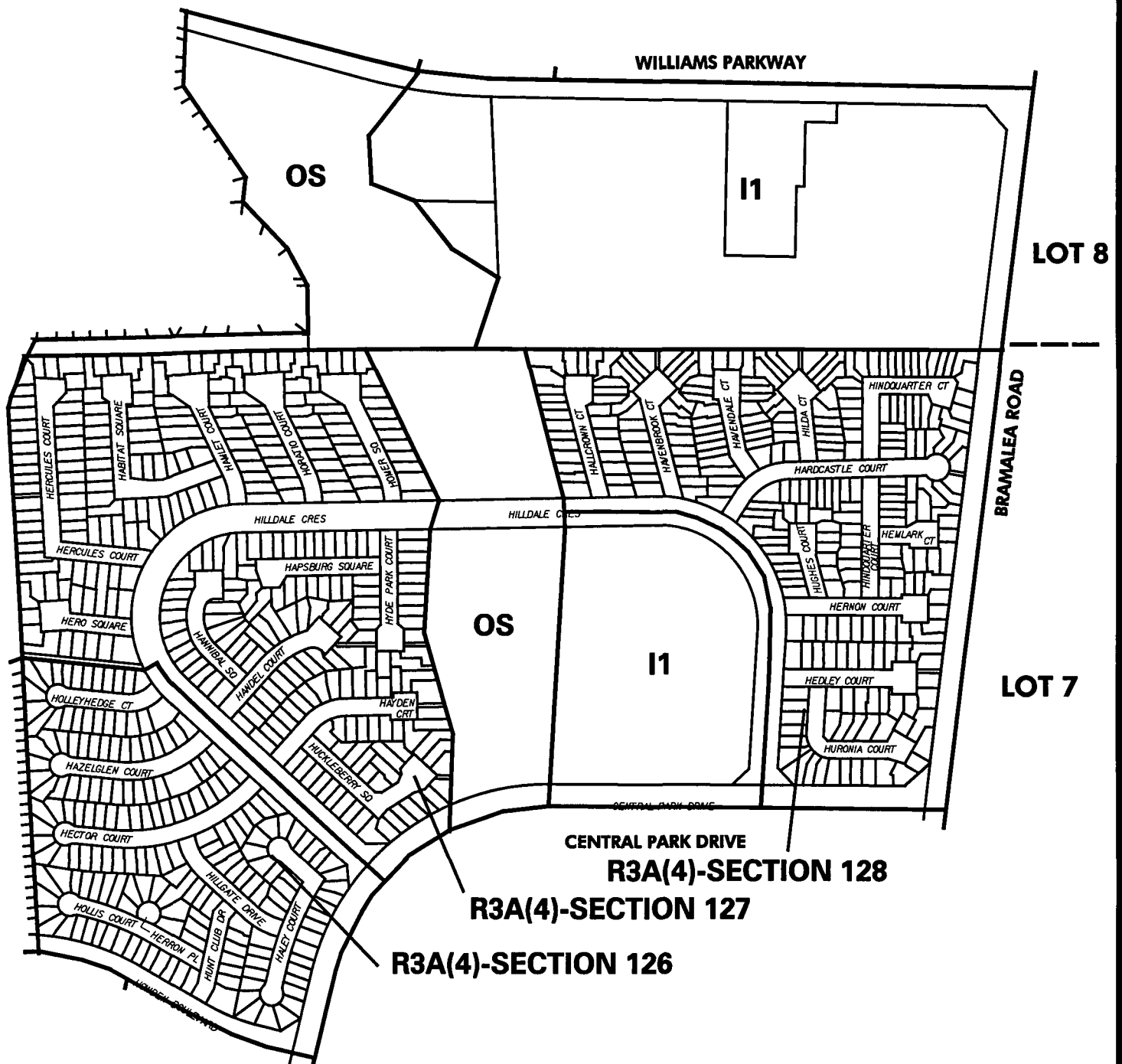
**LEGEND**  
 ——— ZONE BOUNDARY

**Schedule A      Sheet 46E**  
**CONCESSION 4 E.H.S.    LOTS 7-8**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development





## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 46F**

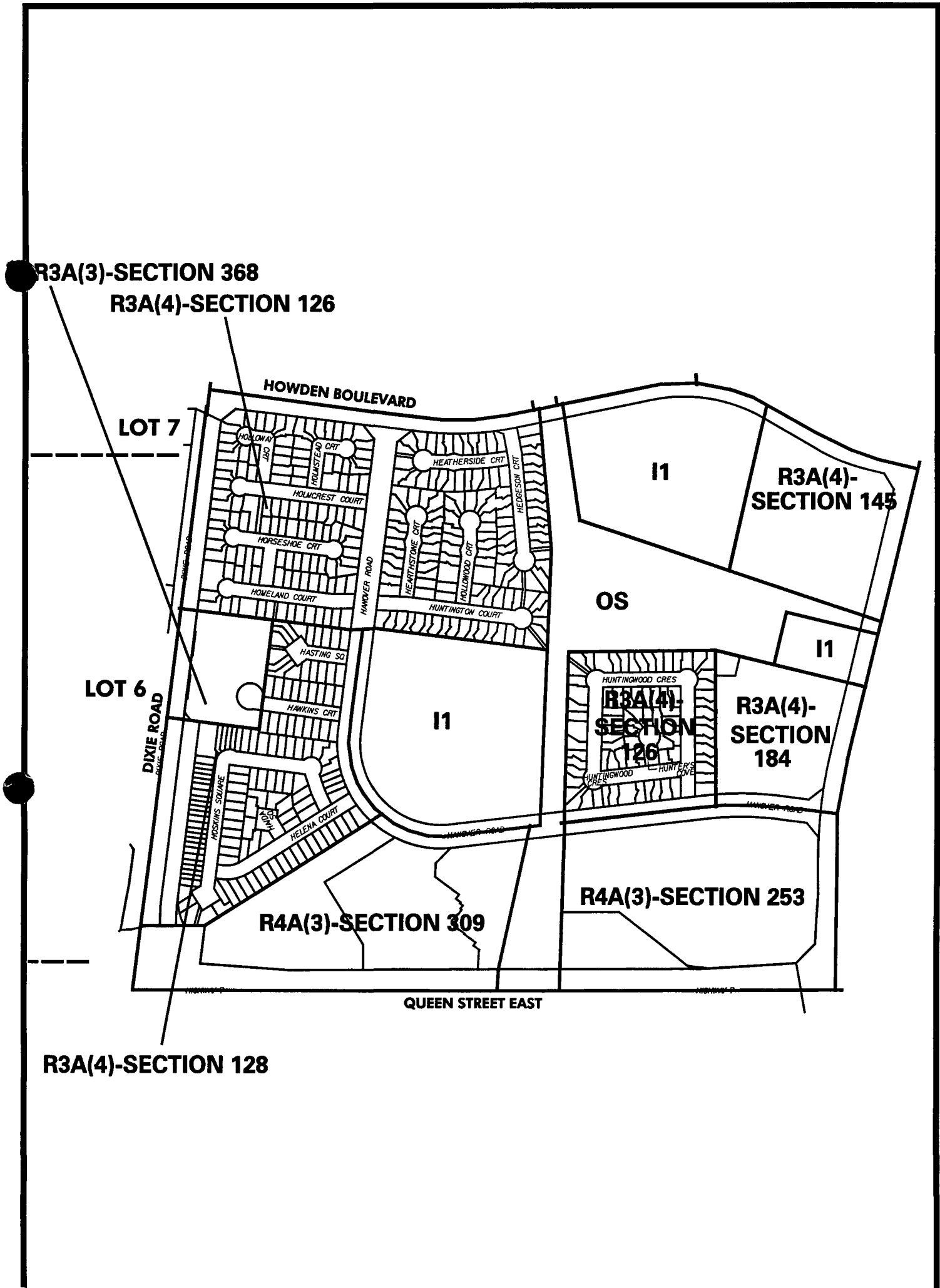
**CONCESSION 4 E.H.S. LOTS 7-8**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

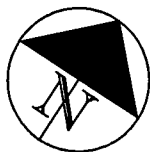
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**LEGEND**

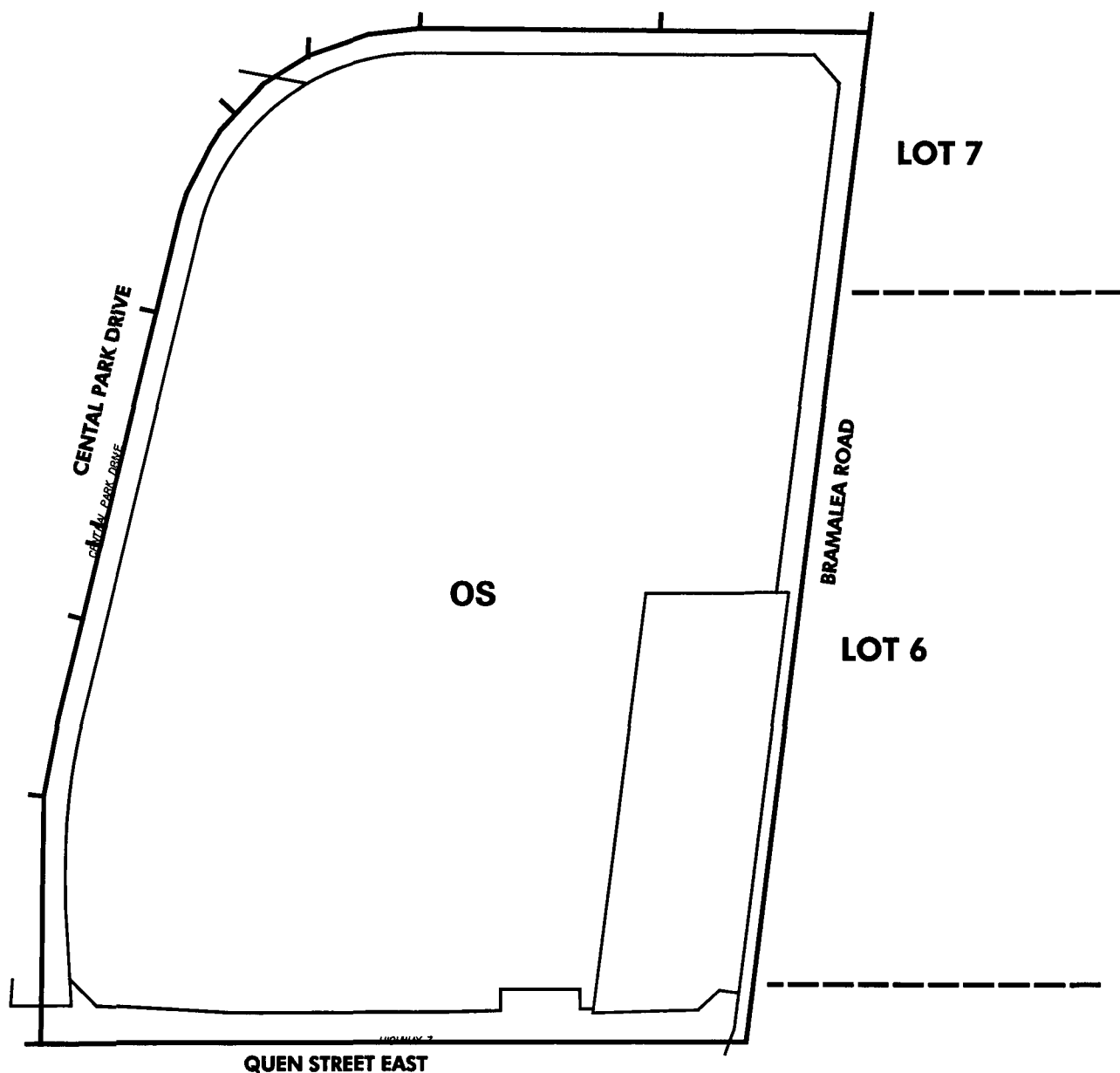
—— ZONE BOUNDARY

**Schedule A      Sheet 46G**  
**CONCESSION 4 E.H.S.    LOTS 6-7**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development





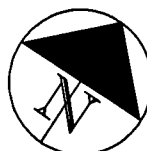
## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 46H**

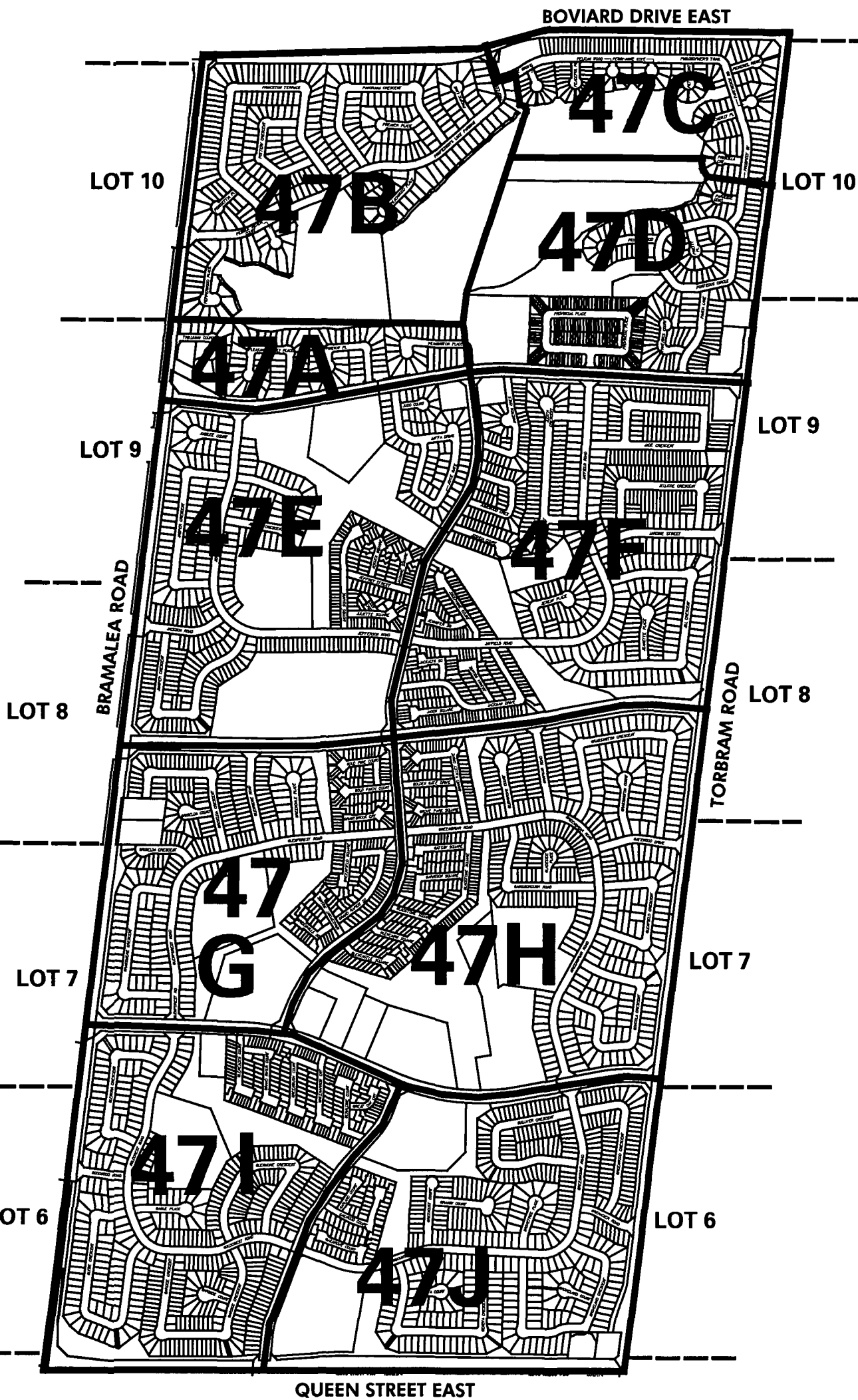
**CONCESSION 4 E.H.S. LOTS 6-7**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres

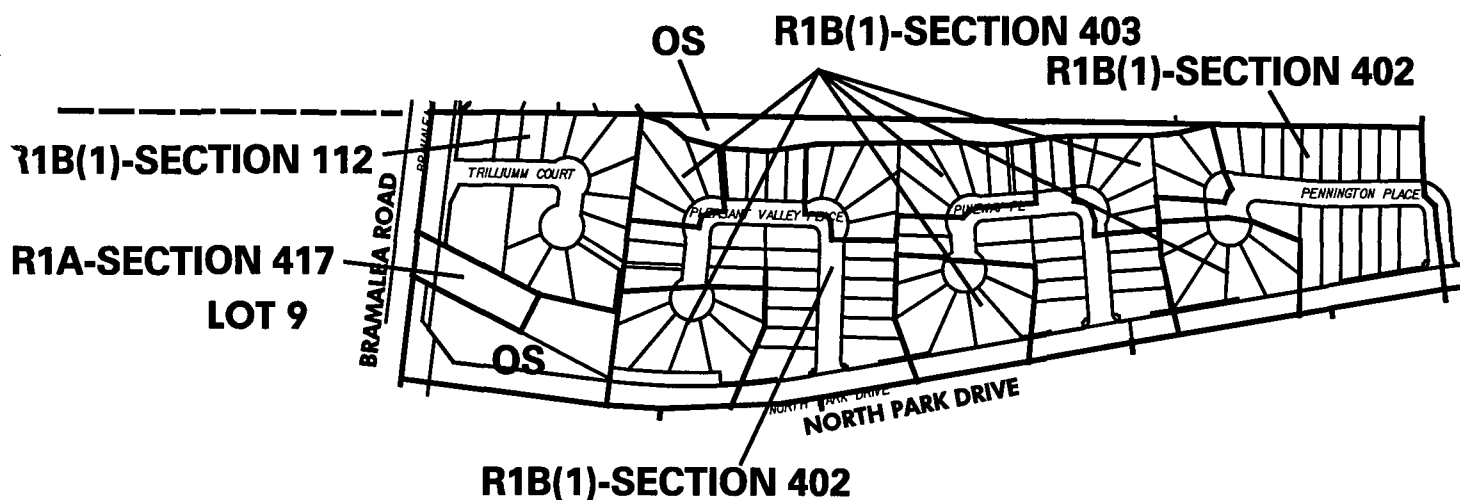


**SCHEDULE A SHEET 47 (INDEX)**  
**CONCESSION 5 E.H.S. LOTS 6-10**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres



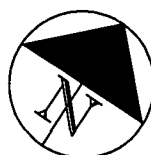
## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 47A**

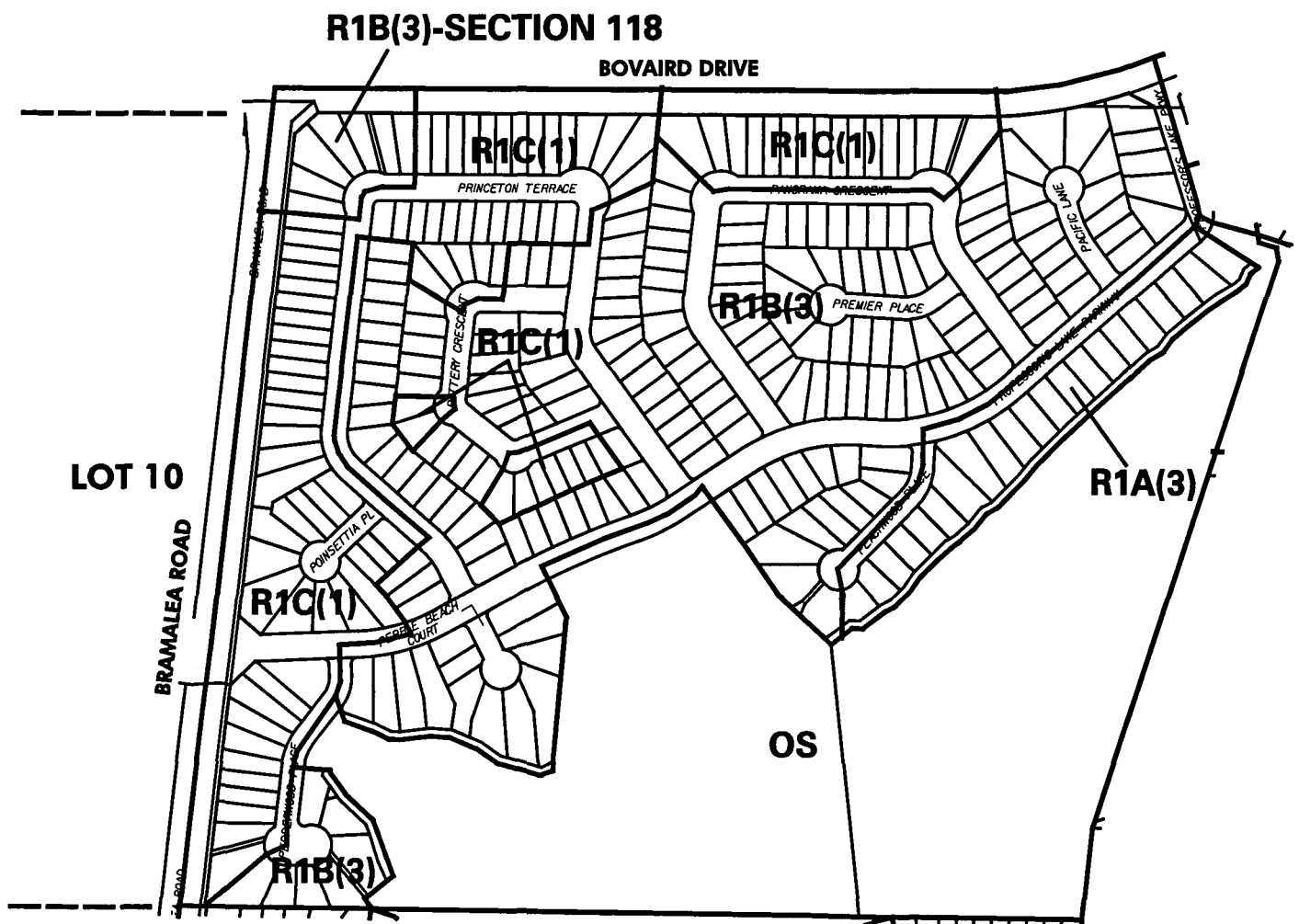
**CONCESSION 5 E.H.S. LOT 9**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



**LEGEND**

— ZONE BOUNDARY

**Schedule A      Sheet 47B**

**CONCESSION 5 E.H.S. LOT 10**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





C1-SECTION 388

BOVAIRD DRIVE

R3B(1)-SECTION 144

R1A(3)

R3B(1)-SECTION 200

OS

R3B(1)-SECTION 144

TORBRAM ROAD

LOT 10

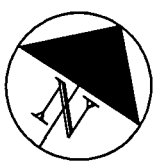
LEGEND

—— ZONE BOUNDARY

Schedule A Sheet 47C

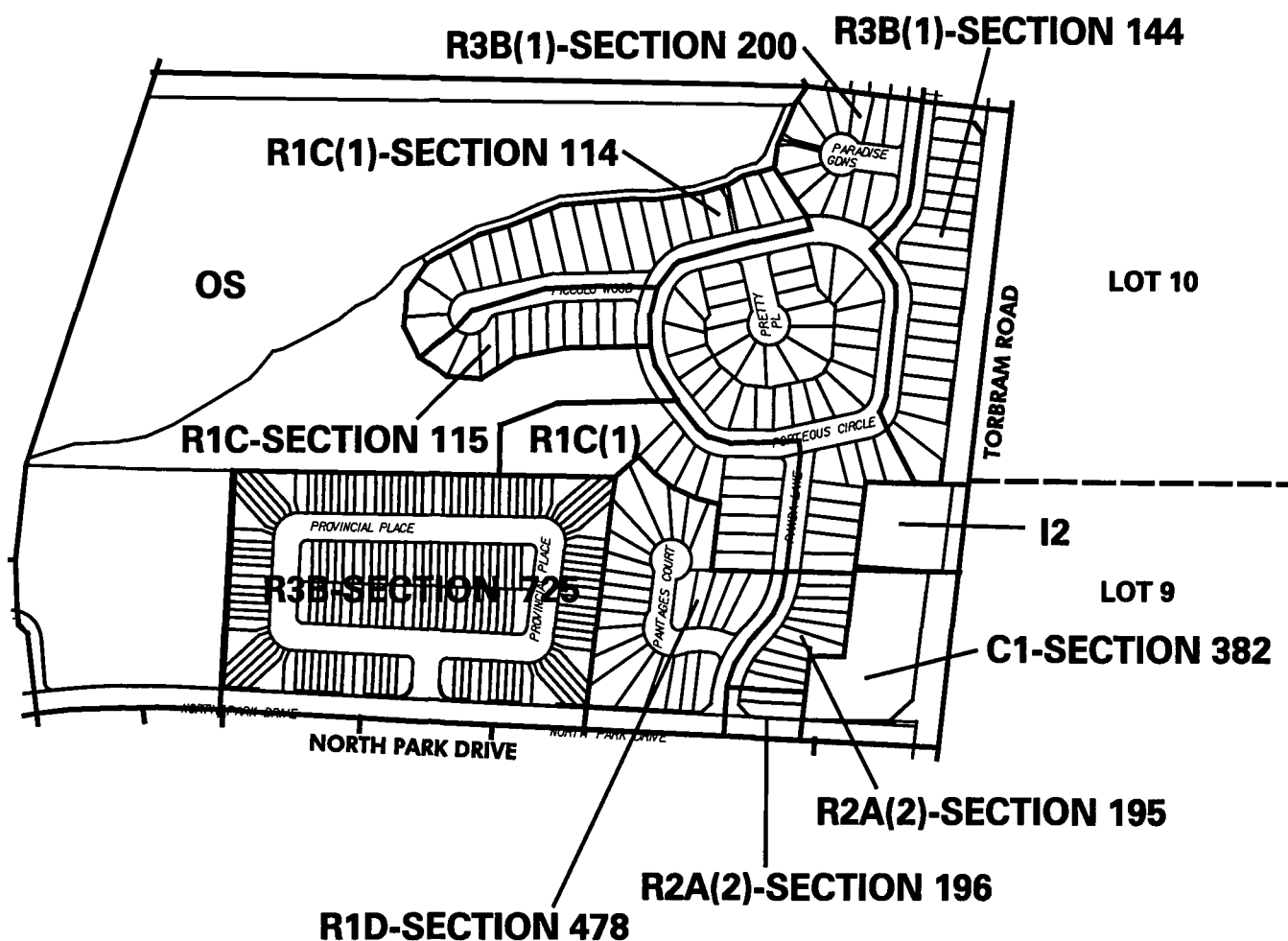
CONCESSION 5 E.H.S. LOT 10

BY-LAW 270-2004



CITY OF BRAMPTON  
Planning, Design and Development





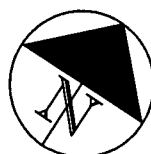
## LEGEND

— ZONE BOUNDARY

# Schedule A Sheet 47D

CONCESSION 5 E.H.S. LOTS 9-10

BY-LAW 270-2004



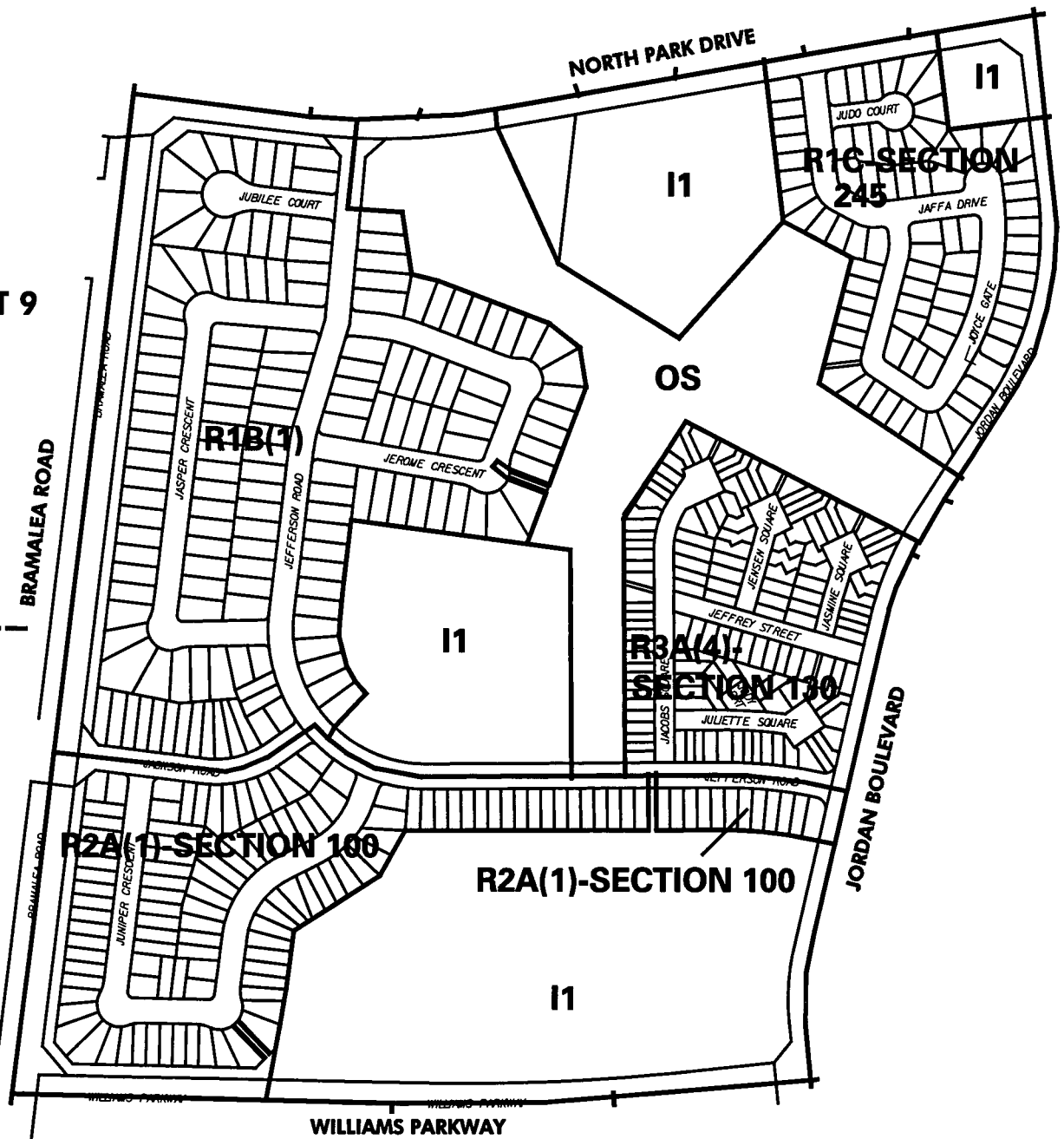
**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres

LOT 9

BRAMALEA ROAD

LOT 8



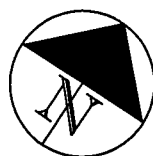
## LEGEND

—— ZONE BOUNDARY

**Schedule A Sheet 47E**

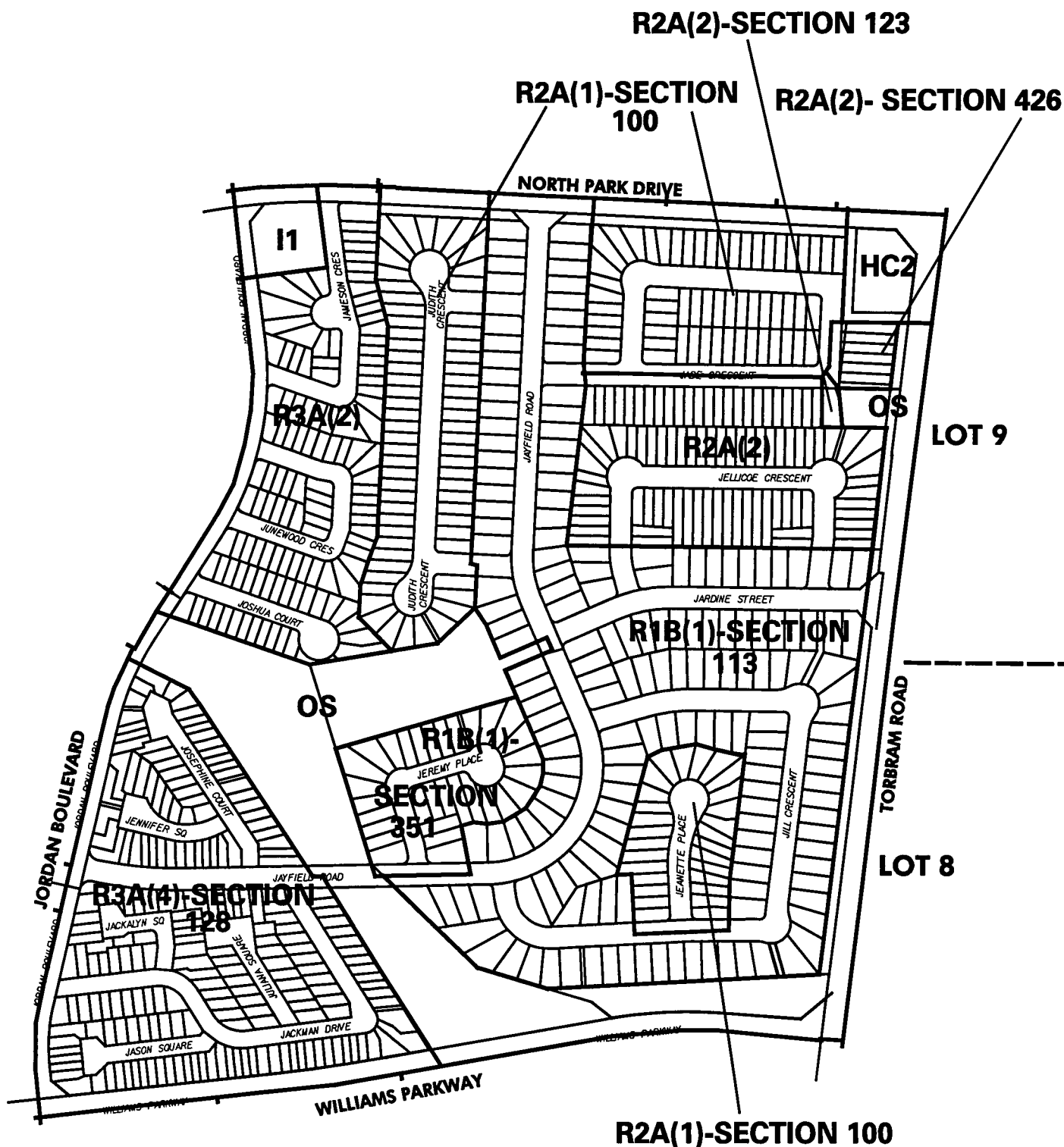
**CONCESSION 5 E.H.S. LOTS 8-9**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



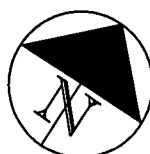
## LEGEND

— ZONE BOUNDARY

# Schedule A Sheet 47F

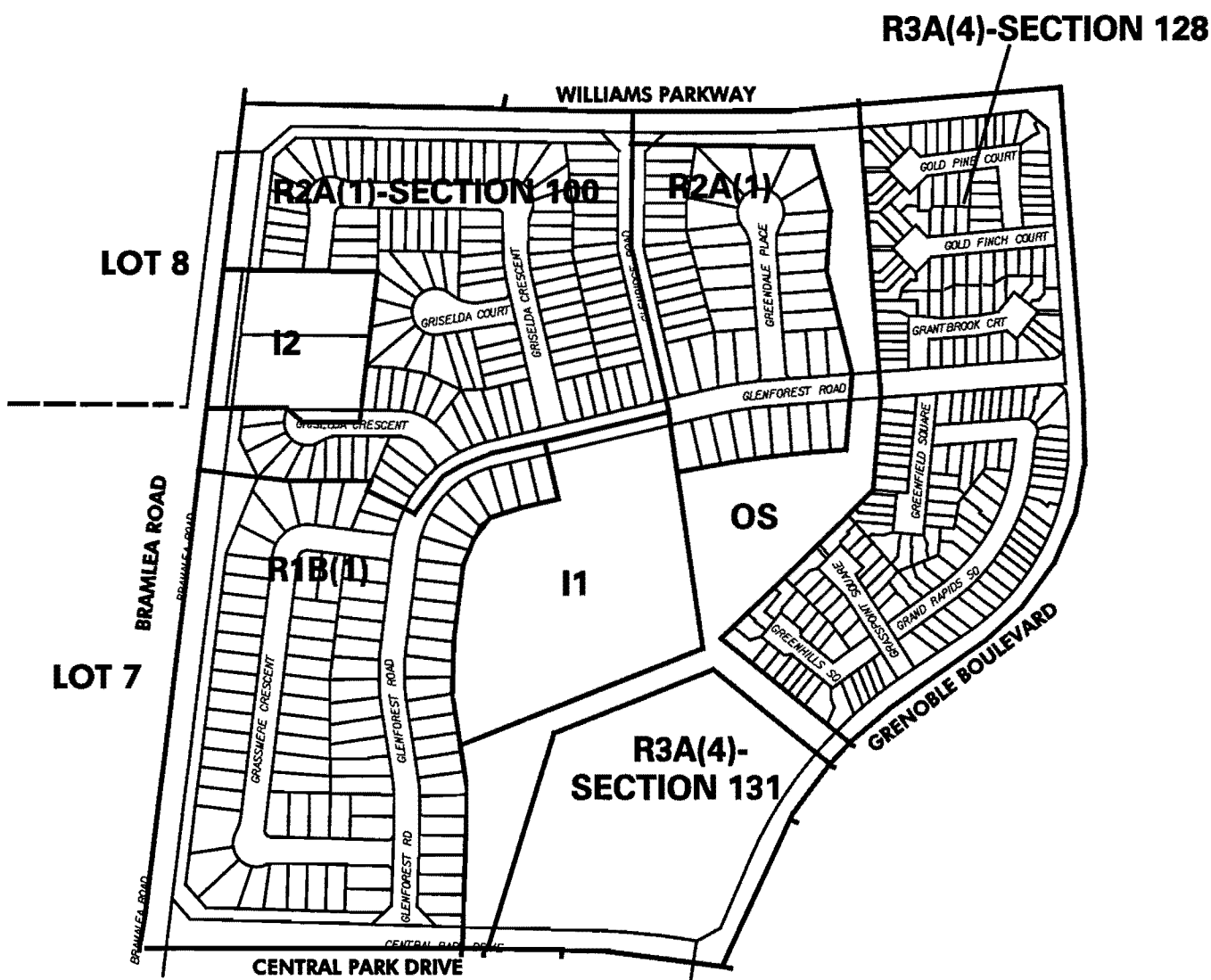
CONCESSION 5 E.H.S. LOTS 8-9

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



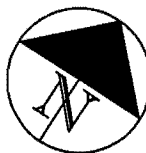
# LEGEND

— ZONE BOUNDARY

## Schedule A Sheet 47G

CONCESSION 5 E.H.S. LOTS 7-8

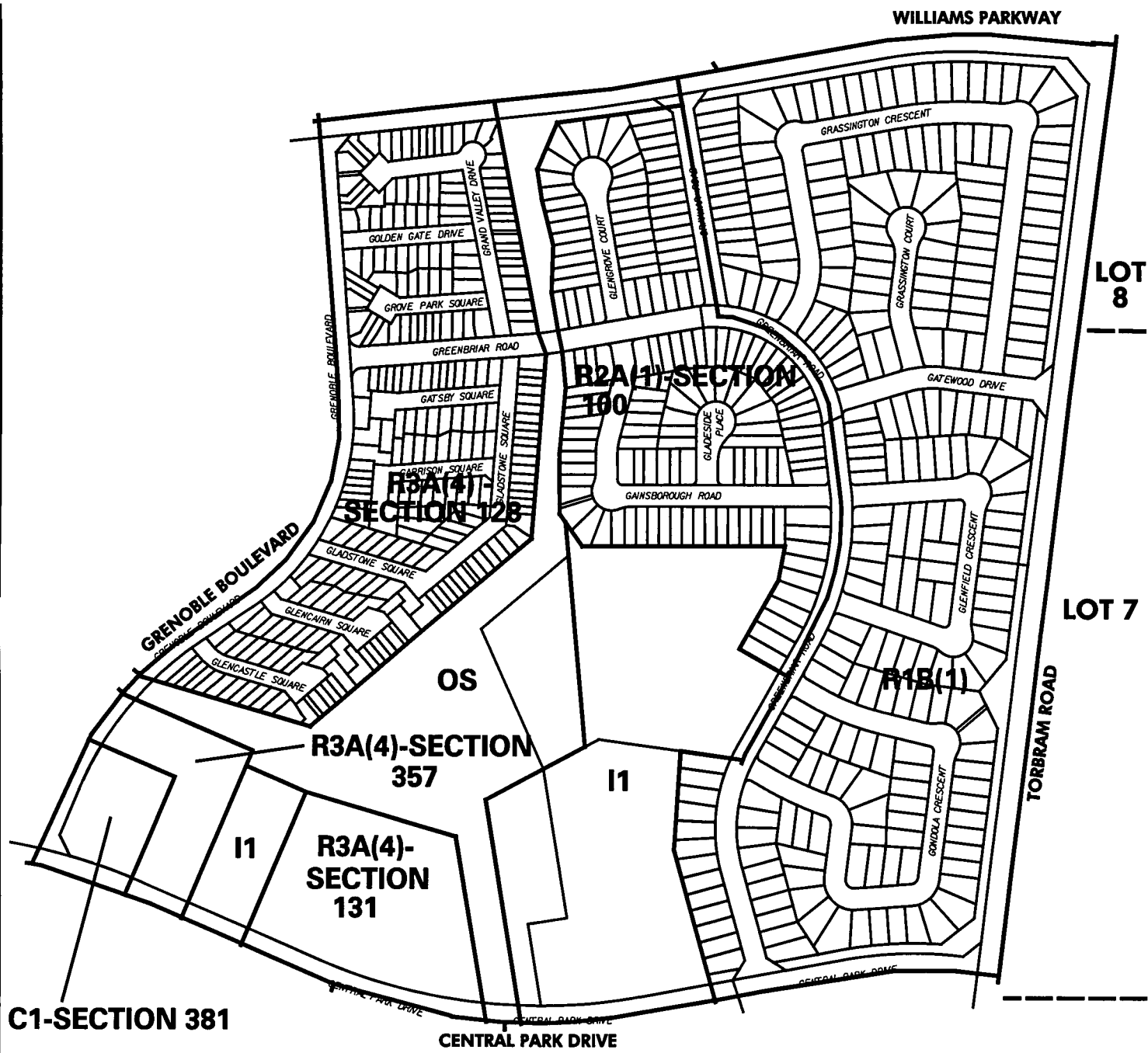
BY-LAW 270-2004



## CITY OF BRAMPTON

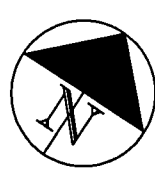
Planning, Design and Development

0 50 100  
Metres



**LEGEND**  
 ——— ZONE BOUNDARY

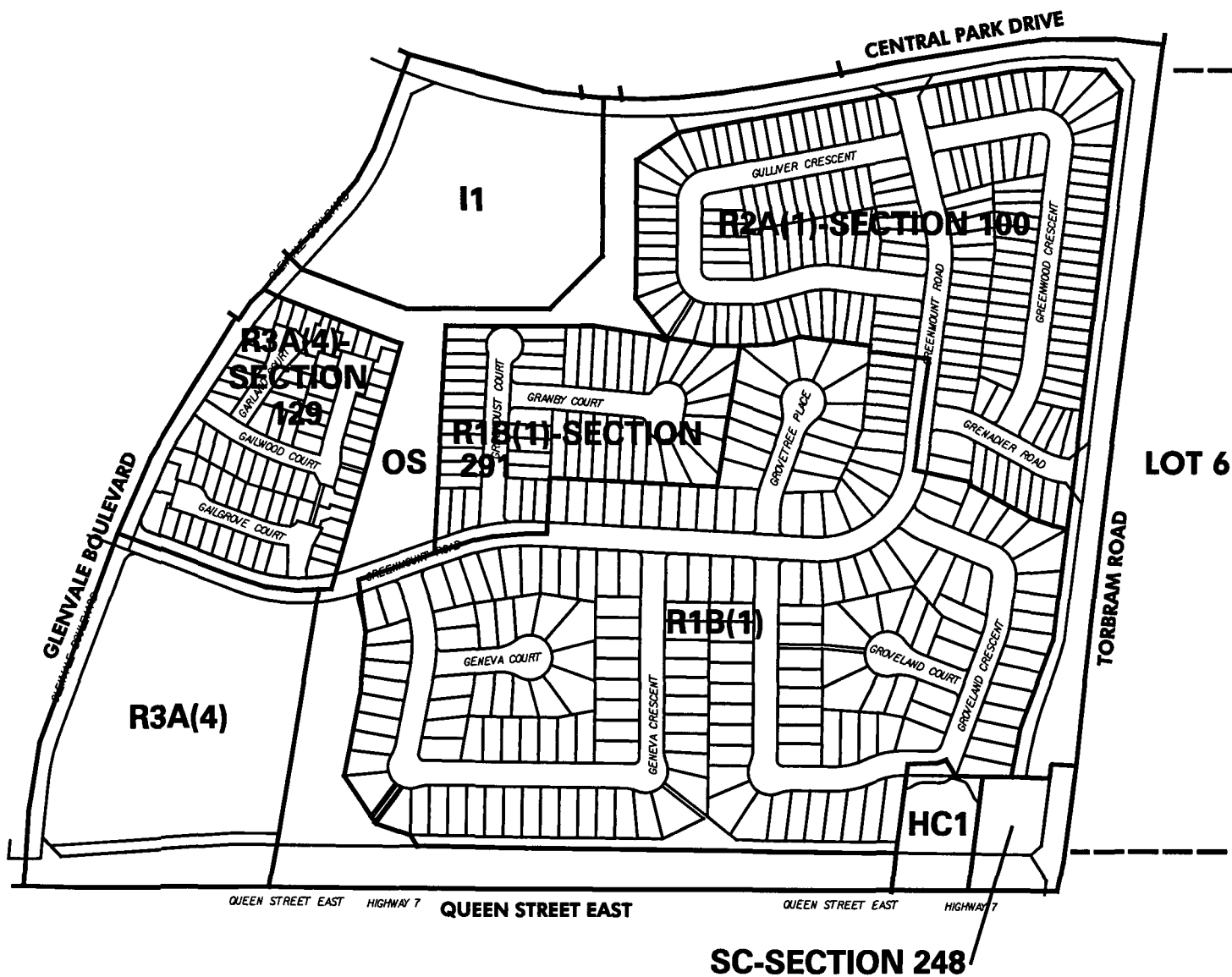
**Schedule A      Sheet 47H**  
**CONCESSION 5 E.H.S. LOTS 7-8**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development







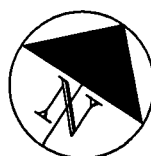
## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 47J**

**CONCESSION 5 E.H.S. LOT 6**

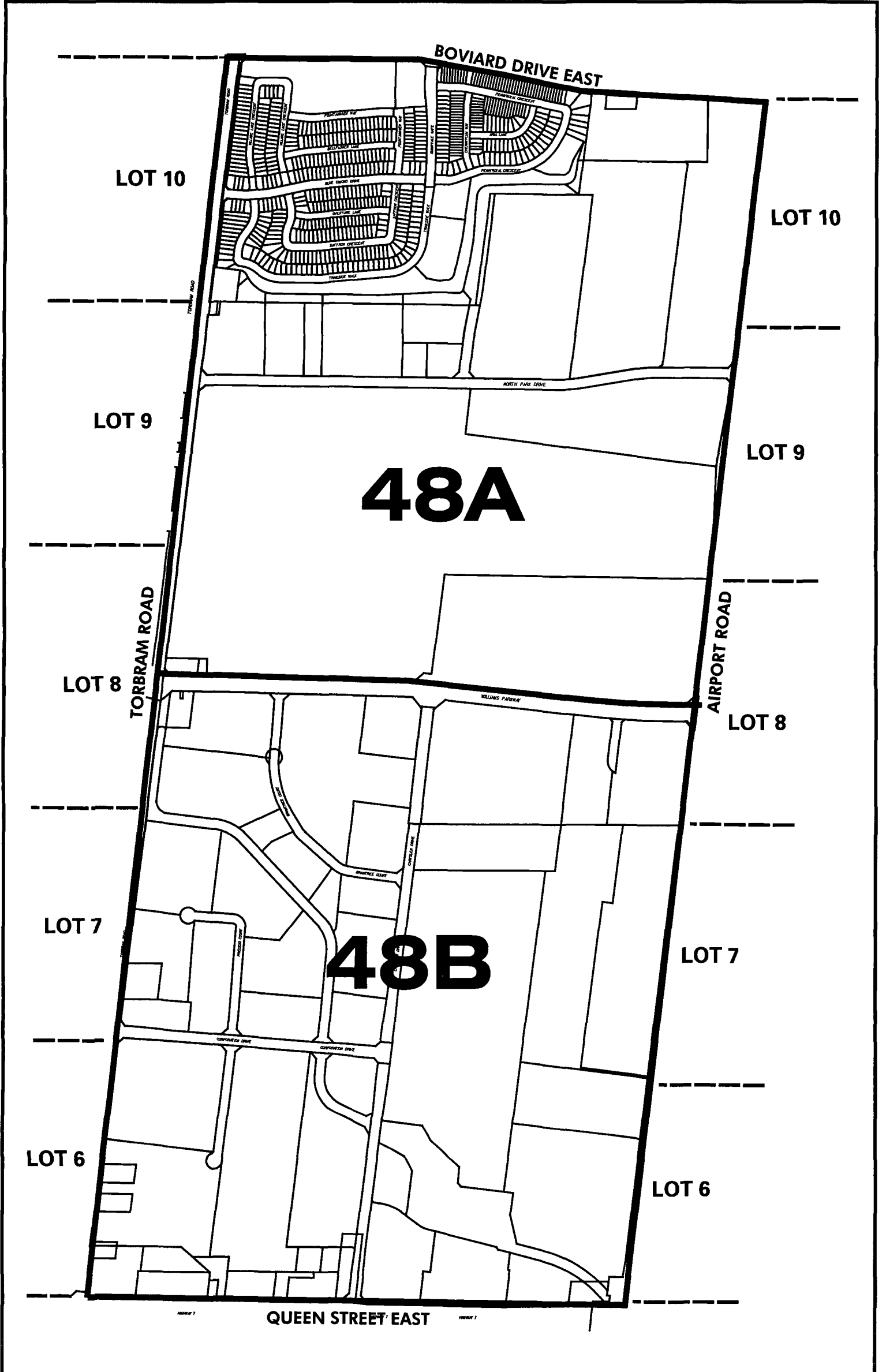
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning and Building

0 50 100  
Metres





**Schedule A Sheet 48 (INDEX)**

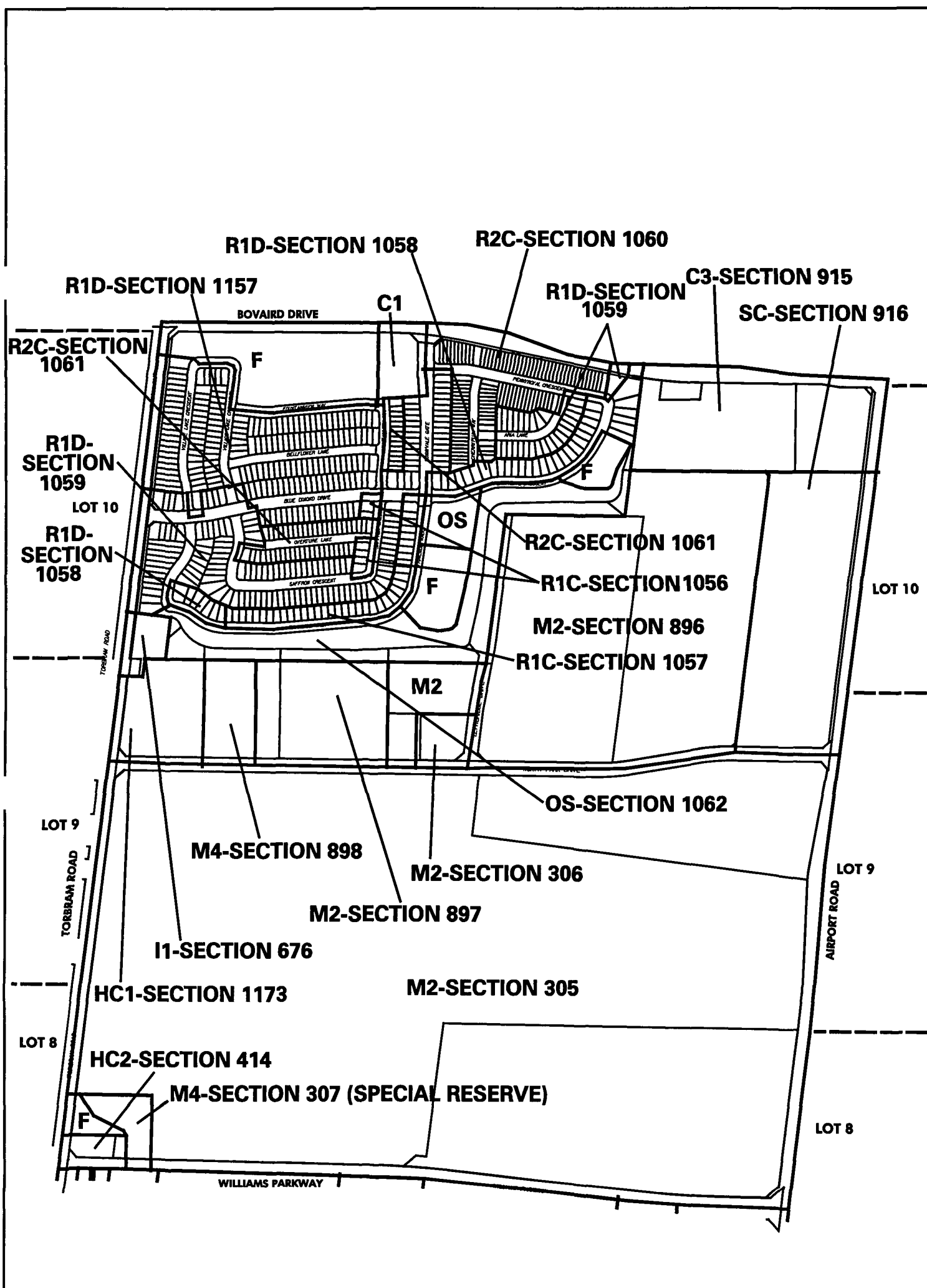
**CONCESSION 6 E.H.S. LOTS 6-10**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





# LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 48A**

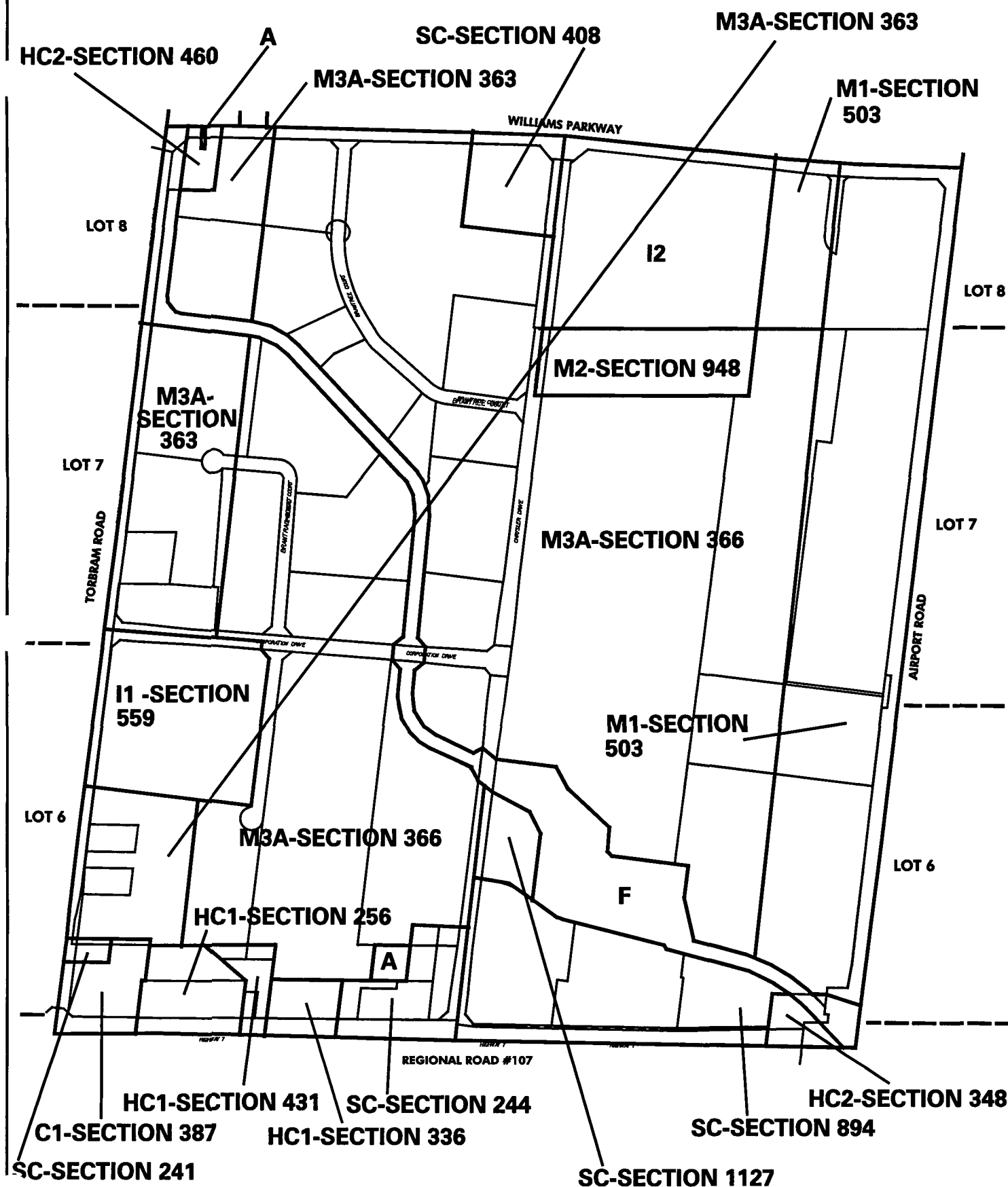
**CONCESSION 6 E.H.S. LOTS 8-10**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres



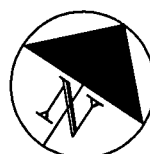
## LEGEND

— ZONE BOUNDARY

# Schedule A Sheet 48B

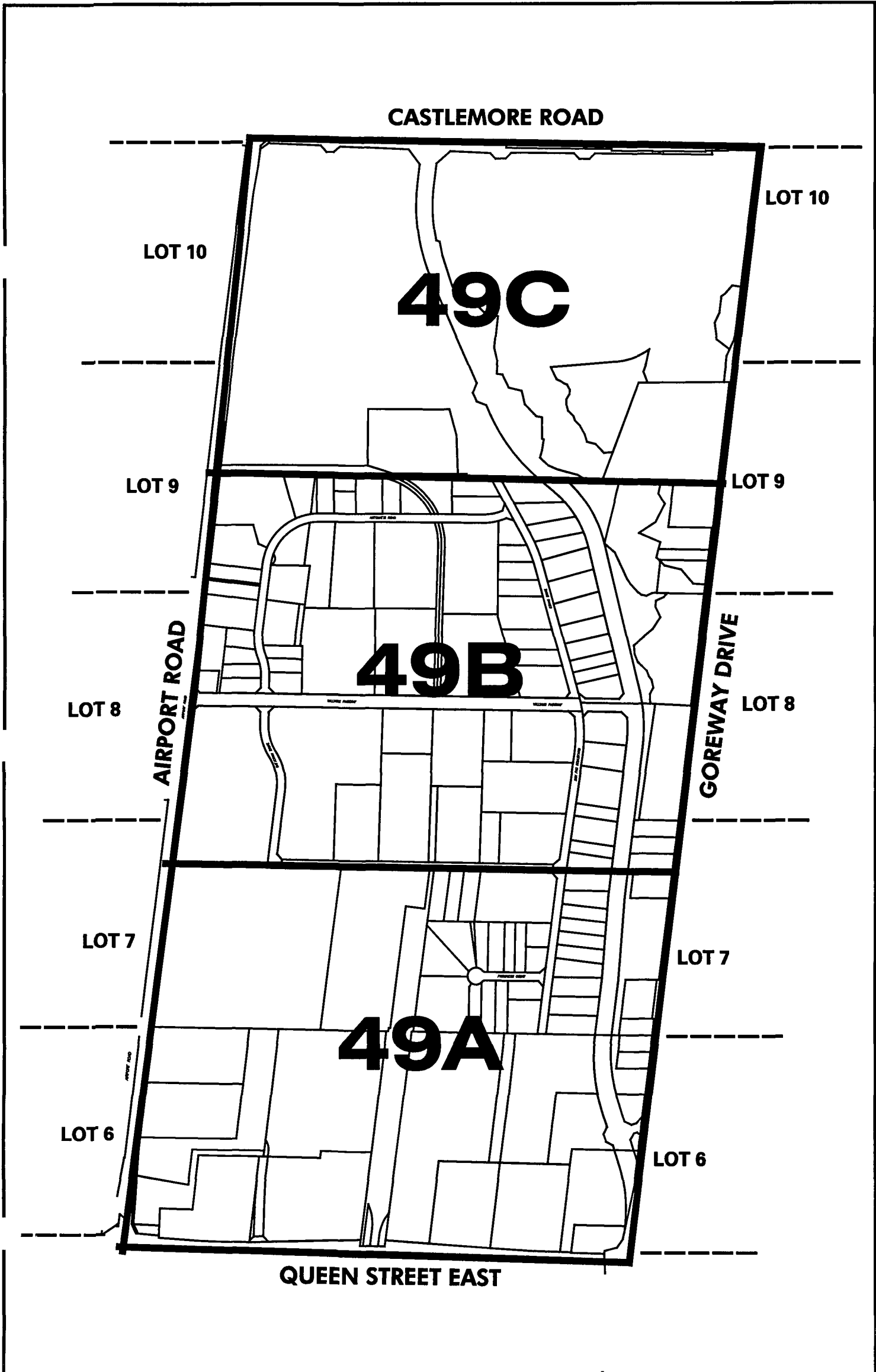
CONCESSION 6 E.H.S. LOTS 6-8

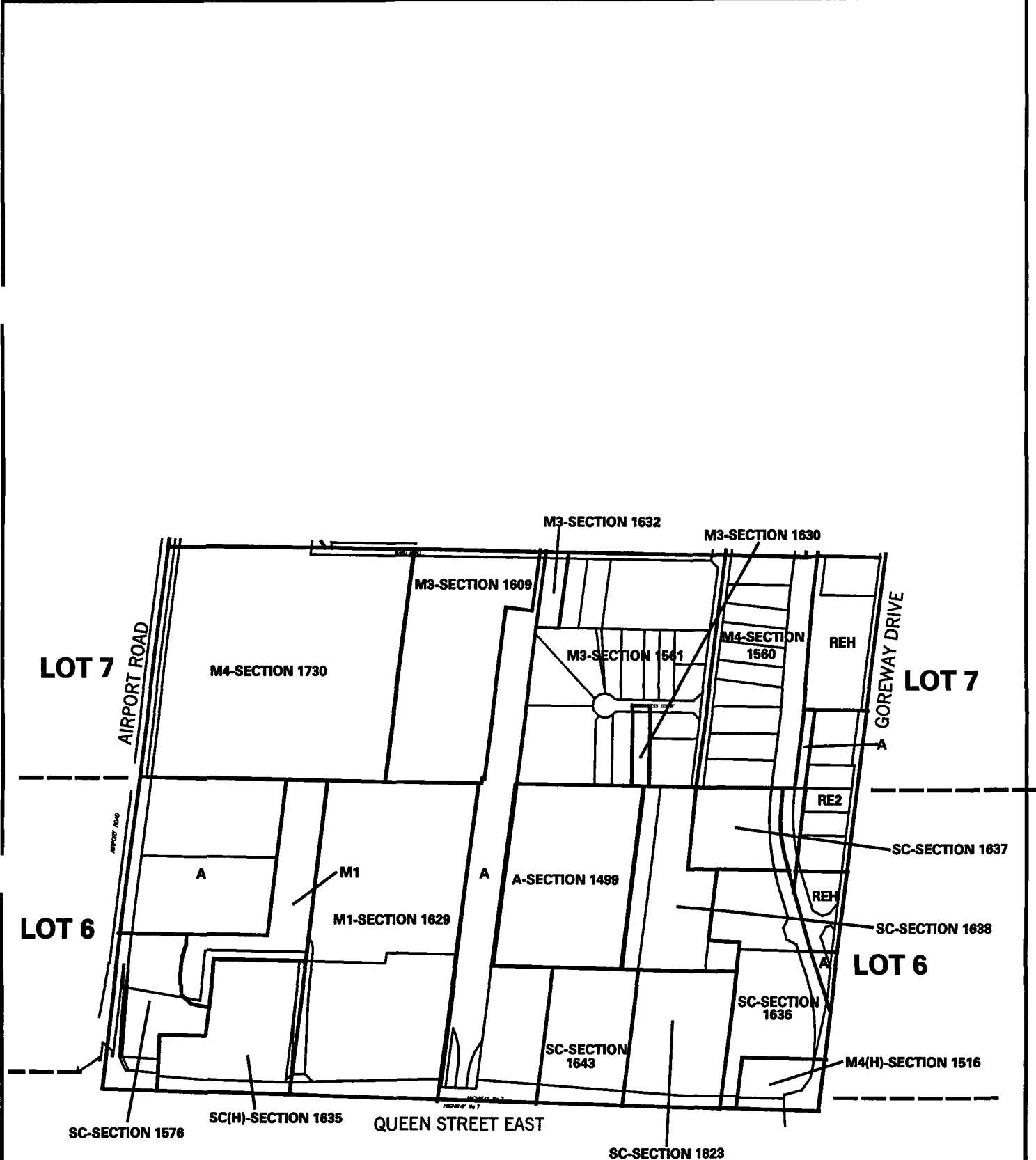
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres





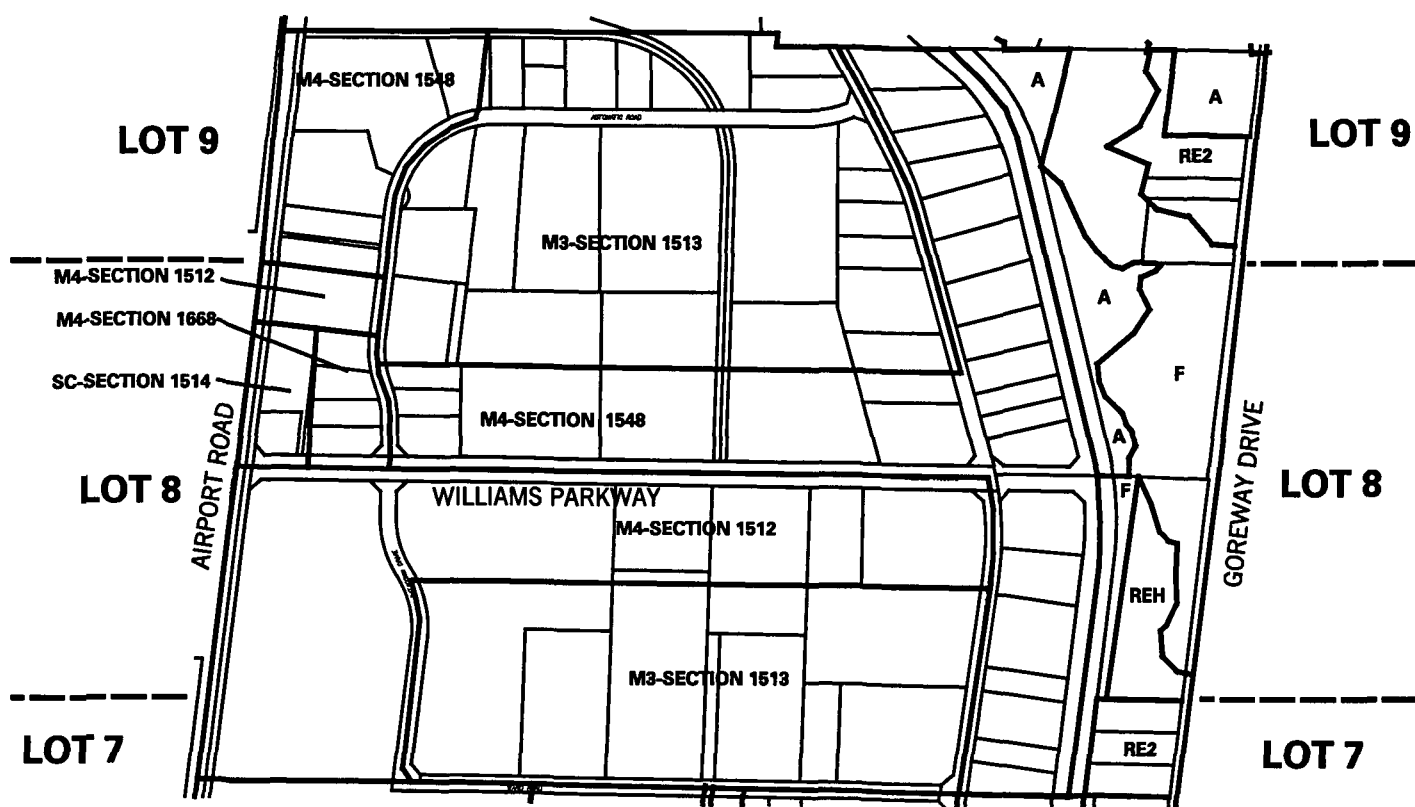
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 49A**  
**CONCESSION 7 N.D. LOTS 6-7**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres



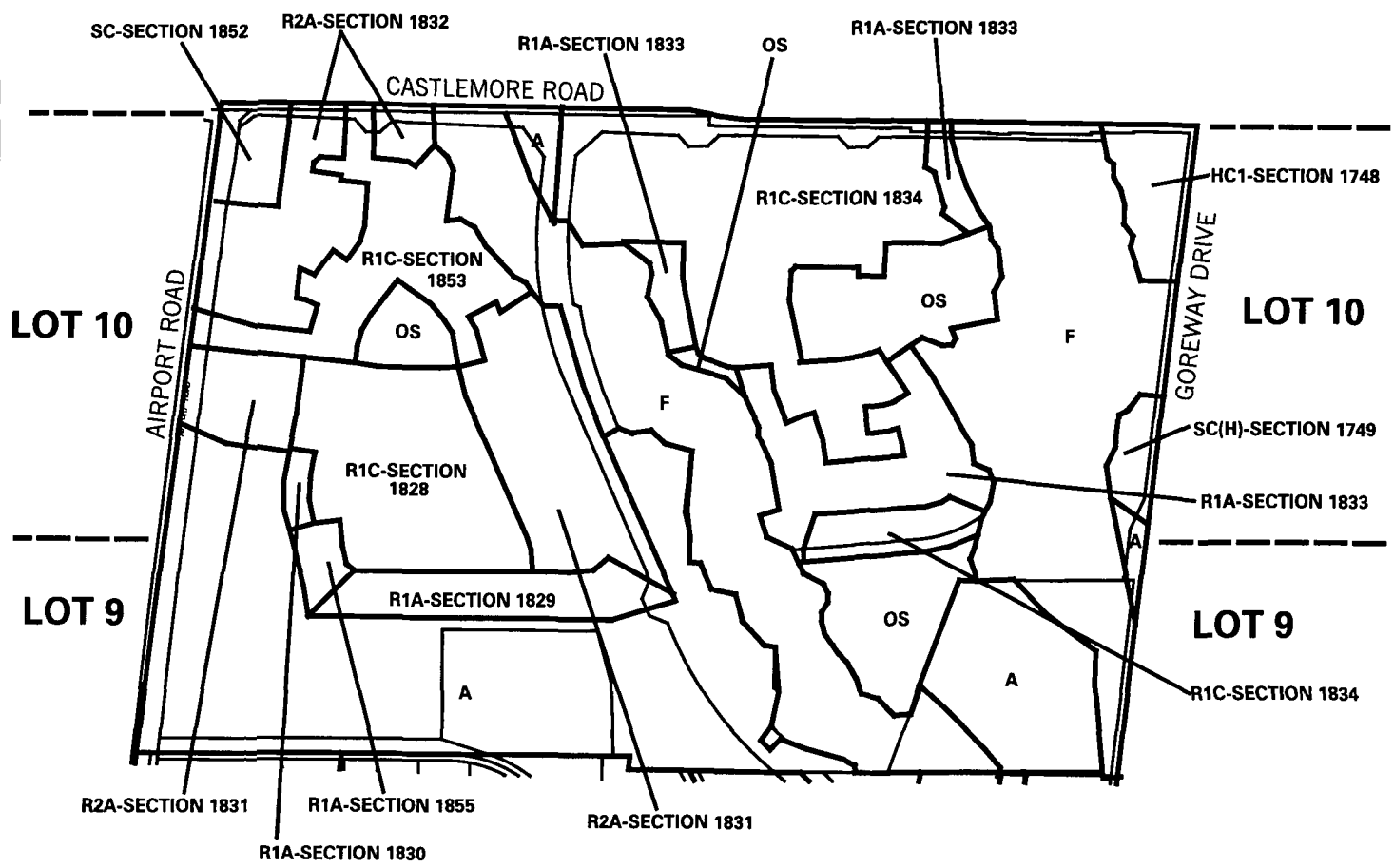
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 49B**  
**CONCESSION 7 N.D. LOTS 7-9**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres



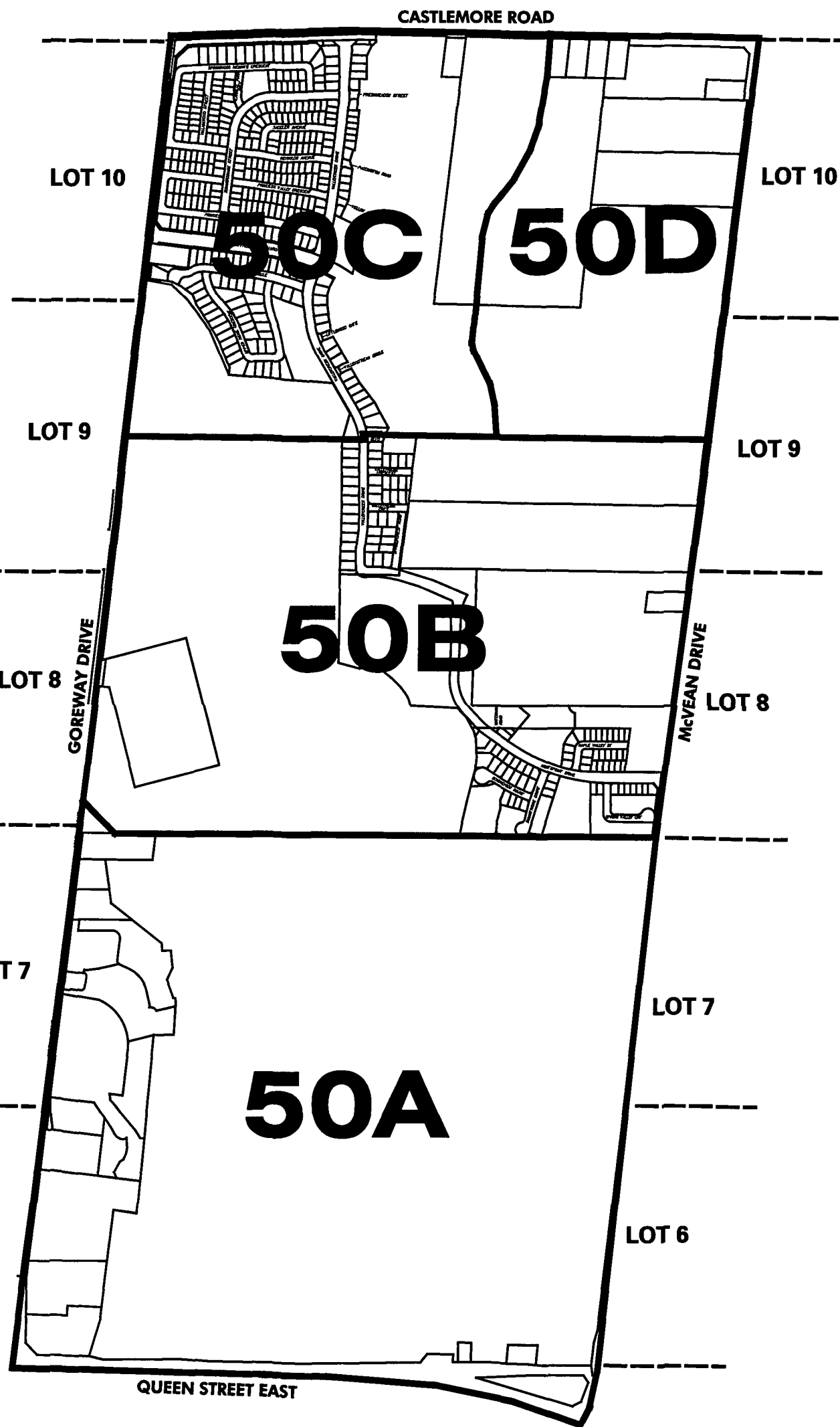
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 49C**  
**CONCESSION 7 N.D. LOTS 9-10**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres



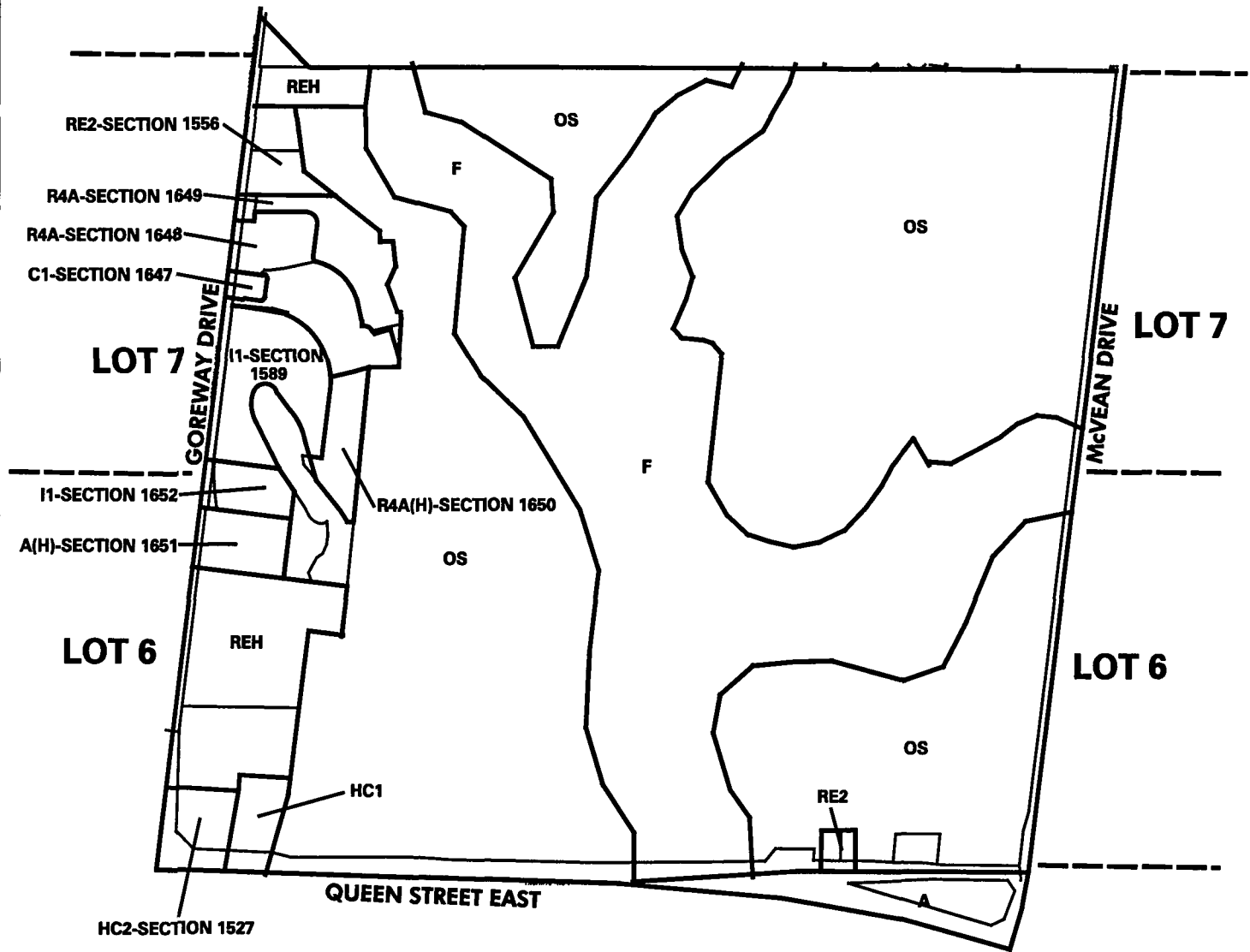
**Schedule A Sheet 50 (INDEX)**  
**CONCESSION 8 N.D LOTS 6-10**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development







LEGEND  
 — ZONE BOUNDARY

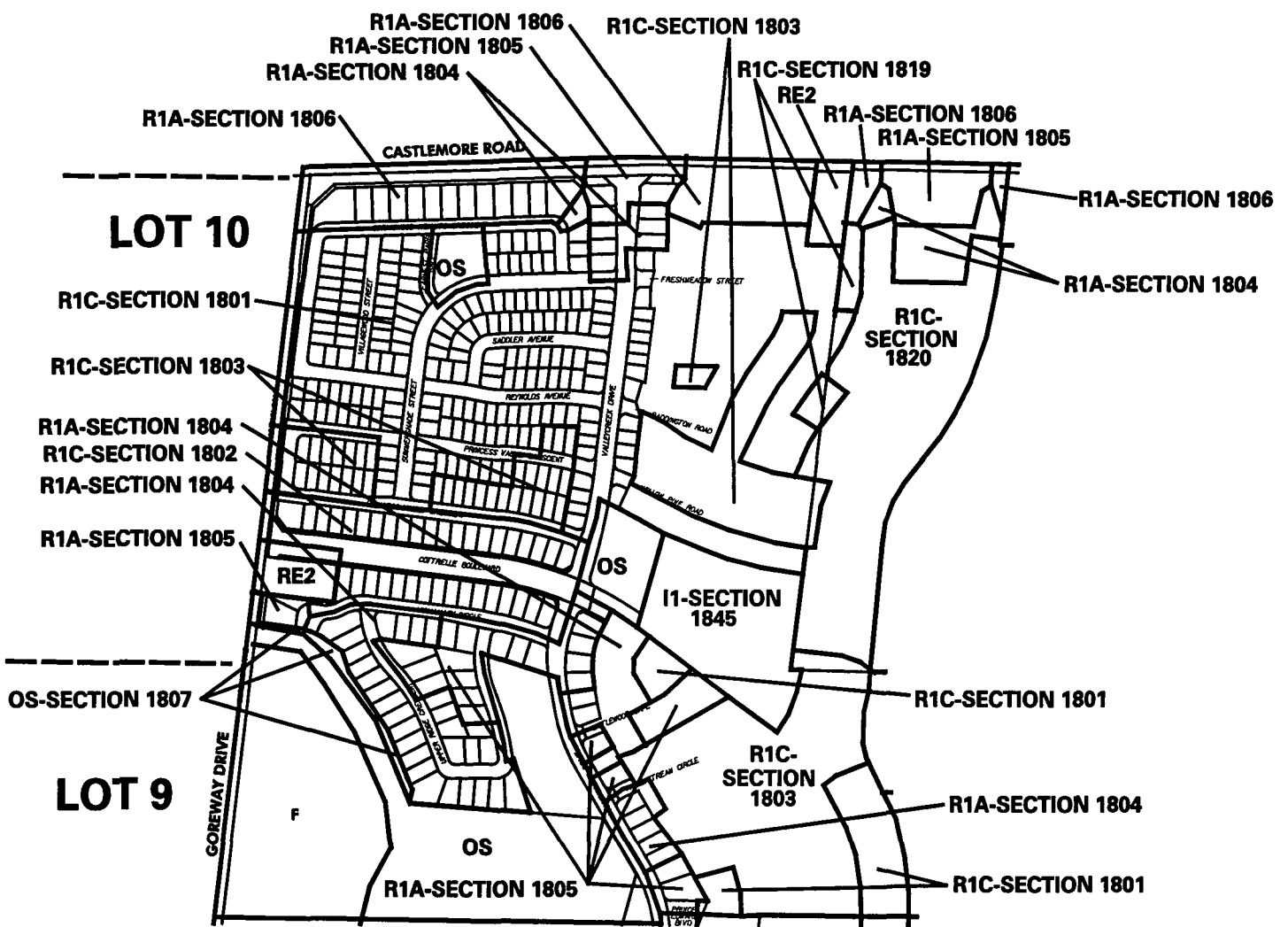
**SCHEDULE A SHEET 50A**  
**CONCESSION 8 N.D. LOTS 6-7**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres





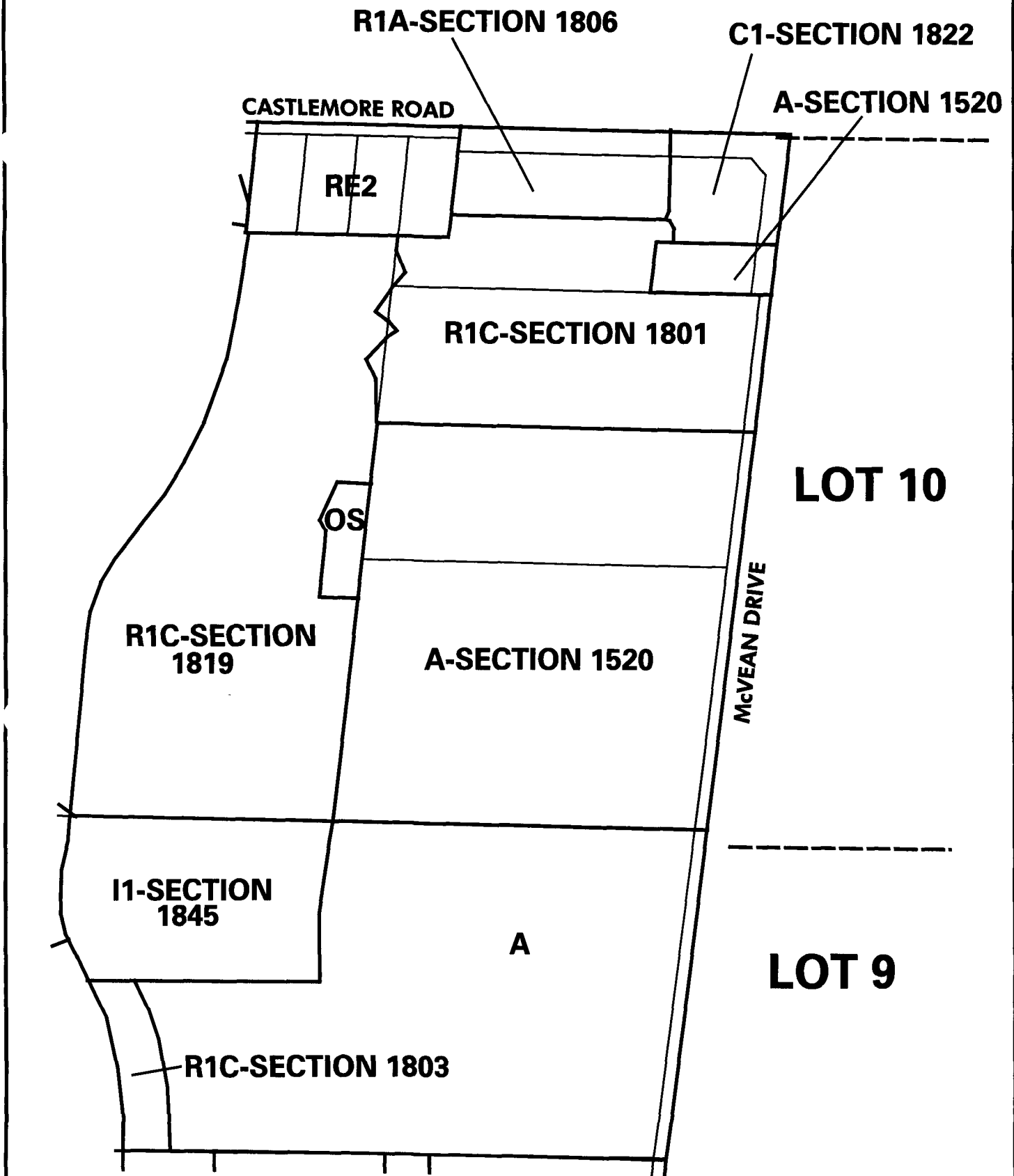
LEGEND  
 — ZONE BOUNDARY

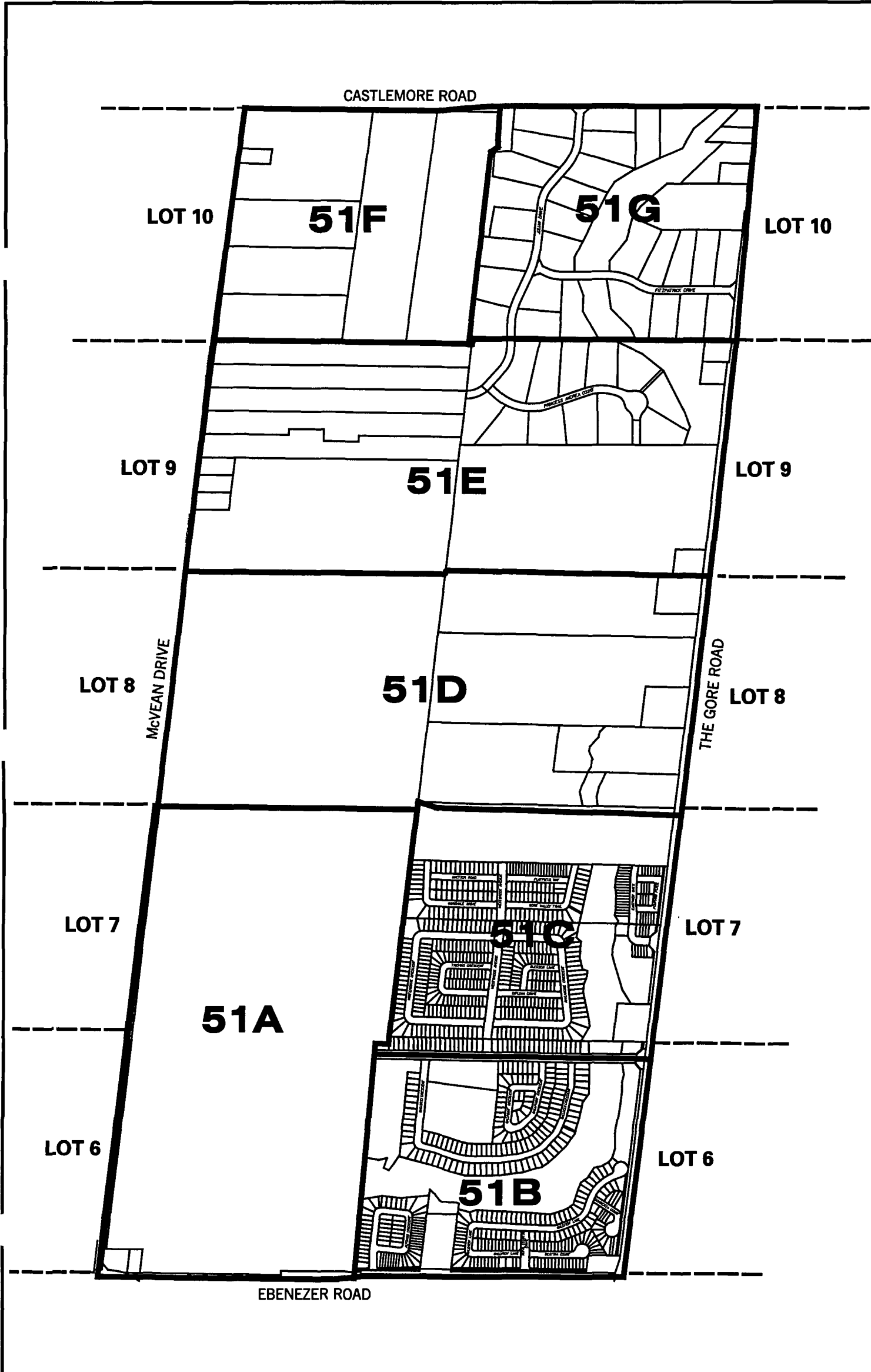
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**CONCESSION 8 N.D. LOTS 9-10**  
**BY-LAW 270-2004**



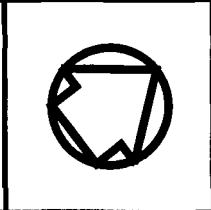
**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres

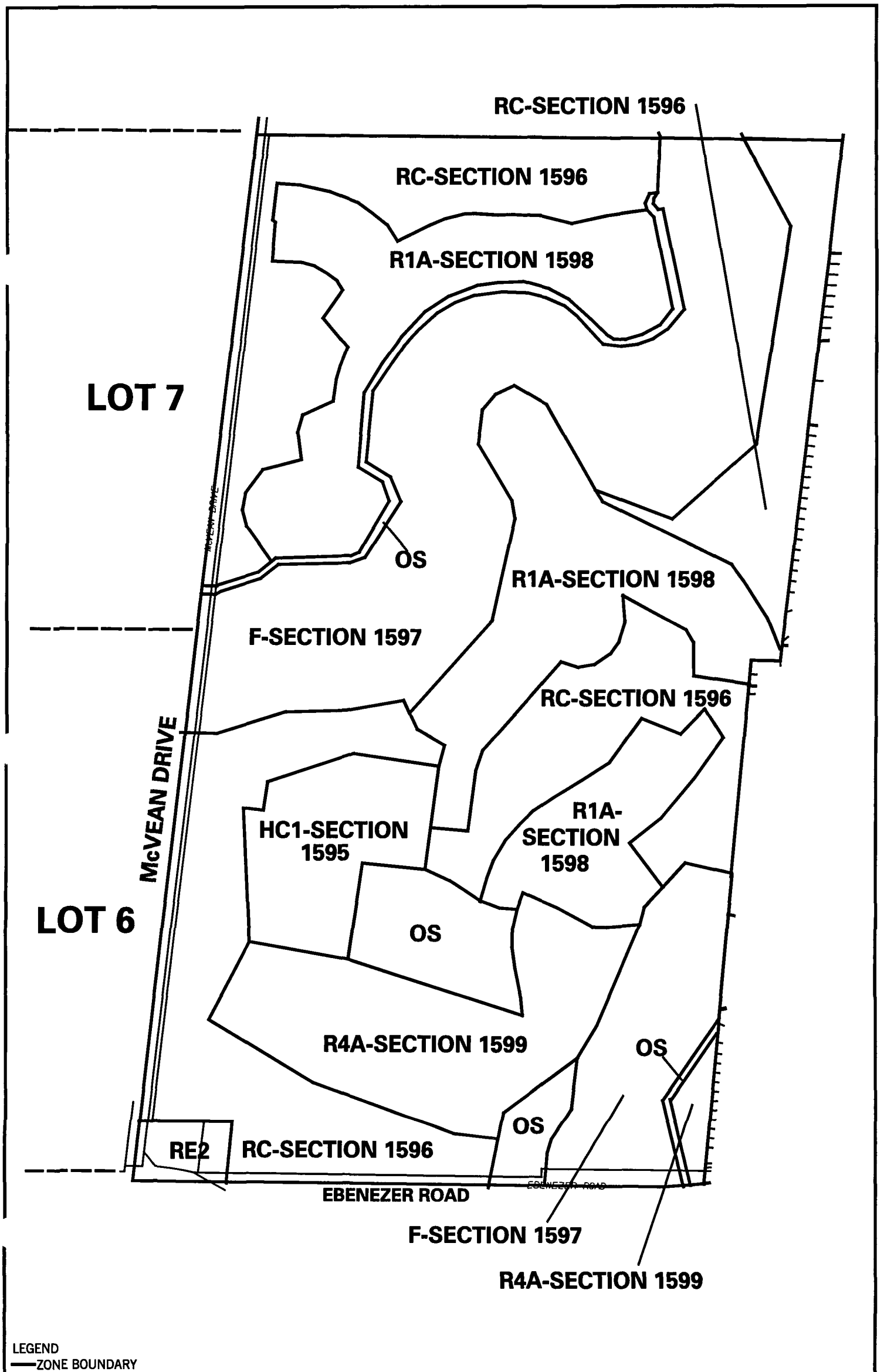




**Schedule A Sheet 51 (INDEX)**  
**CONCESSION 9 N.D. LOTS 6-10**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development  
0 100 200 300  
Metres



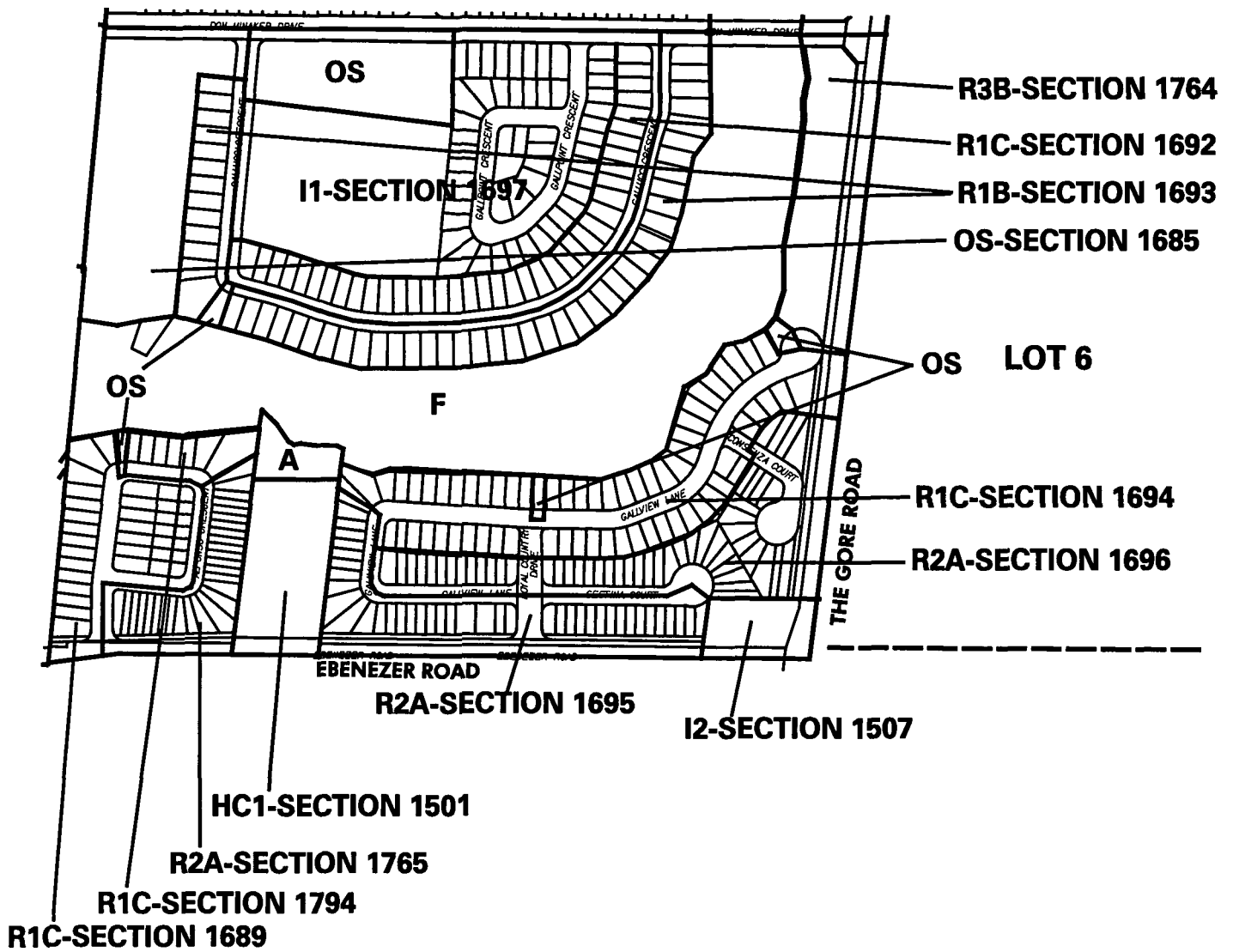
LEGEND  
— ZONE BOUNDARY

**SCHEDULE A SHEET 51A**  
**CONCESSION 9 N.D. LOTS 6-7**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres

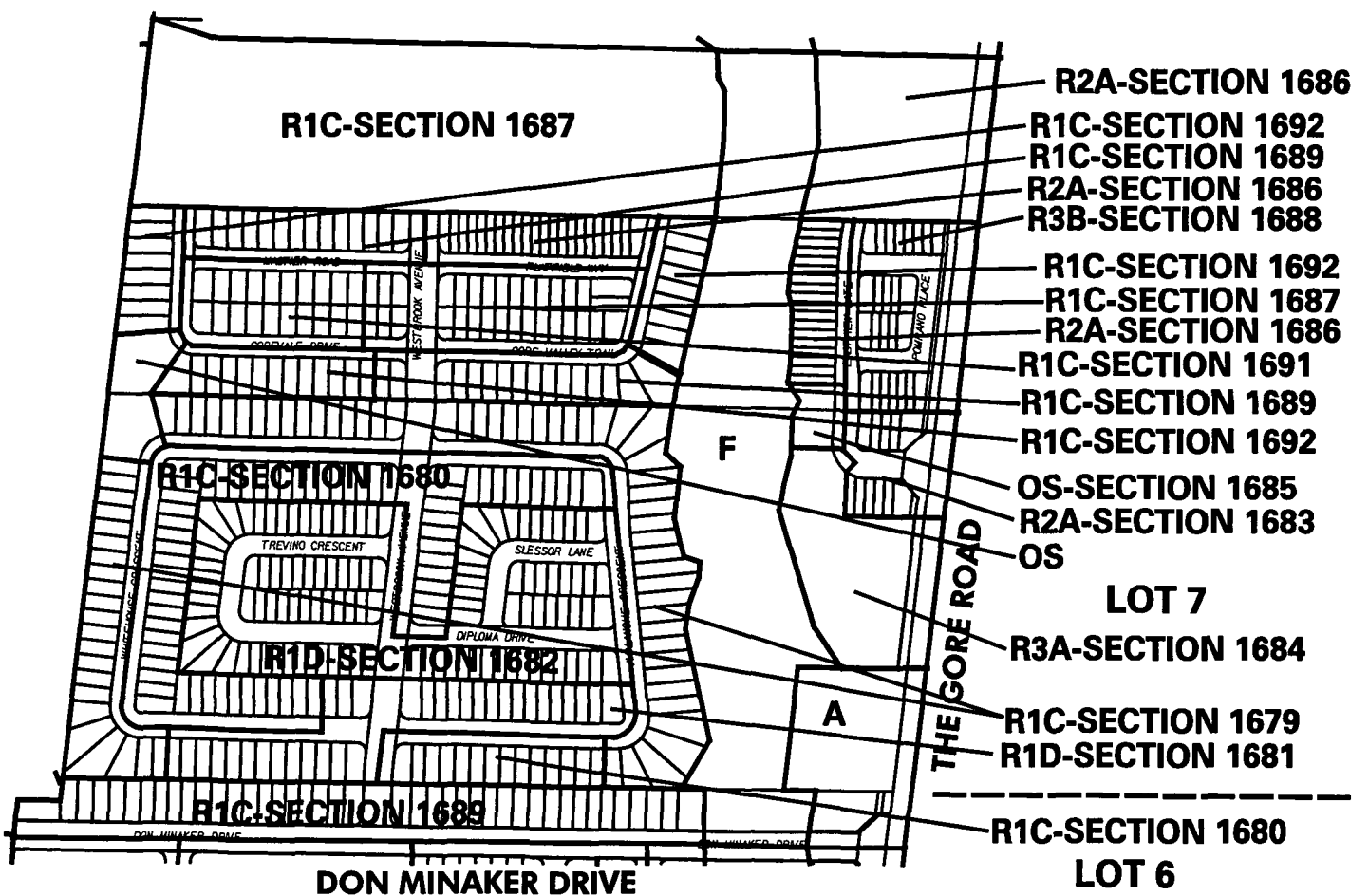


LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 51B**  
**CONCESSION 9 N.D. LOT 6**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres



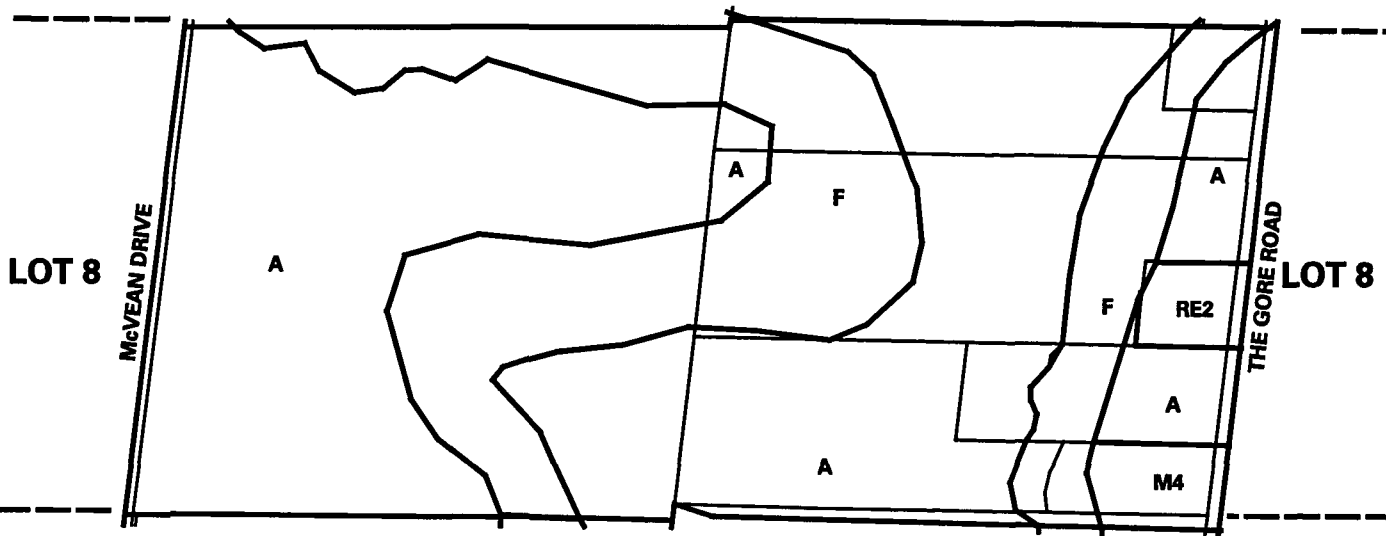
LEGEND  
— ZONE BOUNDARY

**SCHEDULE A SHEET 51C**  
**CONCESSION 9 N.D. LOTS 6-7**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
**0 100 200 300**  
**Metres**





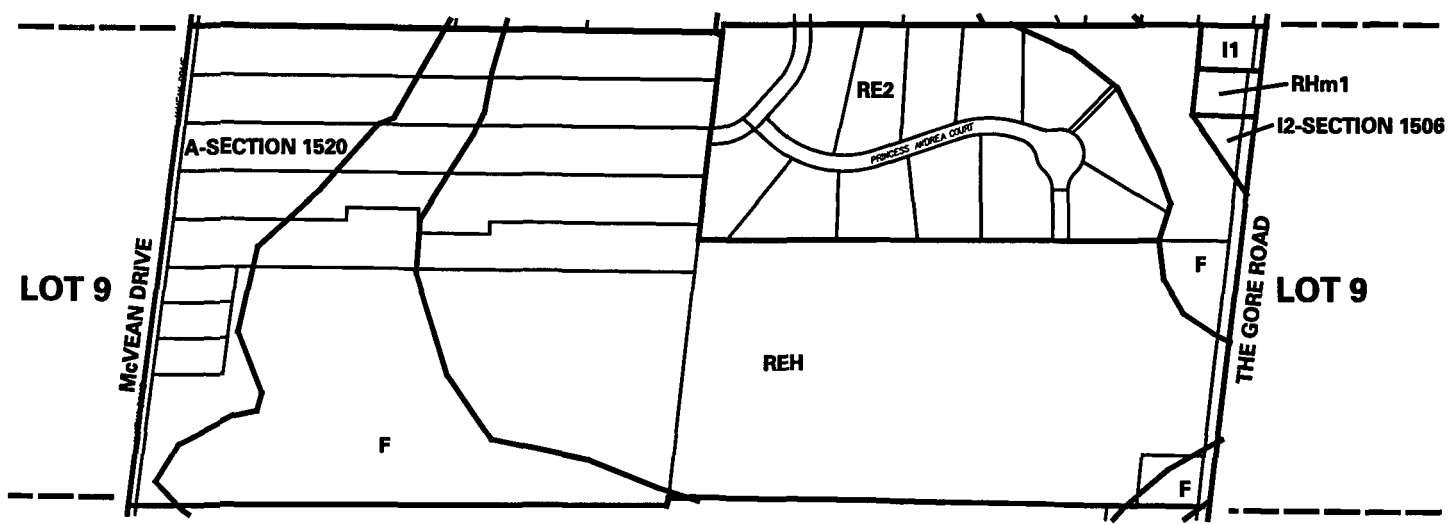
LEGEND  
— ZONE BOUNDARY

**SCHEDULE A SHEET 51D**  
**CONCESSION 9 N.D. LOT 8**  
**BY-LAW 270-2004**



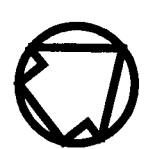
**CITY OF BRAMPTON**  
Planning, Design and Development



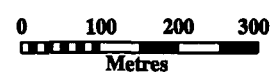


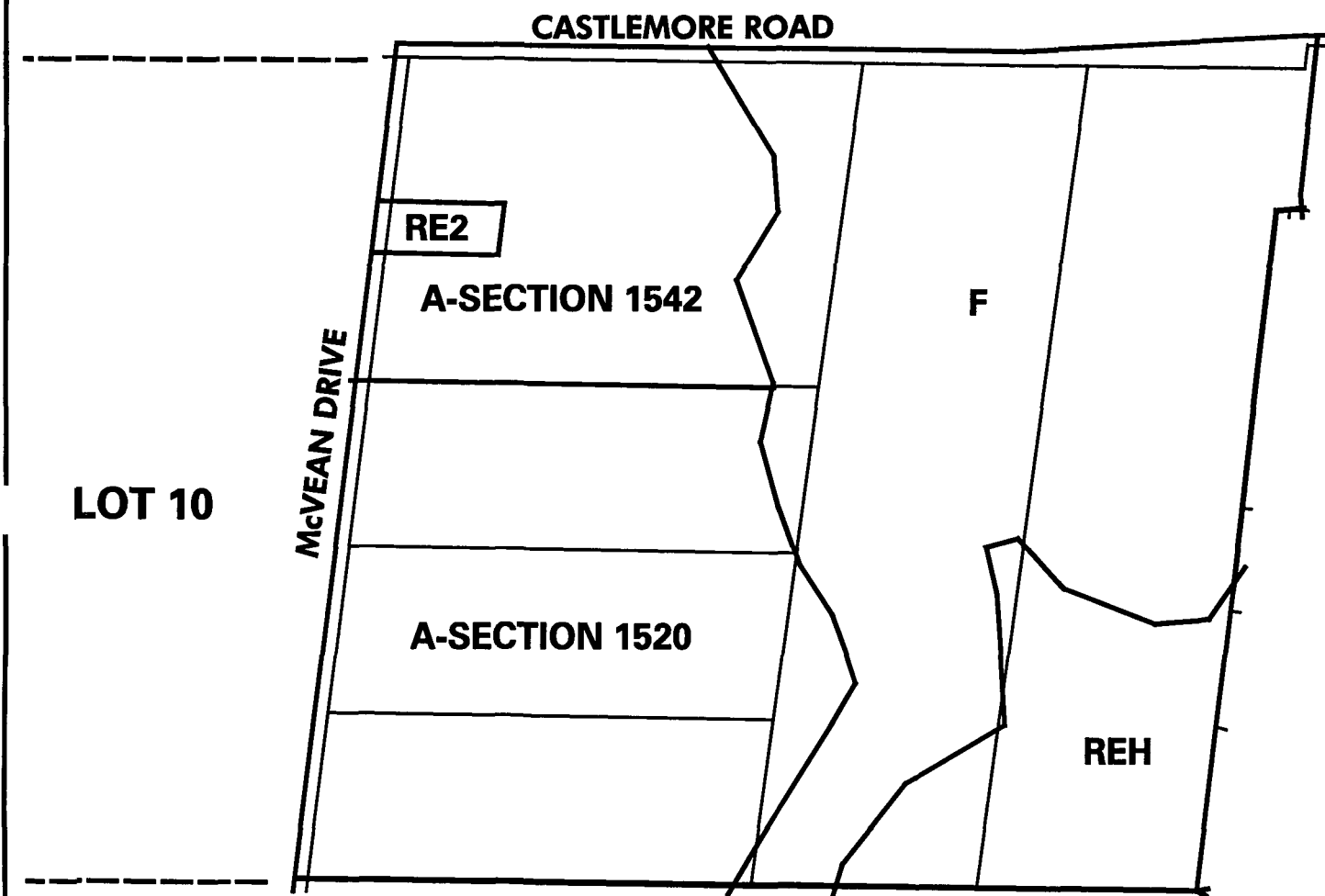
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 51E**  
**CONCESSION 9 N.D. LOT 9**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development





LEGEND  
— ZONE BOUNDARY

**SCHEDULE A SHEET 51F**

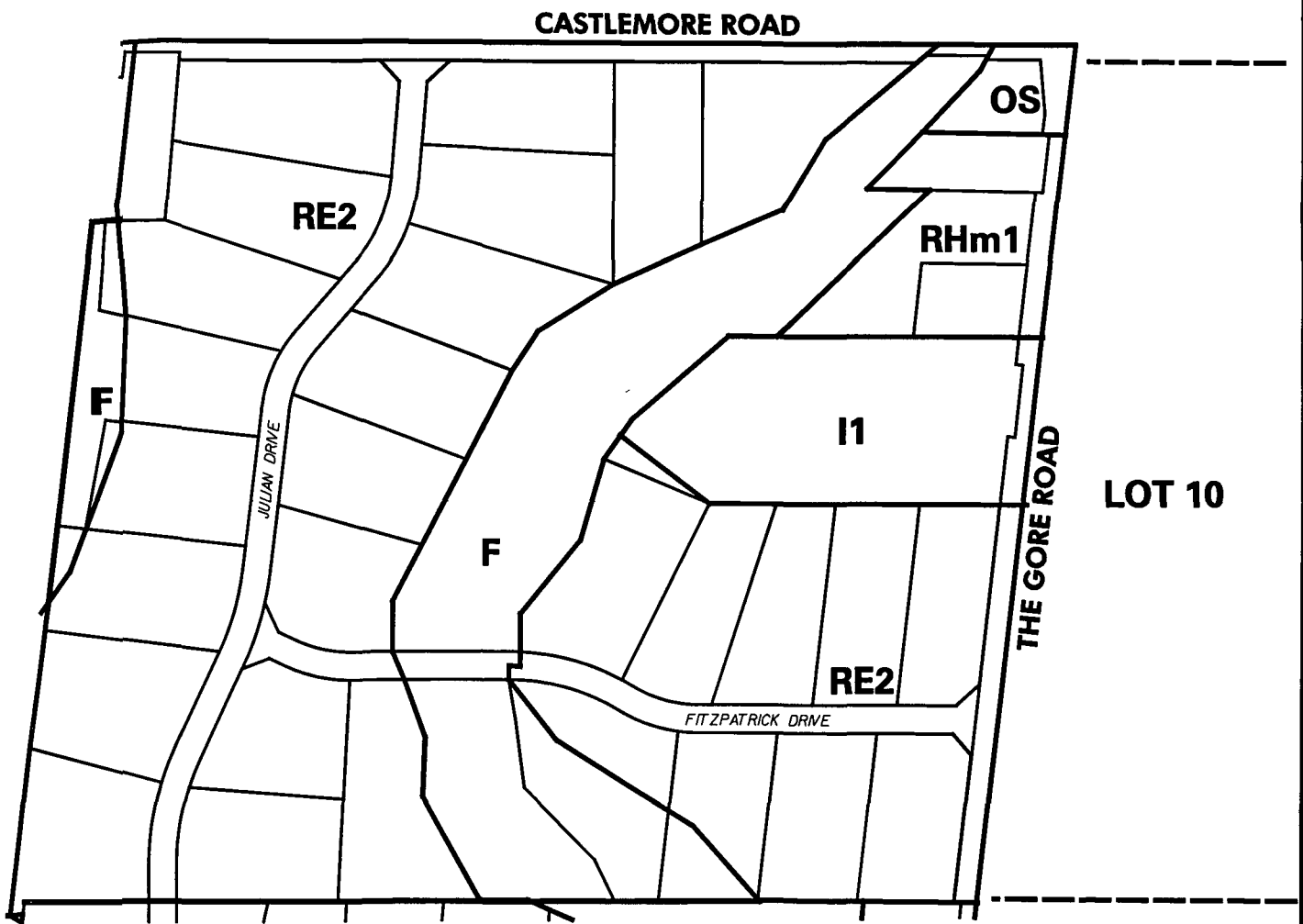
**CONCESSION 9 N.D. LOT 10**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



LEGEND  
 — ZONE BOUNDARY

# **SCHEDULE A SHEET 51G**

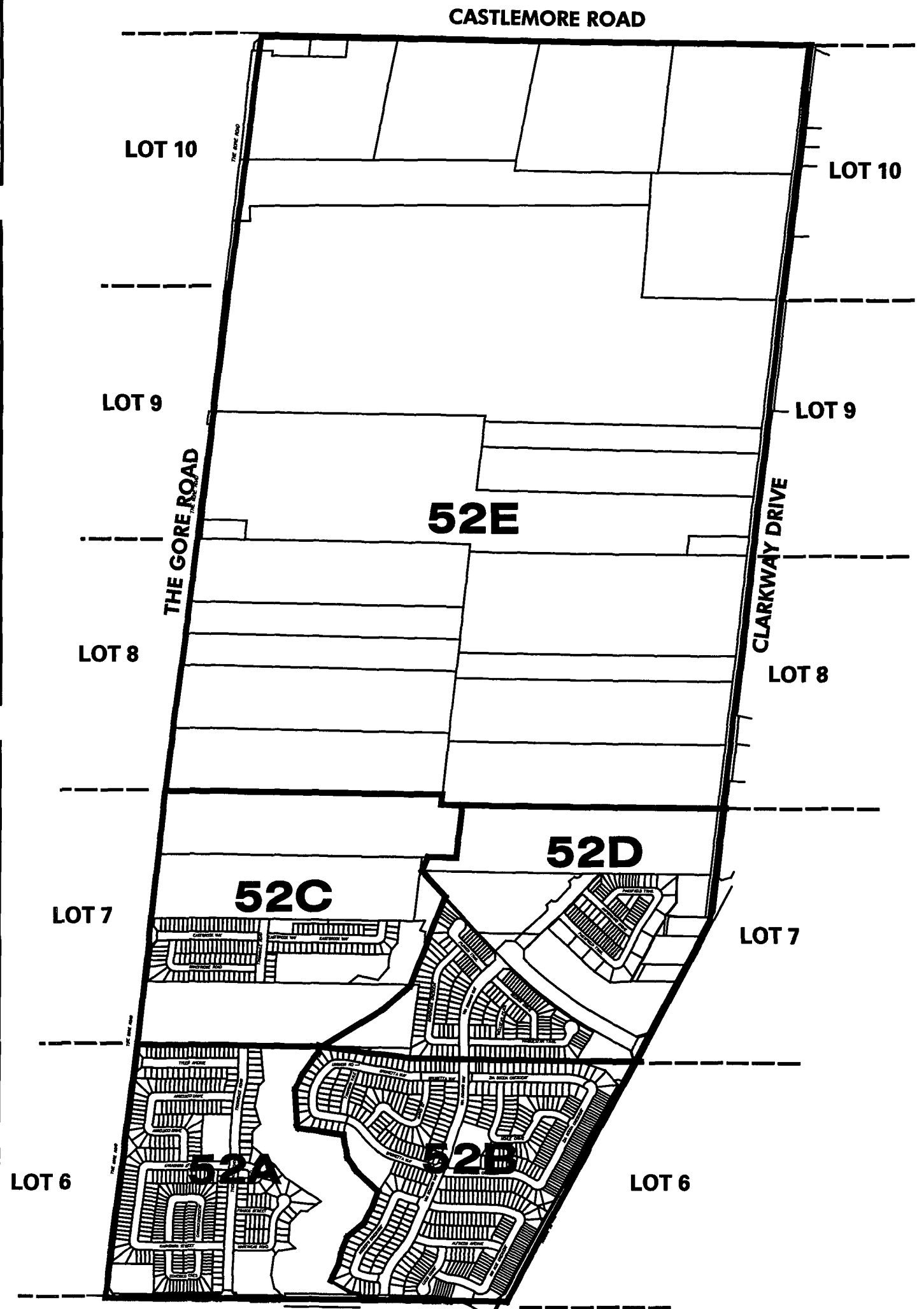
**CONCESSION 9 N.D. LOT 10**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development





# **Schedule A Sheet 52 (INDEX)**

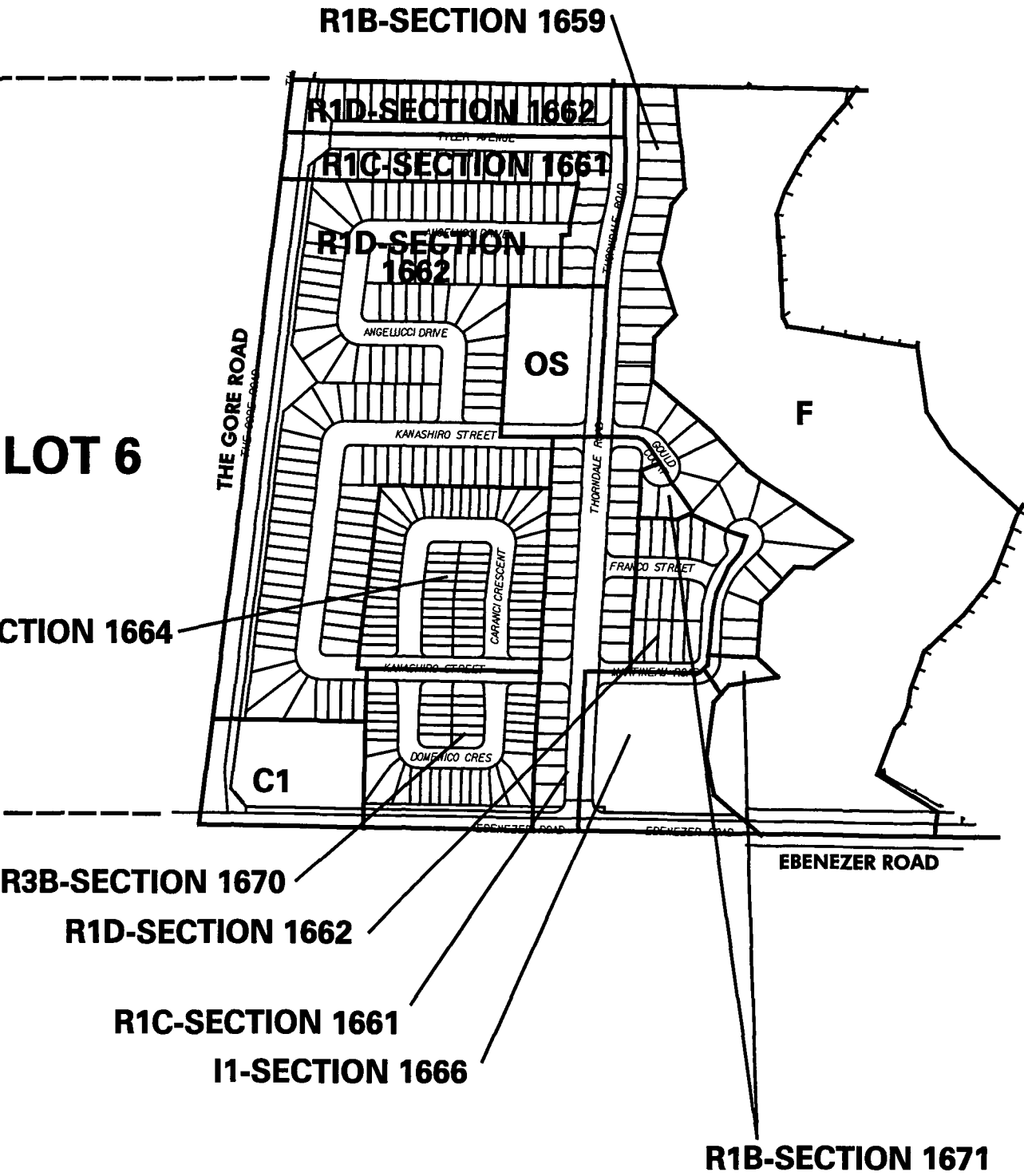
**CONCESSION 10 N.D. LOTS 6-10**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





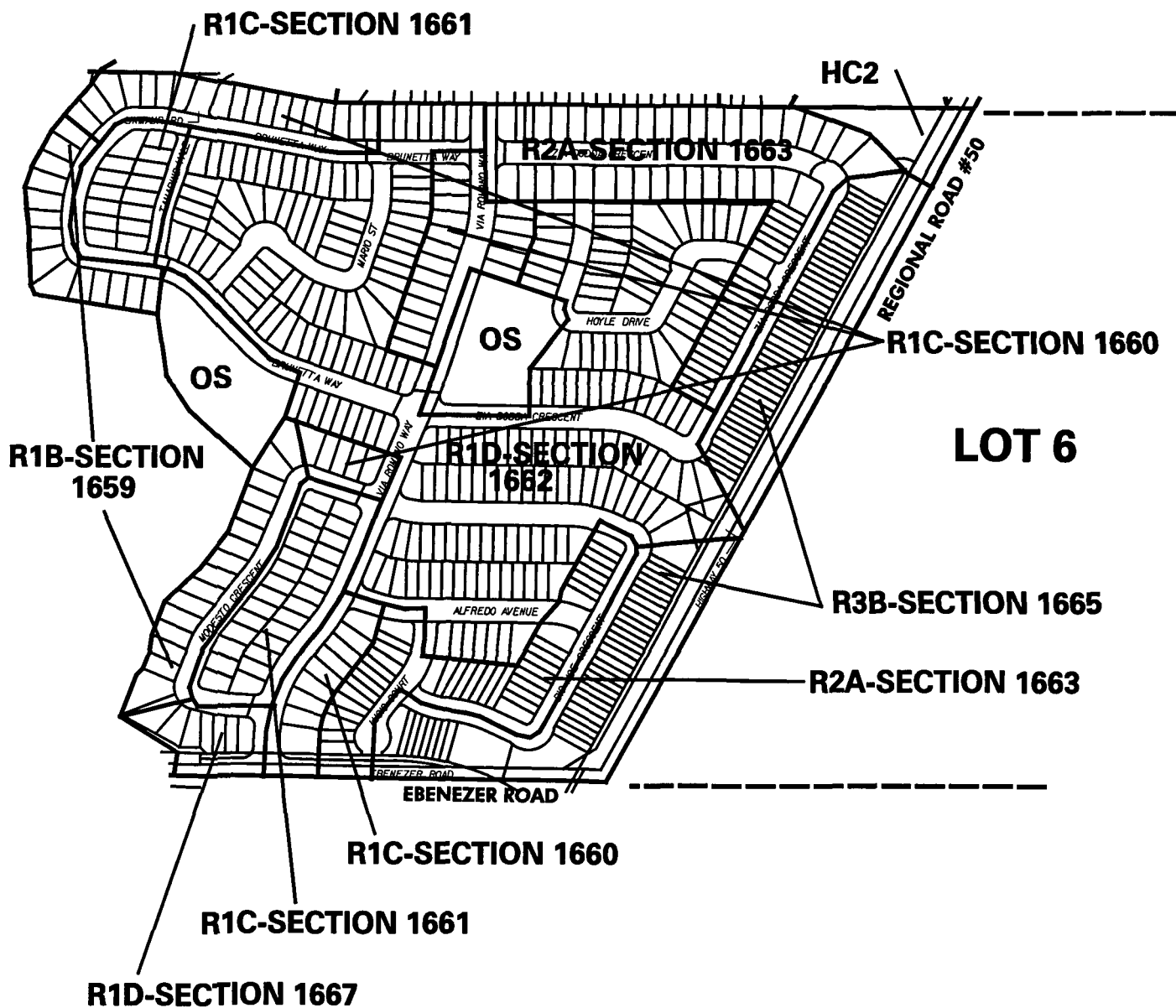
LEGEND  
— ZONE BOUNDARY

**SCHEDULE A SHEET 52A**  
**CONCESSION 10 N.D. LOT 6**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





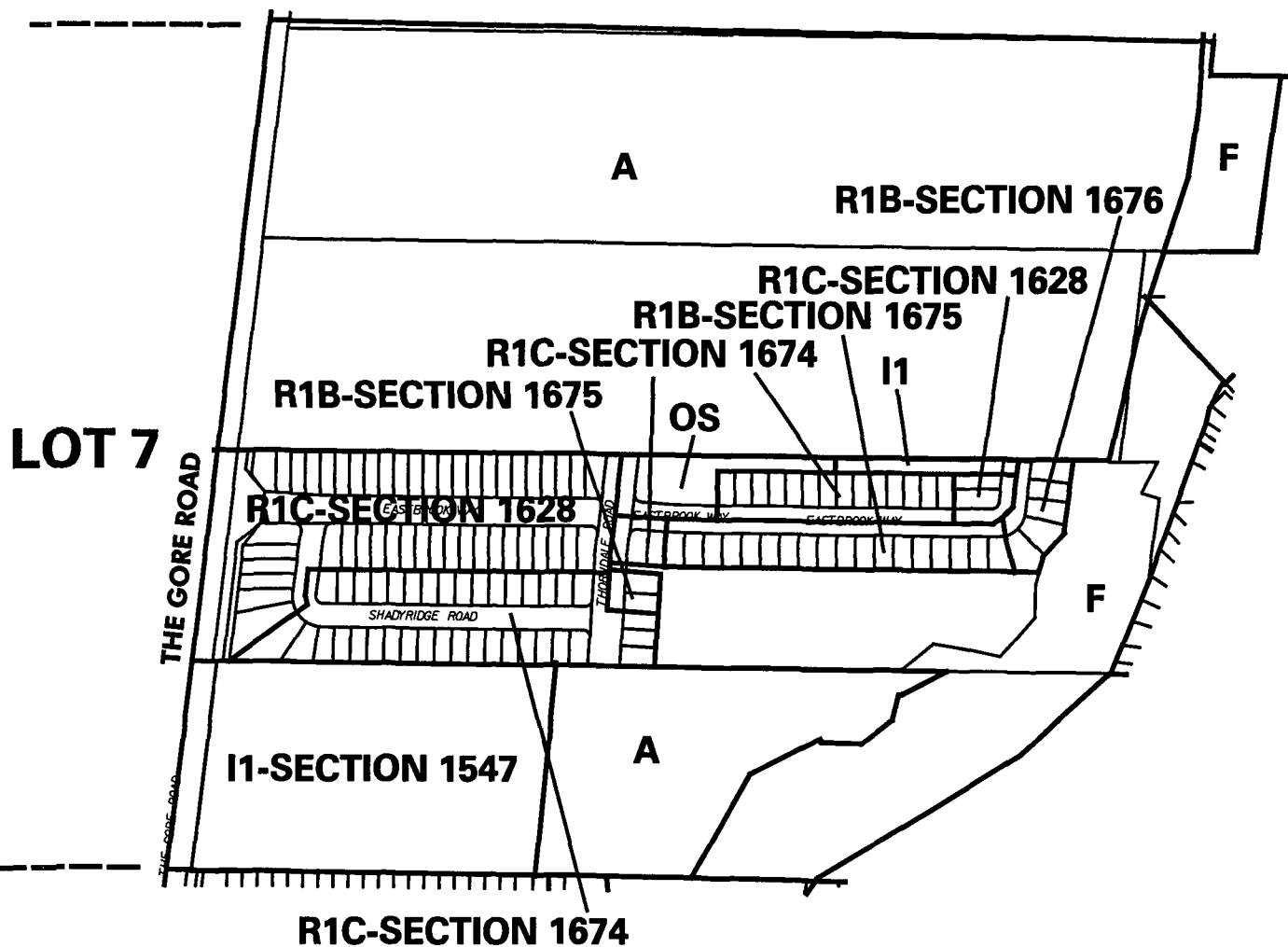
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 52B**  
**CONCESSION 10 N.D. LOT 6**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres



LEGEND  
 — ZONE BOUNDARY

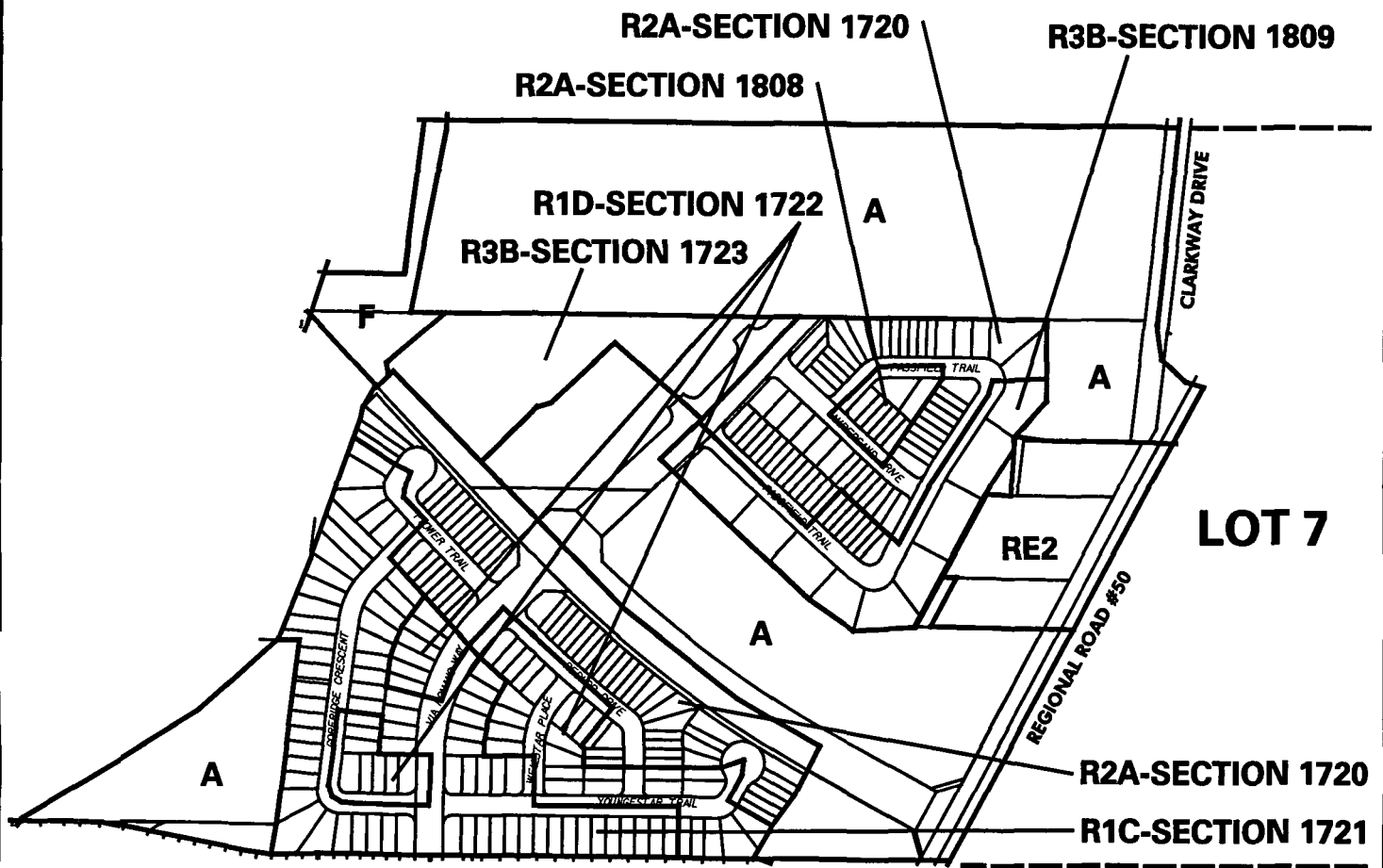
**SCHEDULE A SHEET 52C**  
**CONCESSION 10 N.D. LOT 7**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 50 100  
 Metres





LEGEND  
 — ZONE BOUNDARY

# **SCHEDULE A SHEET 52D**

**CONCESSION 10 N.D. LOT 7**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development



CASTLEMORE ROAD

RHm1-SECTION 1519

LOT 10

LOT 10

LOT 9

LOT 9

THE GORE ROAD

CLARKWAY DRIVE

RE2

RE2

LOT 8

LOT 8

A

F

A

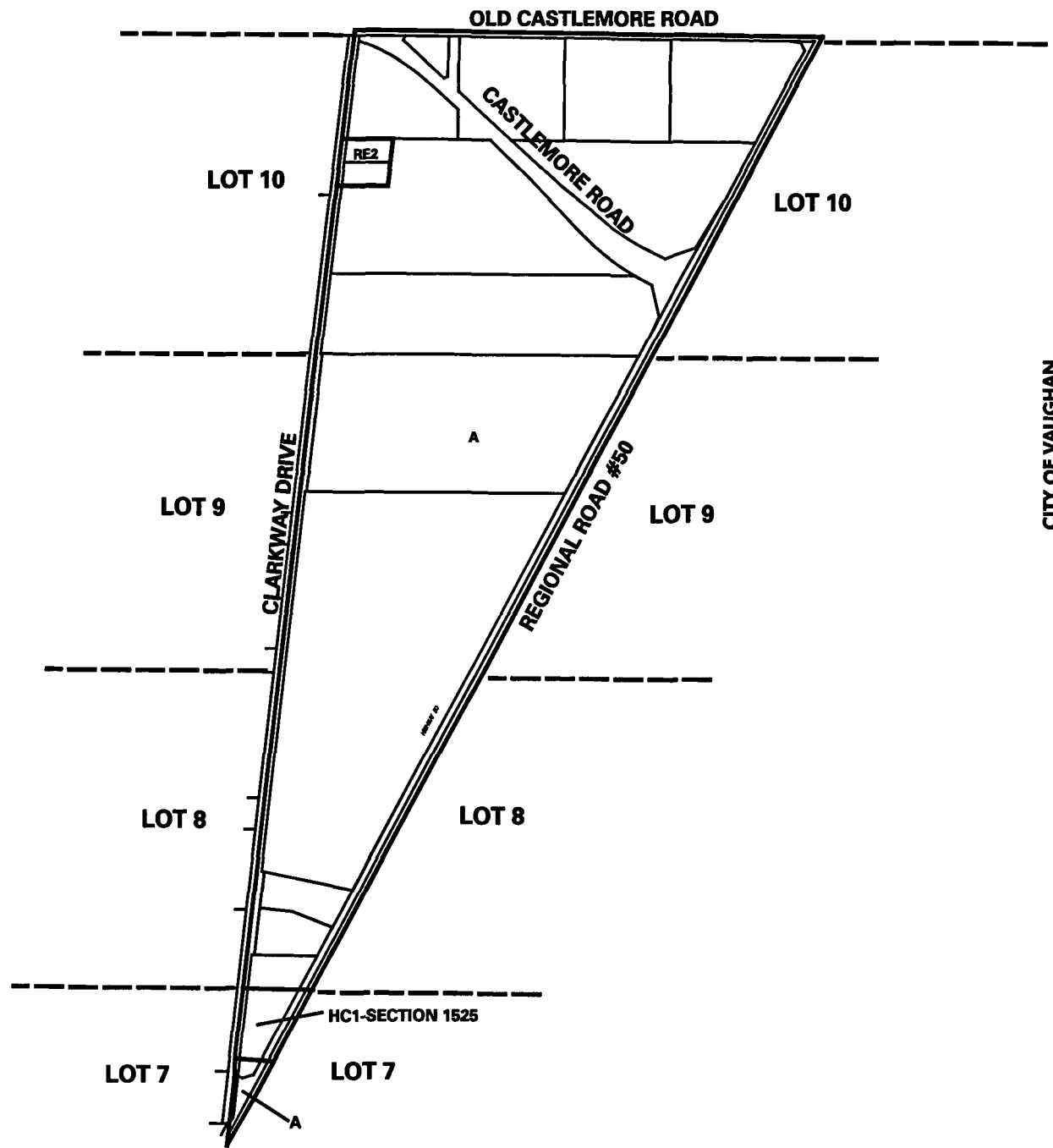
LEGEND  
— ZONE BOUNDARY

**SCHEDULE A SHEET 52E**  
**CONCESSION 10 N.D. LOTS 8-10**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





SEE MAP No. 52

CITY OF VAUGHAN

LEGEND  
— ZONE BOUNDARY

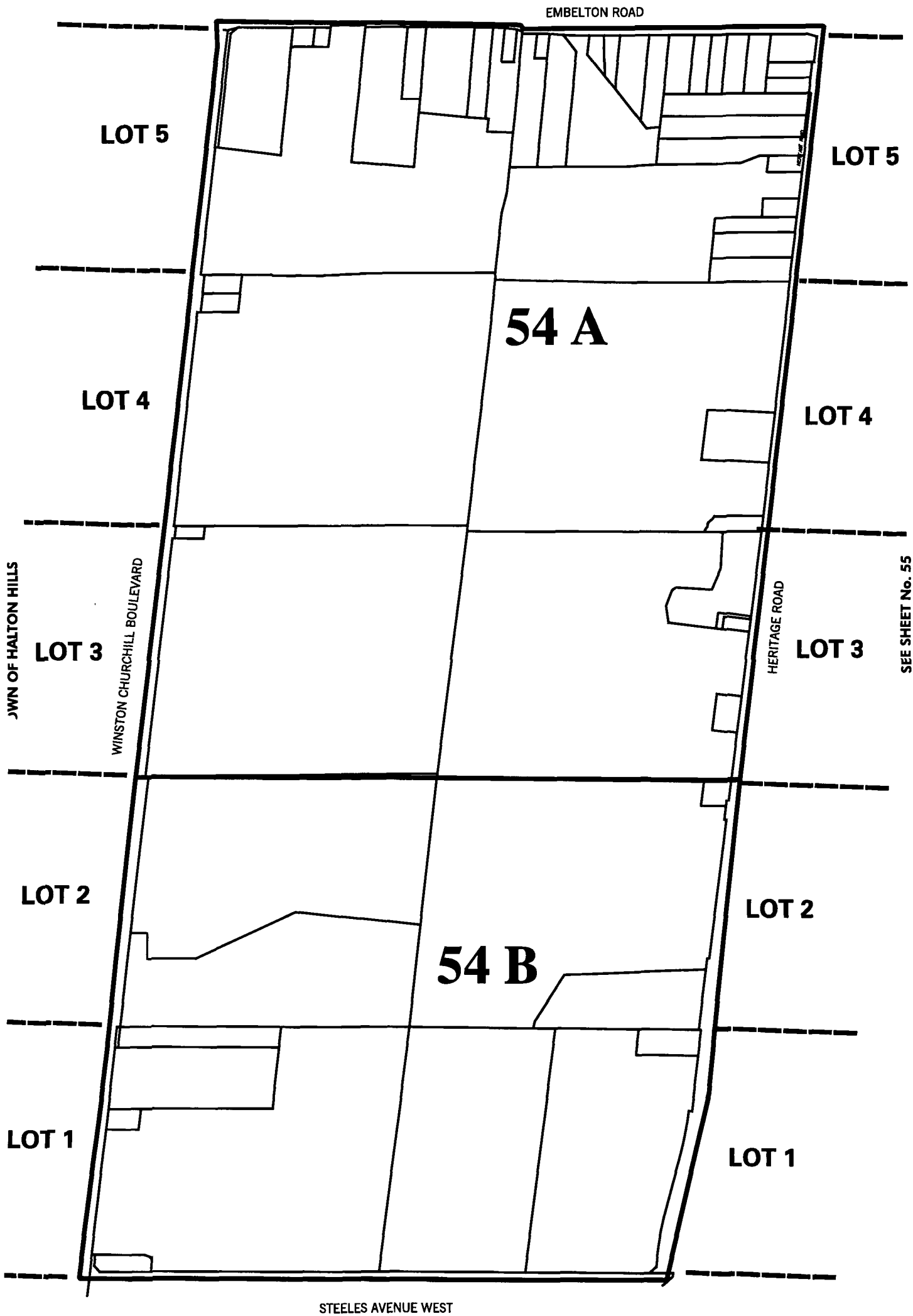
CITY OF VAUGHAN

**Schedule A Sheet 53**  
**CONCESSION 11 N.D. LOTS 7-10**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

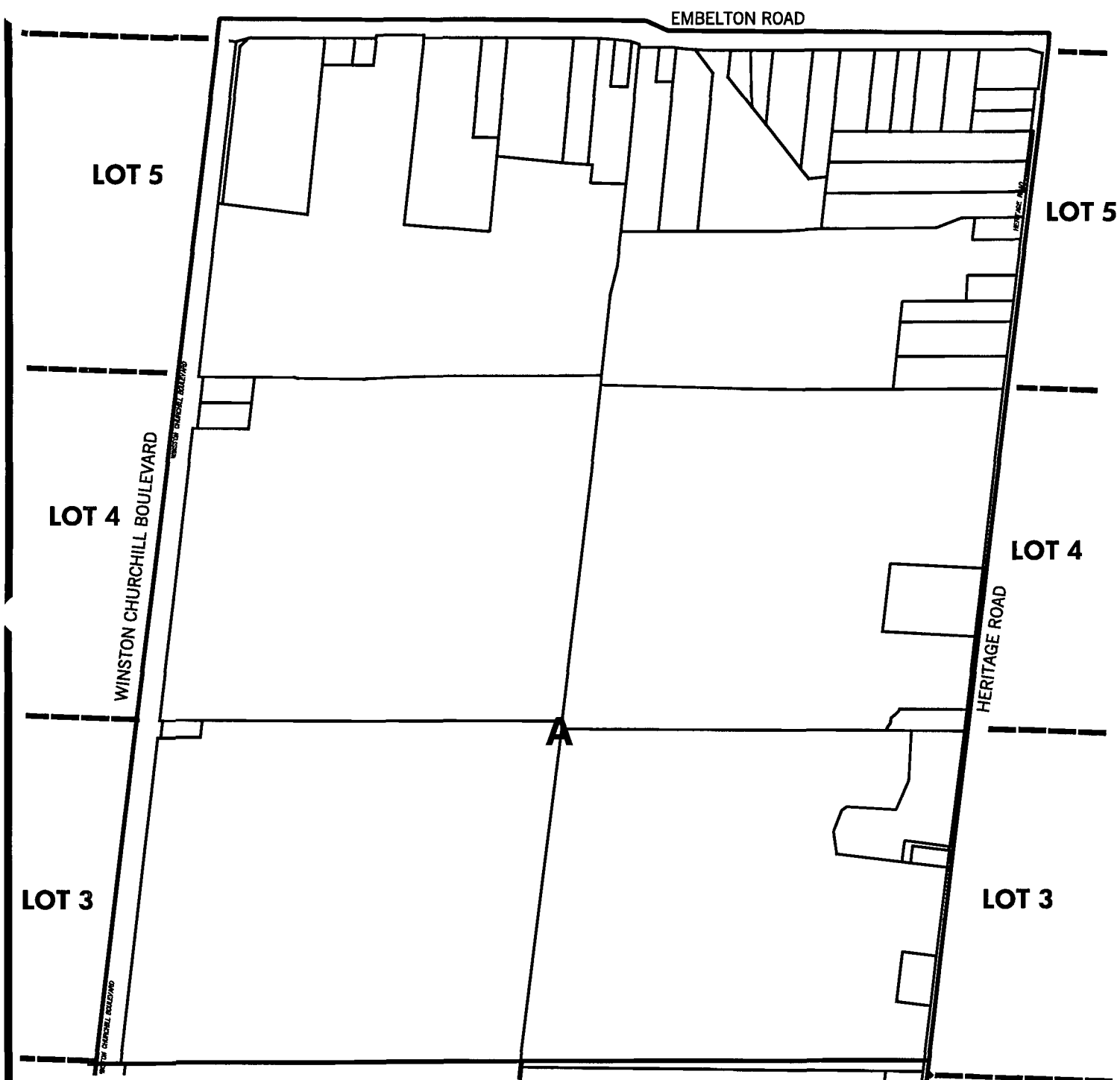
0 100 200 300  
Metres



**Schedule A    Sheet 54 (INDEX)**  
**BY LAW 270-2004**  
**CONCESSION 6 W.H.S.    LOTS 1-5**




**CITY OF BRAMPTON**  
Planning, Design and Development  
0    100    200    300  
Metres



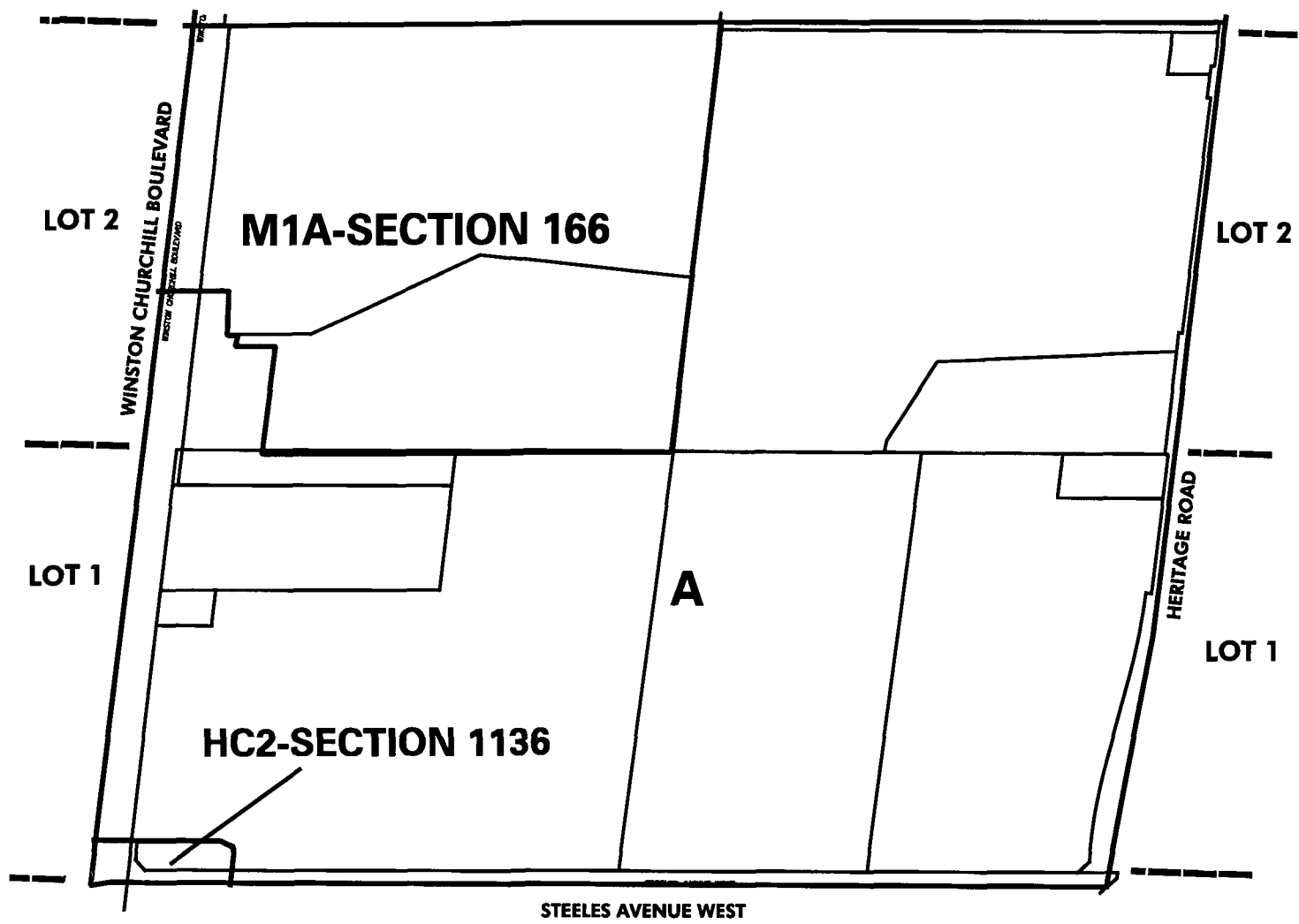
**LEGEND**  
—— ZONE BOUNDARY

**Schedule A    Sheet 54 A**  
**BY-LAW 270-2004**  
**CONCESSION 6 W.H.S.   LOTS 3-5**



**CITY OF BRAMPTON**  
Planning, Design & Development

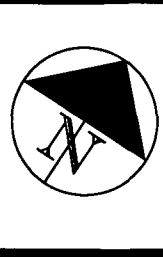
0    100    200    300  
Metres



**LEGEND**

— ZONE BOUNDARY

**Schedule A    Sheet 54B**  
**BY-LAW 270-2004**  
**CONCESSION 6 W.H.S.    LOTS 1-2**



**CITY OF BRAMPTON**  
Planning, Design & Development

0    100    200    300  
Metres

EMBLETON ROAD

LOT 5

LOT 5

LOT 4

55 A

LOT 4

LOT 3

LOT 3

LOT 2

LOT 2

55 B

LOT 1

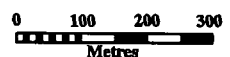
LOT 1

STEELES AVENUE WEST

**Schedule A Sheet 55 (INDEX)**  
**BY LAW 270-2004**  
**CONCESSION 6 W.H.S. LOTS 1-5**



**CITY OF BRAMPTON**  
Planning, Design and Development



EMBLETON ROAD

LOT 5

SC SECTION 231

LOT 5

RHm1

A

LOT 4

A -SECTION 429

LOT 4

SC SECTION 385

LOT 3

LOT 3

A

A-SECTION 677

**LEGEND**

—— ZONE BOUNDARY

**Schedule A Sheet 55A**

**BY-LAW 270-2004**

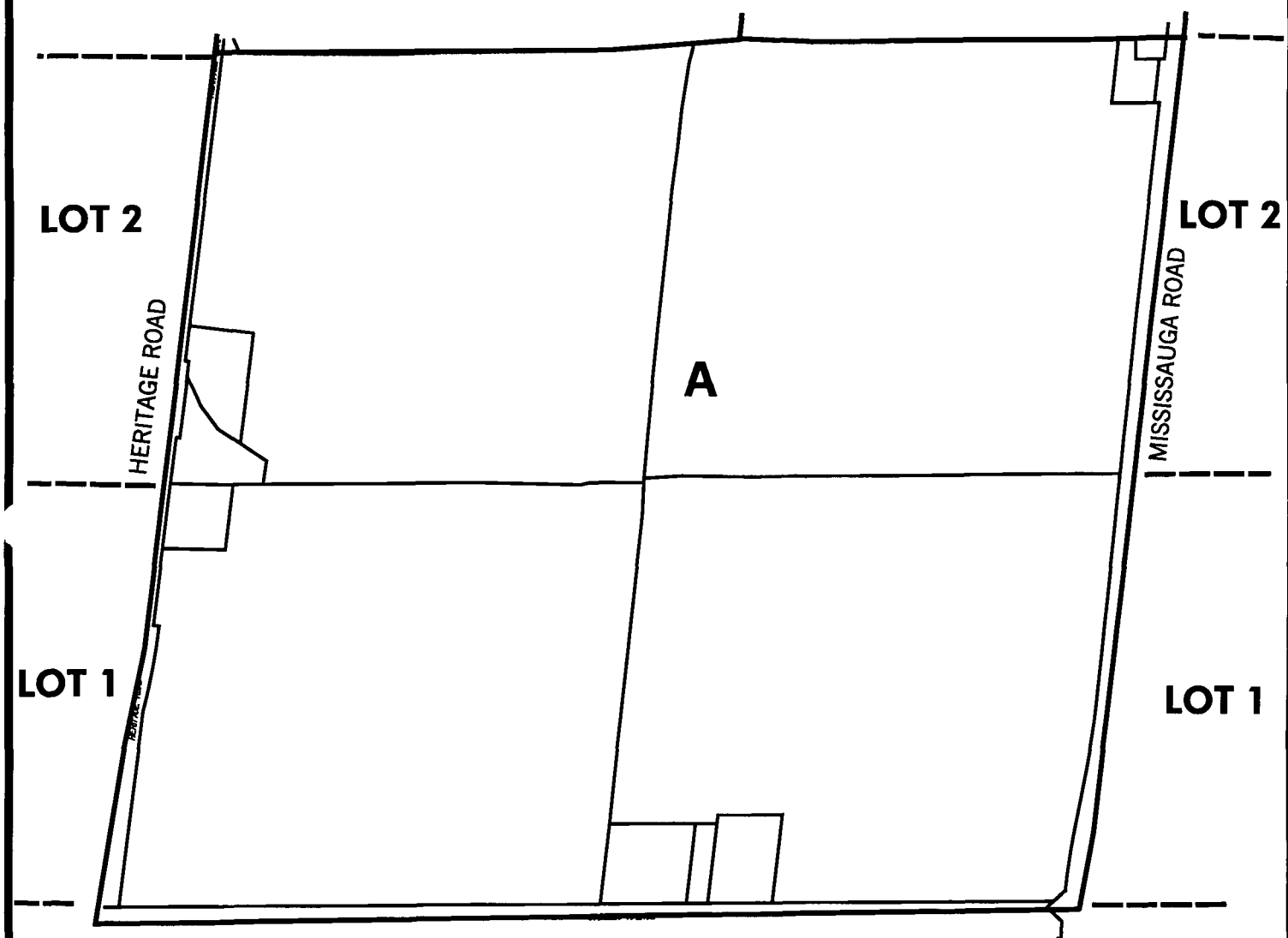
**CONCESSION 5 W.H.S. LOTS 3-5**



**CITY OF BRAMPTON**  
Planning, Design & Development

0 100 200 300  
Metres



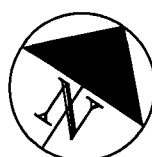


# LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 55 B**  
**BY-LAW 270-2004**

**CONCESSION 5 LOTS 1-2**



**CITY OF BRAMPTON**  
 Planning, Design & Development



QUEEN STREET WEST

LOT 5

LOT 5

LOT 4

LOT 4

LOT 3

LOT 3

LOT 2

LOT 2

LOT 1

LOT 1

56 A

56 B

MISSISSAUGA ROAD

CREDITVIEW ROAD

STEELES AVENUE WEST

SEE SHEET No. 72

SEE SHEET No. 55

SEE SHEET No. 57

Schedule A  
BY LAW 270-2004

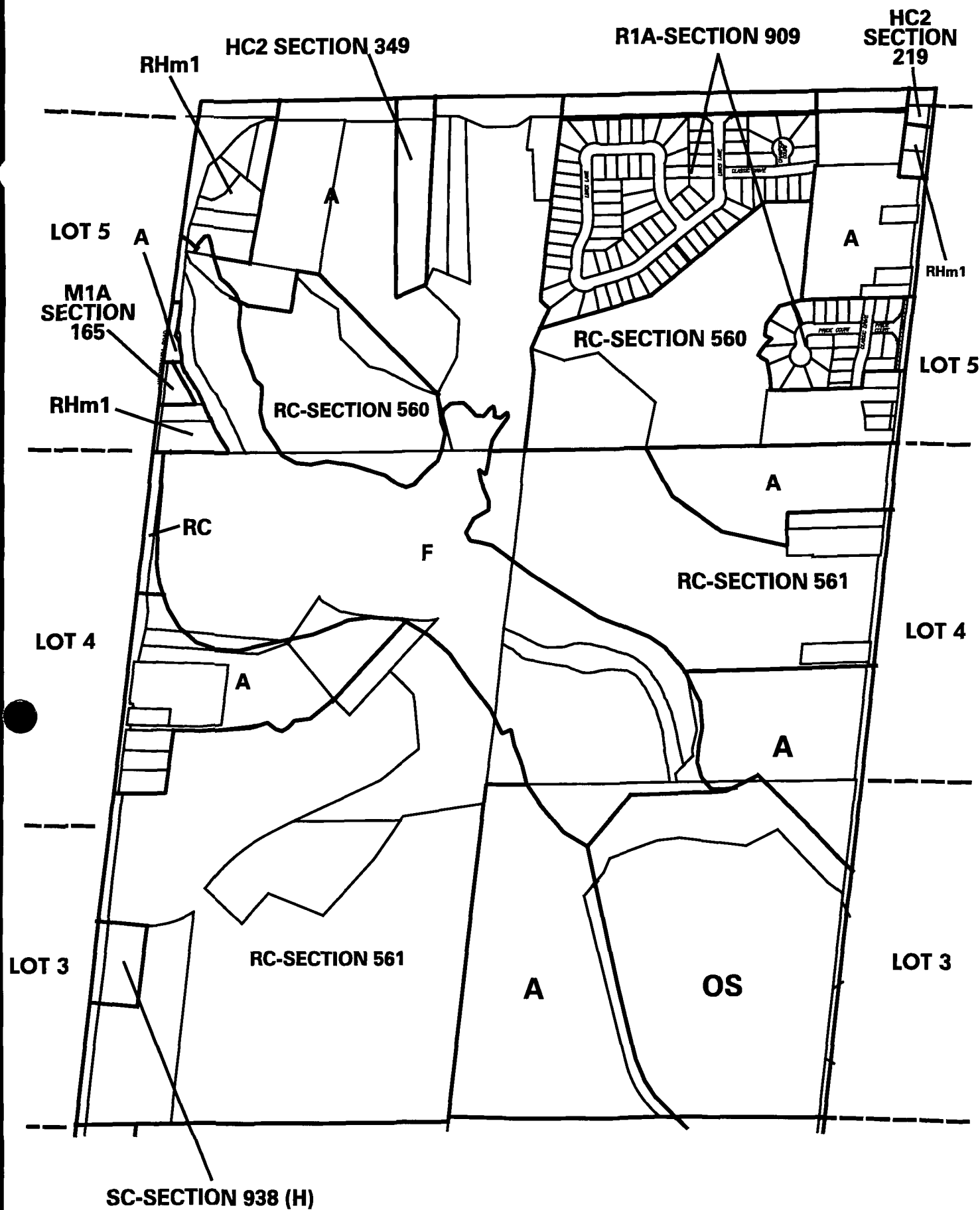
SHEET 56 (INDEX)

CONCESSION 4 W.H.S. LOTS 1-5



CITY OF BRAMPTON  
Planning, Design and Development



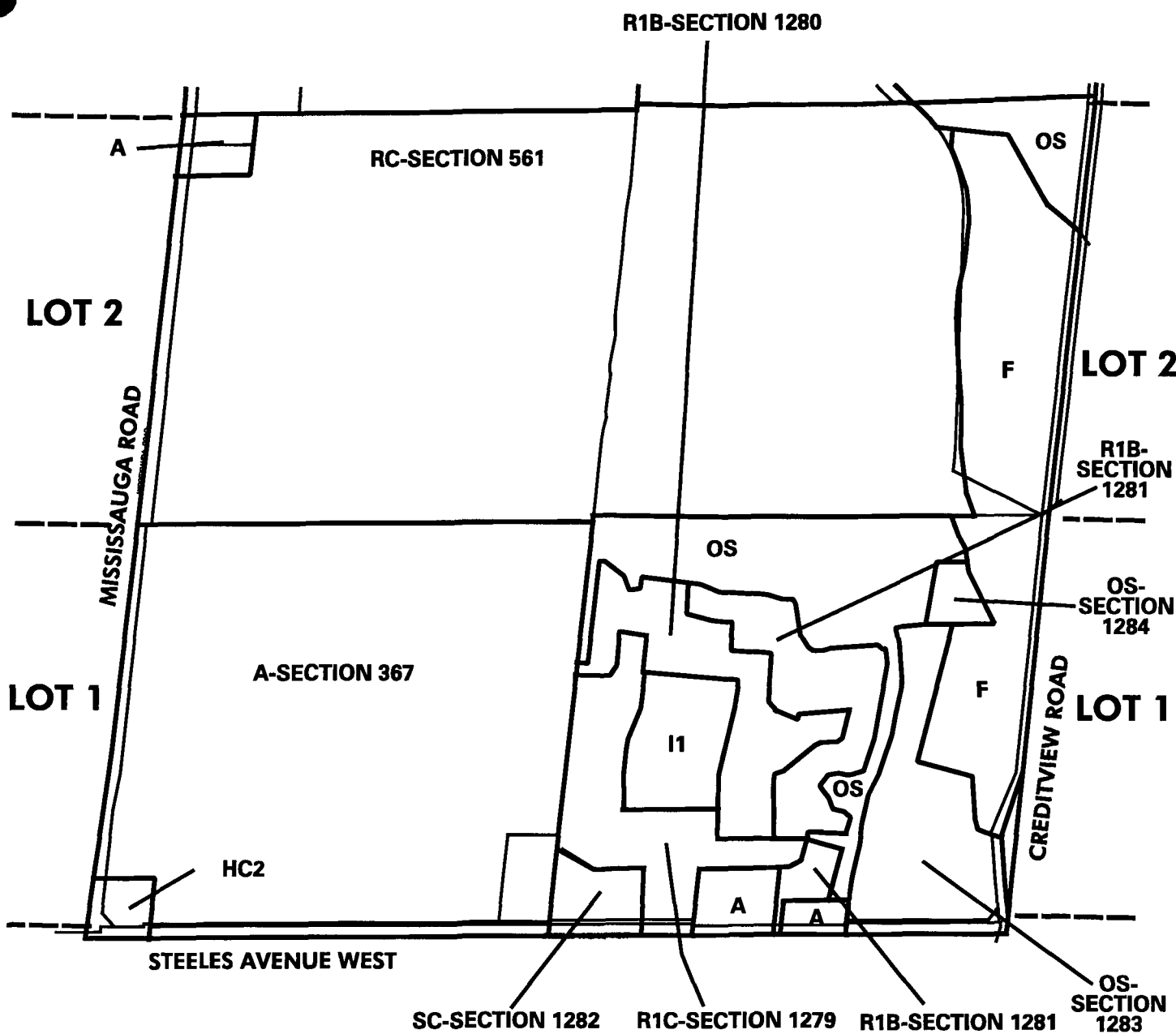


**LEGEND**  
 ——— ZONE BOUNDARY

**Schedule A**                      **Sheet 56A**  
**BY-LAW 270-2004**  
**CONCESSION 4 W.H.S.    LOTS 3-5**

**CITY OF BRAMPTON**  
 Planning, Design & Development

0    100    200    300  
 Metres



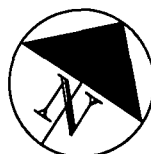
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— ZONE BOUNDARY

**Schedule A Sheet 56B**

**BY-LAW 270-2004**

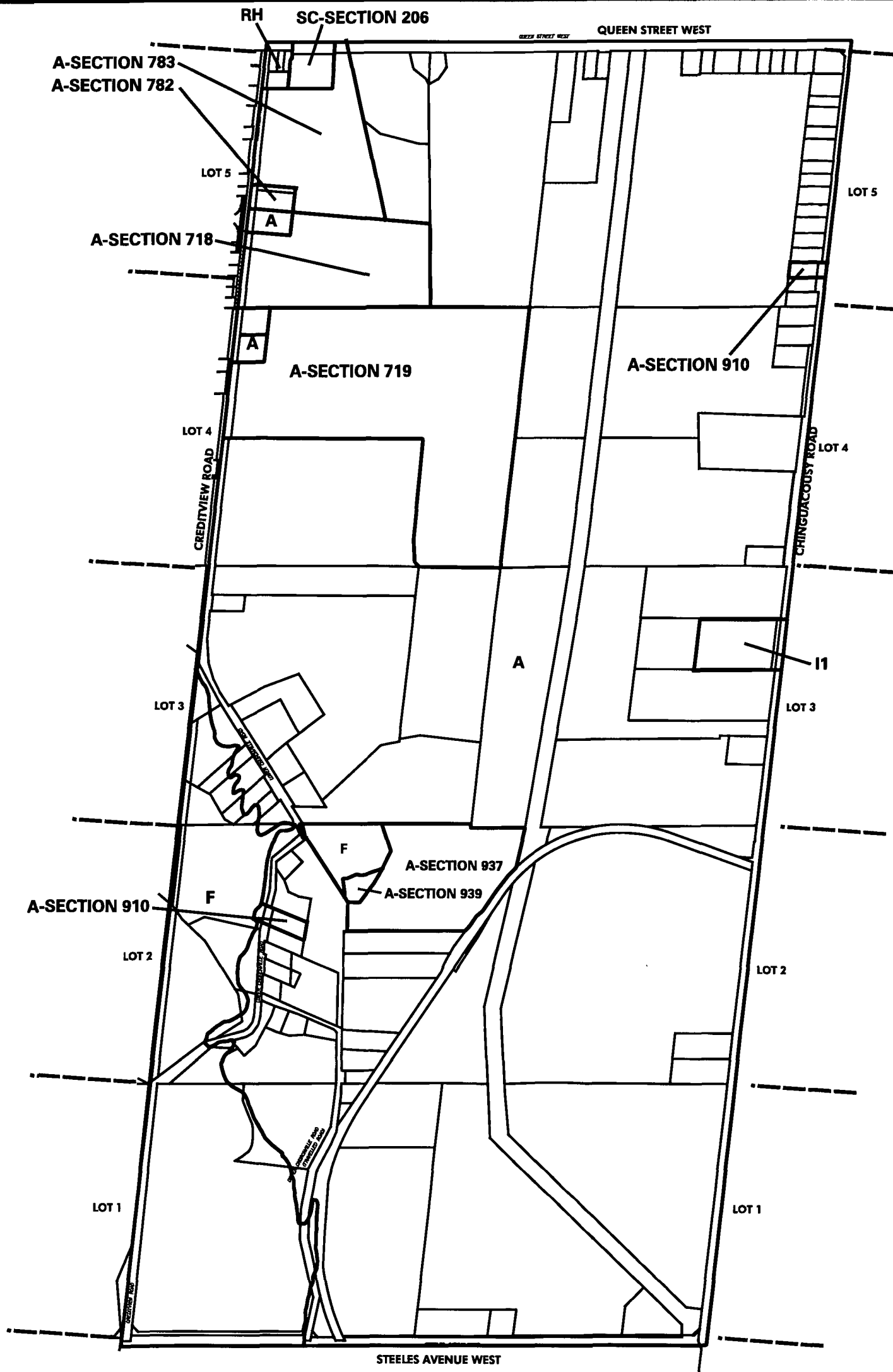
**CONCESSION 4 W.H.S. LOTS 1-2**



**CITY OF BRAMPTON**

Planning, Design & Development





# **LEGEND**

—— ZONE BOUNDARY

**Schedule A**  
**BY-LAW 270-2004**

**Sheet 57**

**CONCESSION 3 W.H.S.**

**LOTS 1-5**



**CITY OF BRAMPTON**  
 Planning, Design & Development



QUEEN STREET WEST

LOT5

LOT5

58F

LOT4

LOT4

McLAUGHLIN ROAD

HURONTARIO STREET

LOT3

LOT3

58G

58C

58D

LOT2

LOT 2

58H

B8/98-B13/98

LOT1

LOT 1

58I

STEELES AVENUE WEST

SCHEDULE A

SHEET 58 (INDEX)

BY-LAW 270-2004

CONCESSION 2 W.H.S. LOTS 1-5



CITY OF BRAMPTON

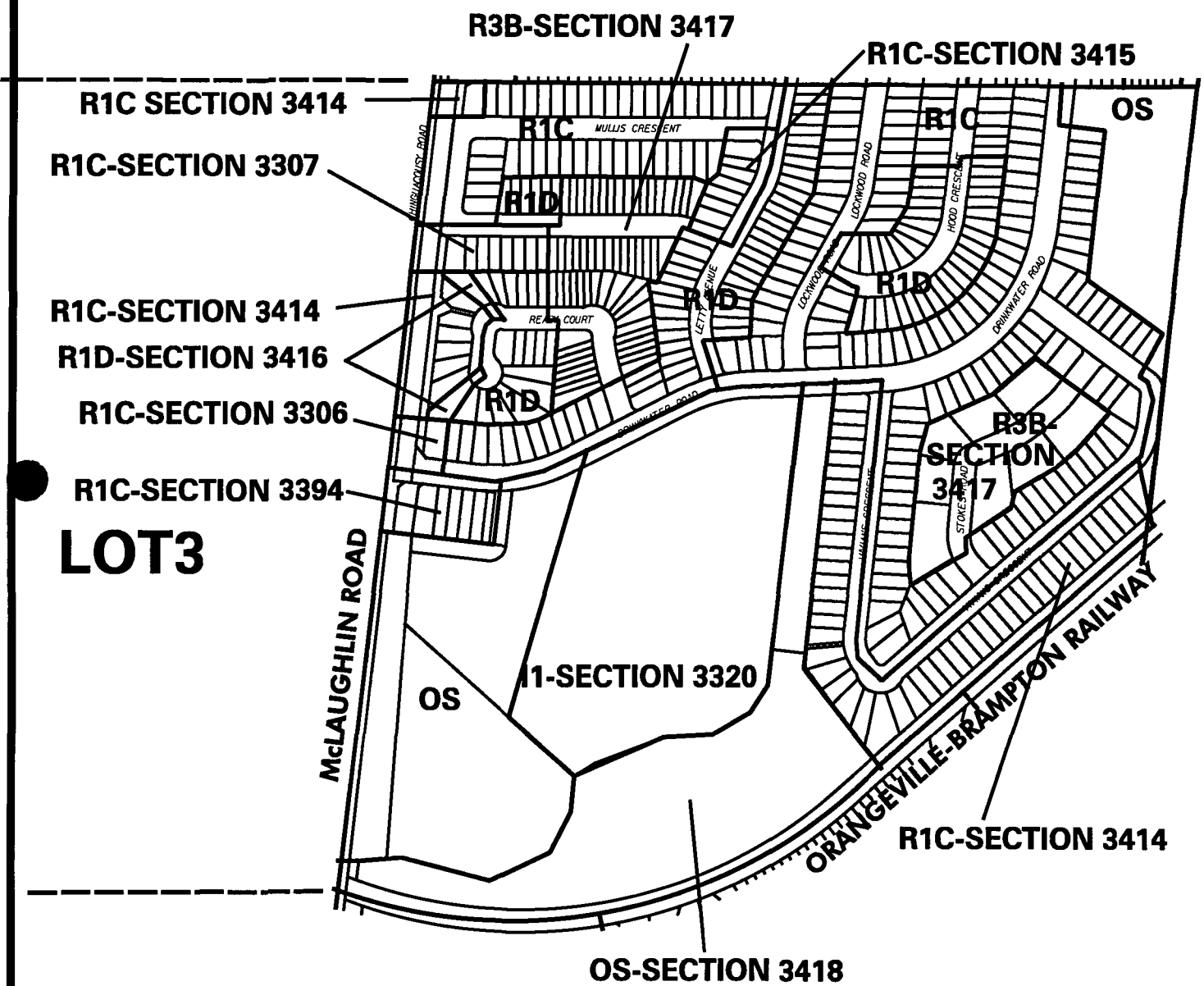
Planning, Design and Development











LEGEND

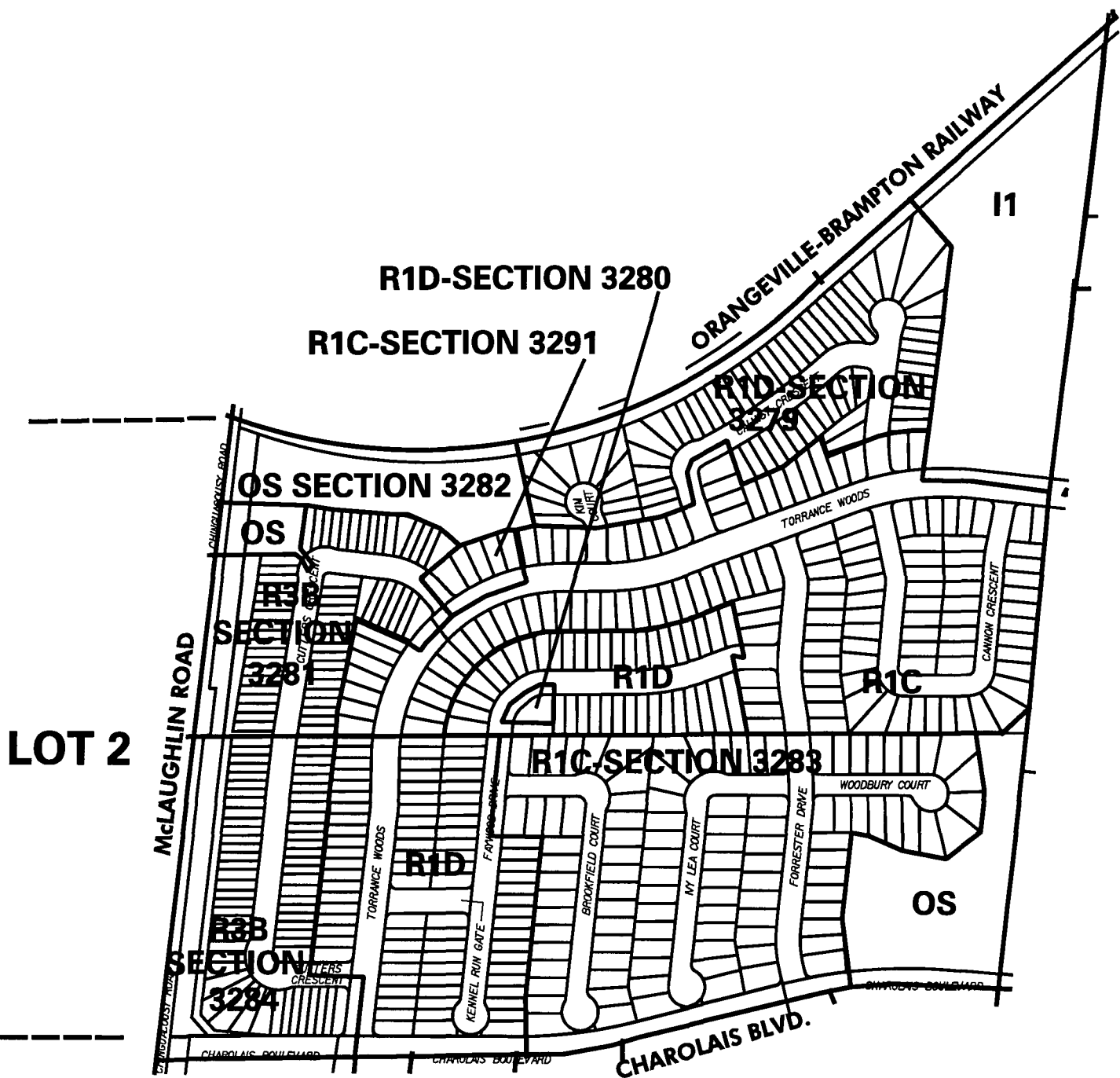
— ZONE BOUNDARY

**SCHEDULE A** **SHEET 58 C**  
**BY-LAW 270-2004**  
**CONCESSION 2 W.H.S. LOTS 3**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres



CONCESSION 2 W.H.S.

LEGEND

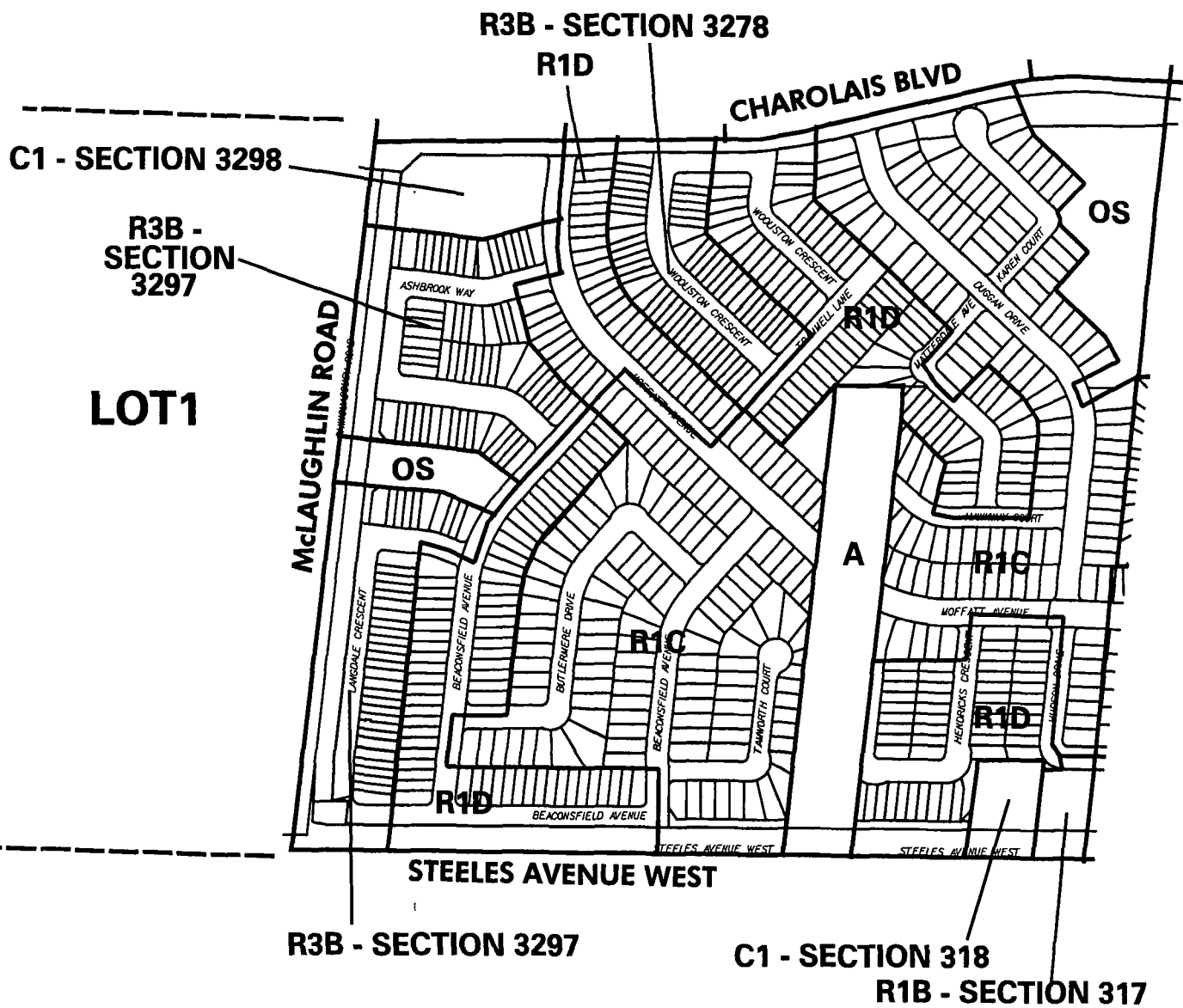
— ZONE BOUNDARY

**SCHEDULE A      SHEET 58 D**  
**BY-LAW 270-2004**  
**CONCESSION 2 W.H.S. LOT 2**



**CITY OF BRAMPTON**  
 Planning, Design and Development





# LEGEND

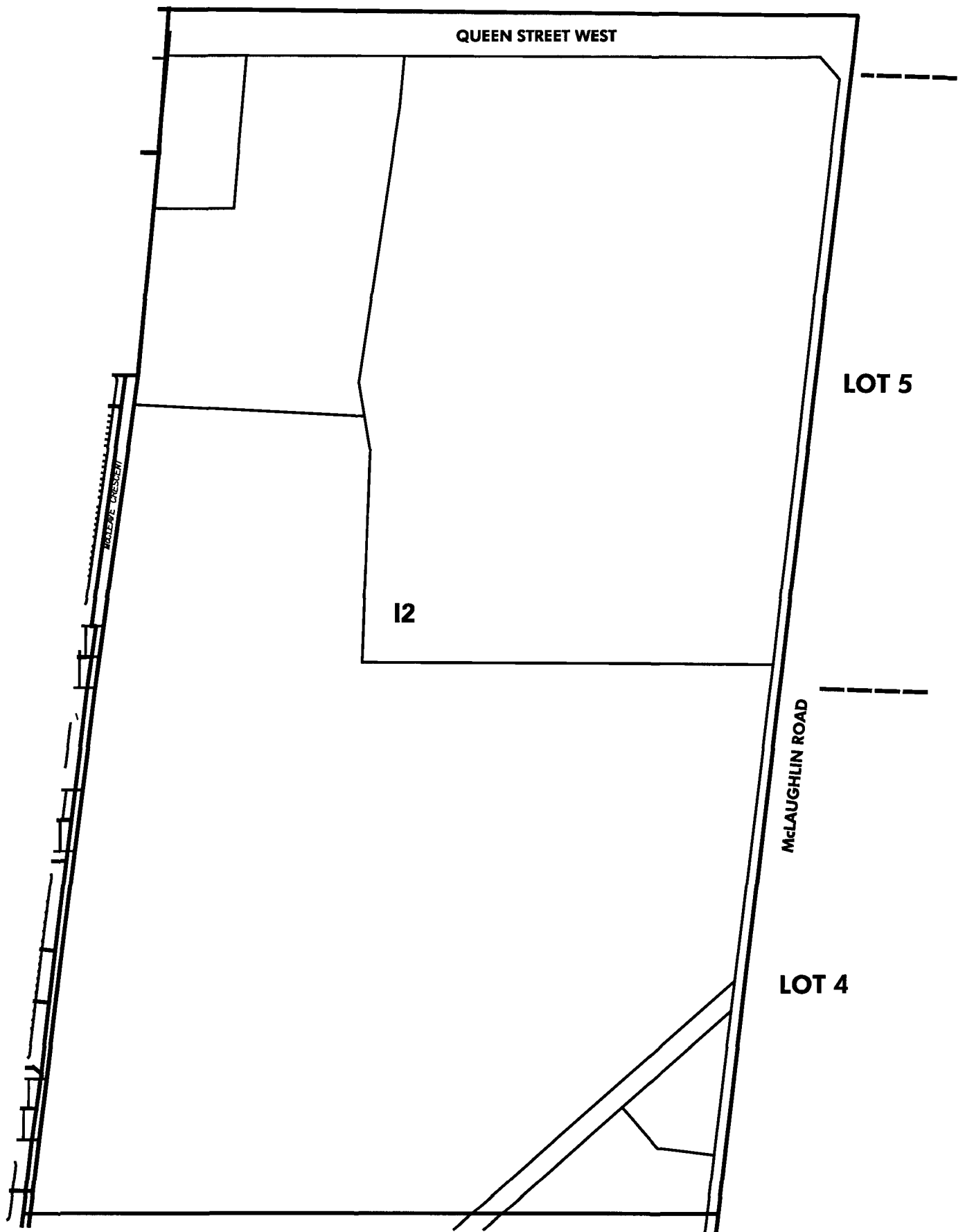
— ZONE BOUNDARY

**SCHEDULE A** **SHEET 58 E**  
**BY-LAW 270-2004**  
**CONCESSION 2 W.H.S. LOT 1**



**CITY OF BRAMPTON**  
 Planning, Design and Development





LEGEND

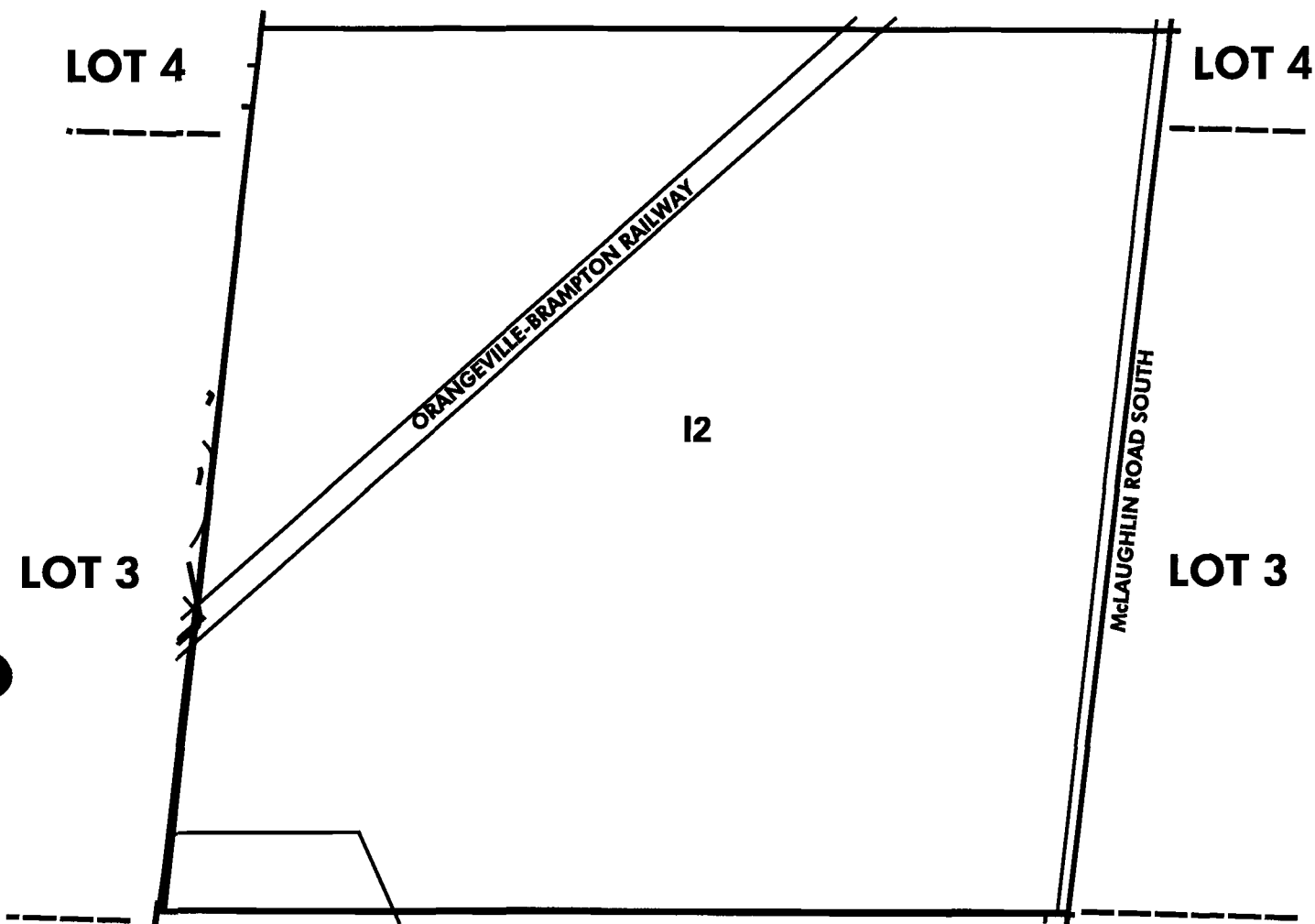
— ZONE BOUNDARY

**SCHEDULE A SHEET 58 F**  
**BY-LAW 270-2004**  
**CONCESSION 2 W.H.S. LOTS 4&5**



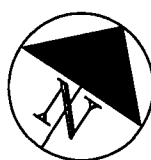
**CITY OF BRAMPTON**  
 Planning, Design and Development





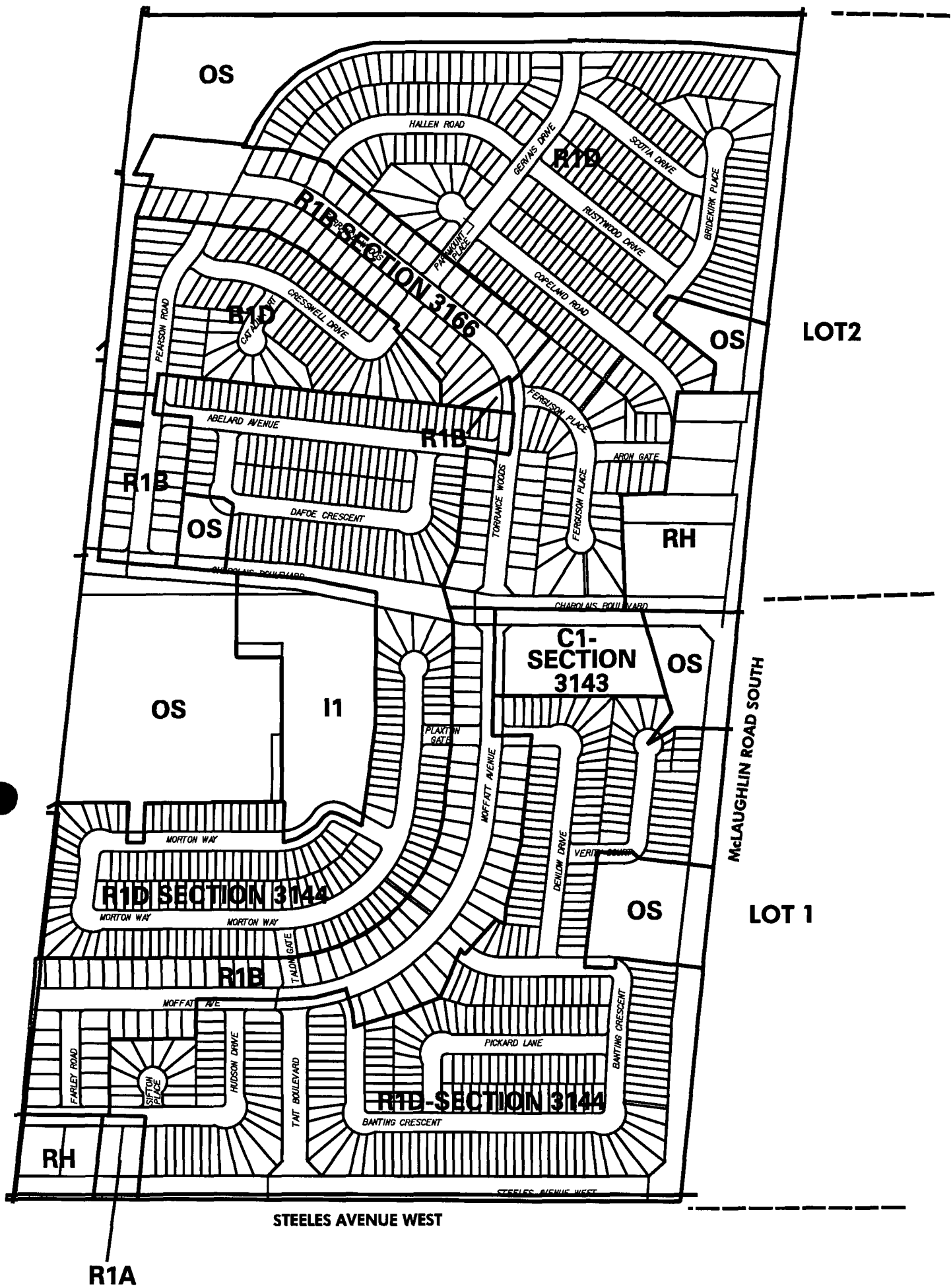
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A**                      **SHEET 58 G**  
**BY-LAW 270-2004**  
**CONCESSION 2 W.H.S. LOTS 3&4**



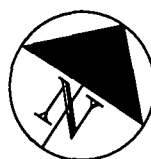
**CITY OF BRAMPTON**  
 Planning, Design and Development





LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A** **SHEET 58 H**  
**BY-LAW 270-2004**  
**CONCESSION 2 W.H.S. LOTS 1&2**



**CITY OF BRAMPTON**  
 Planning, Design and Development



QUEEN STREET WEST

LOT 5

LOT 5

59A

59B

LOT 4

LOT 4

LOT 3

McLAUGHLIN ROAD

59C

59D

LOT 3

LOT 2

LOT 2

MAIN STREET SOUTH

LOT 1

LOT 1

59E

59F

STEELES AVENUE WEST

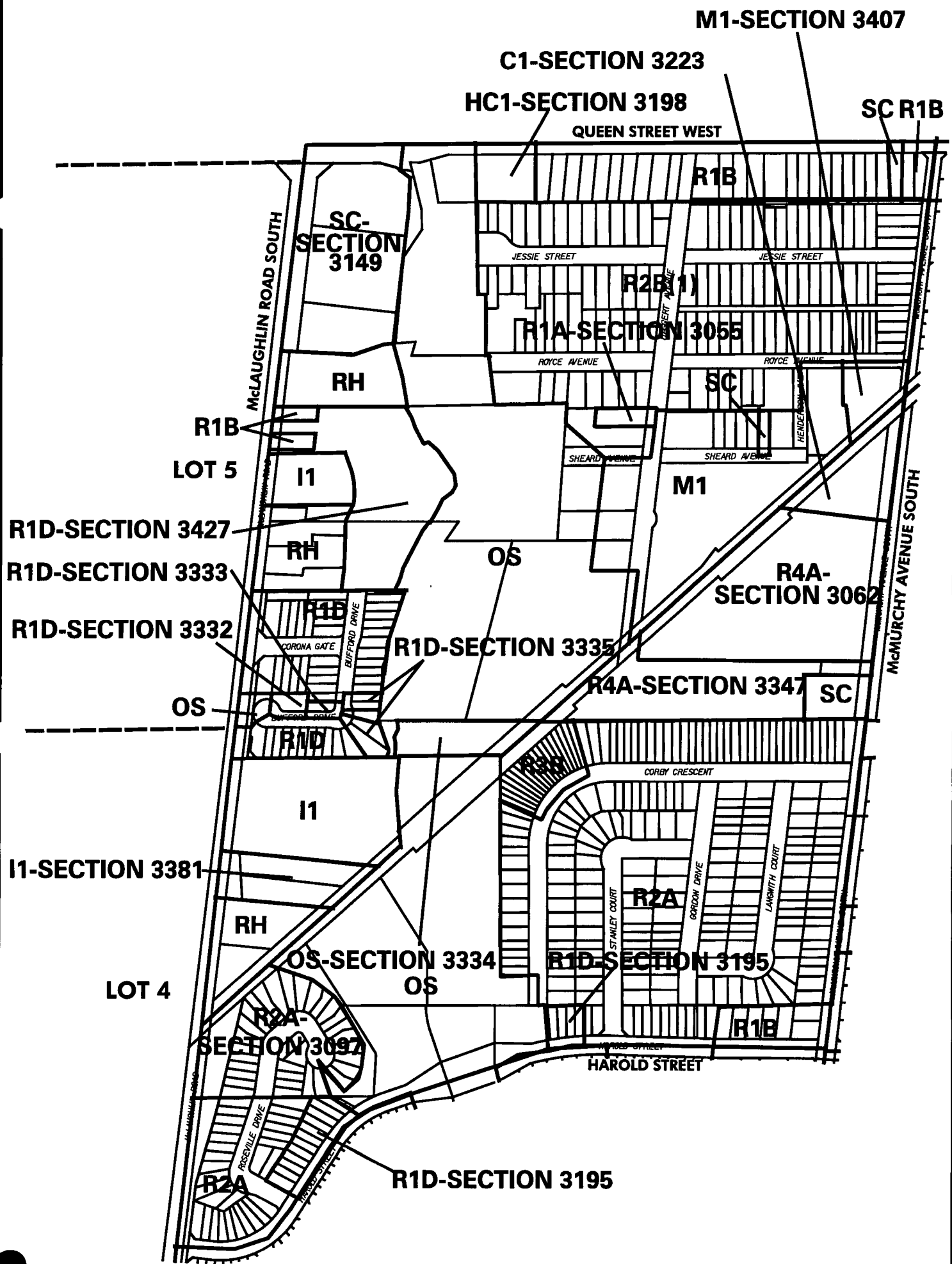
**SCHEDULE A SHEET 59 (INDEX)**  
**BY-LAW 270-2004**

**CONCESSION 1 W.H.S. LOTS 1-5**



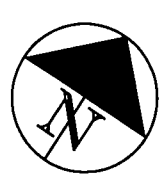
**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres



LEGEND  
 — ZONE BOUNDARY

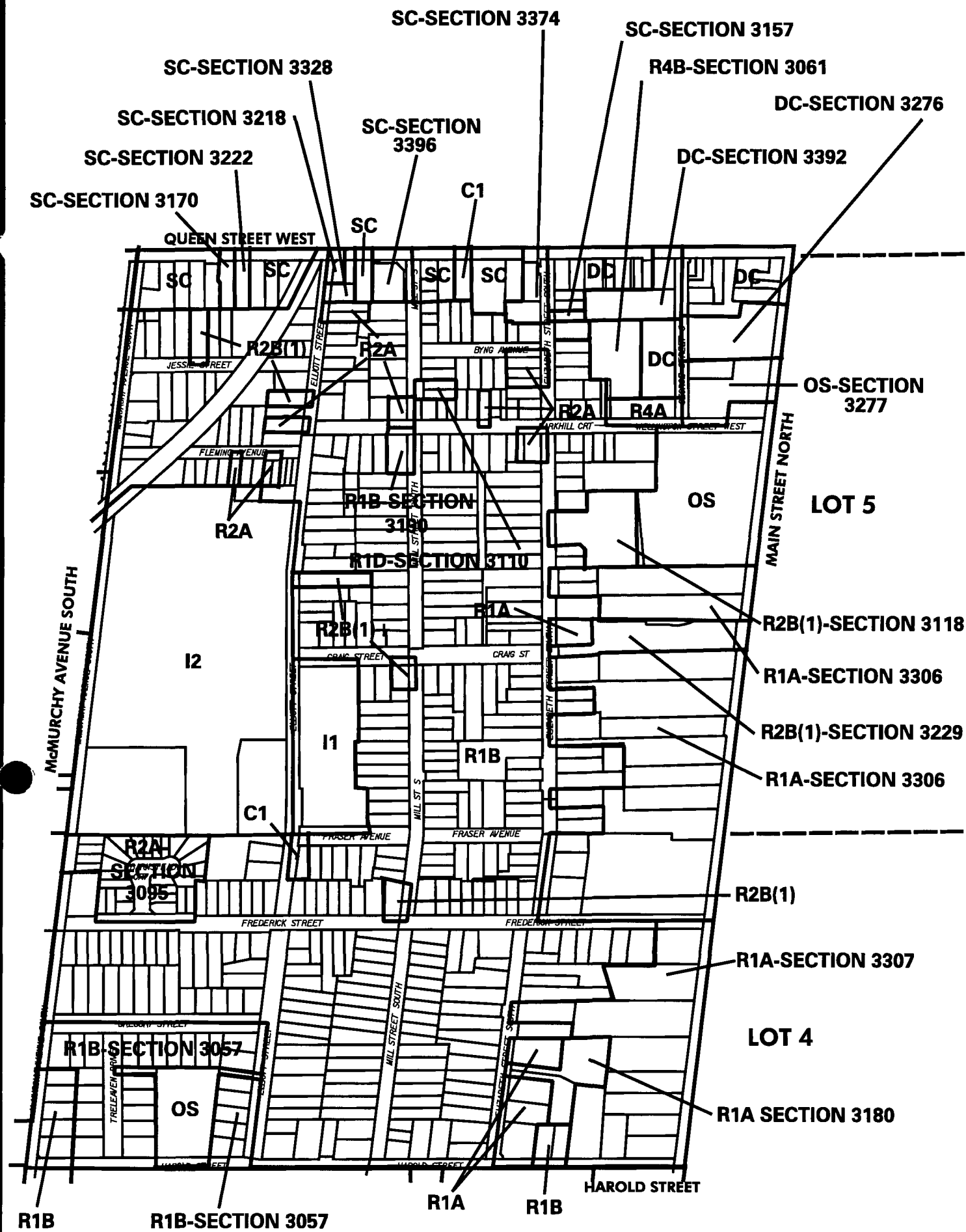
**SCHEDULE A**      **SHEET 59 A**  
**BY-LAW 270-2004**  
**CONCESSION 1 W.H.S. LOTS 4-5**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0    100    200    300  
 Metres





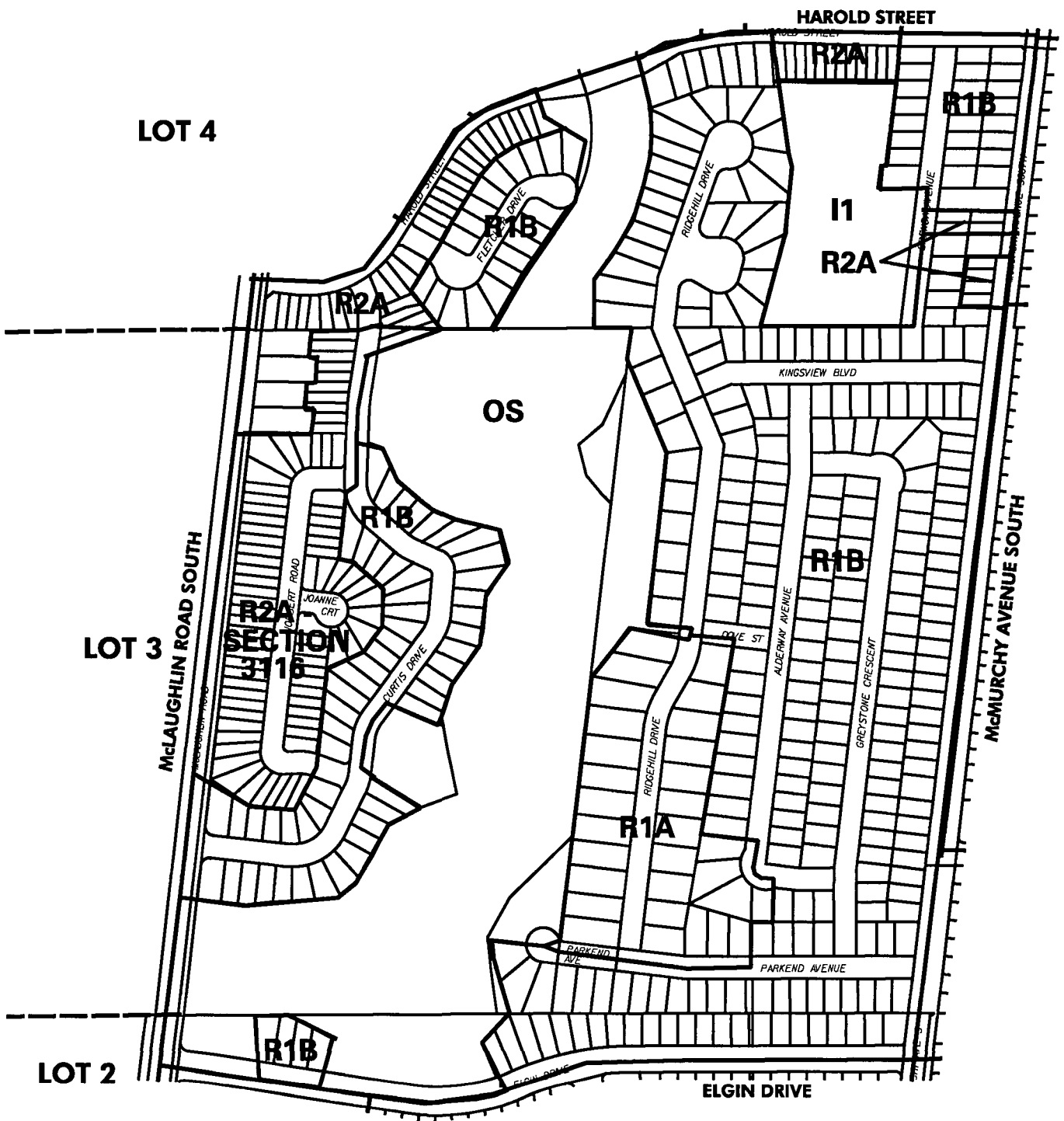
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A**      **SHEET 59 B**  
**BY-LAW 270-2004**  
**CONCESSION 1 W.H.S. LOTS 4&5**



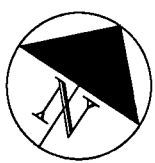
**CITY OF BRAMPTON**  
 Planning, Design and Development

0 50 100  
 Metres



LEGEND  
 — ZONE BOUNDARY

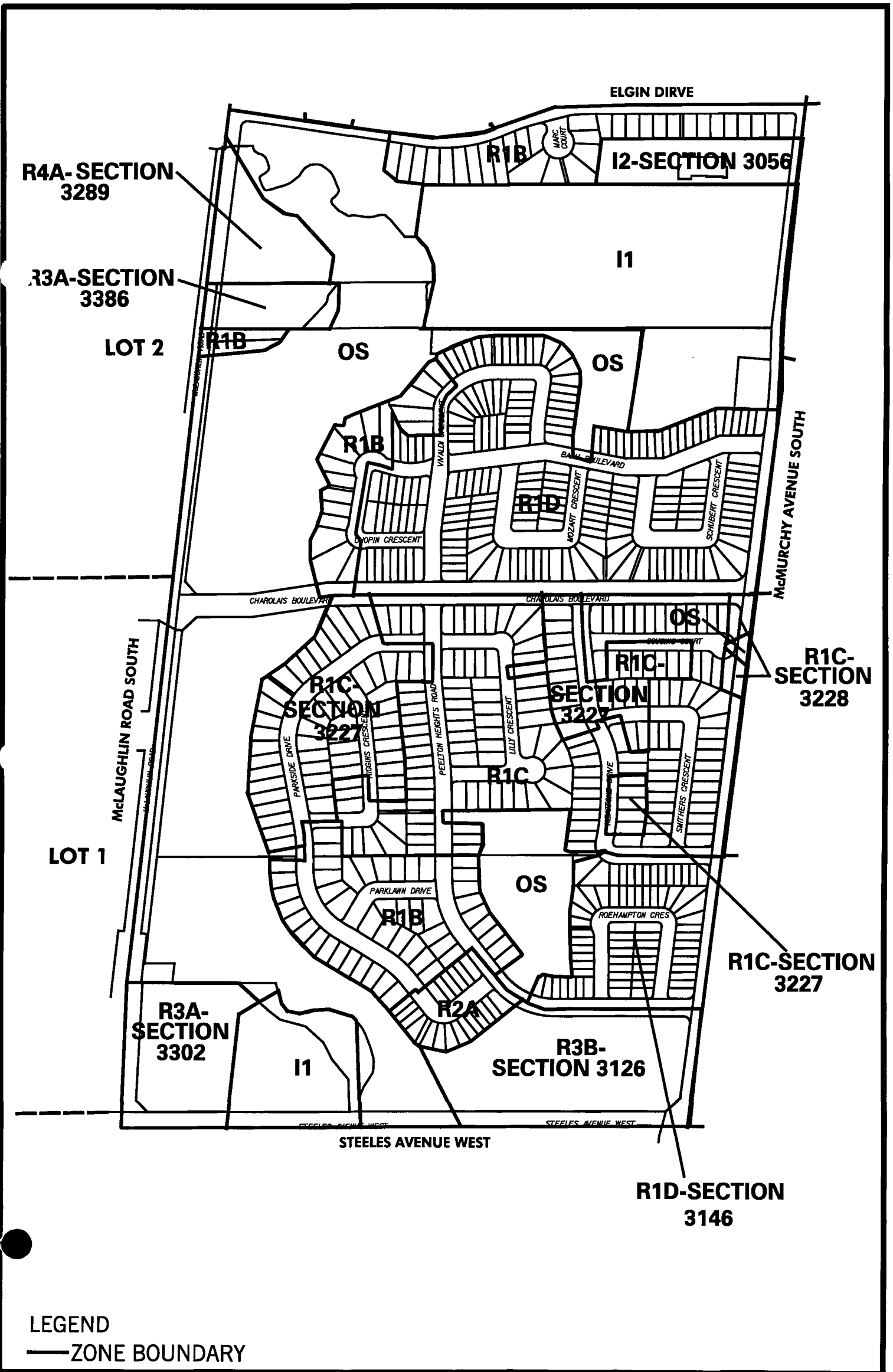
**SCHEDULE A**      **SHEET 59 C**  
**BY-LAW 270-2004**  
**CONCESSION 1 W.H.S. LOTS 2-4**



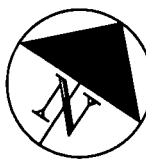
**CITY OF BRAMPTON**  
 Planning, Design and Development






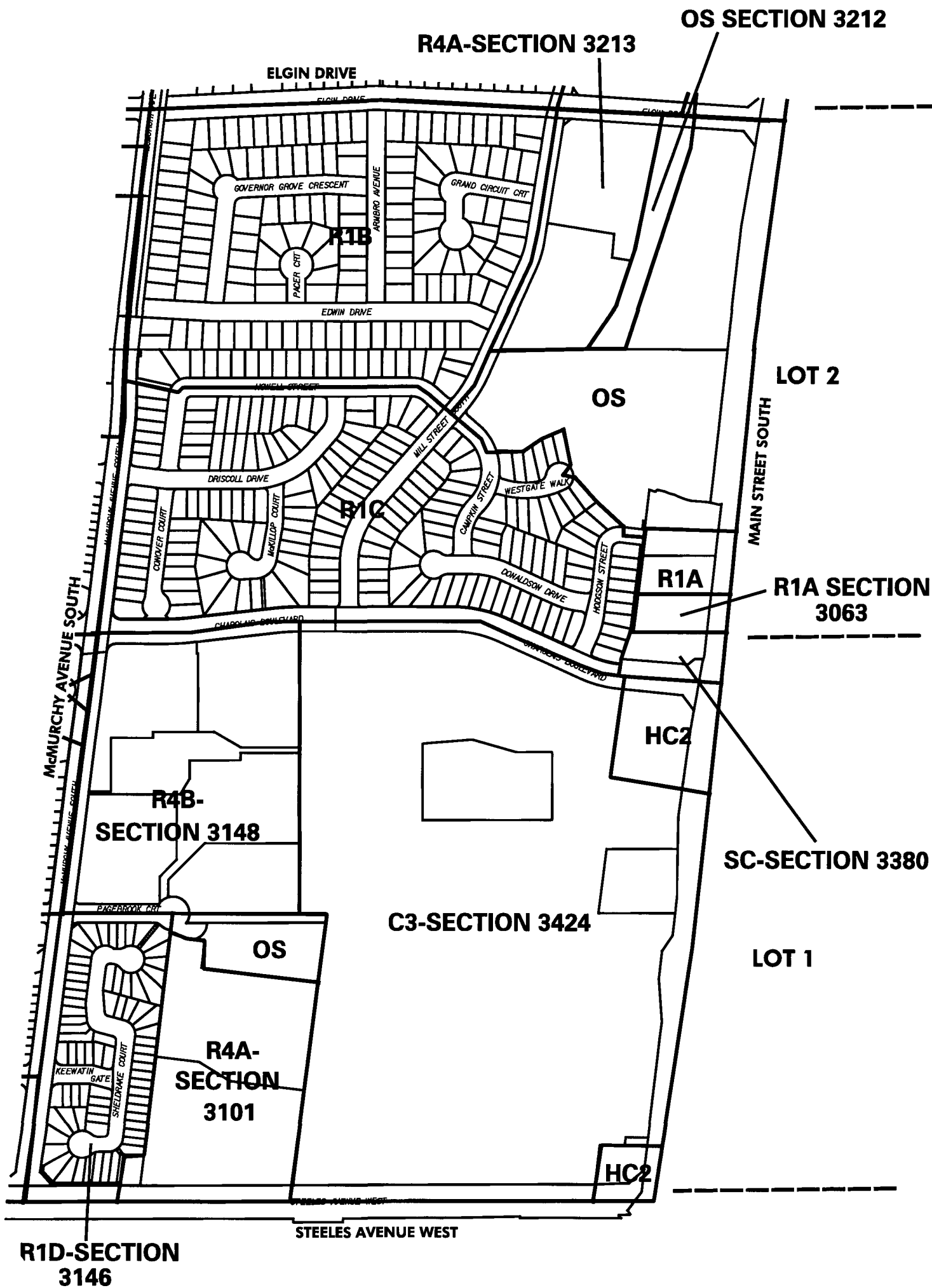


**SCHEDULE A**      **SHEET 59 E**  
**BY-LAW 270-2004**  
**CONCESSION 1 W.H.S. LOTS 1&2**



**CITY OF BRAMPTON**  
 Planning, Design and Development





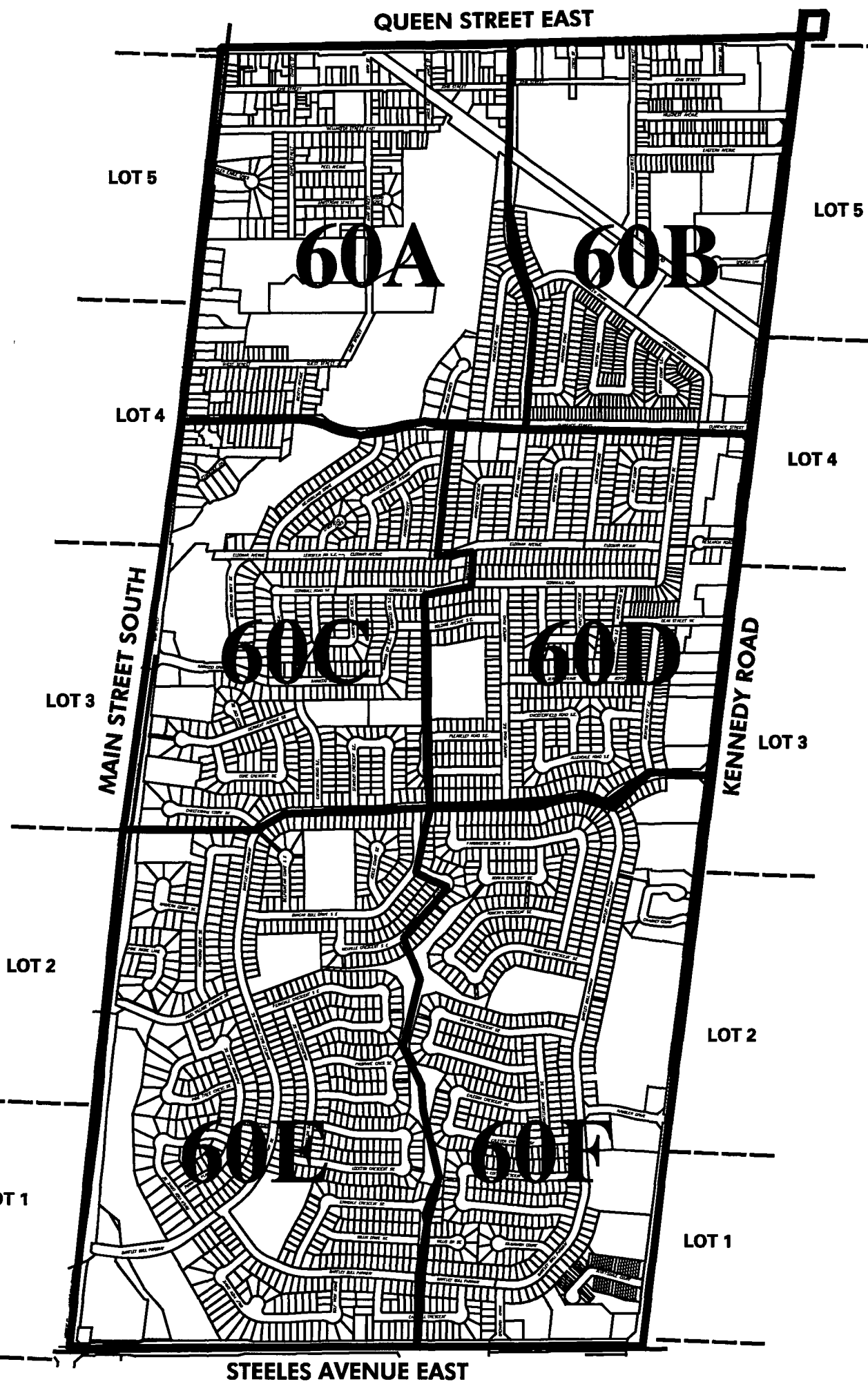
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A** **SHEET 59 F**  
**BY-LAW 270-2004**  
**CONCESSION 1 W.H.S. LOTS 1&2**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 50 100  
 Metres



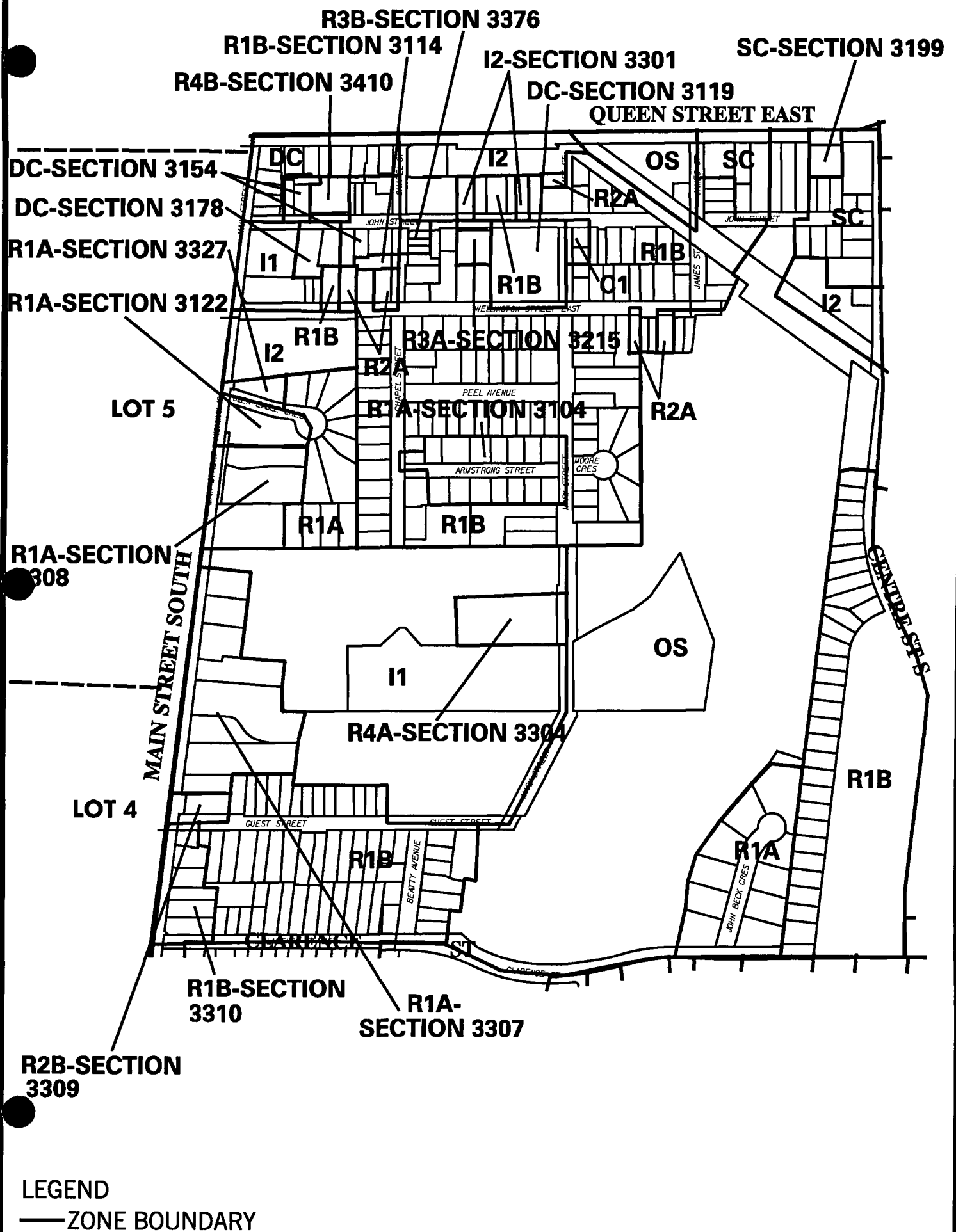
**SCHEDULE A SHEET 60 (INDEX)**  
**BY-LAW 270-2004**

**CONCESSION 1 E.H.S. LOTS 1-5**



**CITY OF BRAMPTON**  
Planning, Design and Development



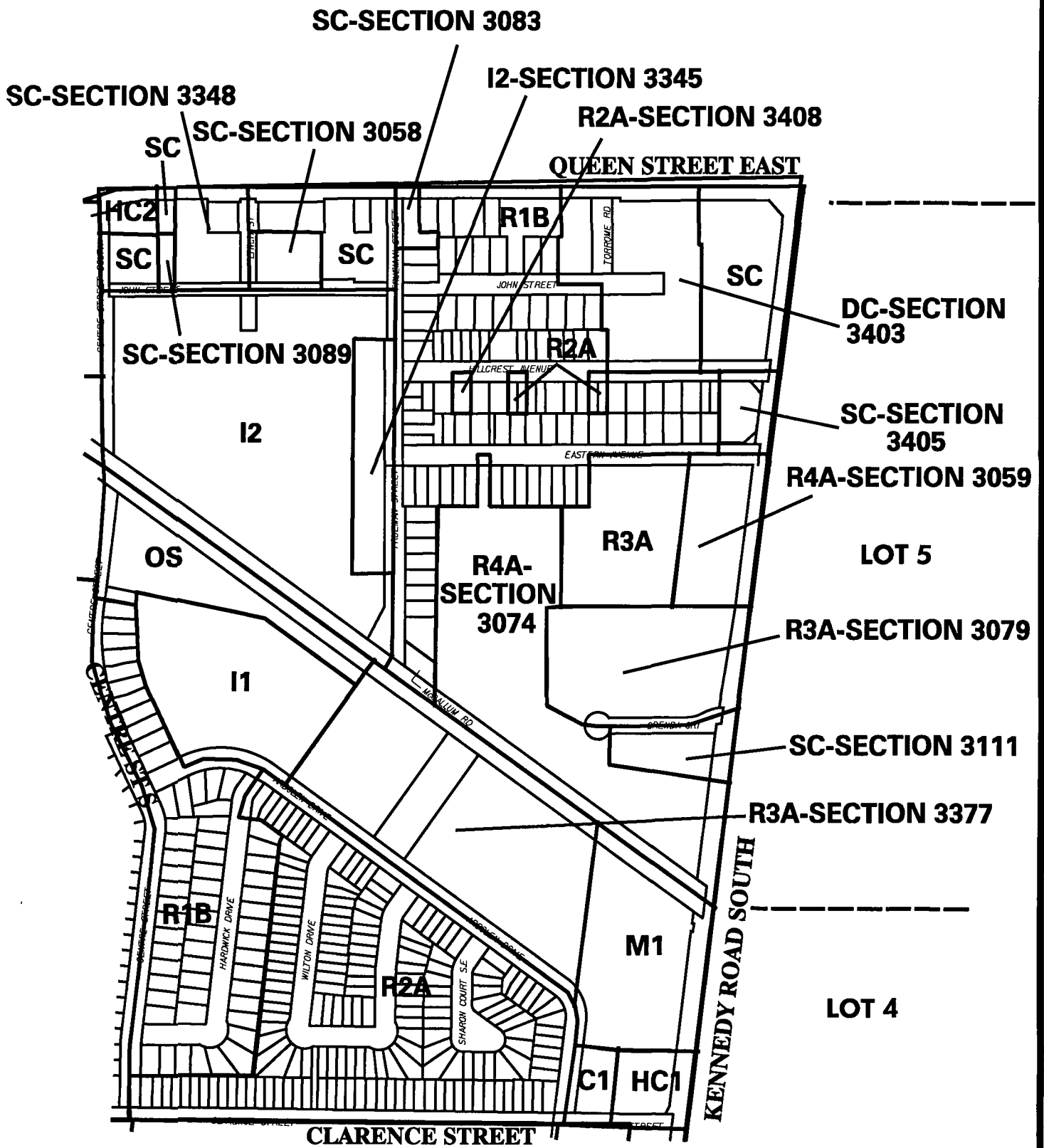


**Schedule A** **Sheet 60A**  
**BY-LAW 270-2004**  
**CONCESSION 1 E.H.S. LOTS 4&5**



**CITY OF BRAMPTON**  
 Planning, Design and Development

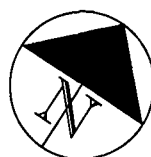
0 50 100  
 Metres



**LEGEND**  
 — ZONE BOUNDARY

**Schedule A Sheet 60B**  
**BY-LAW 270-2004**

**CONCESSION 1 E.H.S. LOTS 4&5**



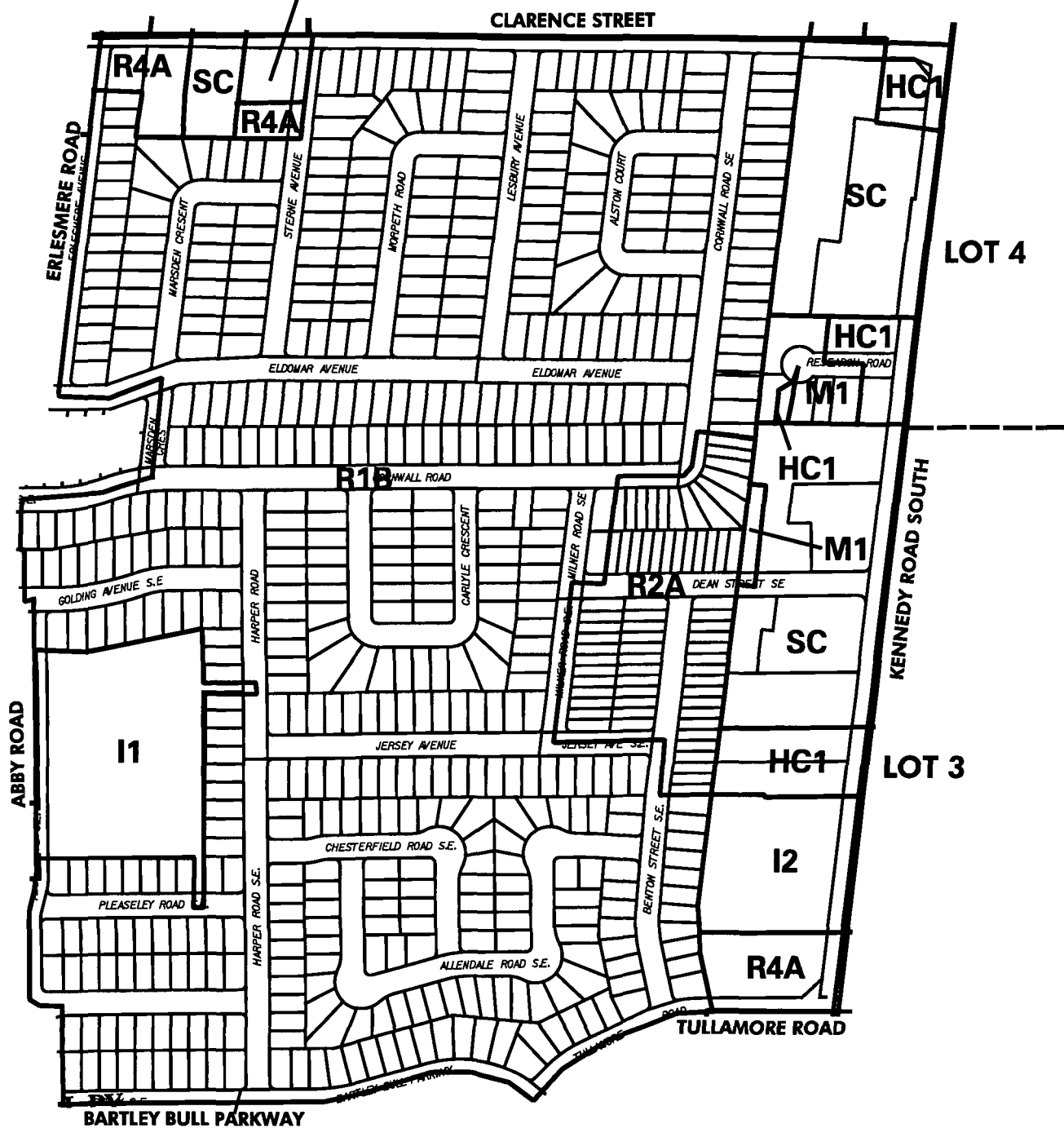
**CITY OF BRAMPTON**  
 Planning, Design and Development

0 50 100  
 Metres





HC2 SECTION 3290



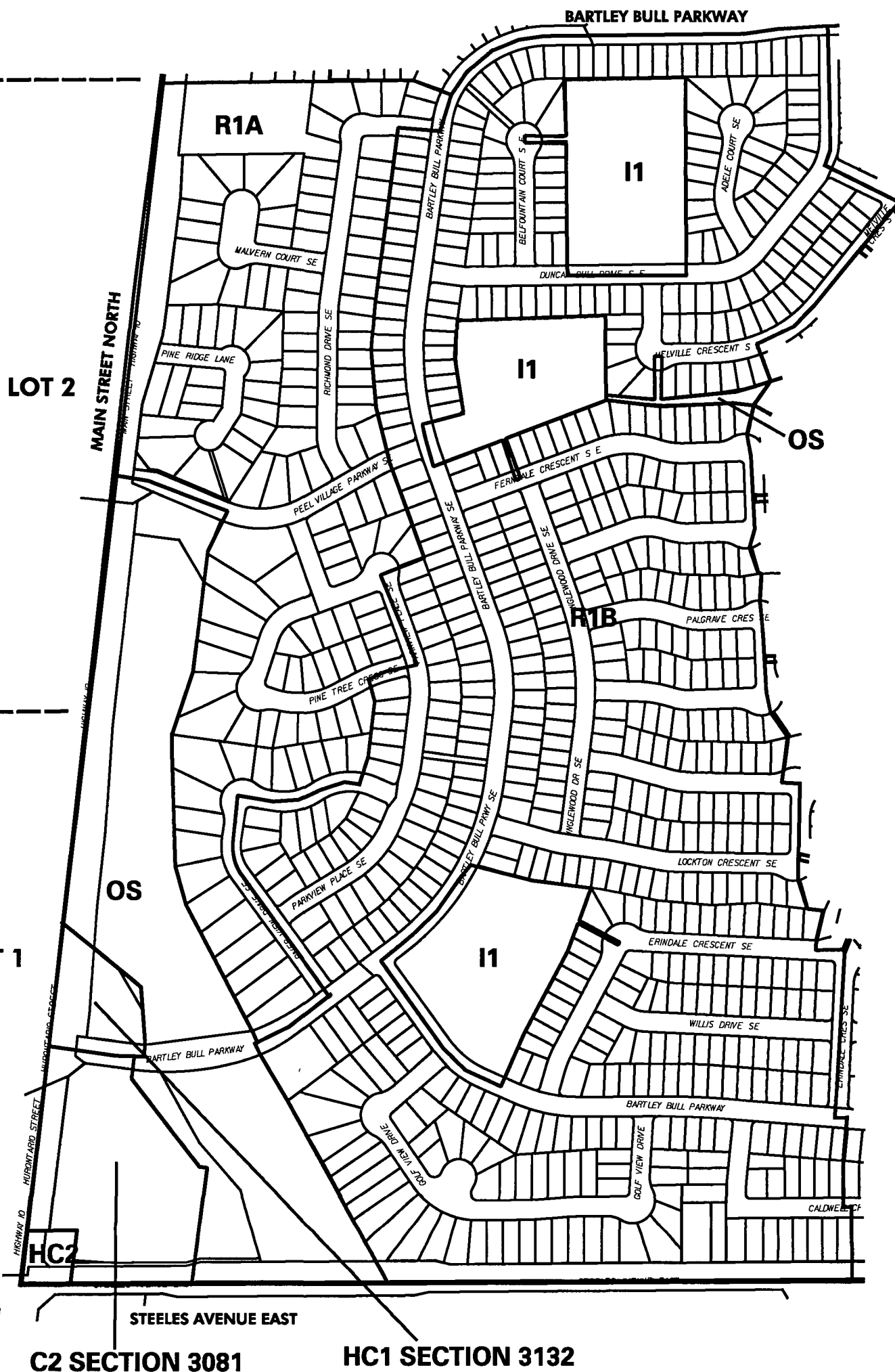
LEGEND  
— ZONE BOUNDARY

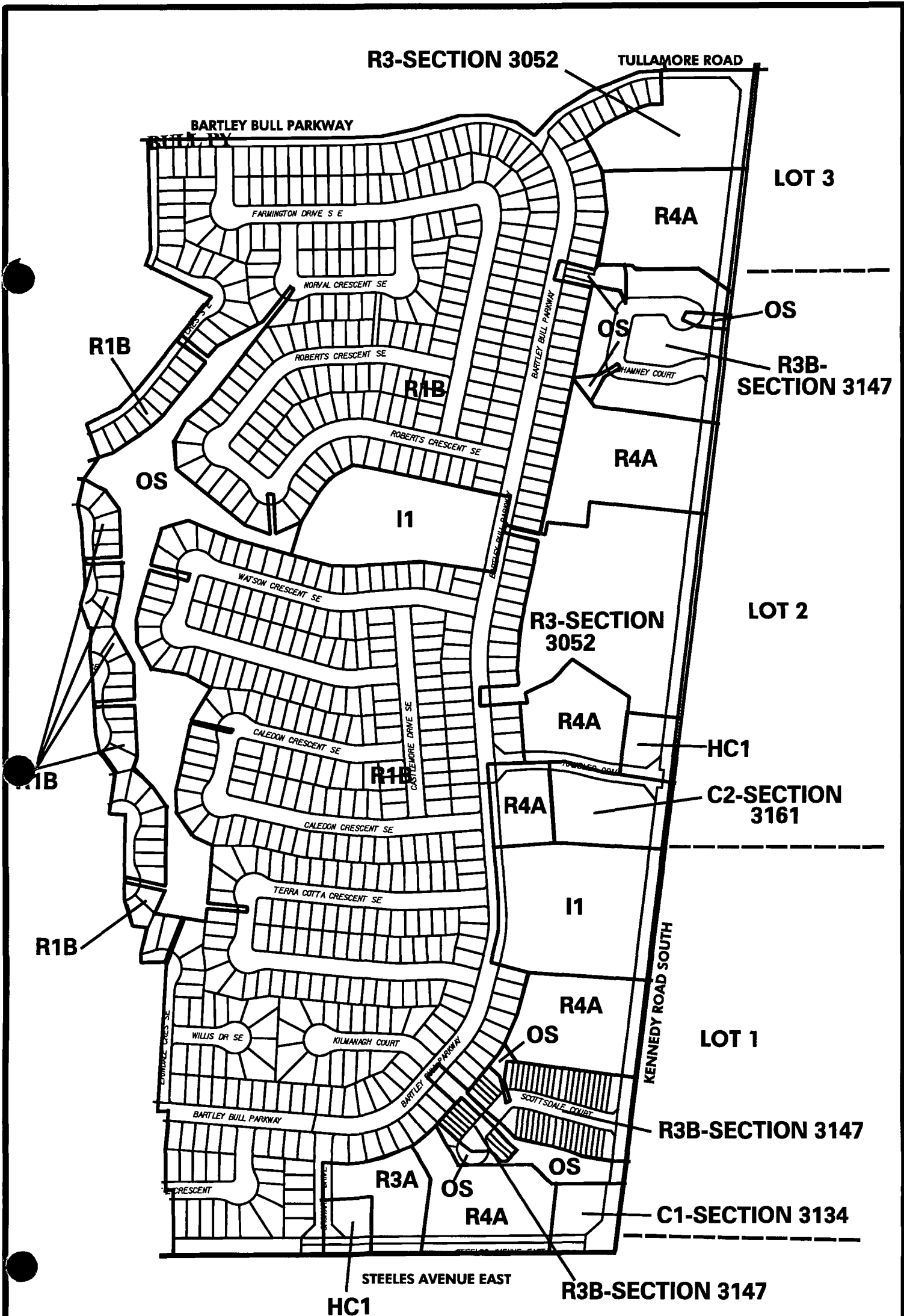
**Schedule A      Sheet 60D**  
**BY-LAW 270-2004**  
**CONCESSION 1 E.H.S.    LOTS 3&4**




**CITY OF BRAMPTON**  
Planning, Design and Development






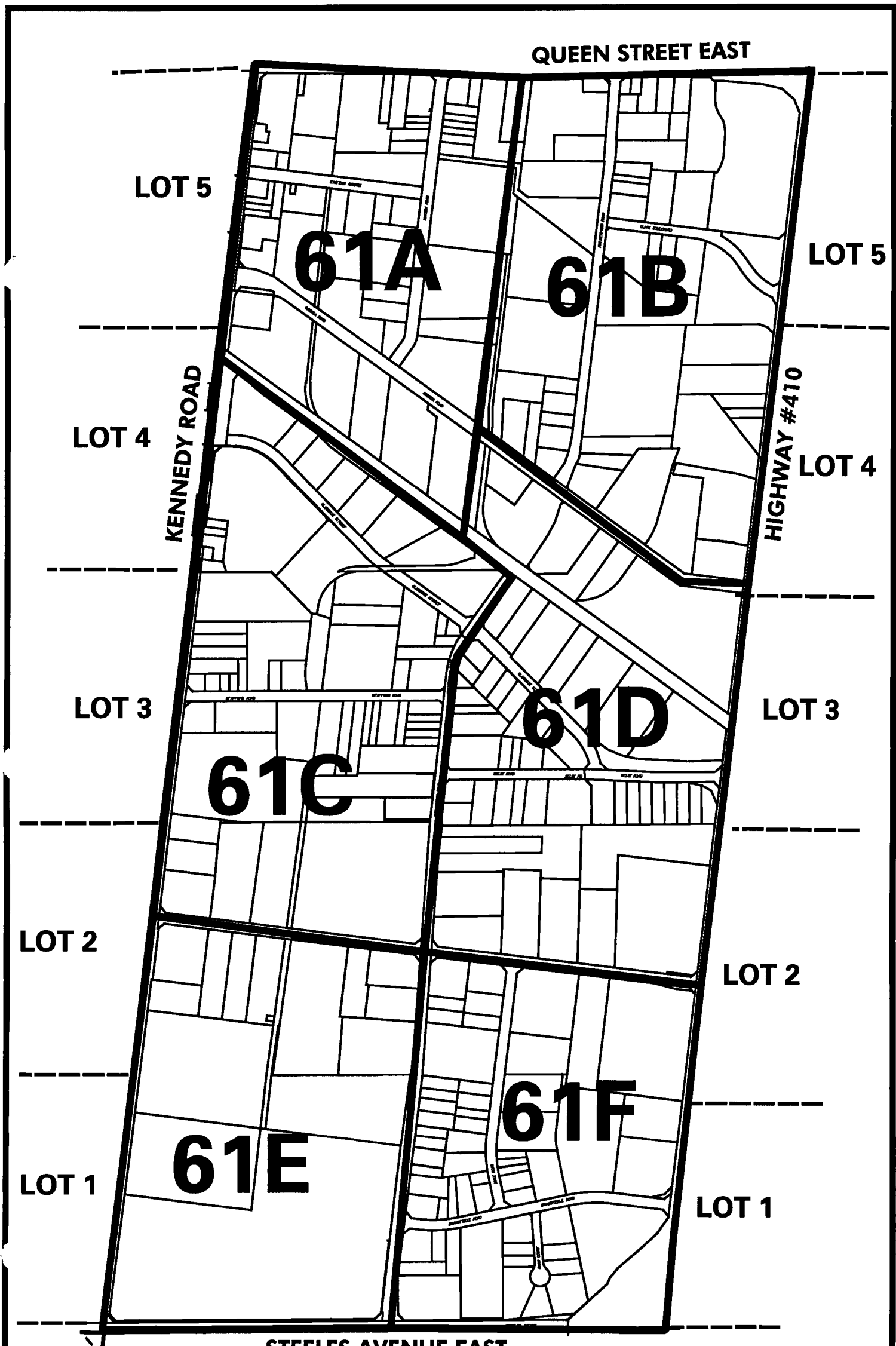


LEGEND  
 — ZONE BOUNDARY  
**Schedule A    Sheet 60F**  
**BY-LAW 270-2004**  
**CONCESSION 1 E.H.S. LOTS 1-3**



**CITY OF BRAMPTON**  
Planning, Design and Development





LEGEND  
— ZONE BOUNDARY

**SCHEDULE A**      **SHEET 61 (INDEX)**  
**BY-LAW 270-2004**  
**CONCESSION 2 E.H.S. LOTS 1-5**



**CITY OF BRAMPTON**  
Planning, Design and Development



C2-SECTION 3404

SC-SECTION 3382

SC-SECTION 3350

SC-SECTION 3155

SC-SECTION 3303

SC-SECTION 3150

SC

QUEEN STREET EAST

SC-SECTION 3214

HC1-  
SECTION  
3053

HC1

HC2

HC1-SECTION 3153

HC1-SECTION 3163

LOT 5

EASTERN AVENUE

HC1

HANSEN ROAD

M2

HC1-  
SECTION  
3234

M1-SECTION  
3186

LOT 4

ORENDA ROAD

ORENDA ROAD

LEGEND

— ZONE BOUNDARY

**SCHEDULE A SHEET 61 A**

**BY-LAW 270-2004**

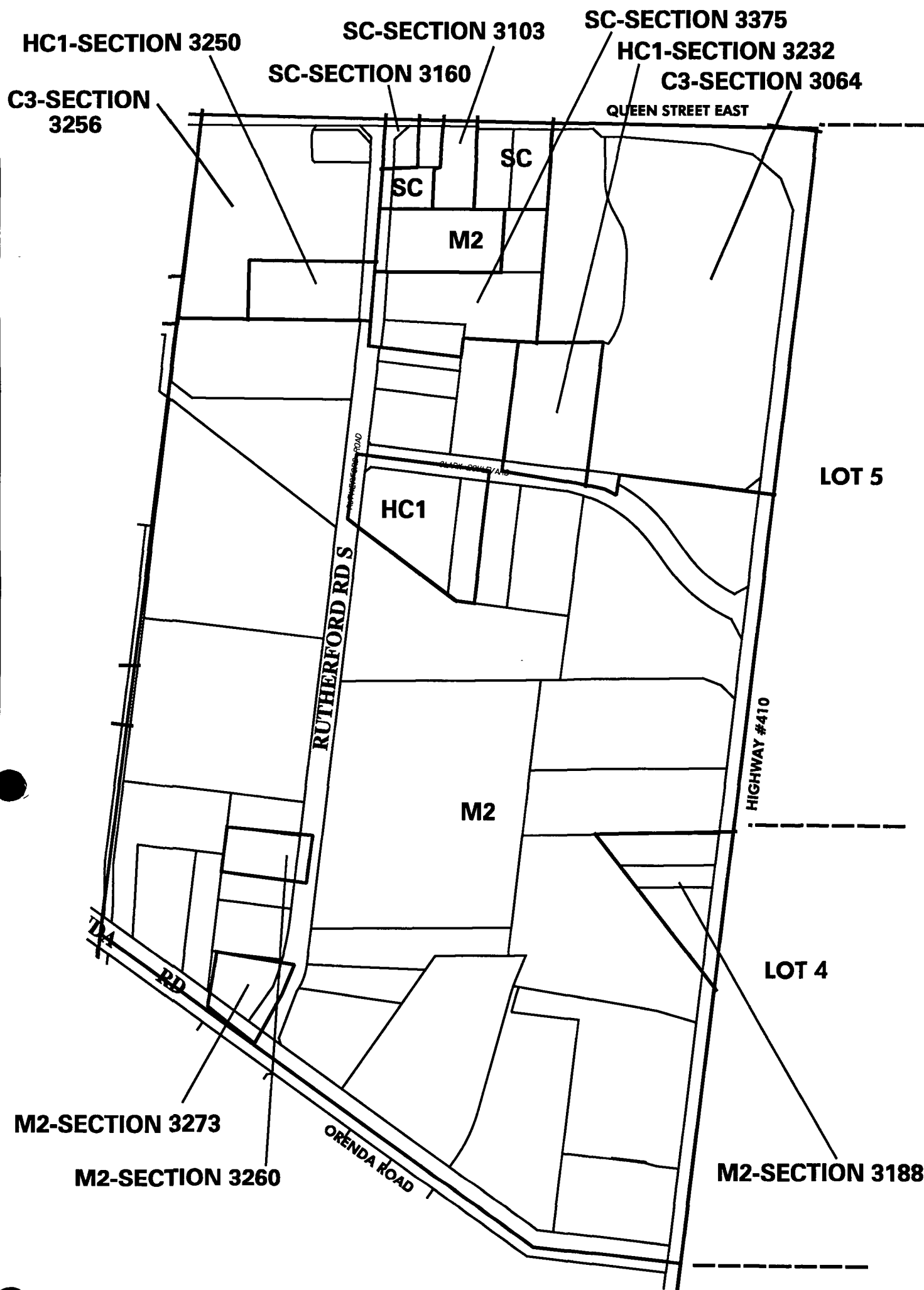
**CONCESSION 2 E.H.S. LOTS 4&5**



**CITY OF BRAMPTON**

Planning, Design and Development

0 50 100  
Metres



LEGEND

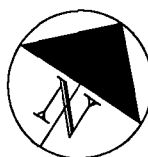
— ZONE BOUNDARY

**SCHEDULE A**

**SHEET 61 B**

**BY-LAW 270-2004**

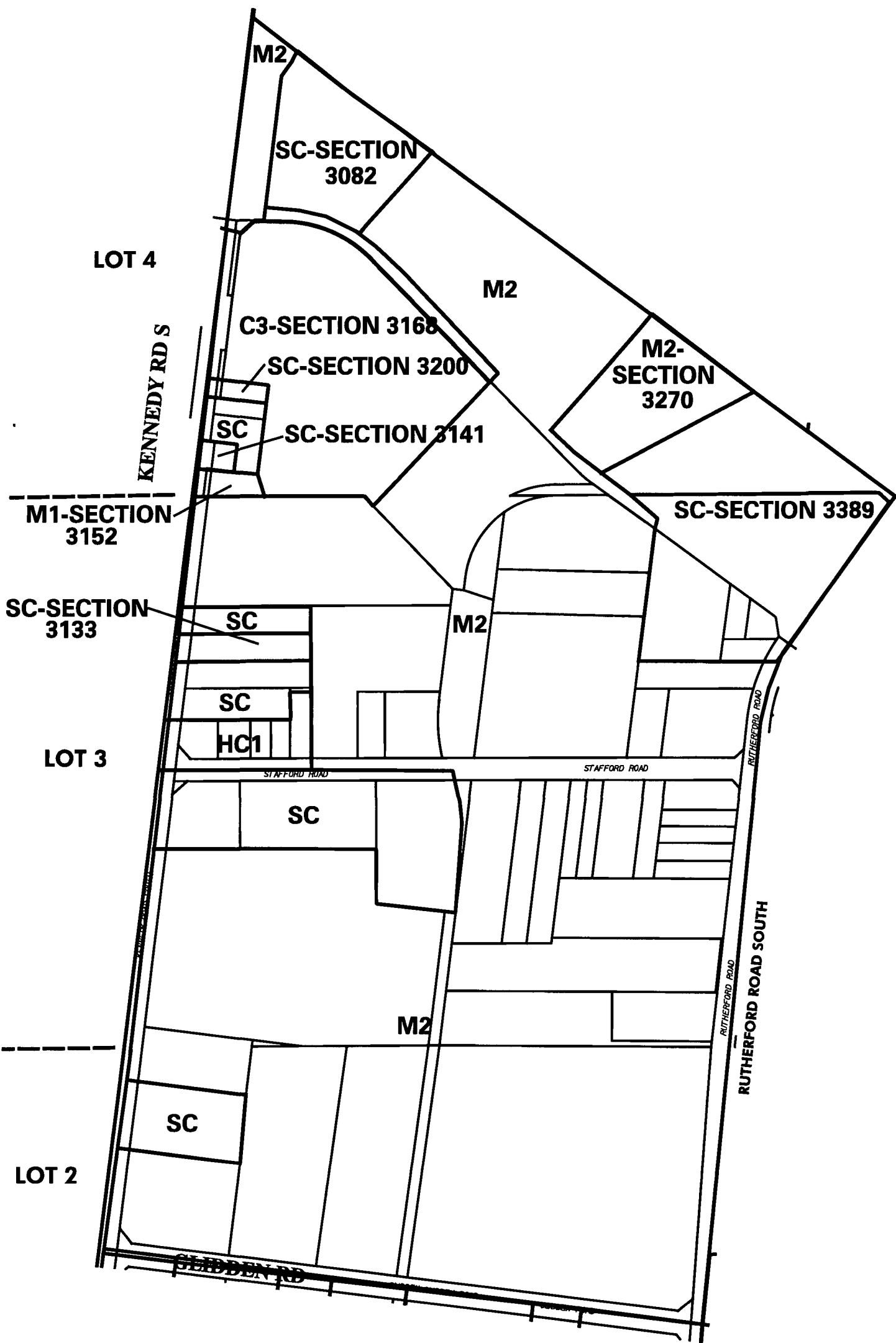
**CONCESSION 2 E.H.S. LOTS 4&5**



**CITY OF BRAMPTON**

Planning, Design and Development

0 50 100  
Metres



LEGEND

— ZONE BOUNDARY

**SCHEDULE A**  
**BY-LAW 270-2004**

**SHEET 61 C**

**CONCESSION 2 E.H.S. LOTS 2-4**

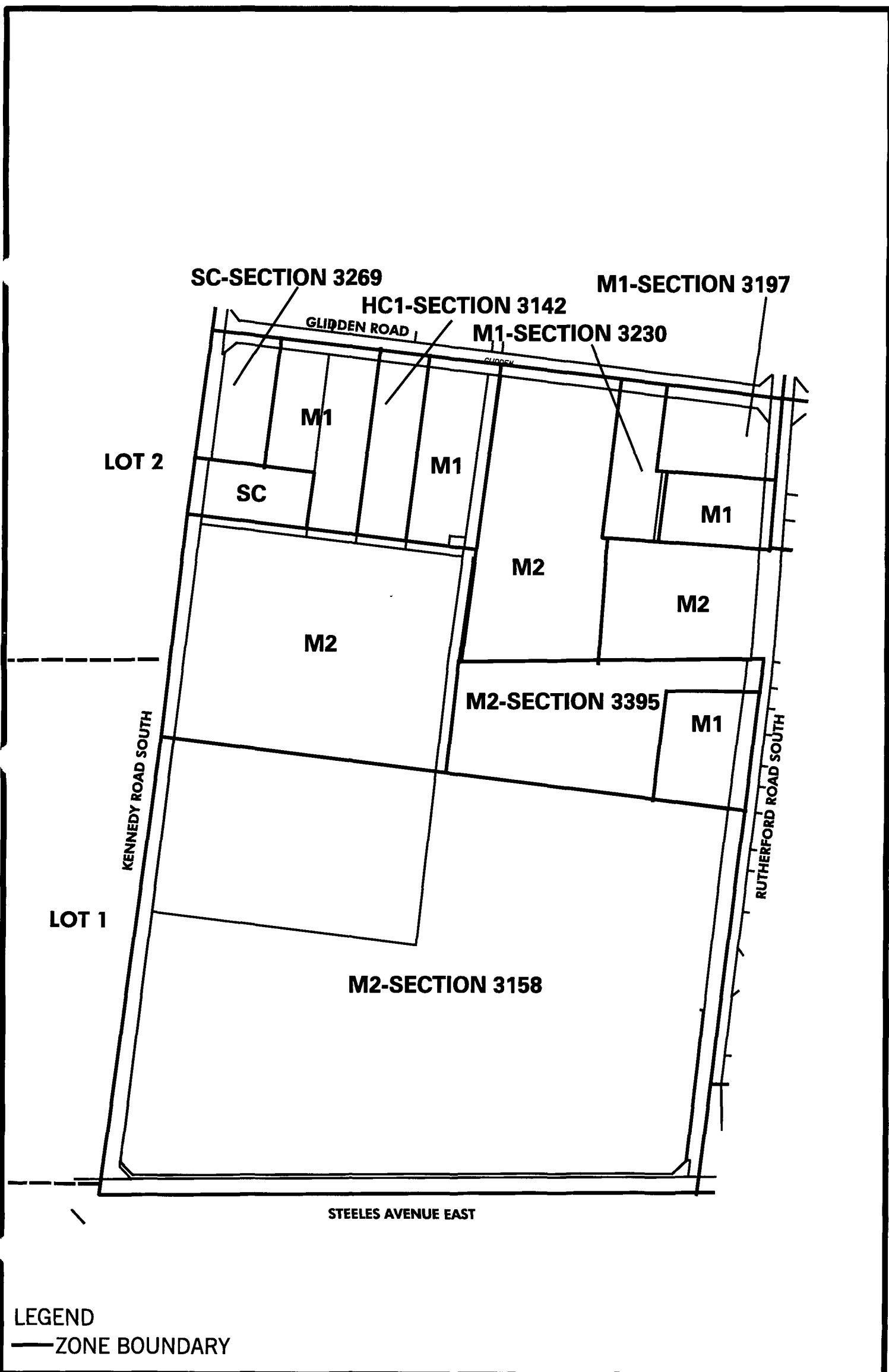


**CITY OF BRAMPTON**  
Planning, Design and Development

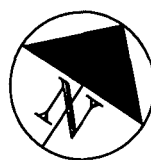






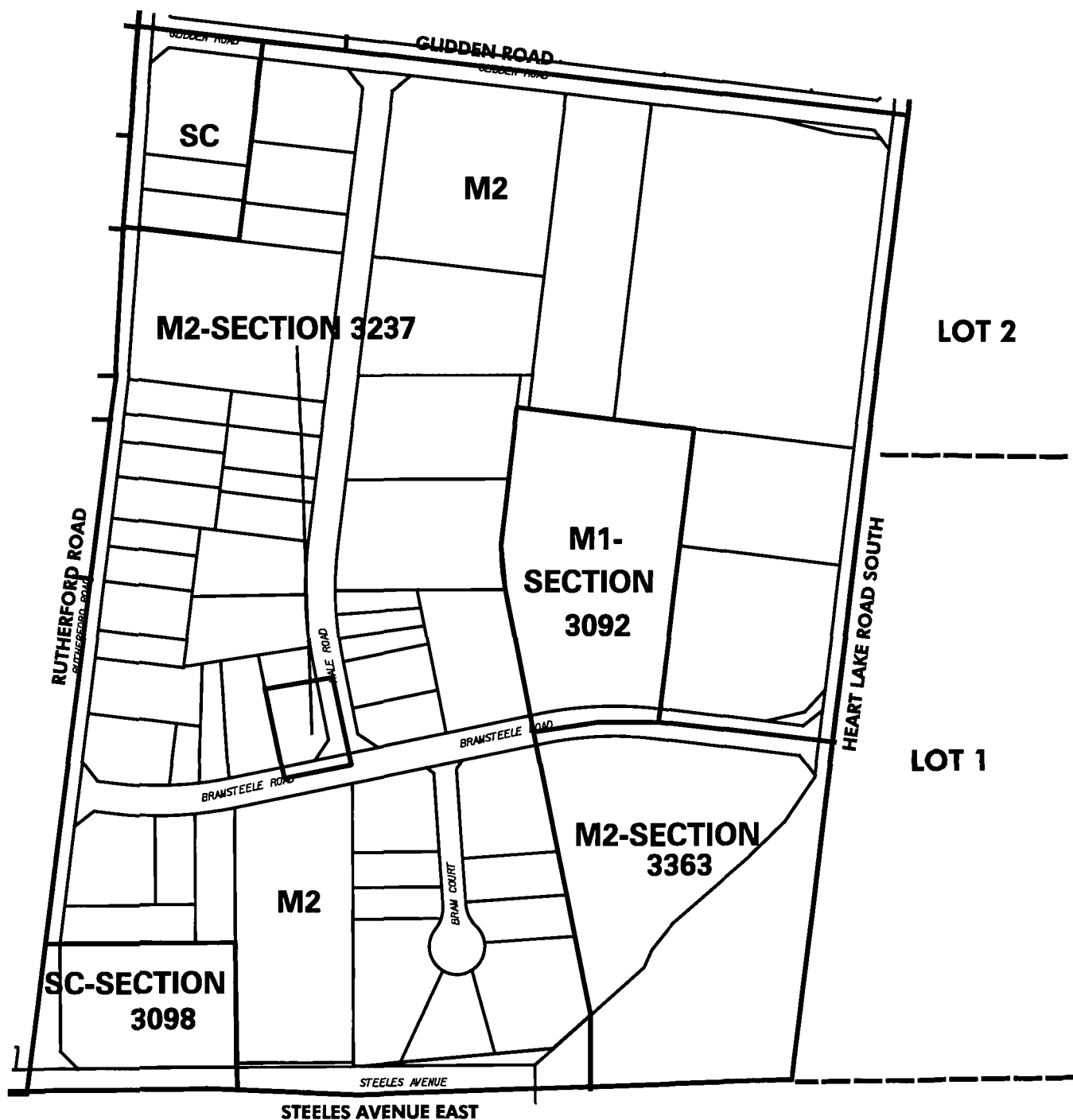


**SCHEDULE A**      **SHEET 61 E**  
**BY-LAW 270-2004**  
**CONCESSION 2 E.H.S. LOTS 1&2**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



LEGEND

— ZONE BOUNDARY

**SCHEDULE A**  
**BY-LAW 270-2004**

**SHEET 61 F**

**CONCESSION 2 E.H.S. LOTS 1&2**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres

A horizontal scale bar with markings for 0, 50, and 100 metres.

SEE MAP No. 45

QUEEN STREET EAST

LOT 5

LOT 5

LOT 4

LOT 4

LOT 3

LOT 3

LOT 2

LOT 2

LOT 1

LOT 1

STEELES AVENUE EAST

SEE MAP No. 78

62A

62B

HIGHWAY #410

DIXIE ROAD

SEE MAP No. 61

SEE MAP No. 63

Schedule A - Sheet 62 (INDEX)

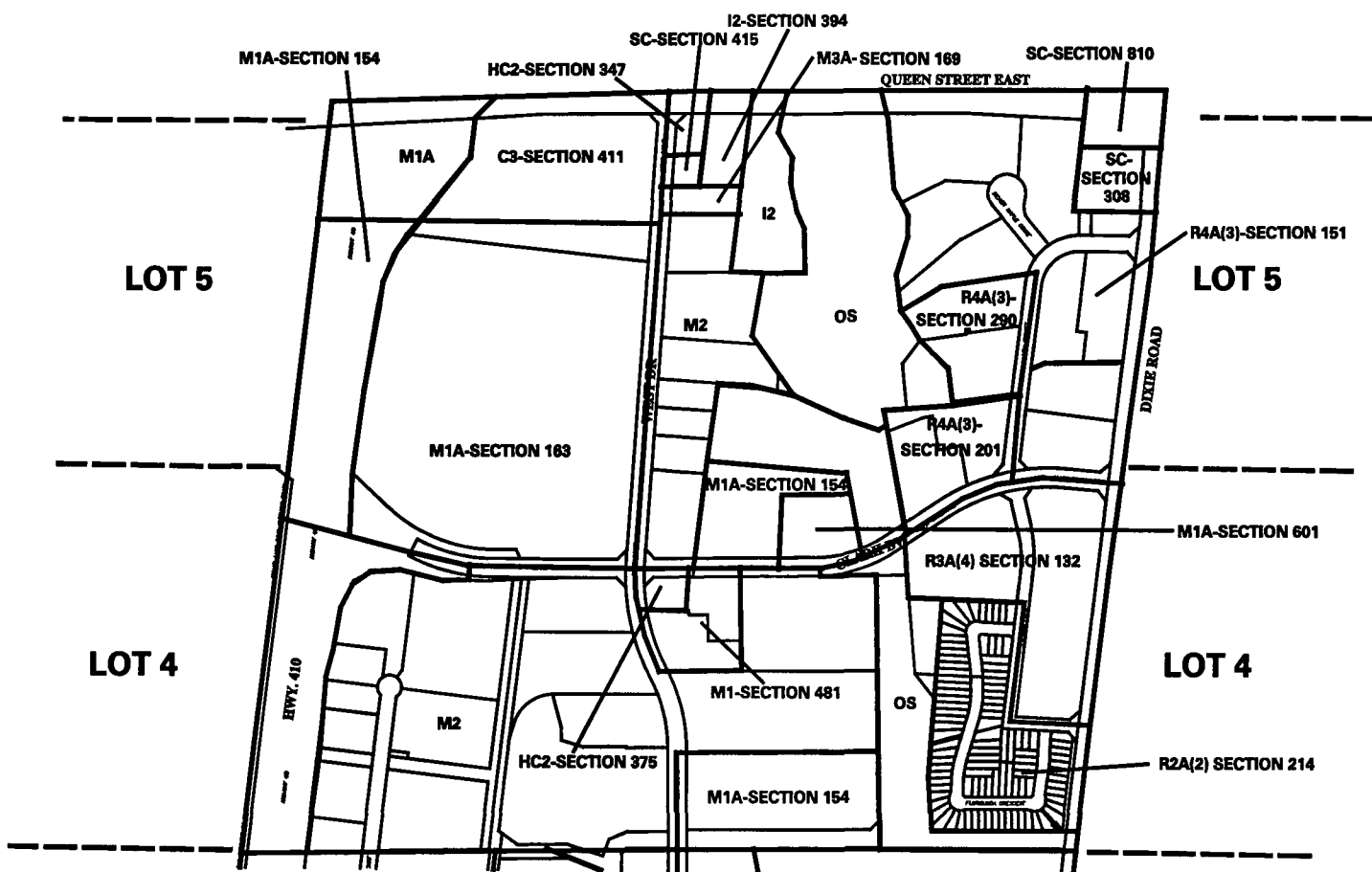
CONCESSION 3 E.H.S. LOTS 1-5

BY-LAW 270-2004



CITY OF BRAMPTON  
Planning, Design and Development

0 100 200 300  
Metres



# LEGEND

ZONE BOUNDARY

## Schedule A      Sheet 62A

CONCESSION 3 E.H.S. LOTS 4-5

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development





SEE MAP No.

QUEEN STREET EAST

LOT 5

63A

63B

LOT 5

LOT 4

DIXIE ROAD

63C

63D

LOT 4

SEE MAP No.

LOT 3

63E

63G

LOT 3

LOT 2

63F

LOT 2

LOT 1

63H

63I

LOT 1

SEE MAP No.

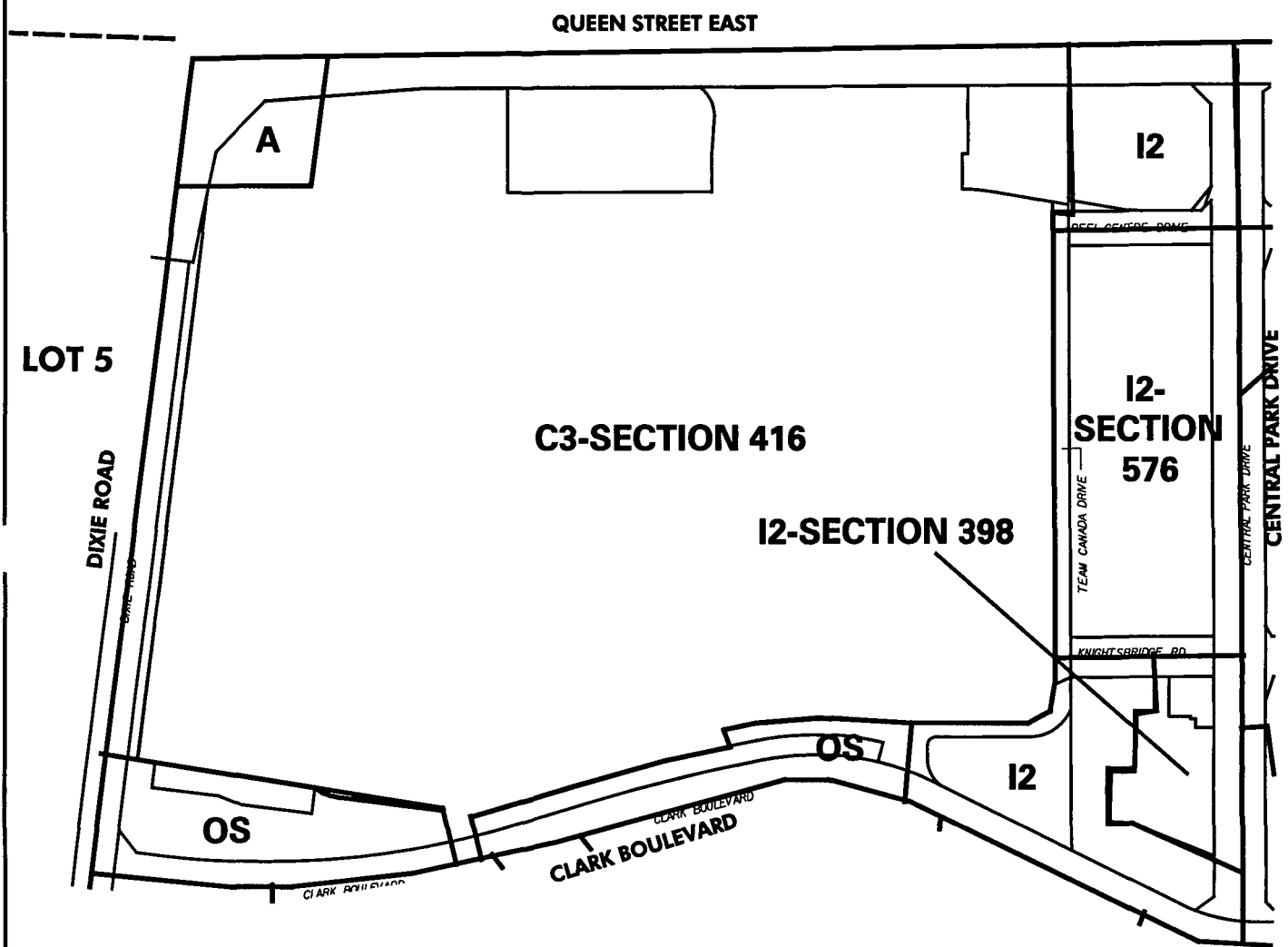
STEELES AVENUE EAST

SEE MAP No.

Schedule A Sheet 63 (INDEX)  
CONCESSION 4 E.H.S. LOTS 1-5  
BY-LAW 270-2004



CITY OF BRAMPTON  
Planning, Design and Development  
0 100 200 300  
Metres



## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 63A**

**CONCESSION 4 E.H.S. LOT 5**

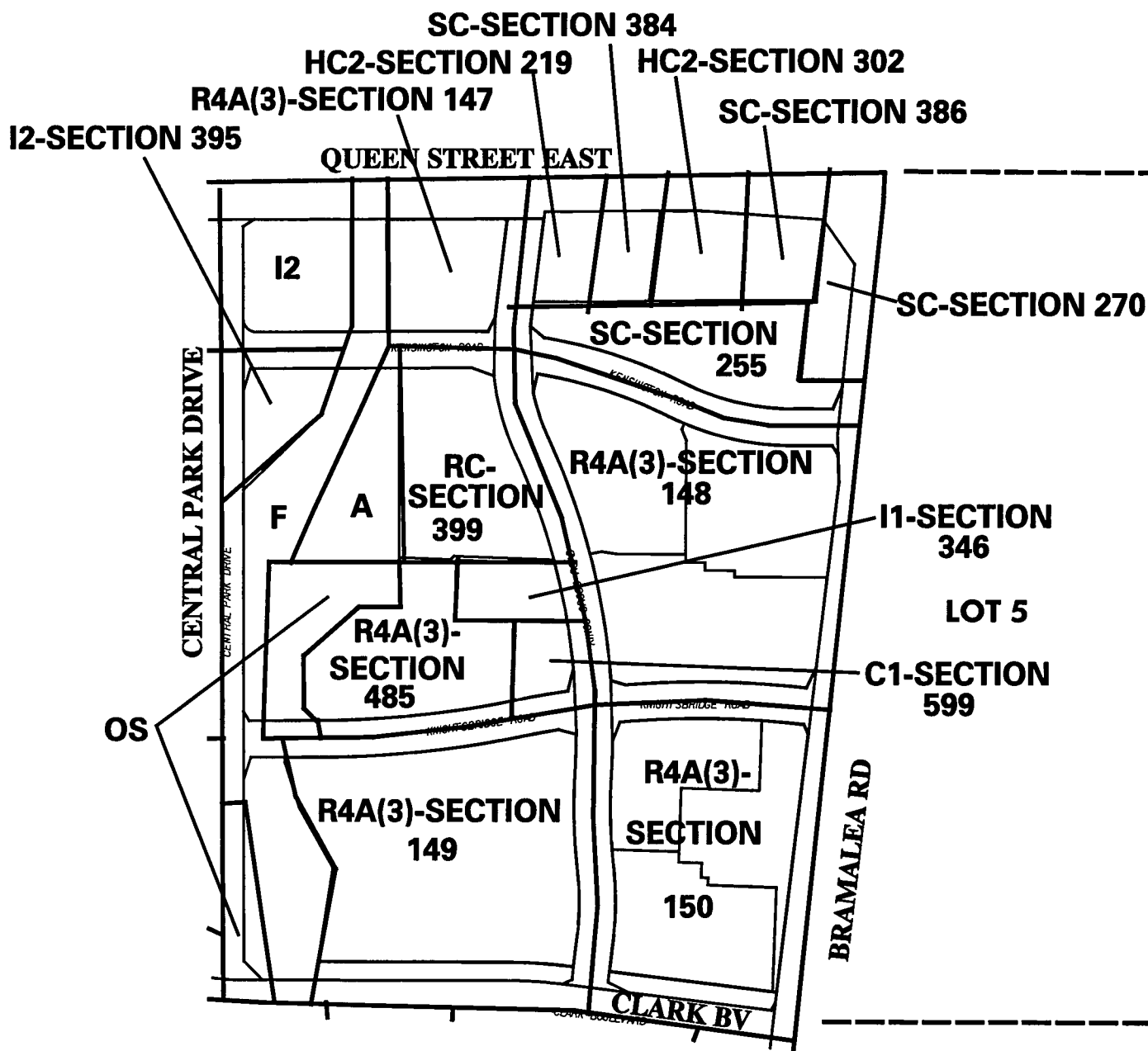
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres





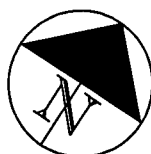
## LEGEND

— ZONE BOUNDARY

# Schedule A Sheet 63B

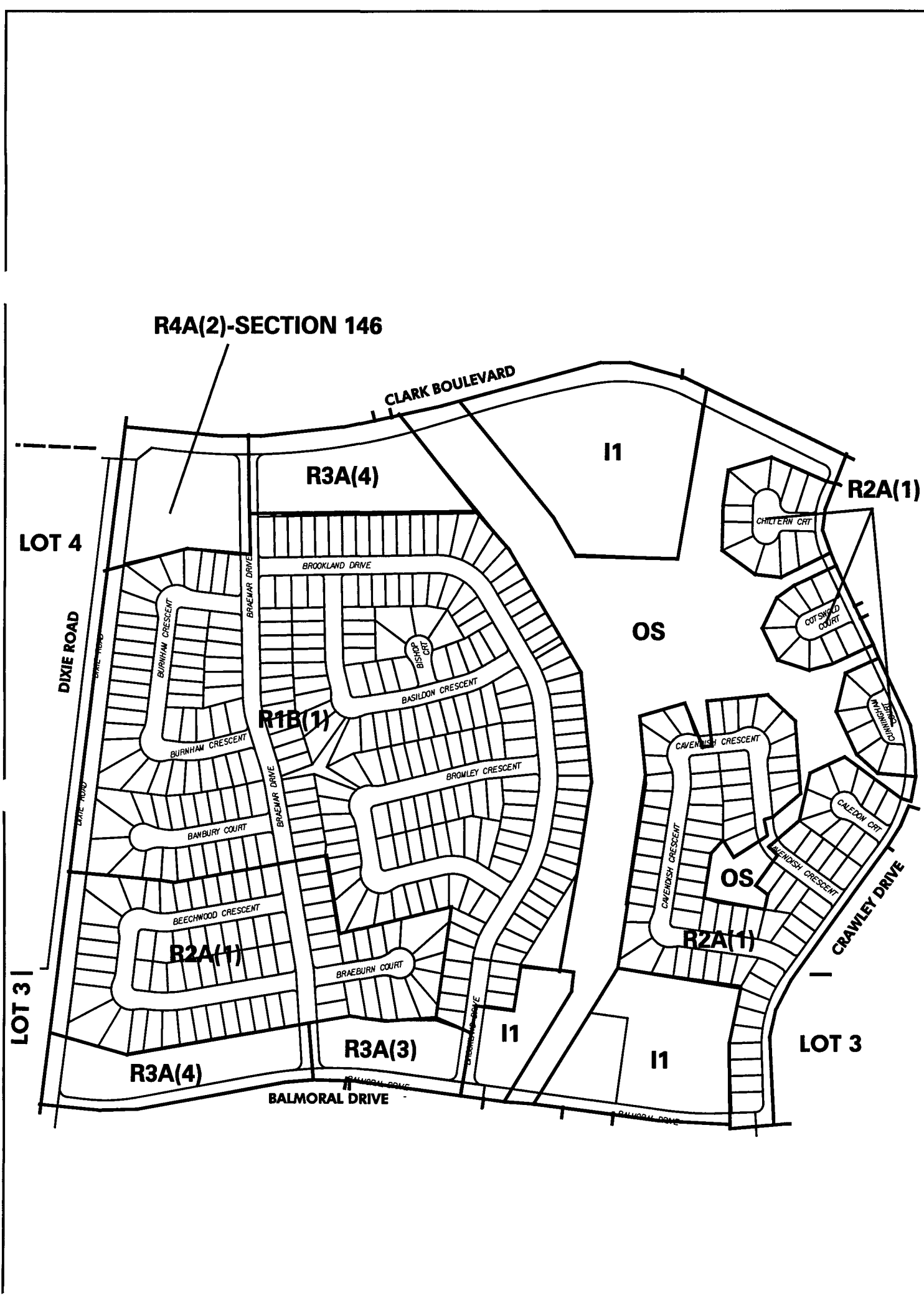
CONCESSION 4 E.H.S. LOT 5

BY-LAW 270-2004



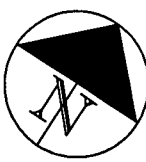
**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres




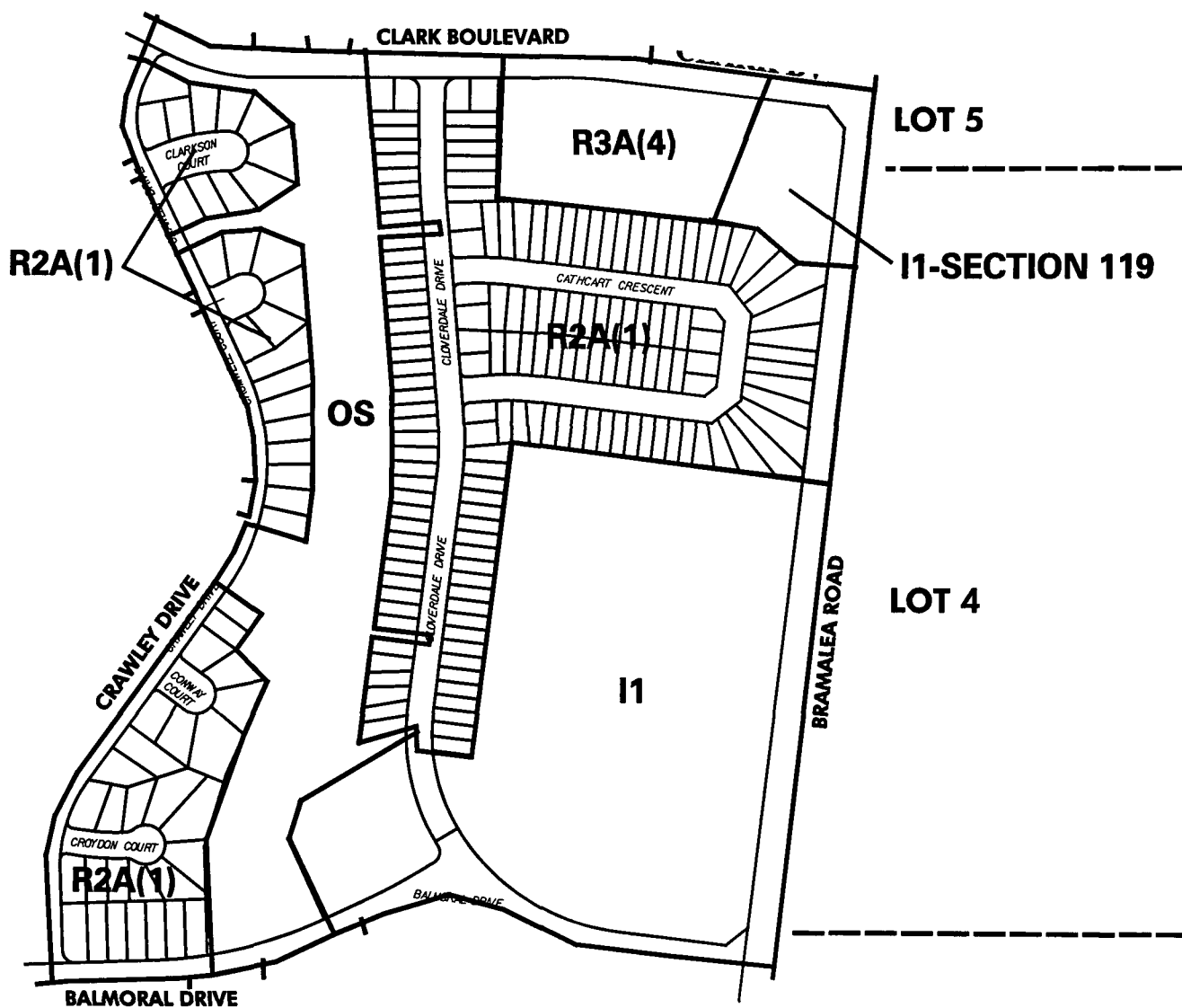
**LEGEND**  
 — ZONE BOUNDARY

**Schedule A      Sheet 63C**  
**CONCESSION 4 E.H.S. LOTS 3-4**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development





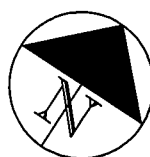
## LEGEND

— ZONE BOUNDARY

# Schedule A Sheet 63D

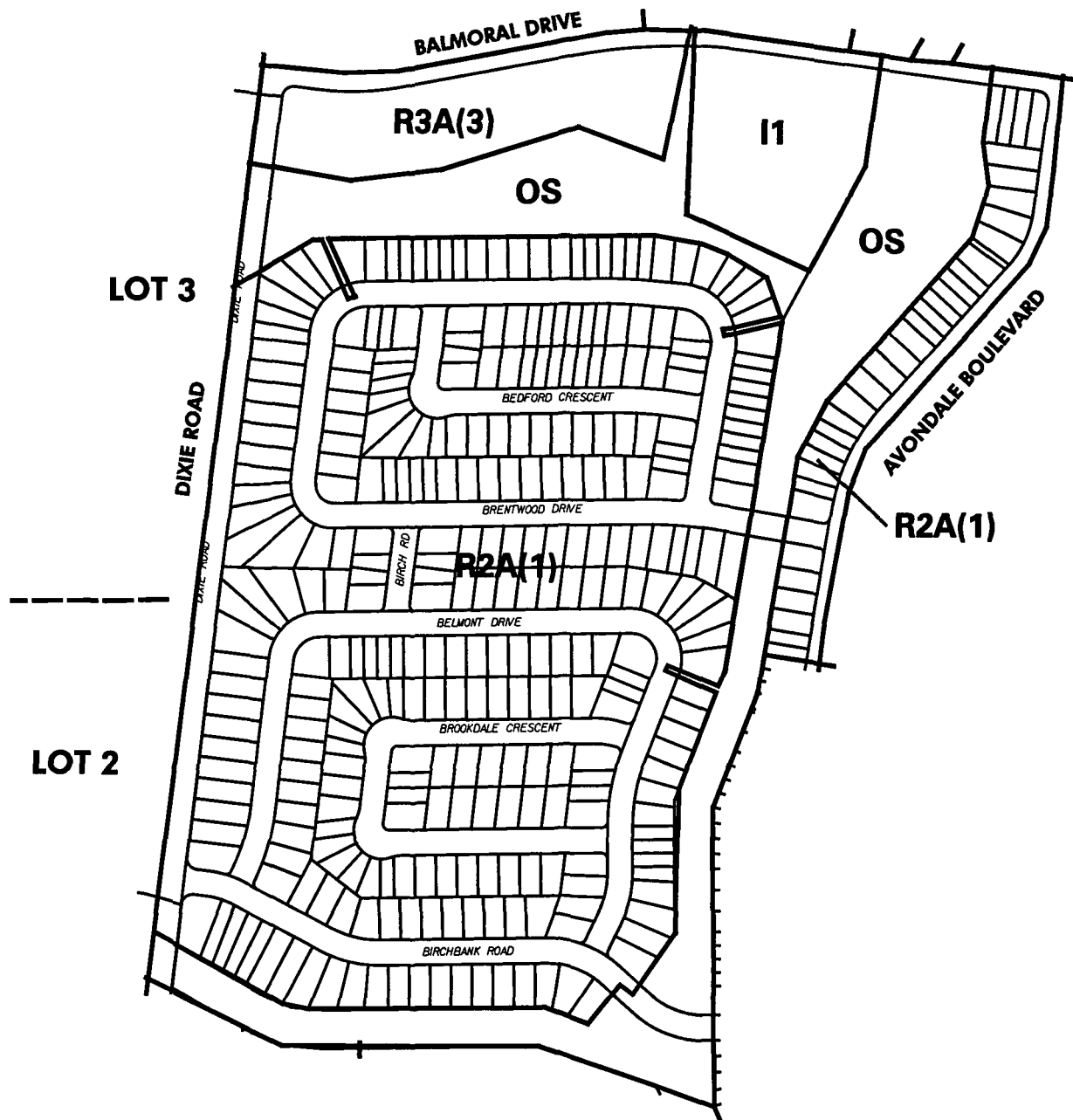
CONCESSION 4 E.HS. LOTS 4-5

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



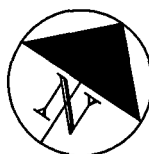
## LEGEND

— ZONE BOUNDARY

# Schedule A Sheet 63E

CONCESSION 4 E.H.S. LOTS 2-3

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



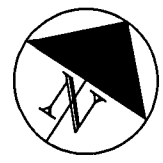
## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 63F**

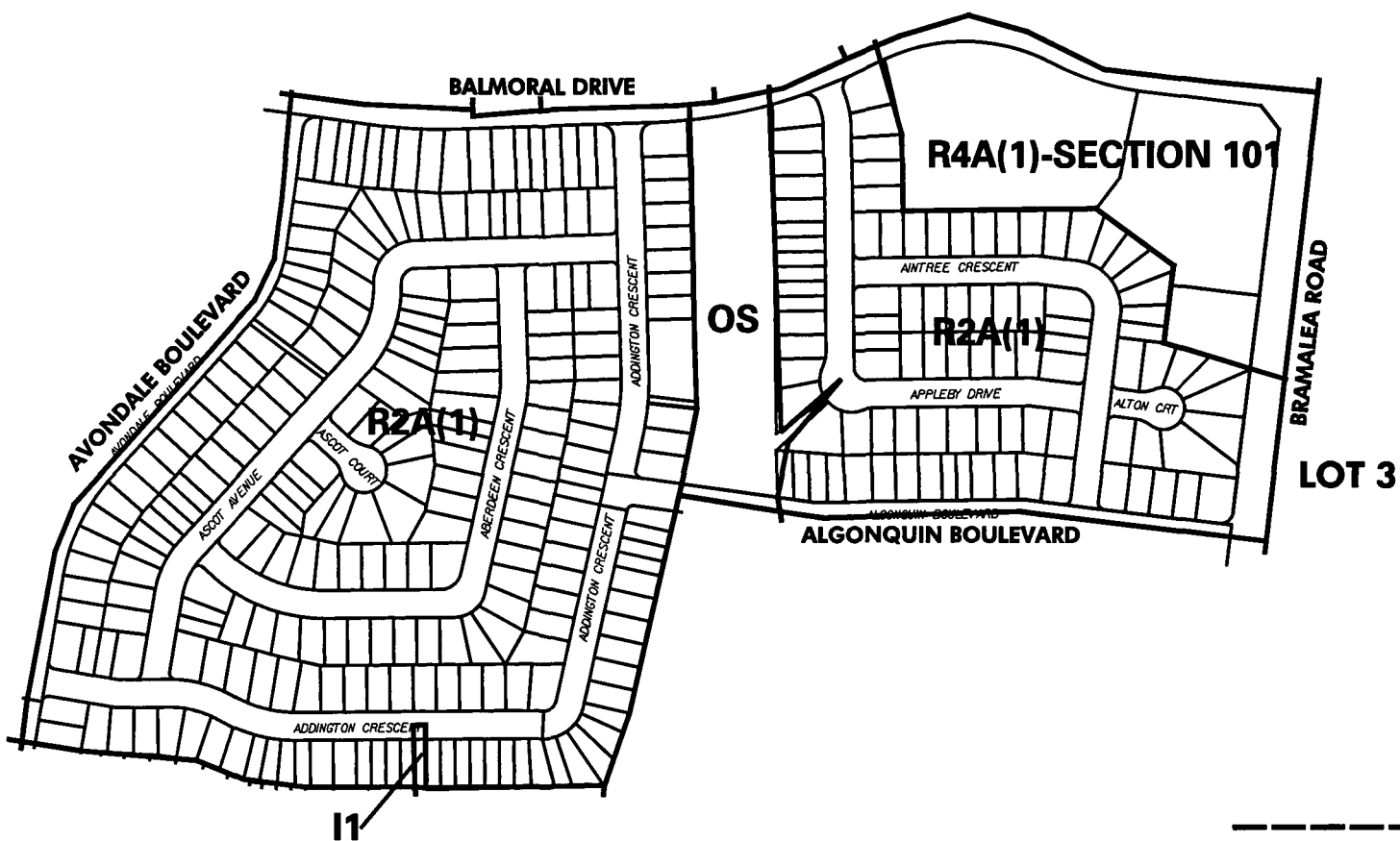
**CONCESSION 4 E.H.S. LOTS 2-3**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





## LEGEND

—— ZONE BOUNDARY

**Schedule A Sheet 63G**

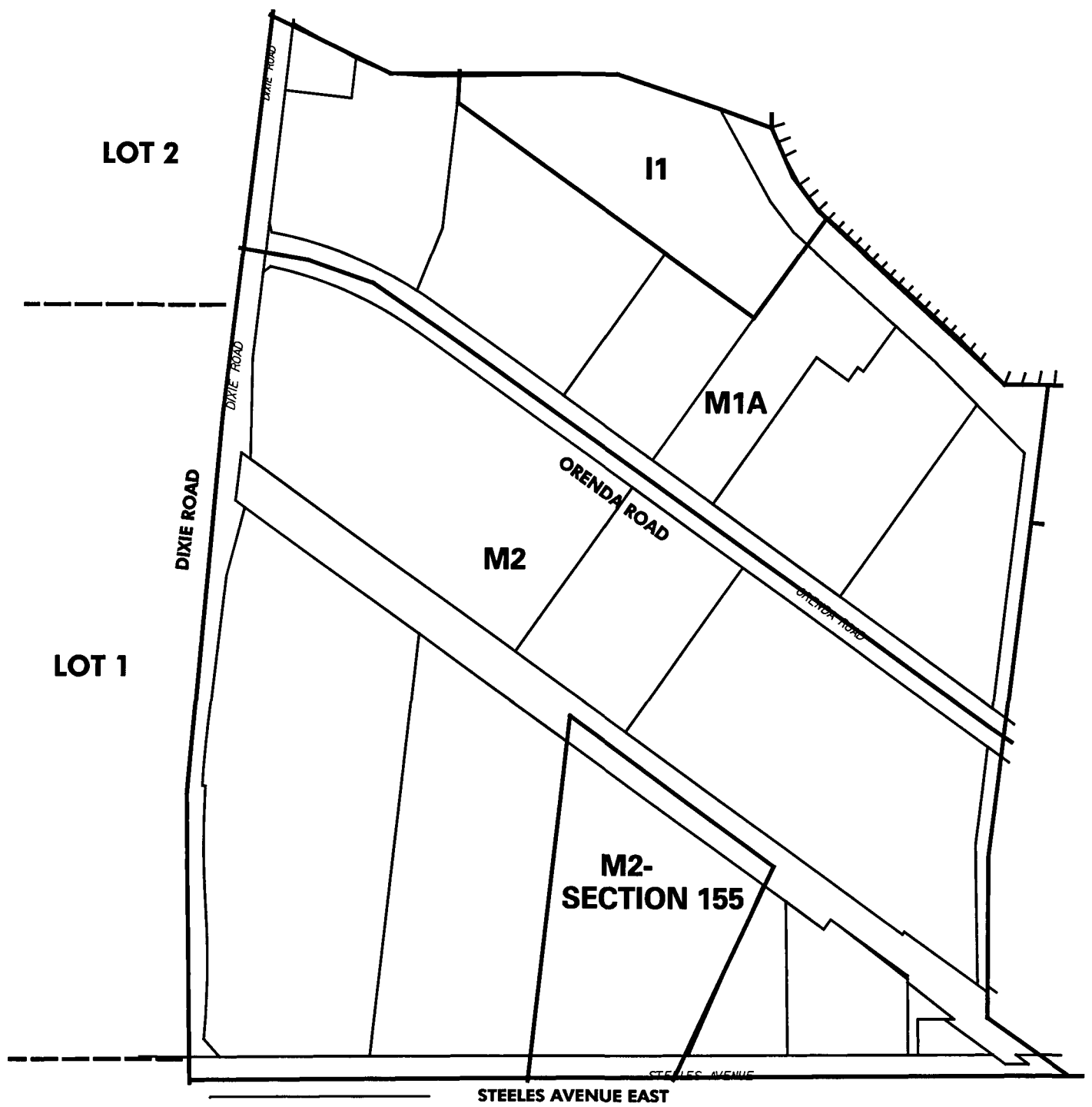
**CONCESSION 4 E.H.S. LOT 3**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



# LEGEND

— ZONE BOUNDARY

## Schedule A Sheet 63H

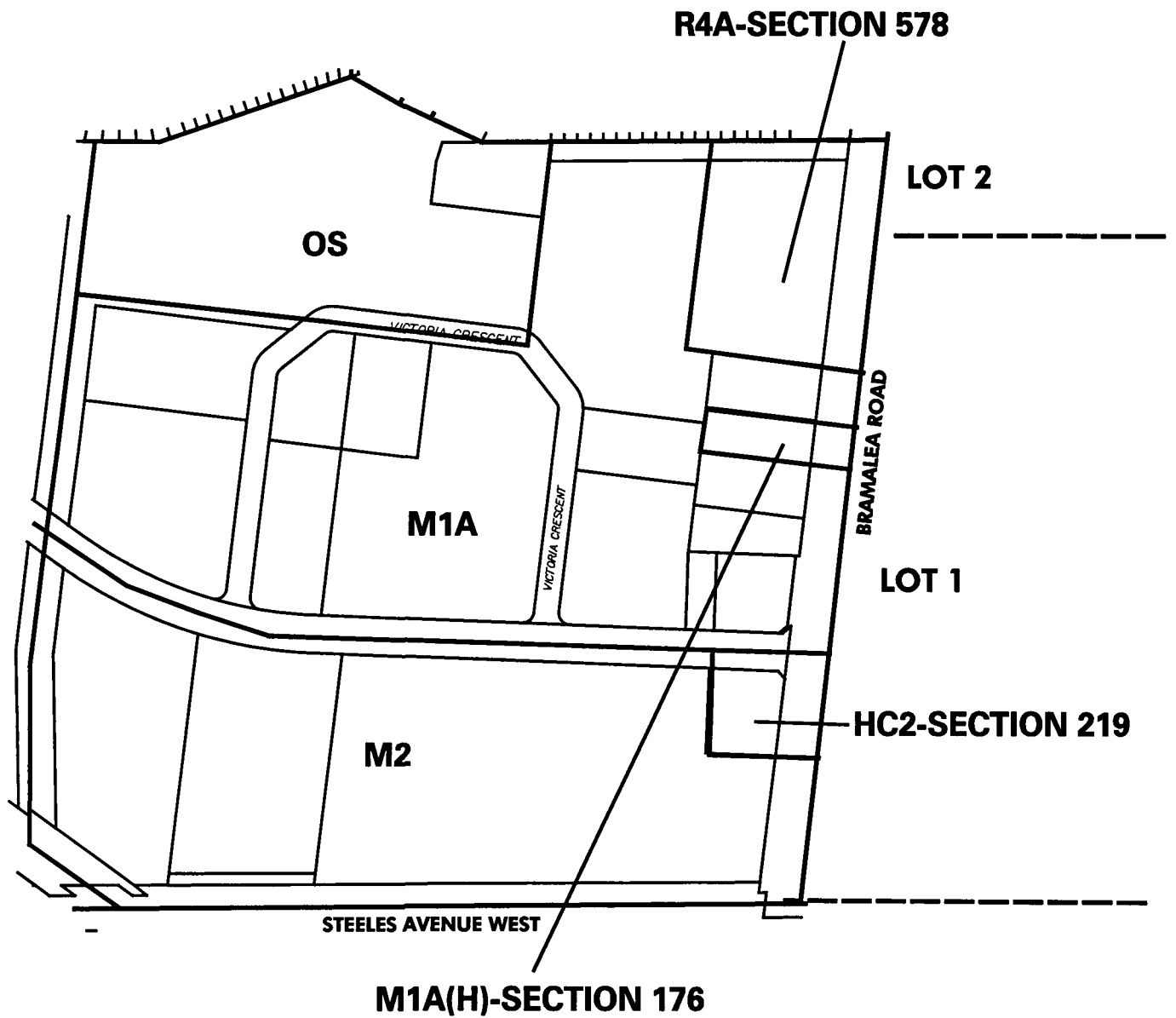
CONCESSION 4 E.H.S. LOTS 1-2

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

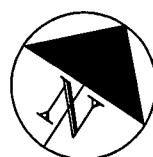
0 50 100  
Metres



# LEGEND

— ZONE BOUNDARY

**Schedule A      Sheet 63I**  
**CONCESSION 4 E.H.S. LOTS 1-2**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



QUEEN STREET EAST

LOT 5

64A

64B

LOT 5

LOT 4

64C

LOT 4

LOT 3

BRAMALEA ROAD

64D

TORBRAM ROAD

LOT 3

LOT 2

64E

64F

LOT 2

LOT 1

64G

LOT 1

64H

STEELES AVENUE EAST

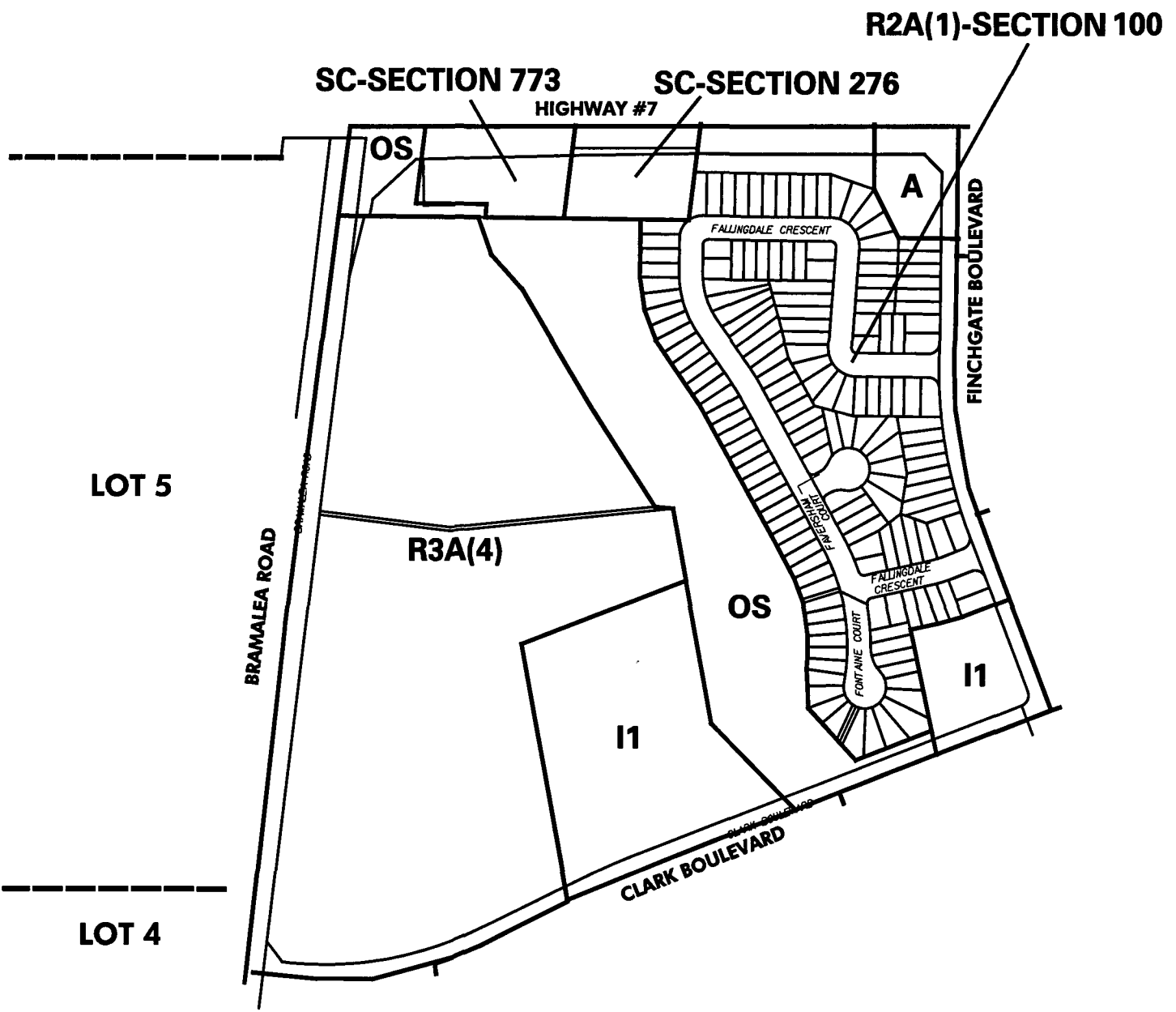
SEE MAP No. 80

**Schedule A Sheet 64 (INDEX)**  
**CONCESSION 5 E.H.S. LOTS 1-5**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development






**LEGEND**

—— ZONE BOUNDARY

**Schedule A      Sheet 64A**


**CONCESSION 5 E.H.S. LOTS 4- 5**

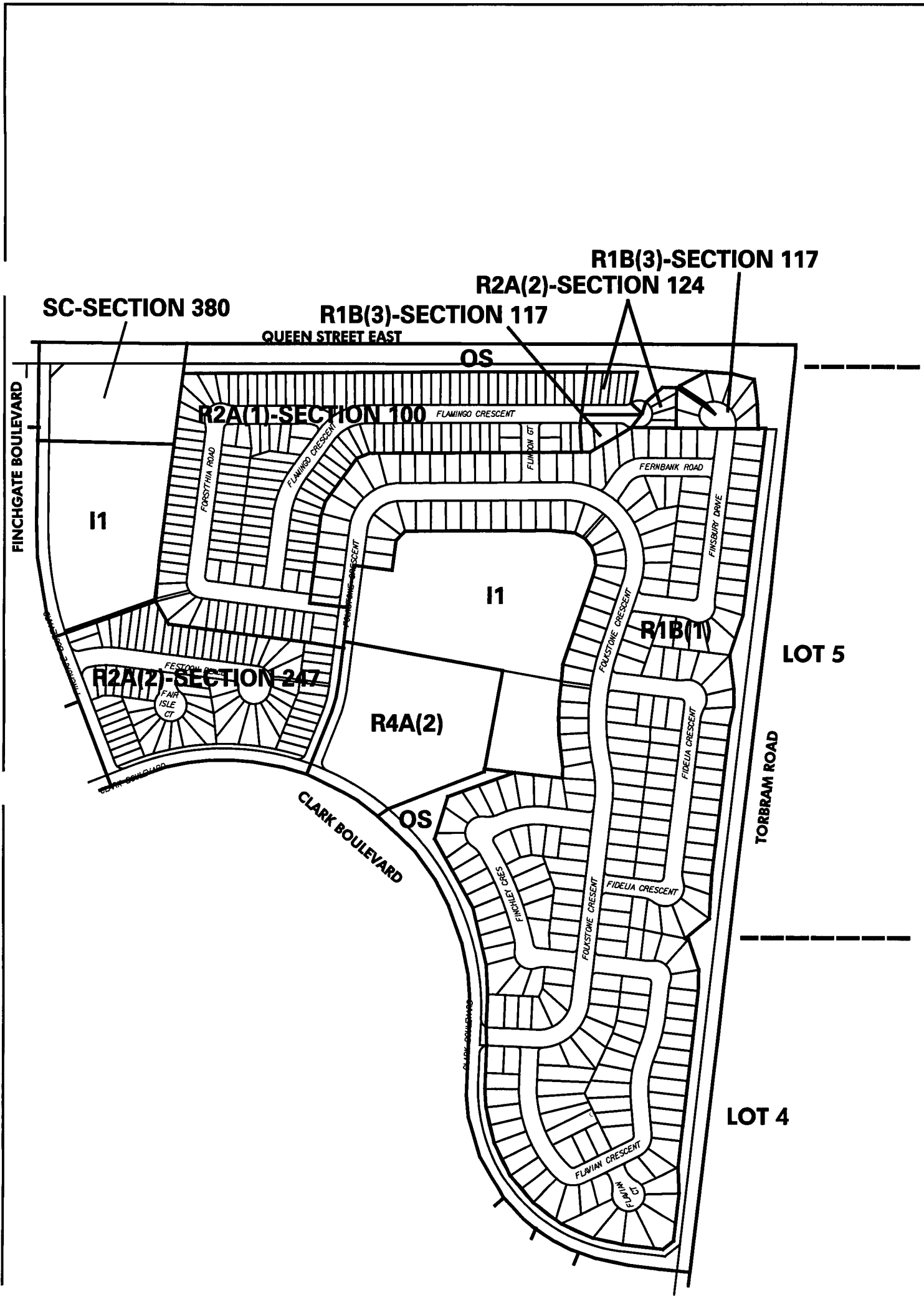
**BY-LAW 270-2004**



**CITY OF BRAMPTON**

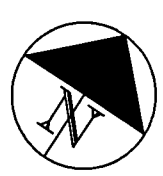
Planning, Design and Development



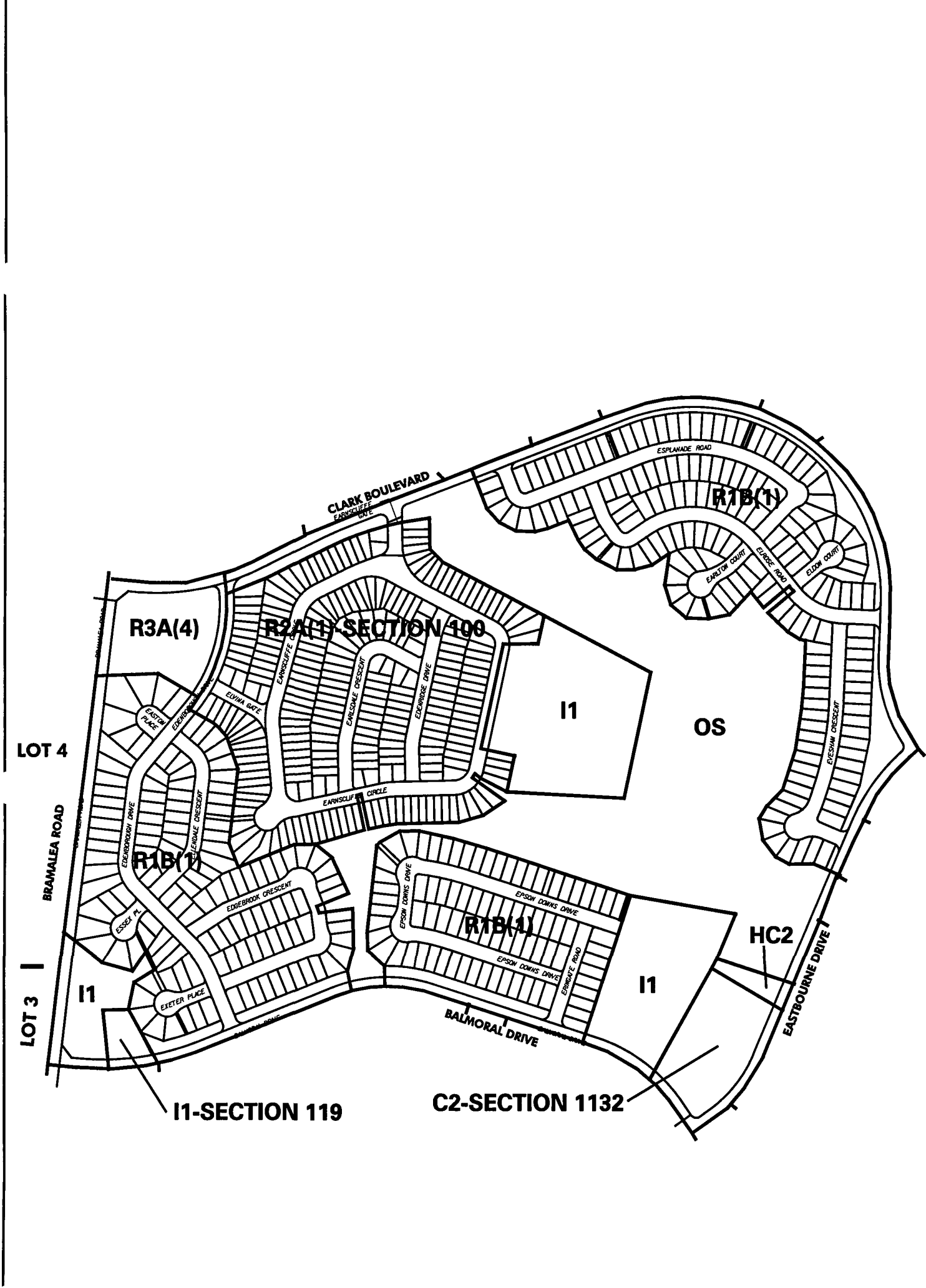


**LEGEND**  
—— ZONE BOUNDARY

**Schedule A      Sheet 64B**  
**CONCESSION 5 E.H.S. LOTS 4-5**  
**BY-LAW 270-2004**

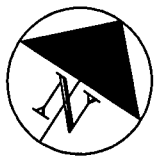


**CITY OF BRAMPTON**  
Planning and Building  
0 50 100  
Metres

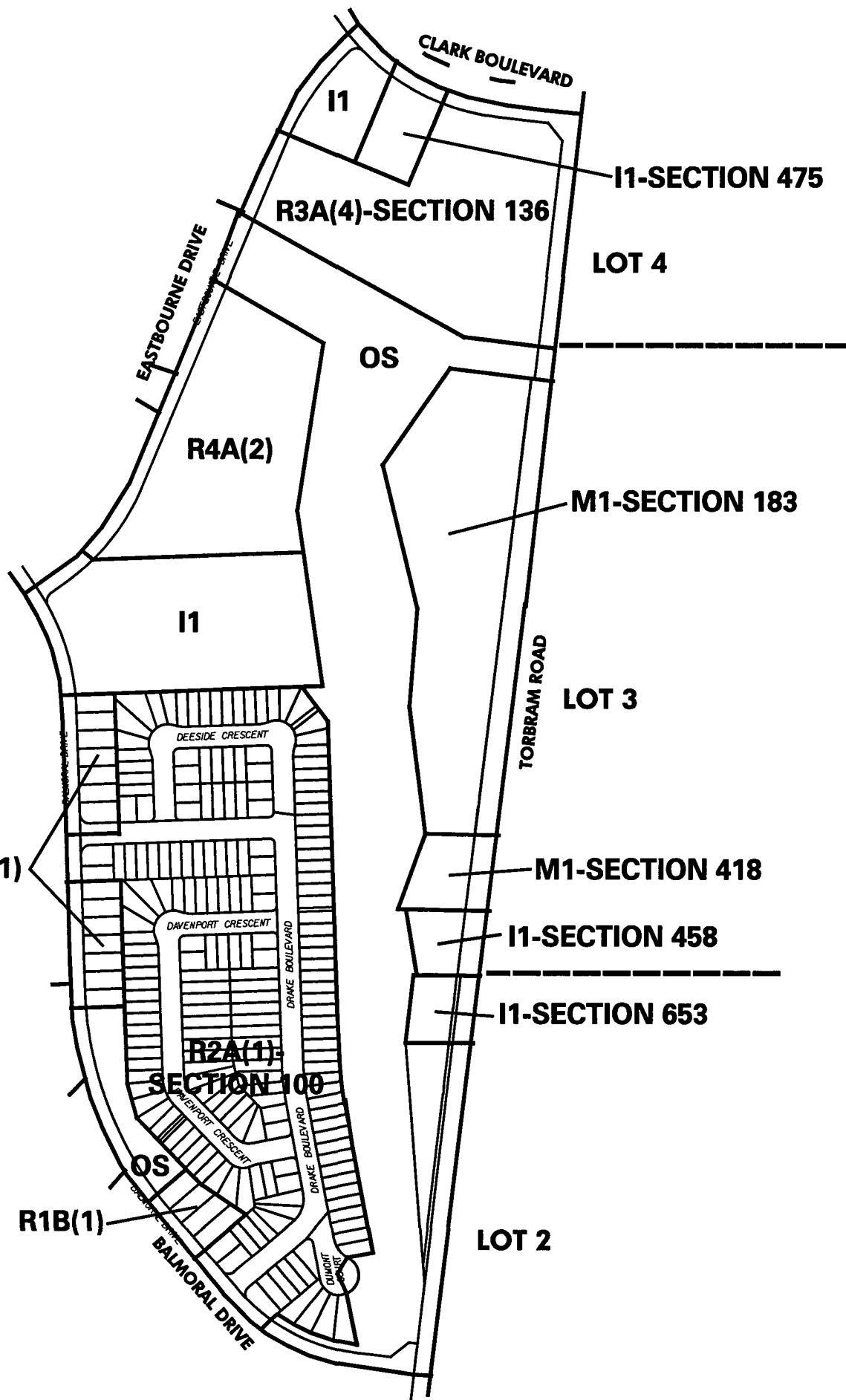


**LEGEND**  
— ZONE BOUNDARY

**Schedule A      MAP 64C**  
**CONCESSION 5 E.H.S. LOTS 3-4**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning and Building  
0    100    200    300  
Metres



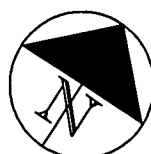
## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 64D**

**CONCESSION 5 E.H.S. LOTS 2-4**

**BY-LAW 270-2004**



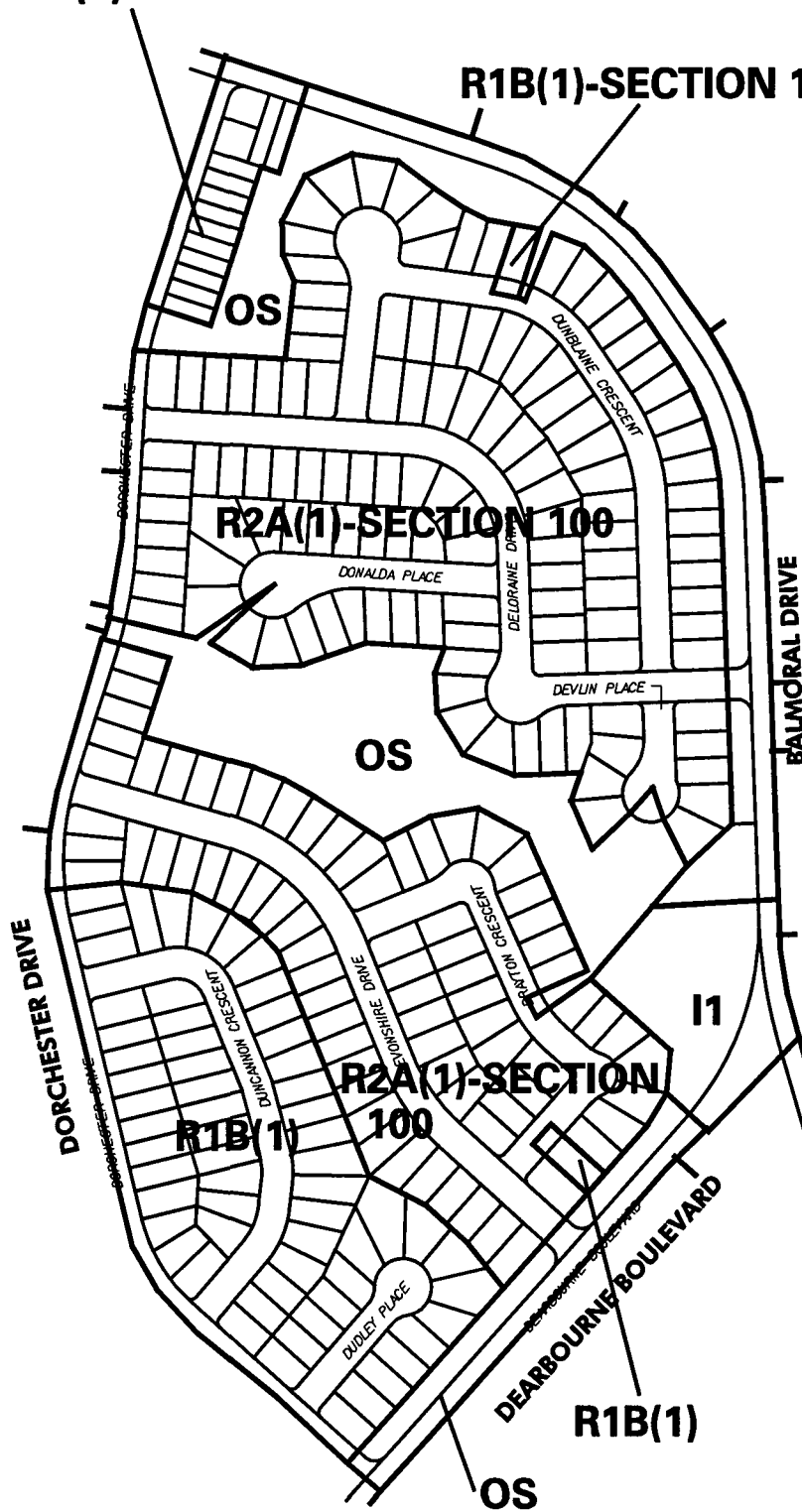
**CITY OF BRAMPTON**  
Planning, Design and Development

0 50 100  
Metres



**R2A(1)-SECTION 100**

**R1B(1)-SECTION 110**



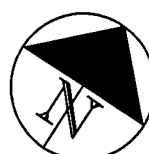
**LEGEND**

— ZONE BOUNDARY

**Schedule A Sheet 64F**

**CONCESSION 5 E.H.S. LOTS 2-3**

**BY-LAW 270-2004**

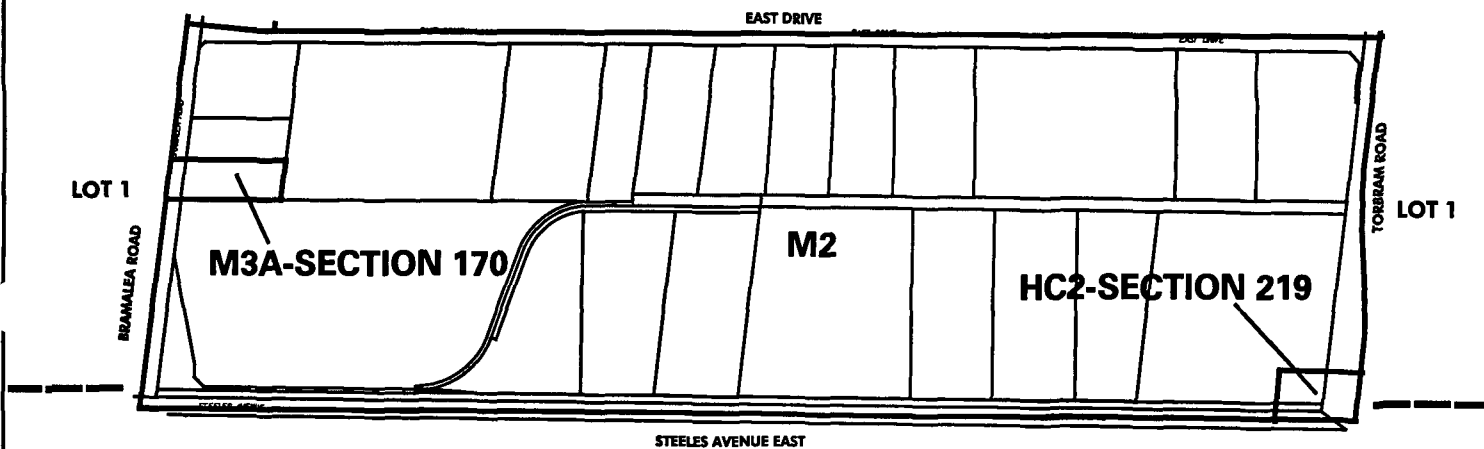


**CITY OF BRAMPTON**  
Planning, Design and Development









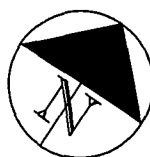
## LEGEND

— ZONE BOUNDARY

**Schedule A Sheet 64H**

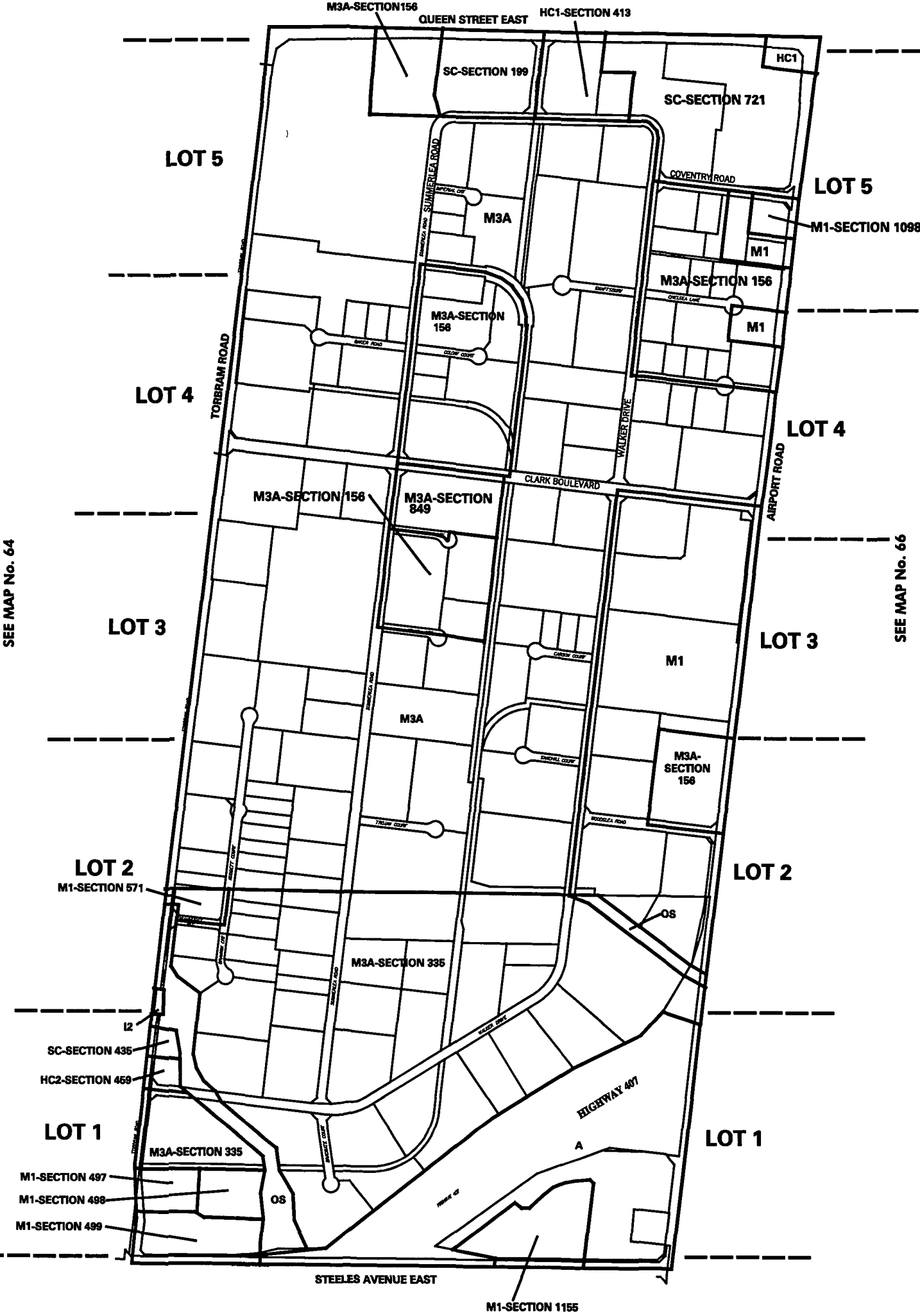
**CONCESSION 5 E.H.S. LOT 1**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning and Building

0 100 200 300  
Metres



SEE MAP No. 64

SEE MAP No. 66

SEE MAP No. 81

LEGEND  
— ZONE BOUNDARY

**Schedule A Sheet 65**  
**CONCESSION 6 E.H.S. LOTS 1-5**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development



SEE MAP No. 49

M3-SECTION 1705

QUEEN STREET EAST

SC(H)-SECTION 1567

M4-SECTION 1799

HC1-SECTION 1603

SC-SECTION 1604

SC-SECTION 1753

SC-SECTION 1568

LOT 5

M1-SECTION 1815

M4-SECTION 1586

M3-SECTION 1570

M4-SECTION 1557

M3-SECTION 1558

SC-SECTION 1605

M3-SECTION 1678

M3-SECTION 1678

LOT 4

M3-SECTION 1539

M4-SECTION 1606

LOT 4

M4-SECTION 1538

M3-SECTION 1633

HC2-SECTION 1551

M4-SECTION 1528

M3-SECTION 1581

M3-SECTION 1529

LOT 3

M4-SECTION 1574

LOT 3

M3-SECTION 1581

HC1-SECTION 1537

LOT 2

M1-SECTION 821

M3-SECTION 1538

M4-SECTION 1549

M4-SECTION 1574

LOT 2

M4-SECTION 1575

M4-SECTION 1575 (SPECIAL RESERVE)

M4(H)-SECTION 1641

M3A-SECTION 1543

M3A-SECTION 1577

LOT 1

M1-SECTION 1554

M1-SECTION 1555

OC-SECTION 1582

SC1-SECTION 1553

HC2-SECTION 1504

M1(H)-SECTION 1555

STEELES AVENUE EAST

LOT 1

LEGEND

SEE MAP No. 82

— ZONE BOUNDARY

Schedule A Sheet 66

CONCESSION 7 N.D.

LOTS 1-5

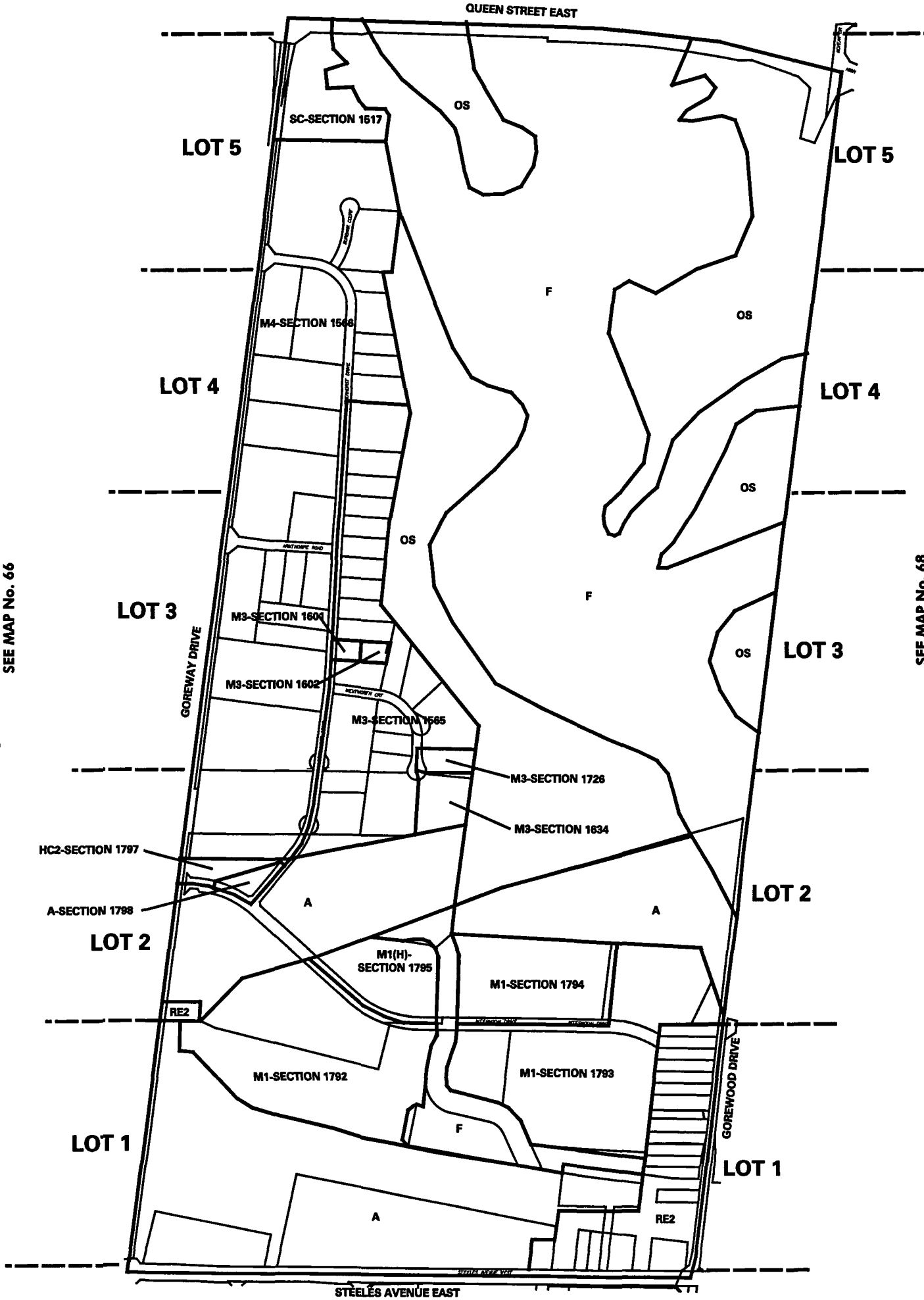
BY-LAW 270-2004



CITY OF BRAMPTON  
Planning, Design and Development

0 100 200 300  
Metres

SEE MAP No. 50



SEE MAP No. 66

SEE MAP No. 68

LEGEND  
— ZONE BOUNDARY

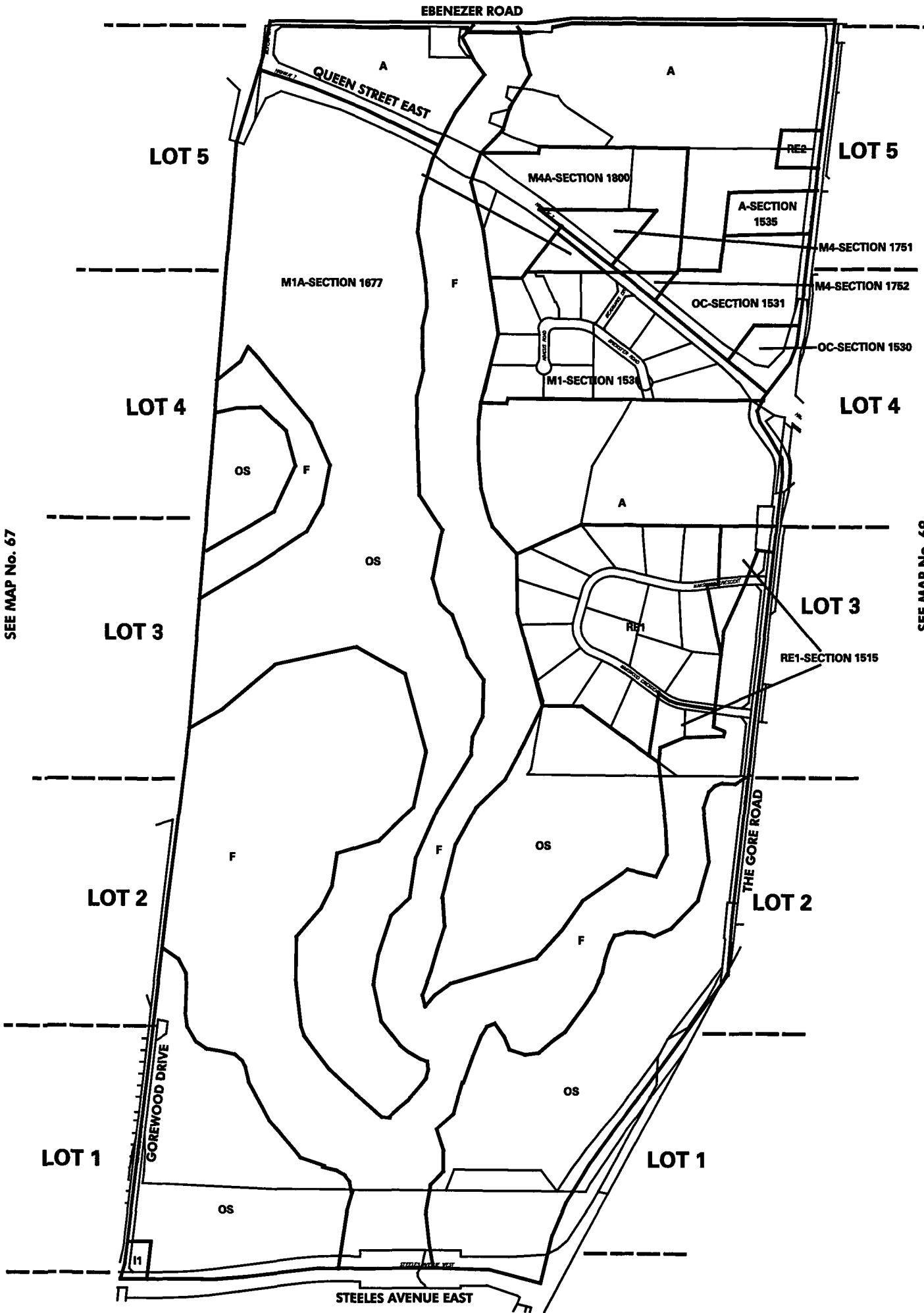
SEE MAP No. 83

**Schedule A Sheet 67**  
**CONCESSION 8 N.D. LOTS 1-5**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





LEGEND  
— ZONE BOUNDARY

SEE MAP No. 84

**Schedule A Sheet 68**

**CONCESSION 9 N.D.**

**LOTS 1-5**

**BY-LAW 270-2004**

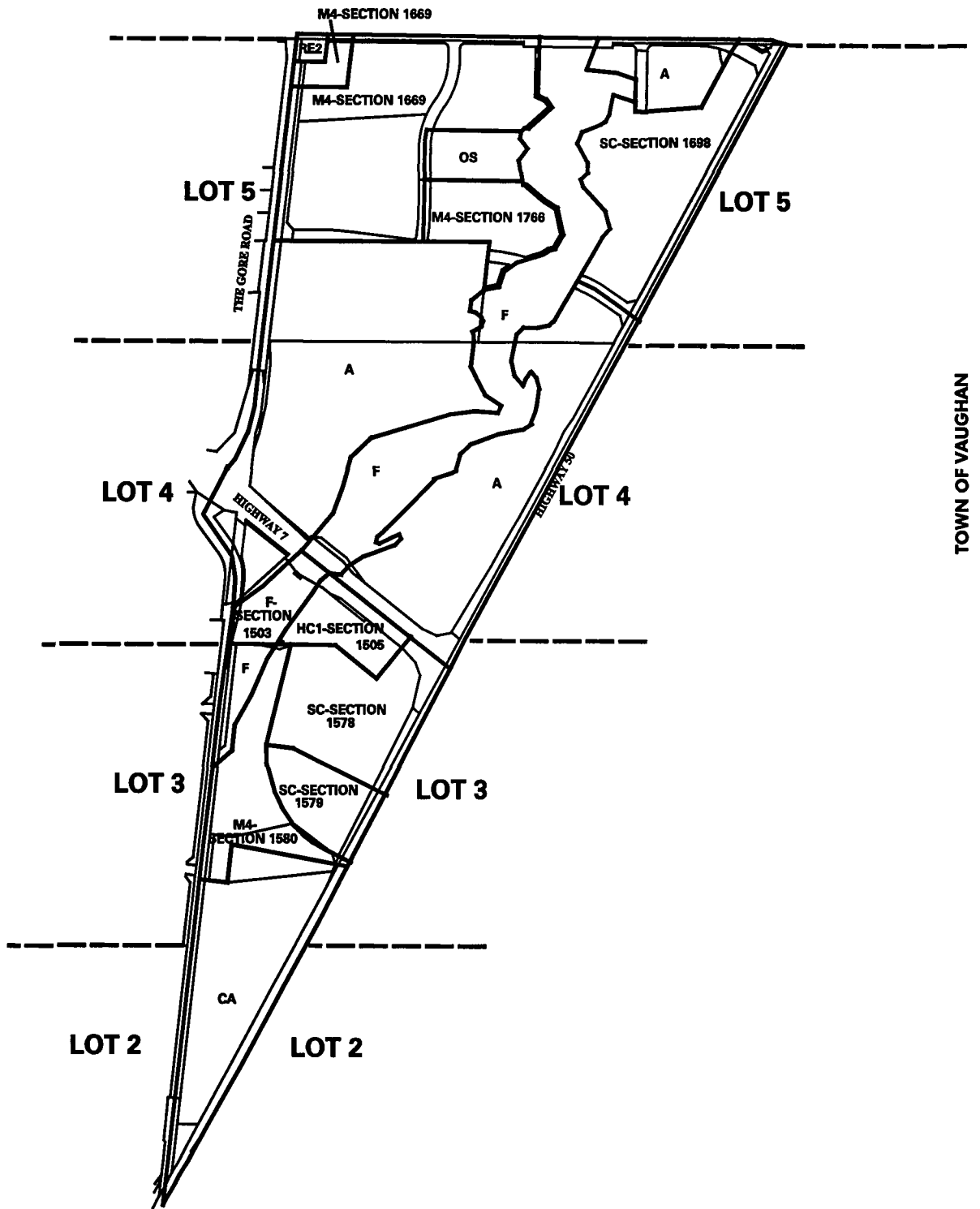


**CITY OF BRAMPTON**

Planning, Design and Development



SEE MAP No. 52



SEE MAP No. 68

TOWN OF VAUGHAN

LEGEND

— ZONE BOUNDARY

SEE MAP No. 68

**Schedule A Sheet 69**

**CONCESSION 10 N.D. LOTS 2-5**

**BY-LAW 270-2004**

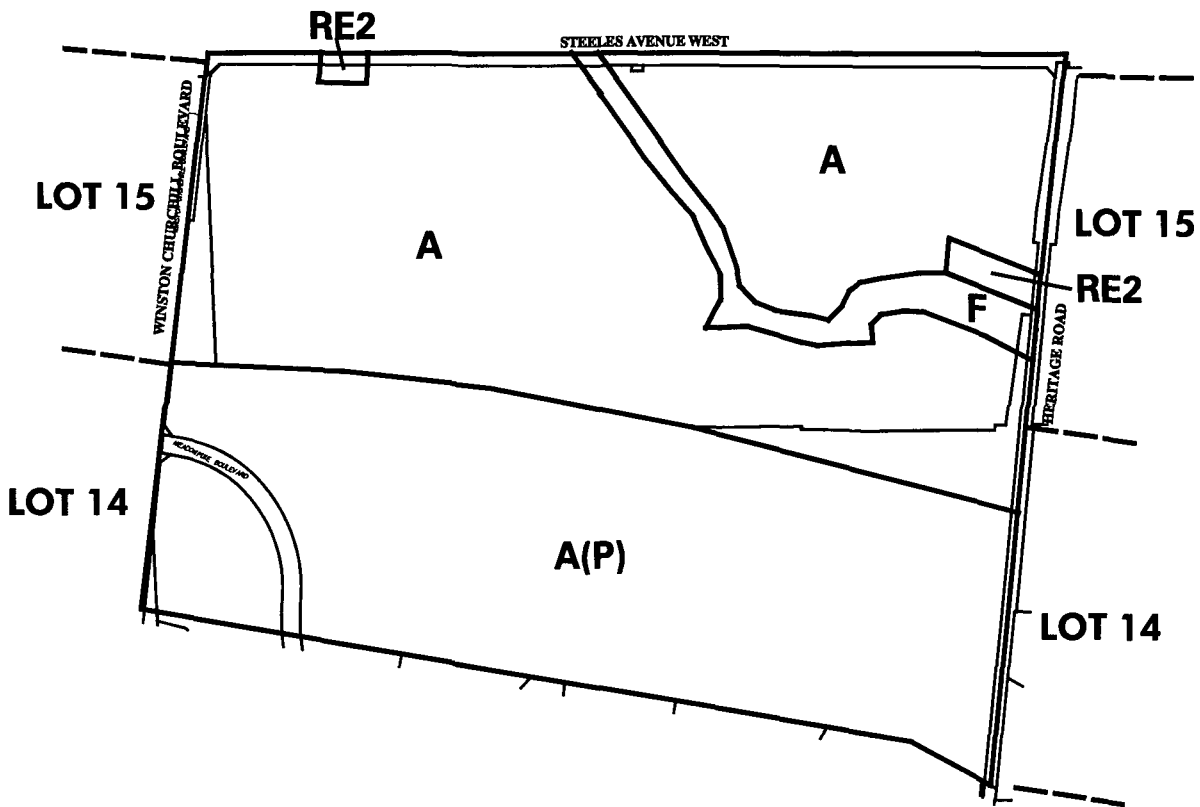


**CITY OF BRAMPTON**

Planning, Design and Development

0 100 200 300  
Metres

TOWN OF HALTON HILLS



SEE MAP No. 71

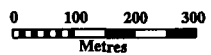
LEGEND  
— ZONE BOUNDARY

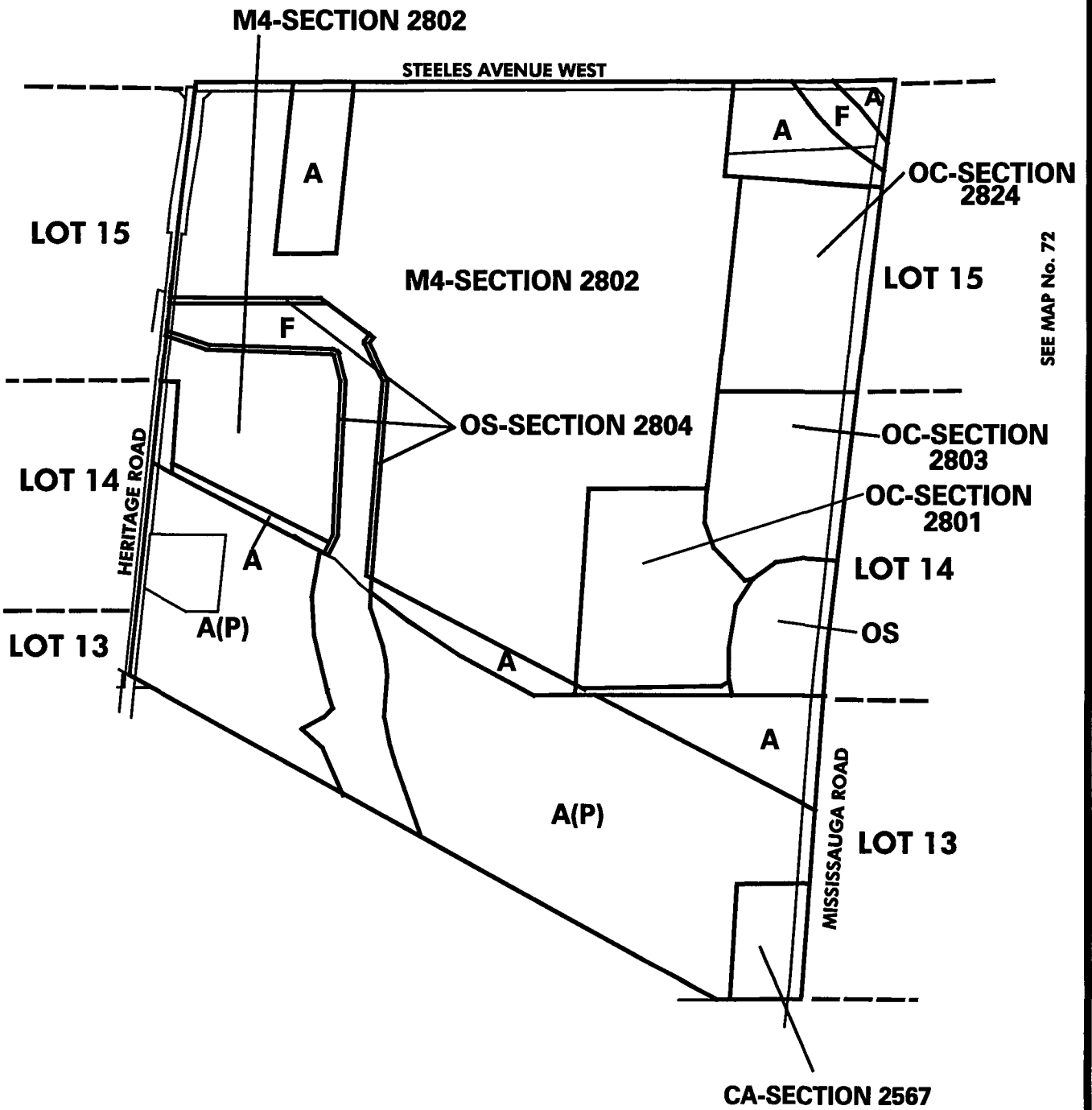
CITY OF MISSISSAUGUA

**Schedule A Sheet 70**  
**CONCESSION 6 W.H.S. LOTS 14-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





LEGEND  
— ZONE BOUNDARY

CITY OF MISSISSAUGUA

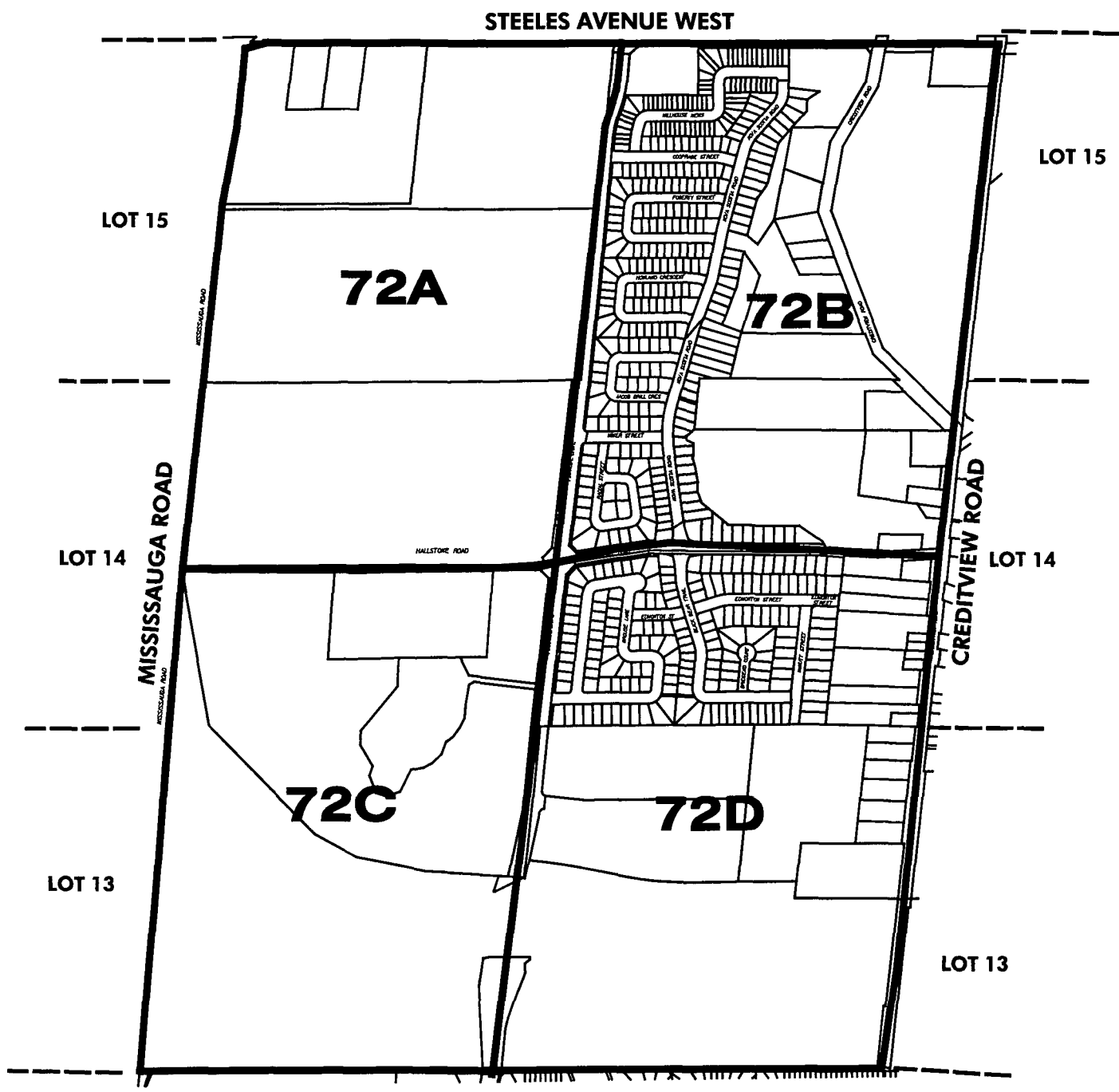
0 100 200 300  
Metres

**Schedule A Sheet 71**  
**CONCESSION 5 W.H.S. LOTS 13-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning and Development  
DATE: JULY 2004 DRAWN BY: CJK

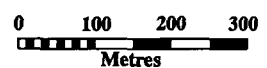




**Schedule A Sheet 72 (INDEX)**  
**CONCESSION 4 W.H.S. LOTS 13-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development



**HC2-SECTION 2627**

**STEELES AVENUE WEST**

**RE2**

**A-SECTION 2561**

**A-SECTION 2561**

**A**

**LOT 15**

**F**

**MISSISSAUGA ROAD**

MISSISSAUGA ROAD

**A**

**A**

**FINANCIAL DRIVE**

FINANCIAL DRIVE

**LOT 14**

**RC**

**RC**

**HALLSTONE ROAD**

HALLSTONE ROAD

**LEGEND**

— ZONE BOUNDARY

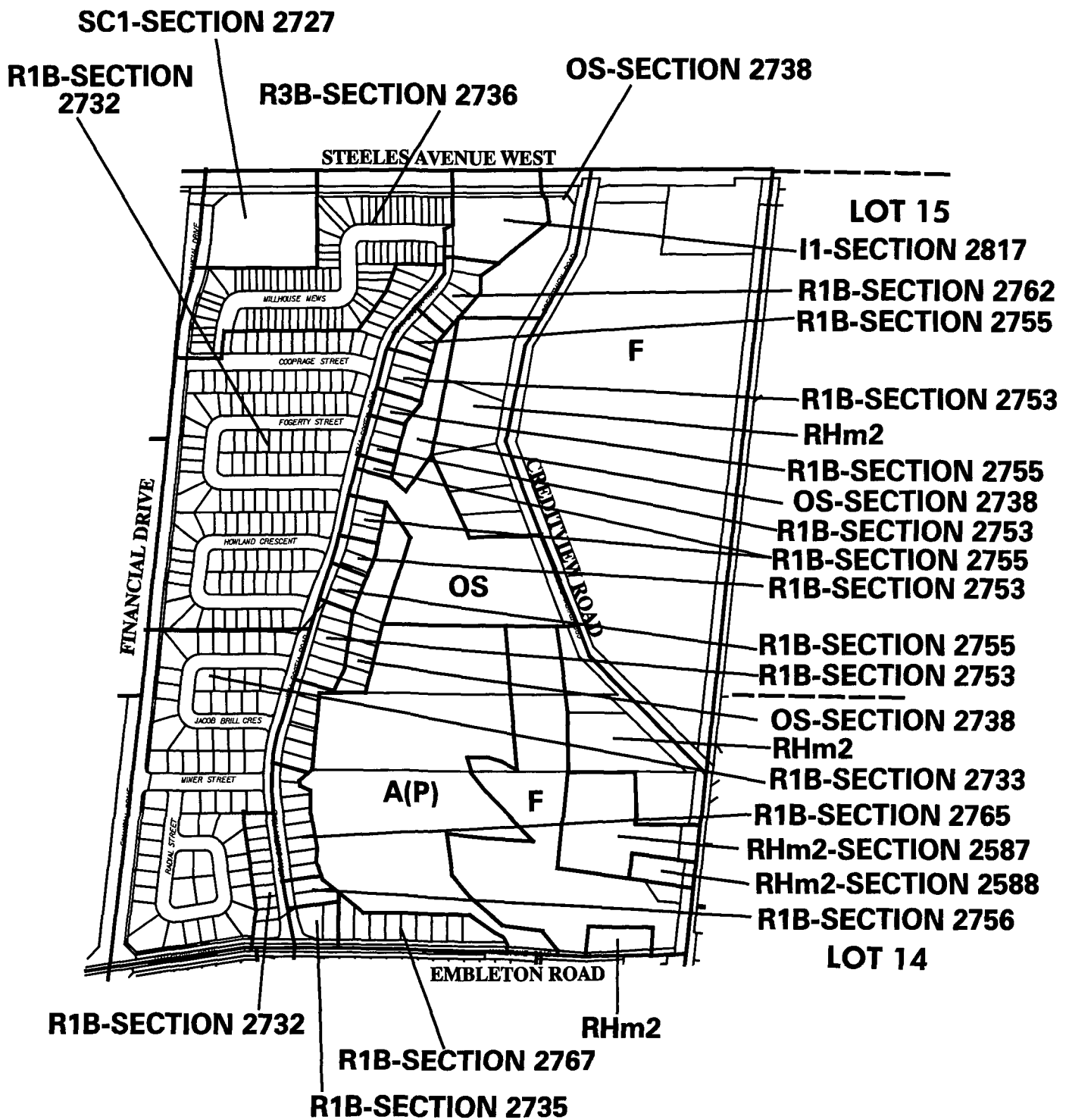
**SCHEDULE A SHEET 72A**

**CONCESSION 4 W.H.S. LOTS 14-15**

**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development  
0 100 200 300  
Metres



LEGEND  
 — ZONE BOUNDARY

## SCHEDULE A SHEET 72B

CONCESSION 4 W.H.S. LOTS 14-15

BY-LAW 270-2004



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres

**RC-SECTION 2620**

**LOT 14**

**HALLSTONE ROAD**

**RC-SECTION 2620**

**MISSISSAUGA ROAD**

**LOT 13**

**F**

**A(P)**

**A(P)**

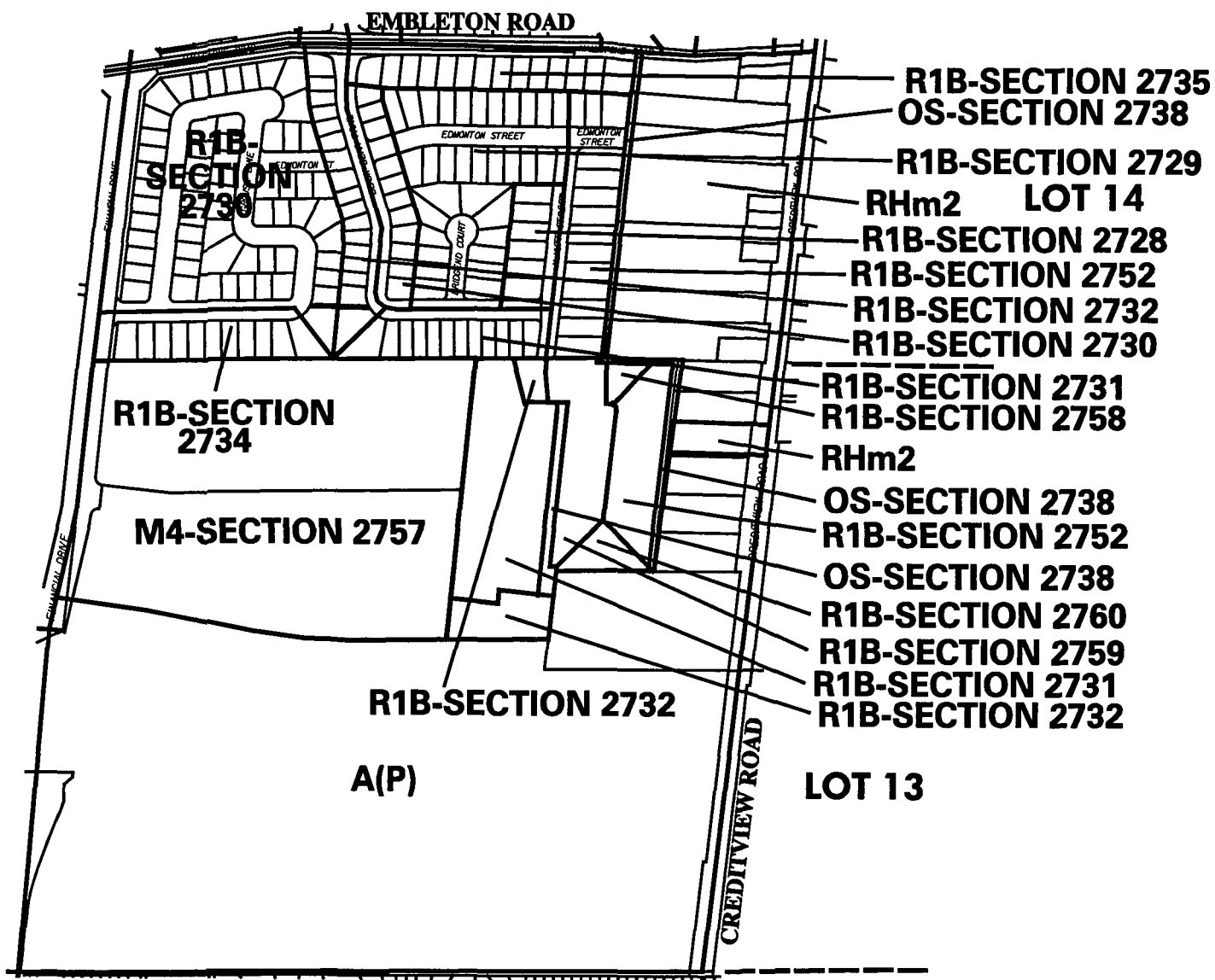
**FINCH DRIVE**

**LEGEND**  
— ZONE BOUNDARY  
▨ EXCLUDED LANDS

**SCHEDULE A SHEET 72C**  
**CONCESSION 4 W.H.S. LOTS 13-14**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development  
0 100 200 300  
Metres



LEGEND

— ZONE BOUNDARY

## SCHEDULE A SHEET 72D

CONCESSION 4 W.H.S. LOTS 13-14

BY-LAW 270-2004

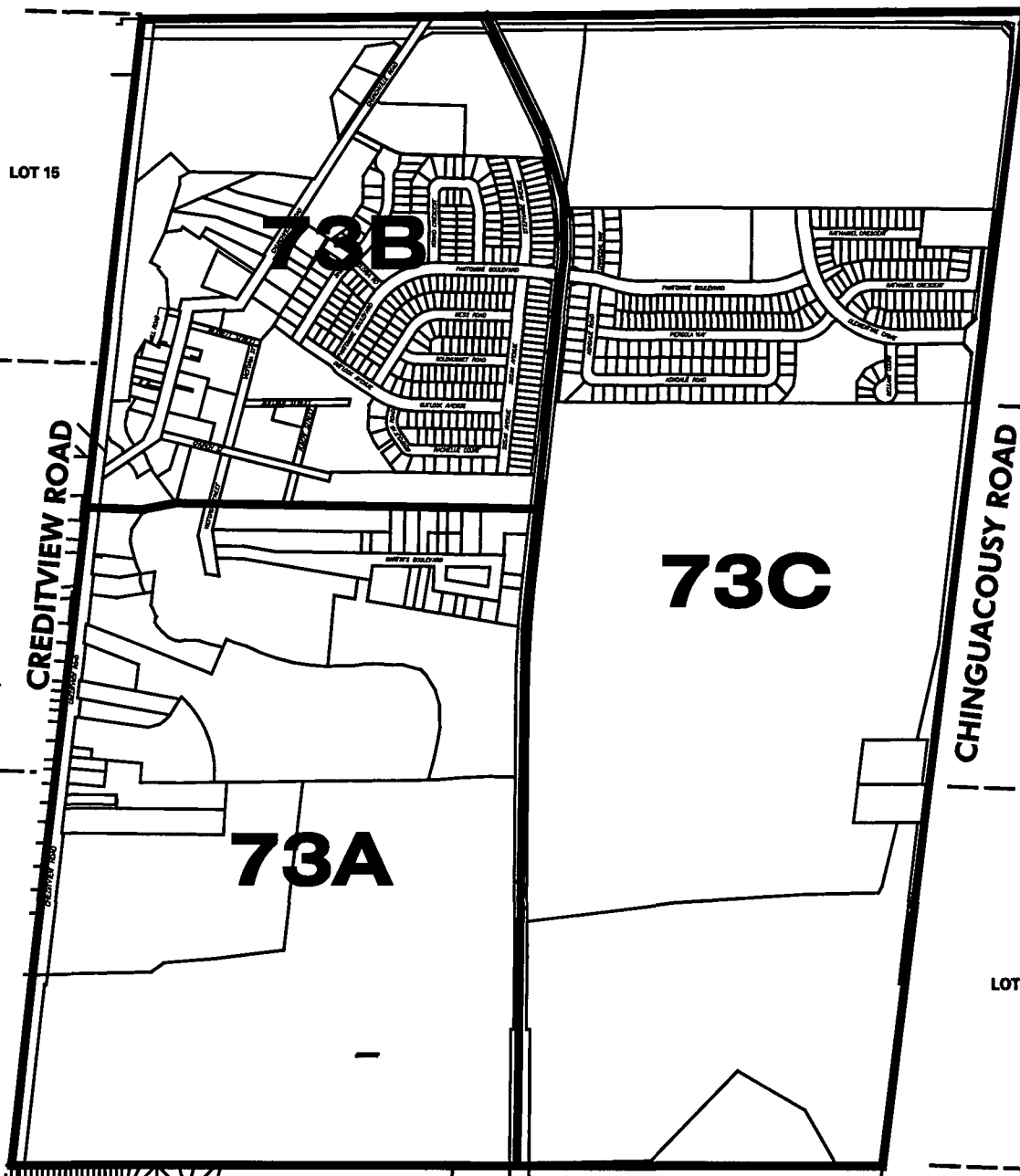


**CITY OF BRAMPTON**

Planning, Design and Development



# STEELES AVENUE WEST



LEGEND  
 — ZONE BOUNDARY

**Schedule A Sheet 73 (INDEX)**  
**CONCESSION 3 W.H.S. LOTS 13-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres

RHm2

RHm2-SECTION 2703

LOT 14

RHm2

F

A

LOT 13

HWY. 407

A(P)

CREDITVIEW RD

MARTIN'S BOULEVARD

OS

LEGEND

— ZONE BOUNDARY

**SCHEDULE A SHEET 73A**

**CONCESSION 3 W.H.S. LOTS 13-14**

**BY-LAW 270-2004**



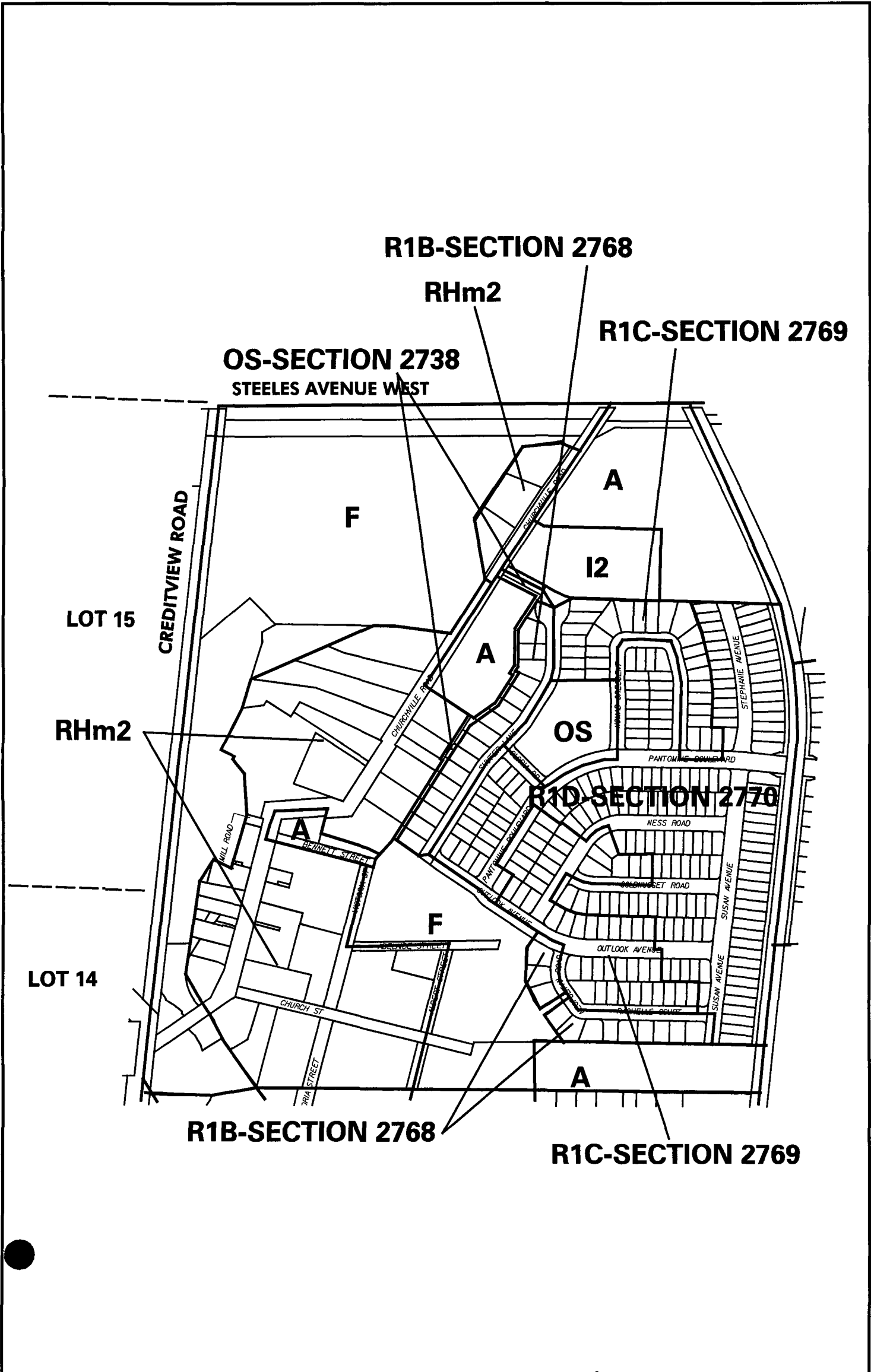
**CITY OF BRAMPTON**

Planning, Design and Development

0 100 200 300



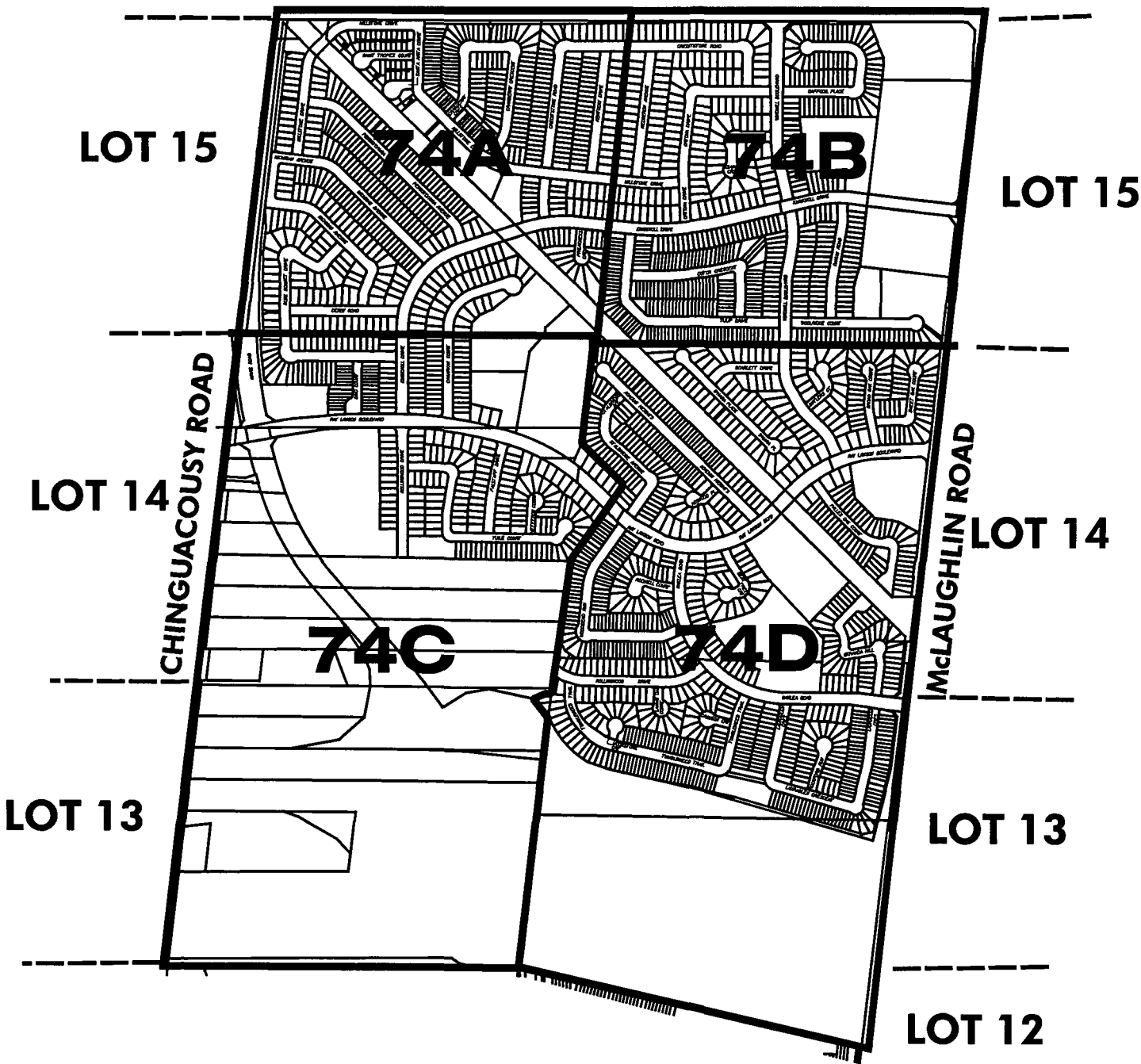
Metres







STEELES AVENUE WEST



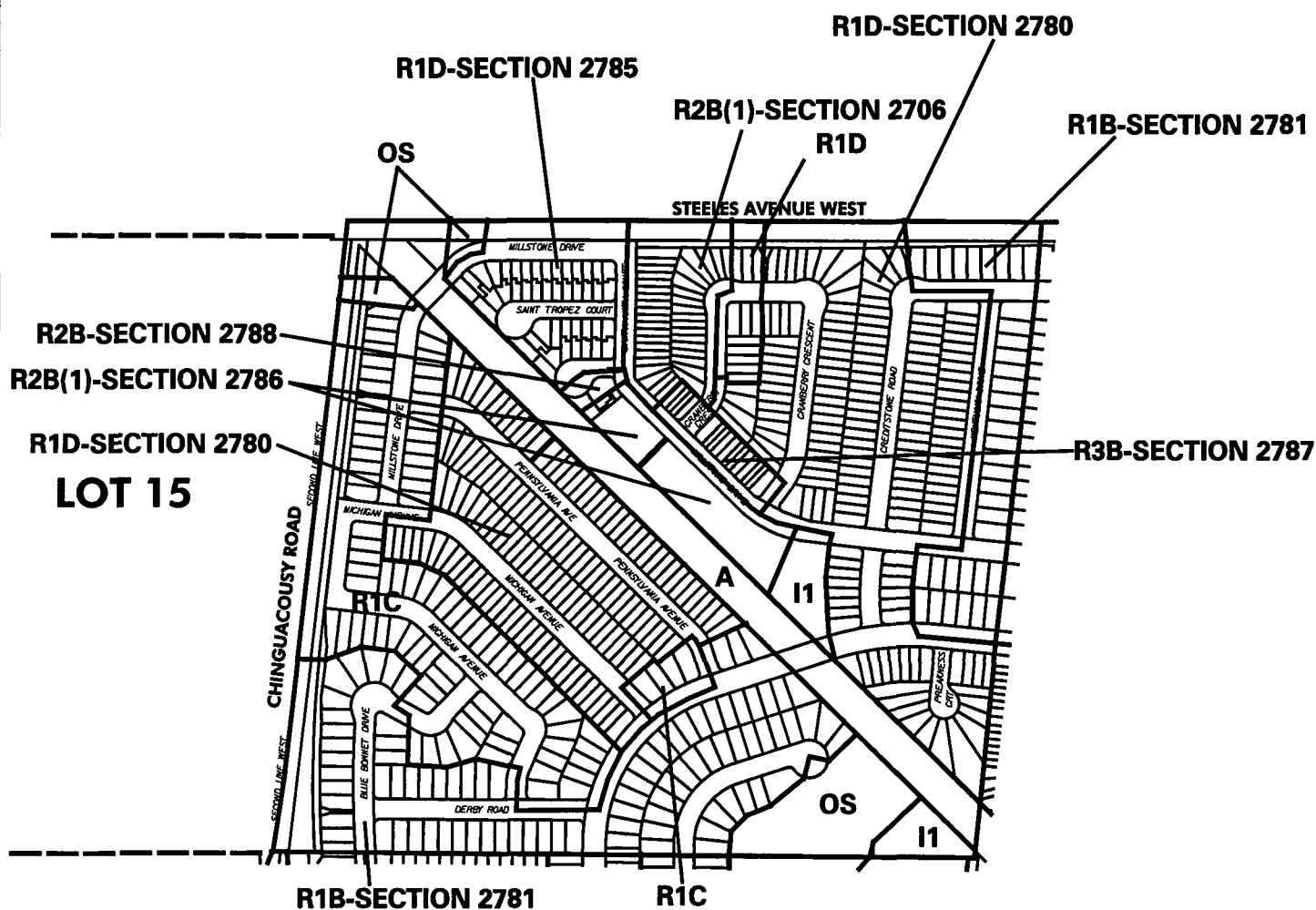
LEGEND  
— ZONE BOUNDARY

**Schedule A Sheet 74 (INDEX)**  
**CONCESSION 2 W.H.S. LOTS 12-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





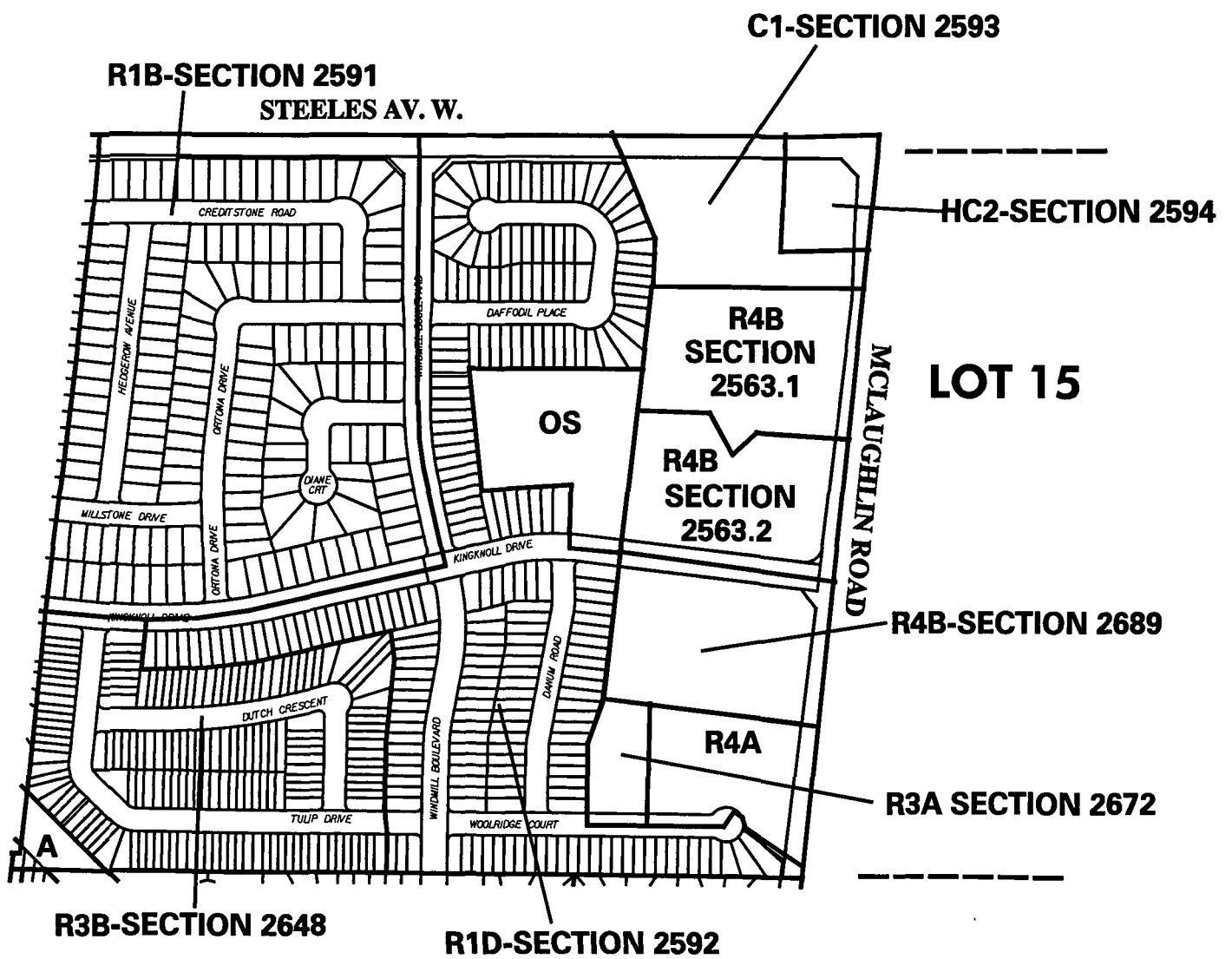
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 74A**  
**CONCESSION 2 W.H.S. LOT 15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres



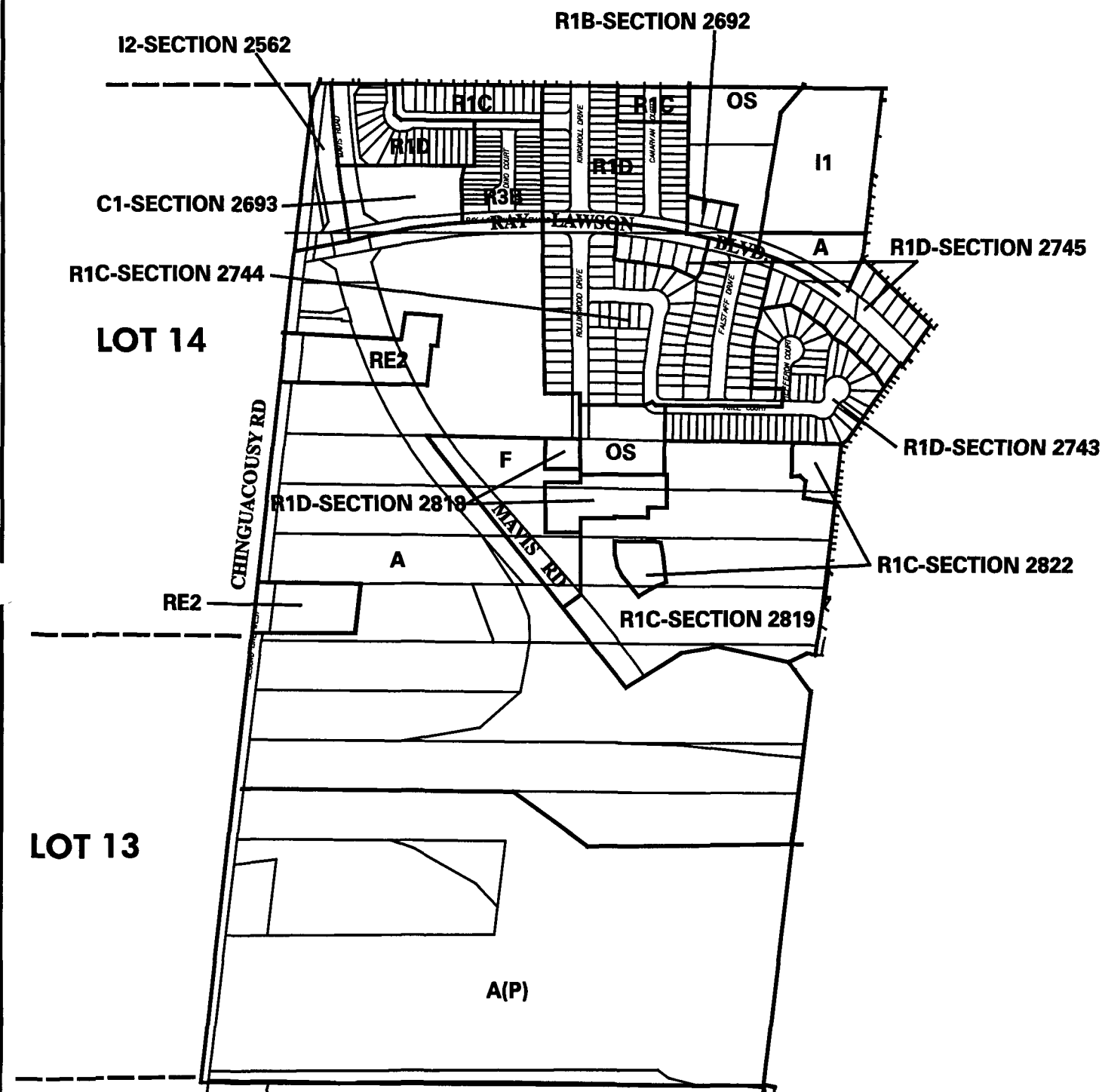
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 74B**  
**CONCESSION 2 W.H.S. LOT 15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 50 100  
 Metres



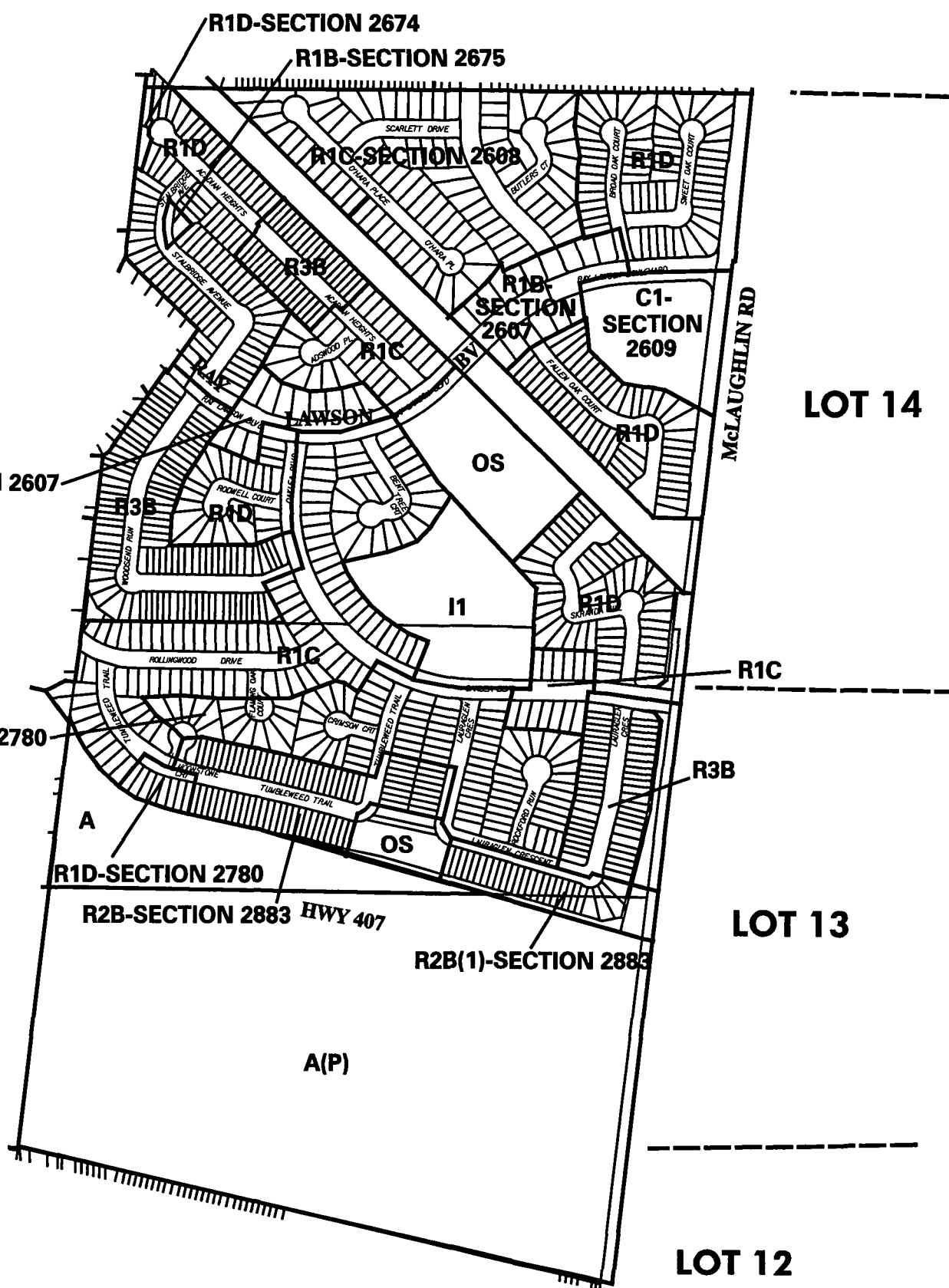
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 74C**  
**CONCESSION 2 W.H.S. LOTS 13-14**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres



**SCHEDULE A SHEET 74D**  
**CONCESSION 2 W.H.S. LOTS 12-14**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100 200 300  
 Metres

**STEELES AVENUE WEST**

**LOT 15**

**75A**

**75B**

**LOT 15**

**LOT 14**

**McLAUGHLIN ROAD**

**75C**

**LOT 14**

**LOT 13**

**LOT 13**

**HURONTARIO STREET/HIGHWAY #10**

**LOT 12**

**75D**

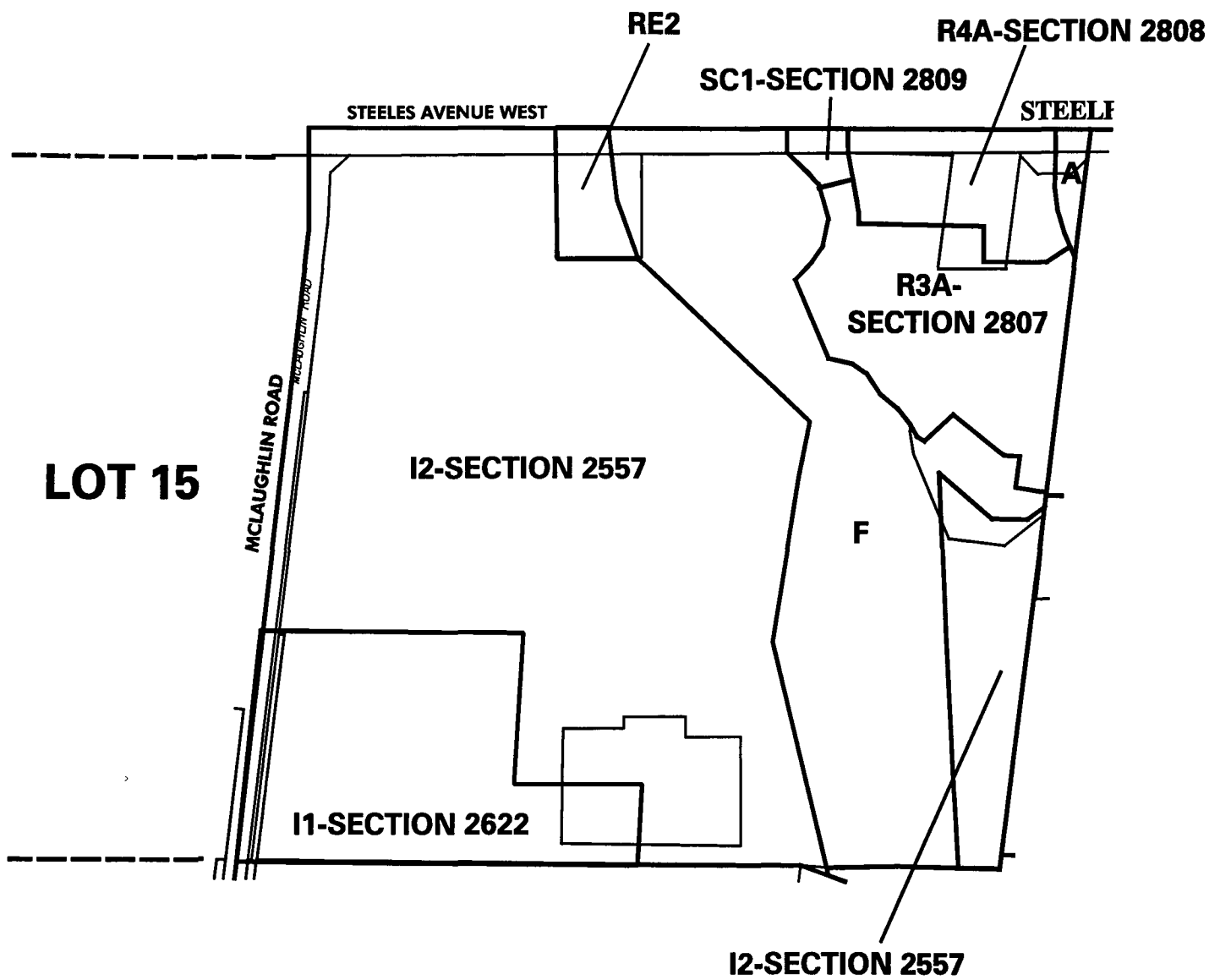
**LOT 12**

**Schedule A Sheet 75 (INDEX)**  
**CONCESSION 1 W.H.S. LOTS 12-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development





# **SCHEDULE A SHEET 75A**

**CONCESSION 1 W.H.S. LOT 15**

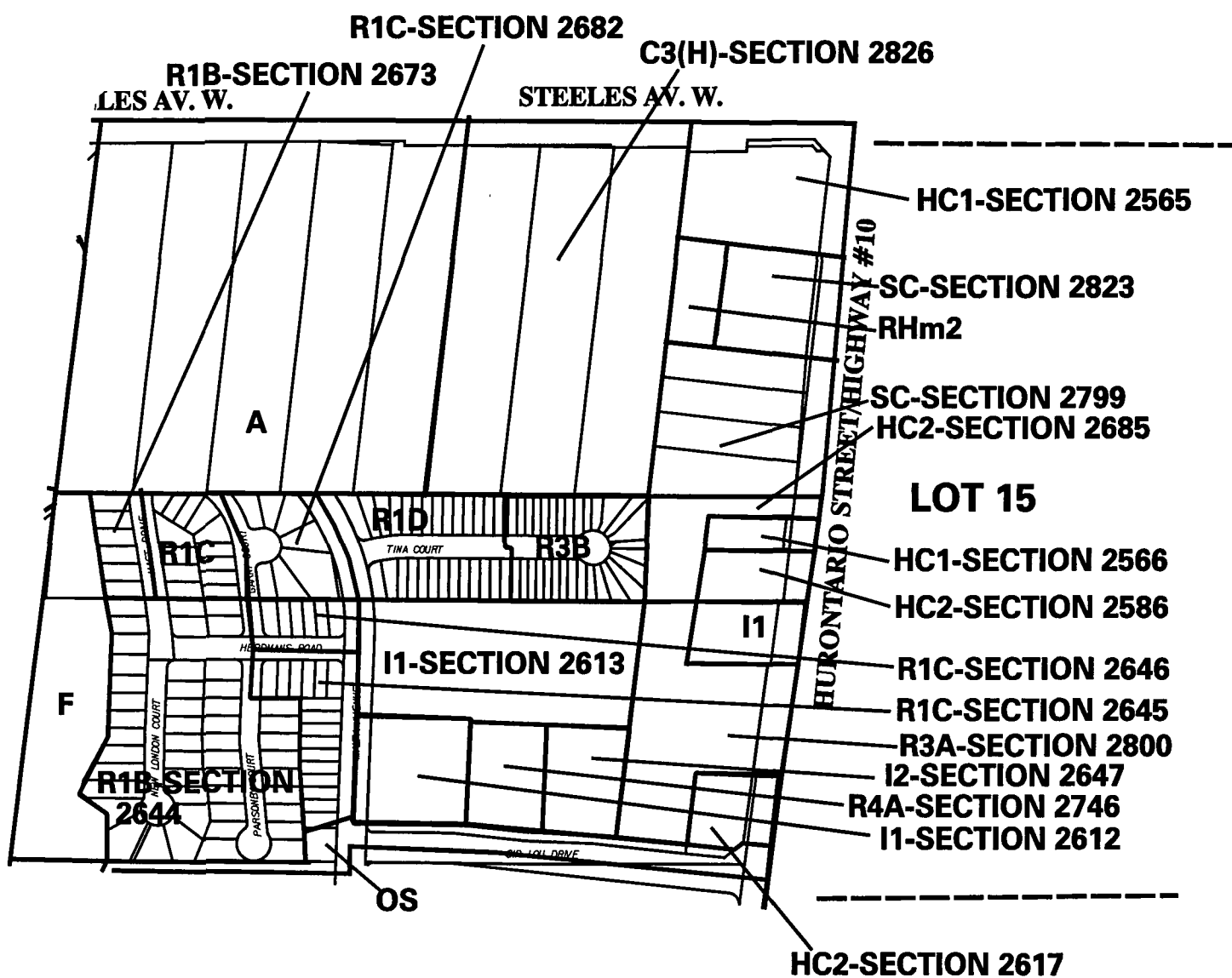
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development







LEGEND  
 — ZONE BOUNDARY

## SCHEDULE A SHEET 75B

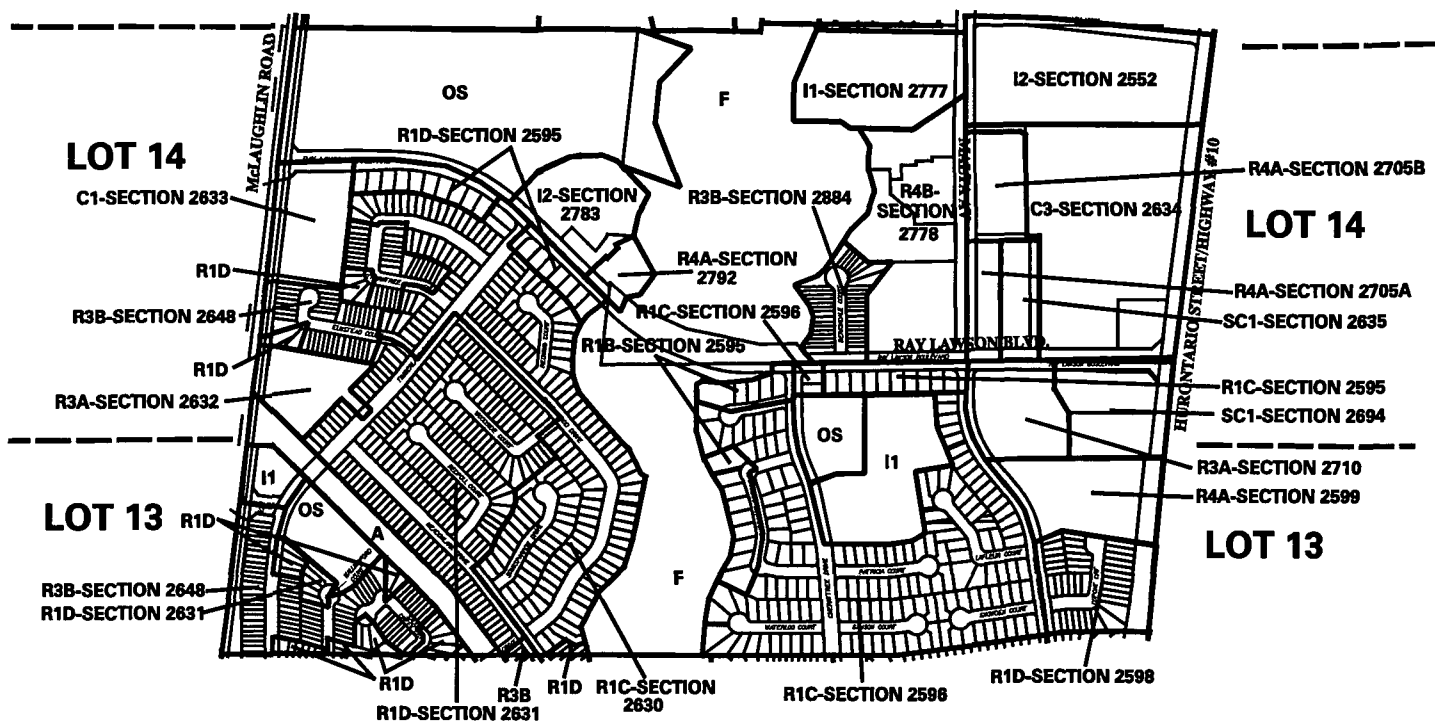
CONCESSION 1 W.H.S. LOT 15

BY-LAW 270-2004



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres



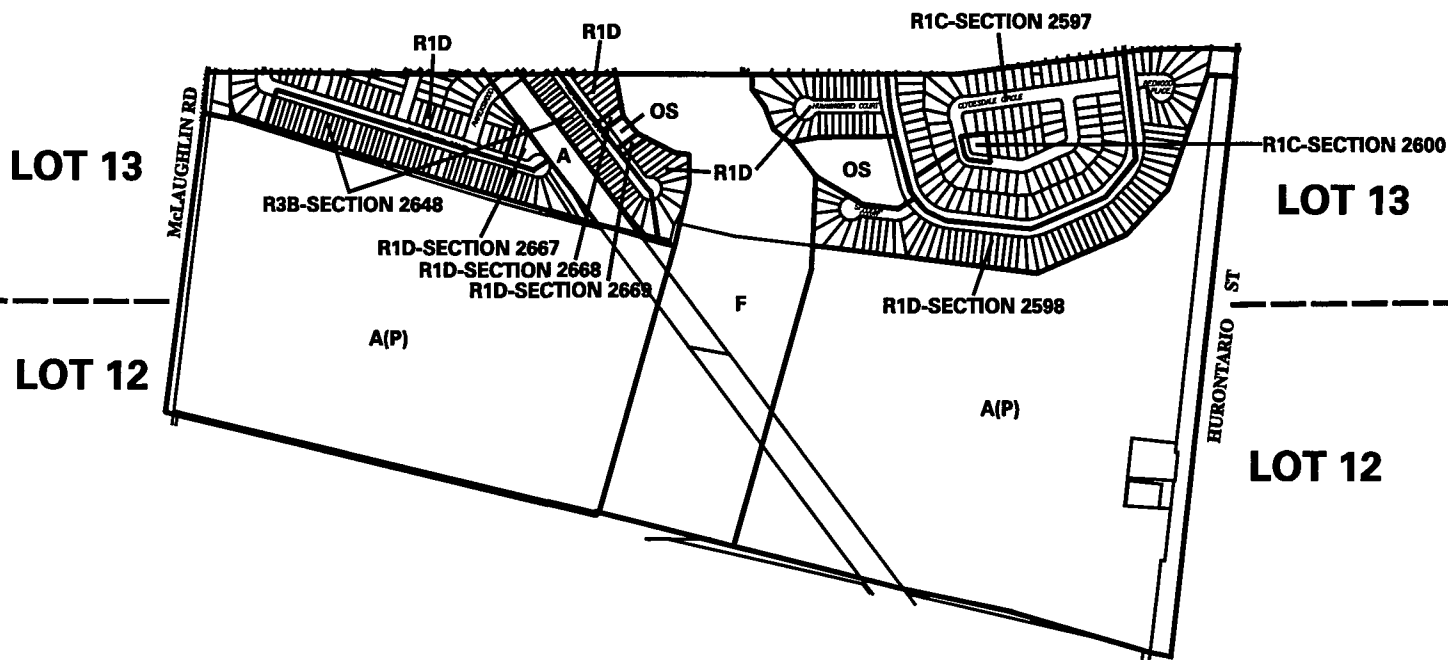
LEGEND  
 — ZONE BOUNDARY

**SCHEDULE A SHEET 75C**  
**CONCESSION 1 W.H.S. LOTS 13-14**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres



LEGEND  
 — ZONE BOUNDARY

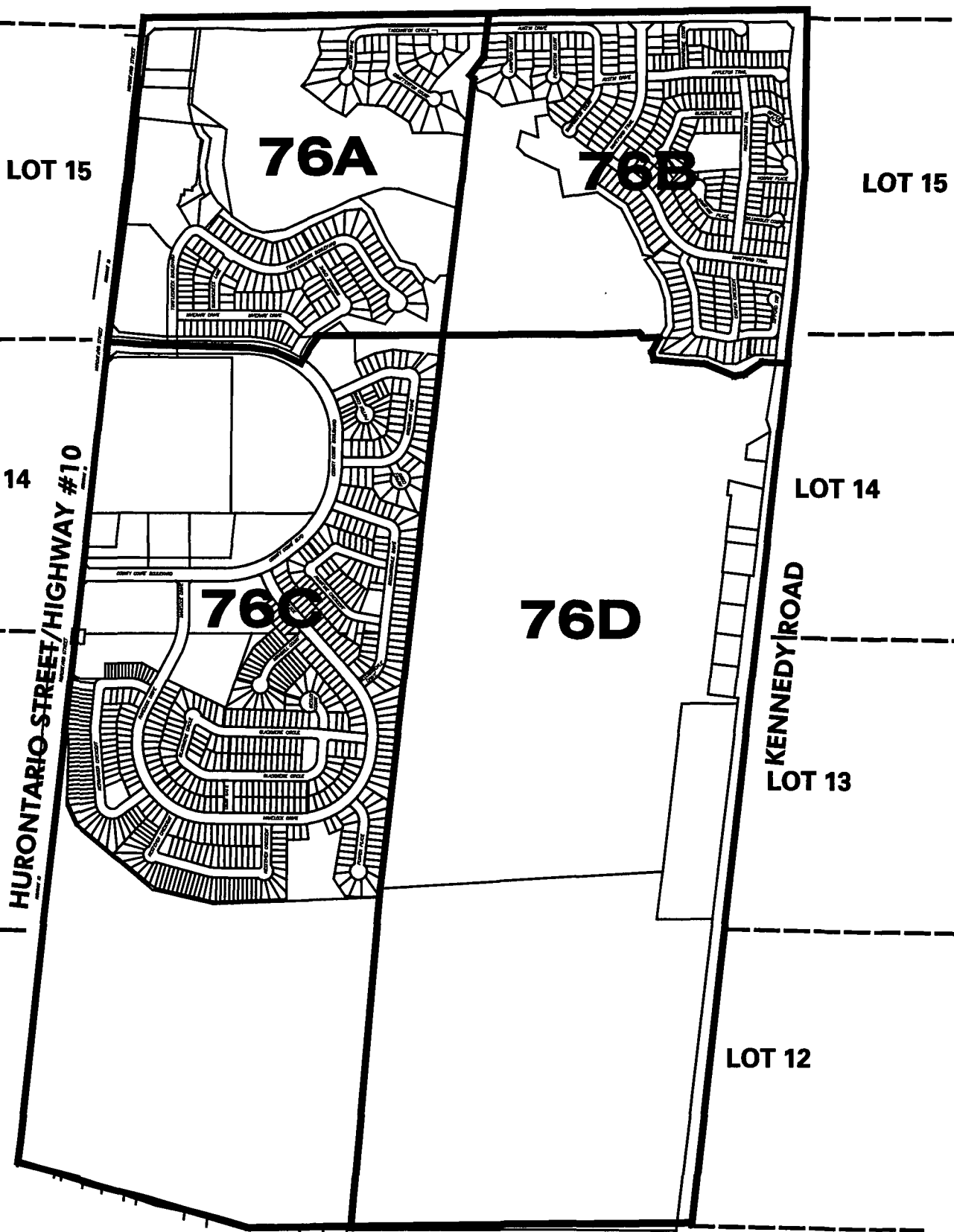
**SCHEDULE A SHEET 75D**  
**CONCESSION 1 W.H.S. LOTS 12-13**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

0 100 200 300  
 Metres

# STEELES AVENUE EAST



LEGEND  
— ZONE BOUNDARY

## Schedule A Sheet 76 (INDEX)

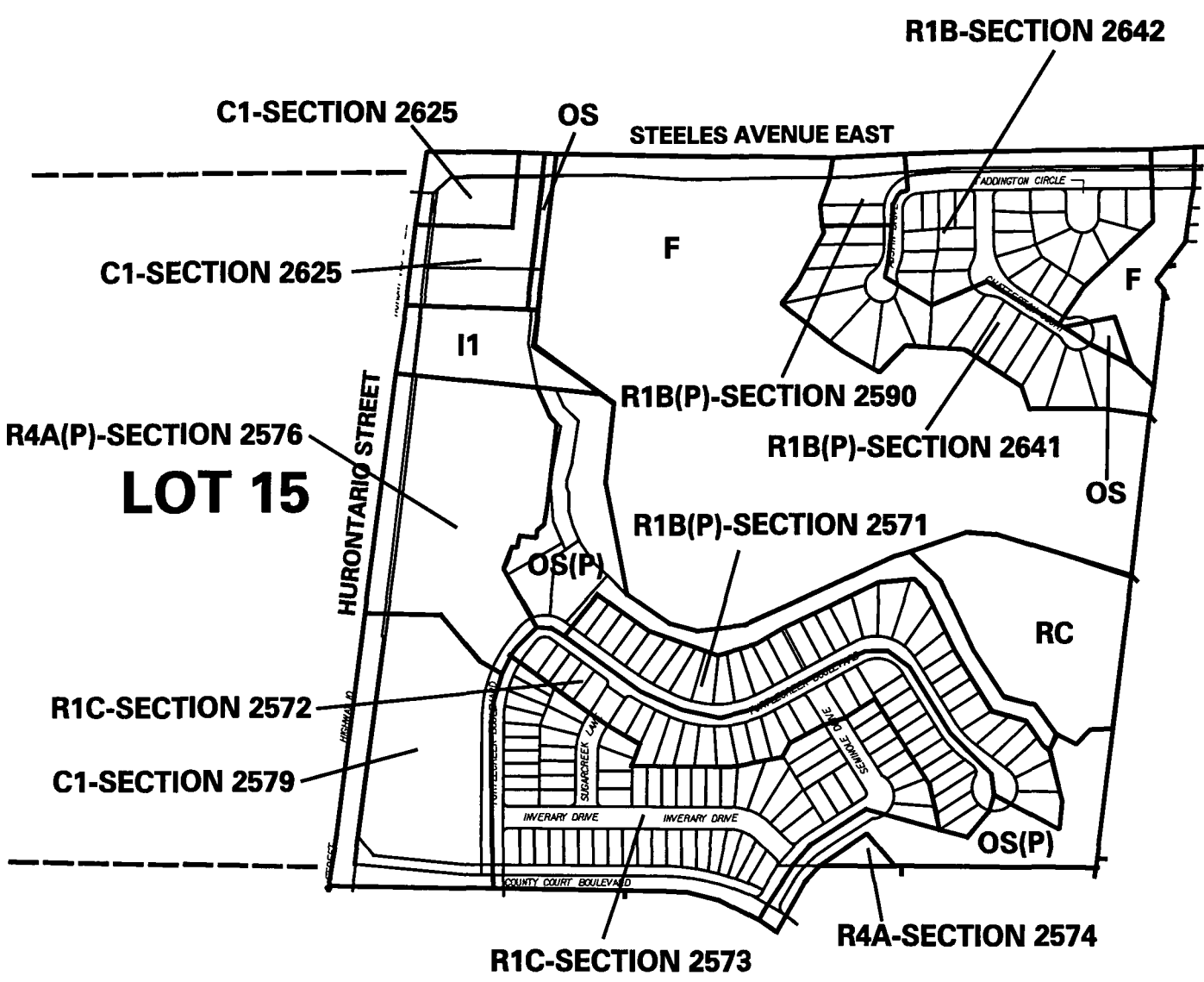
CONCESSION 1 E.H.S. LOT 12-15

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres

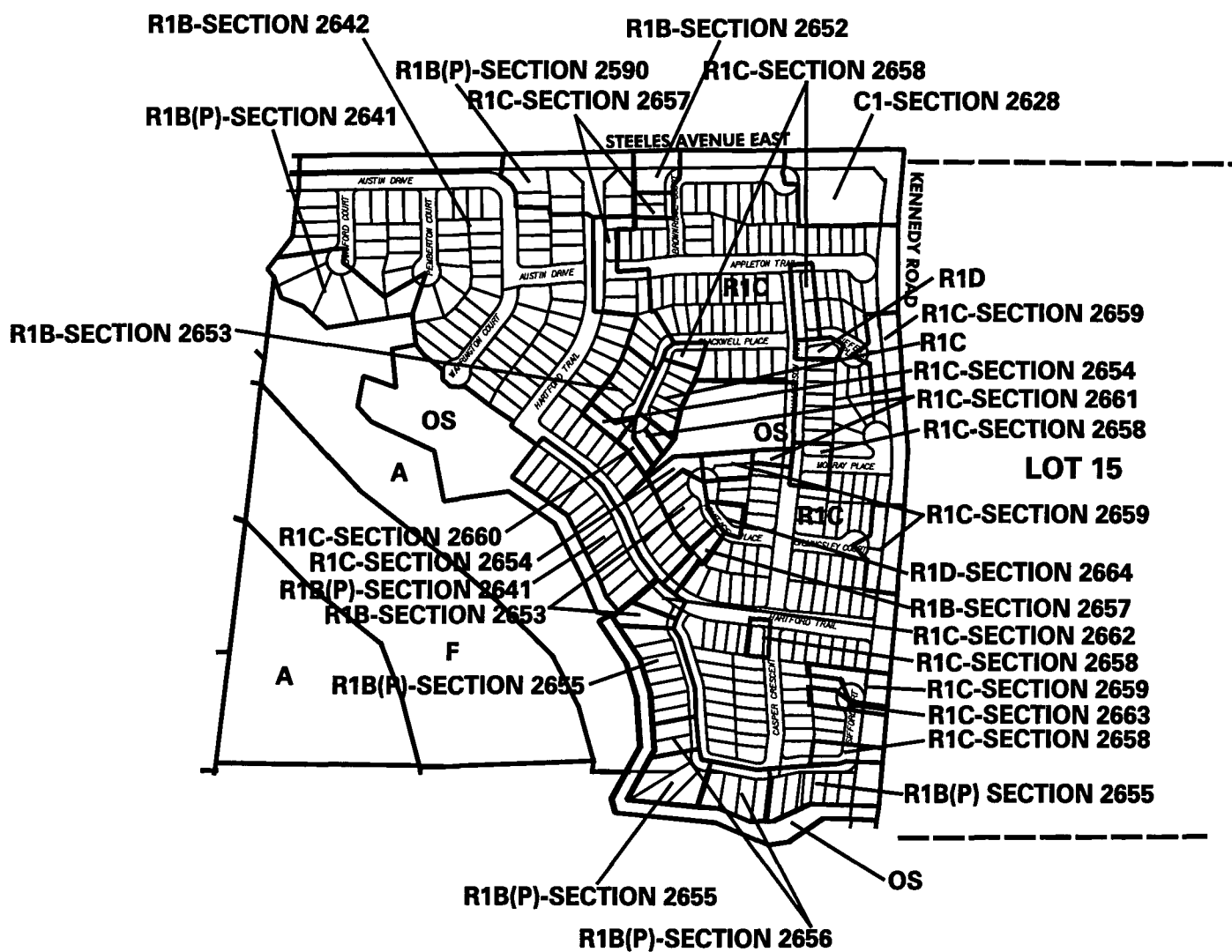


LEGEND  
— ZONE BOUNDARY

**SCHEDULE A SHEET 76A**  
**CONCESSION 1 E.H.S. LOT 15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development  
0 100 200 300  
Metres



LEGEND  
 — ZONE BOUNDARY

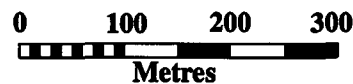
# **SCHEDULE A SHEET 76B**

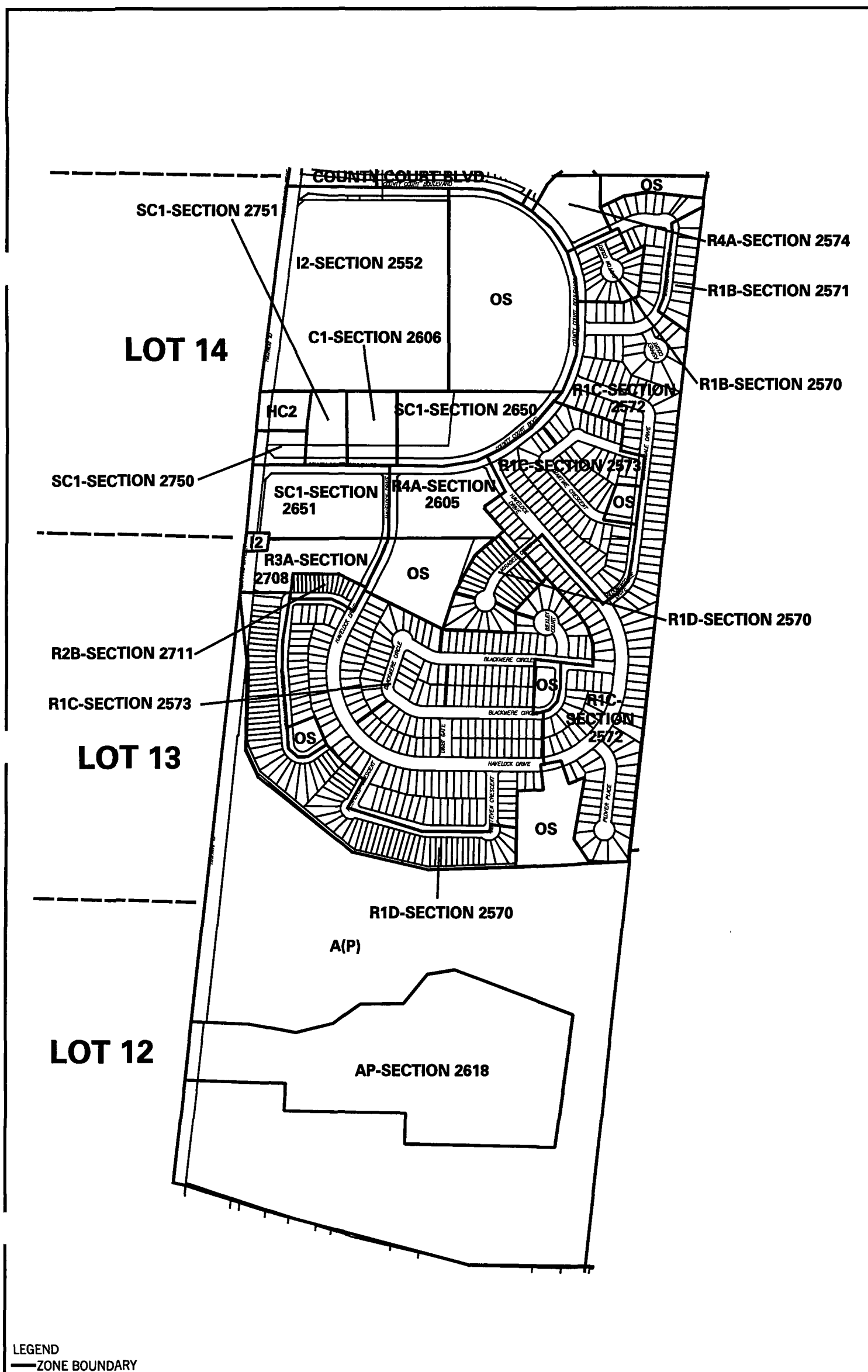
**CONCESSION 1 E.H.S. LOT 15**

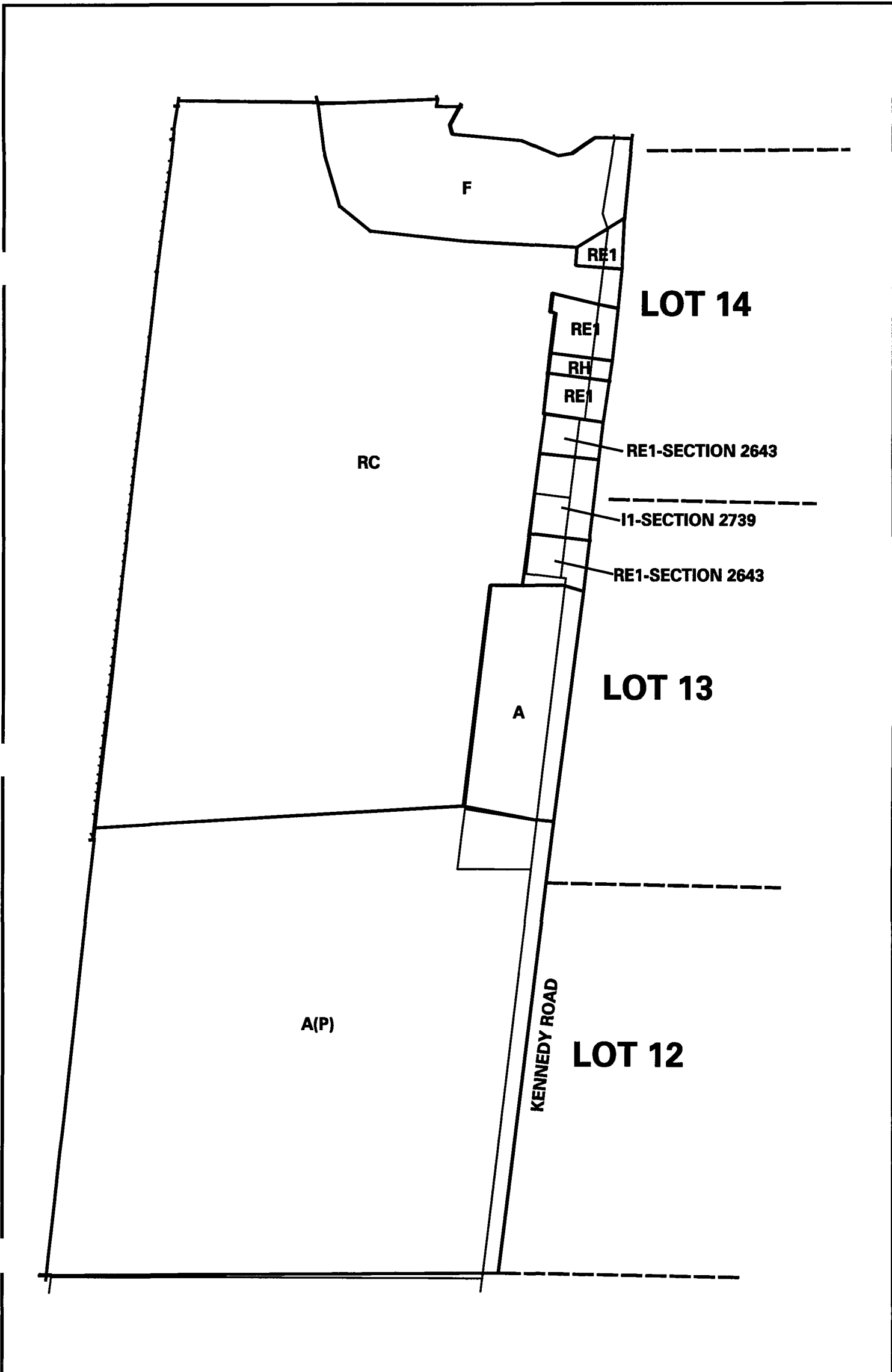
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development







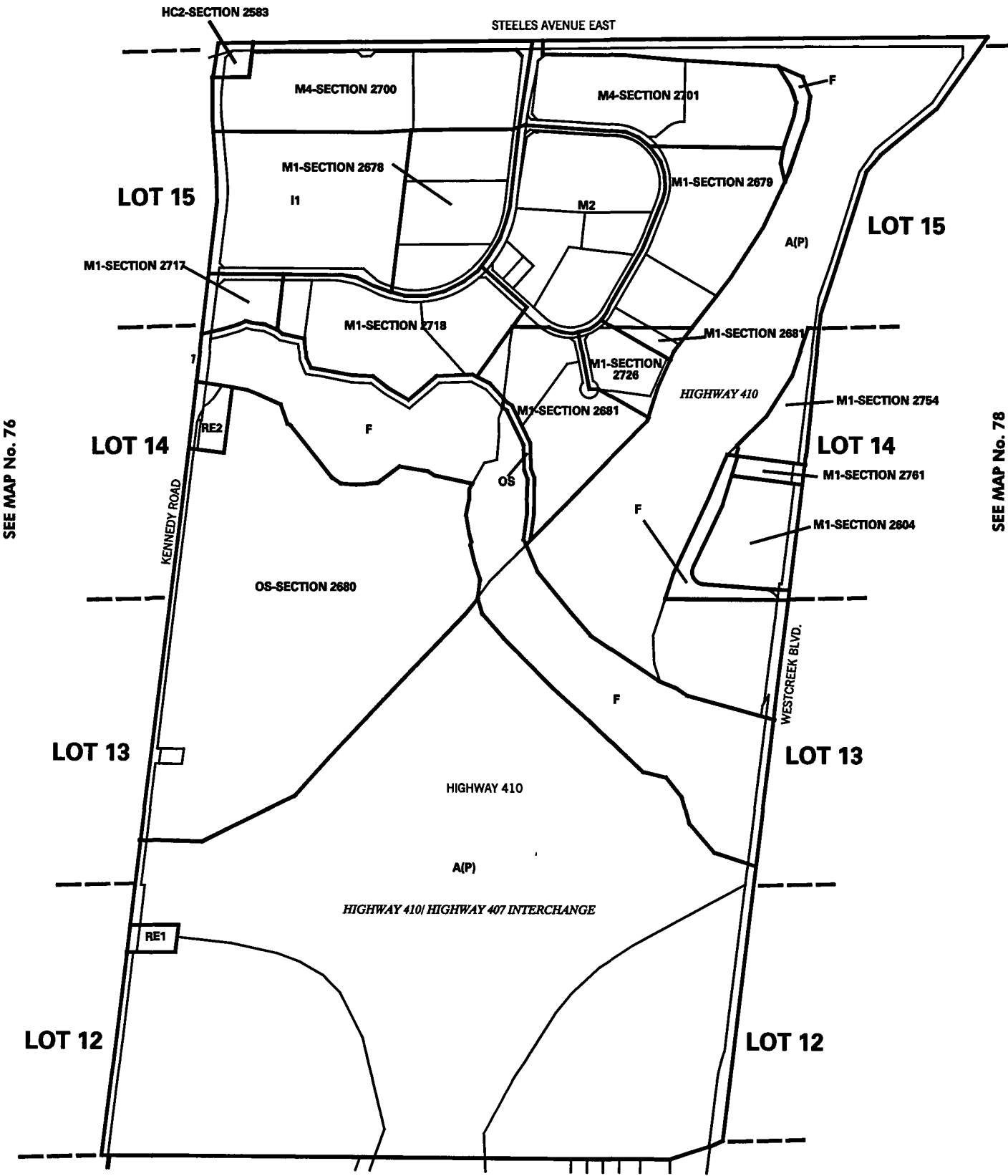
LEGEND  
— ZONE BOUNDARY

**SCHEDULE A SHEET 76D**  
**CONCESSION 1 E.H.S. LOTS 12-14**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development  
0 100 200 300  
Metres





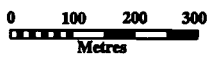
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— ZONE BOUNDARY

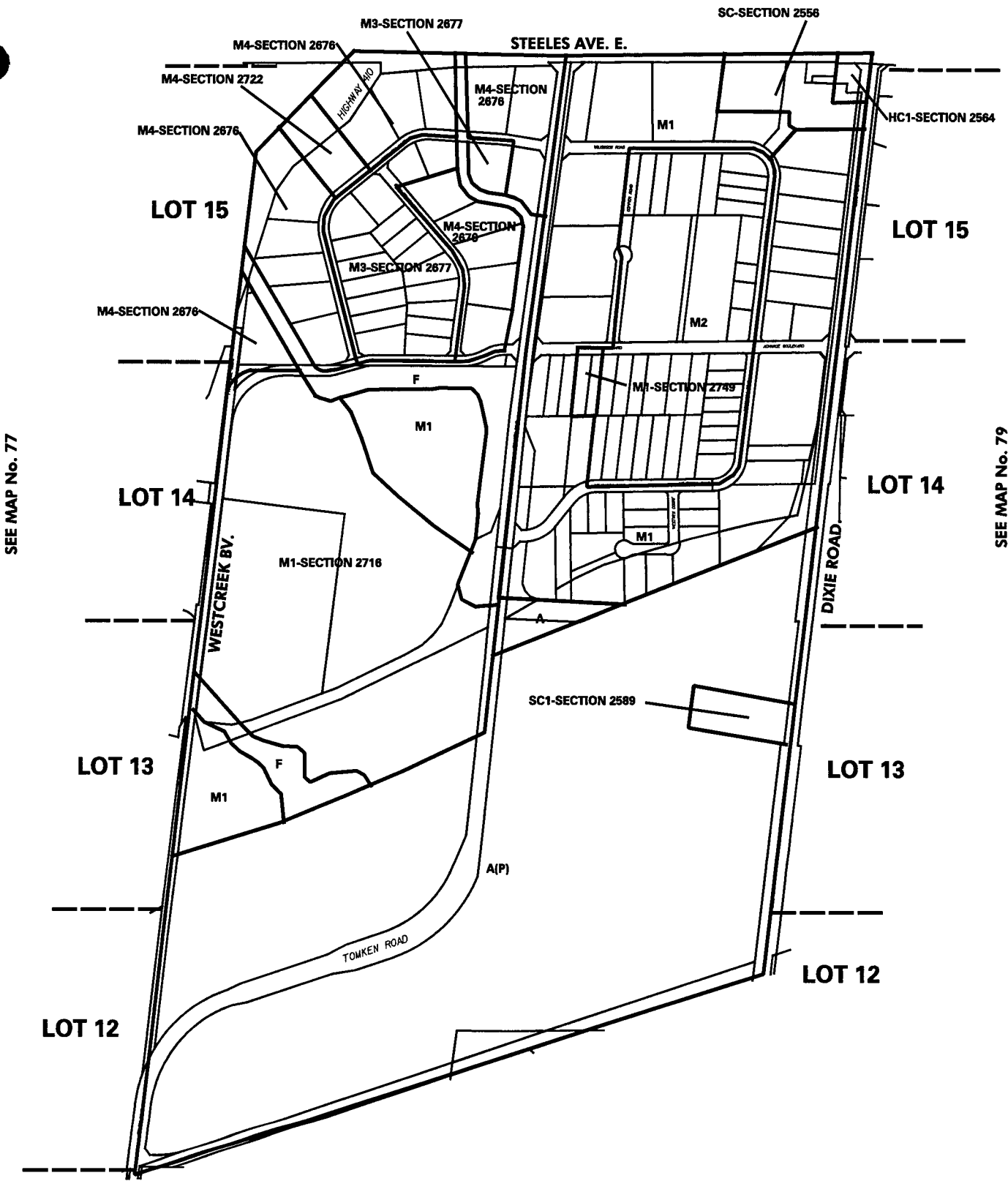
CITY OF MISSISSAUGA

**Schedule A Sheet 77**  
**CONCESSION 2 E.H.S. LOTS 12-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





SEE MAP No. 77

SEE MAP No. 79

LEGEND  
— ZONE BOUNDARY

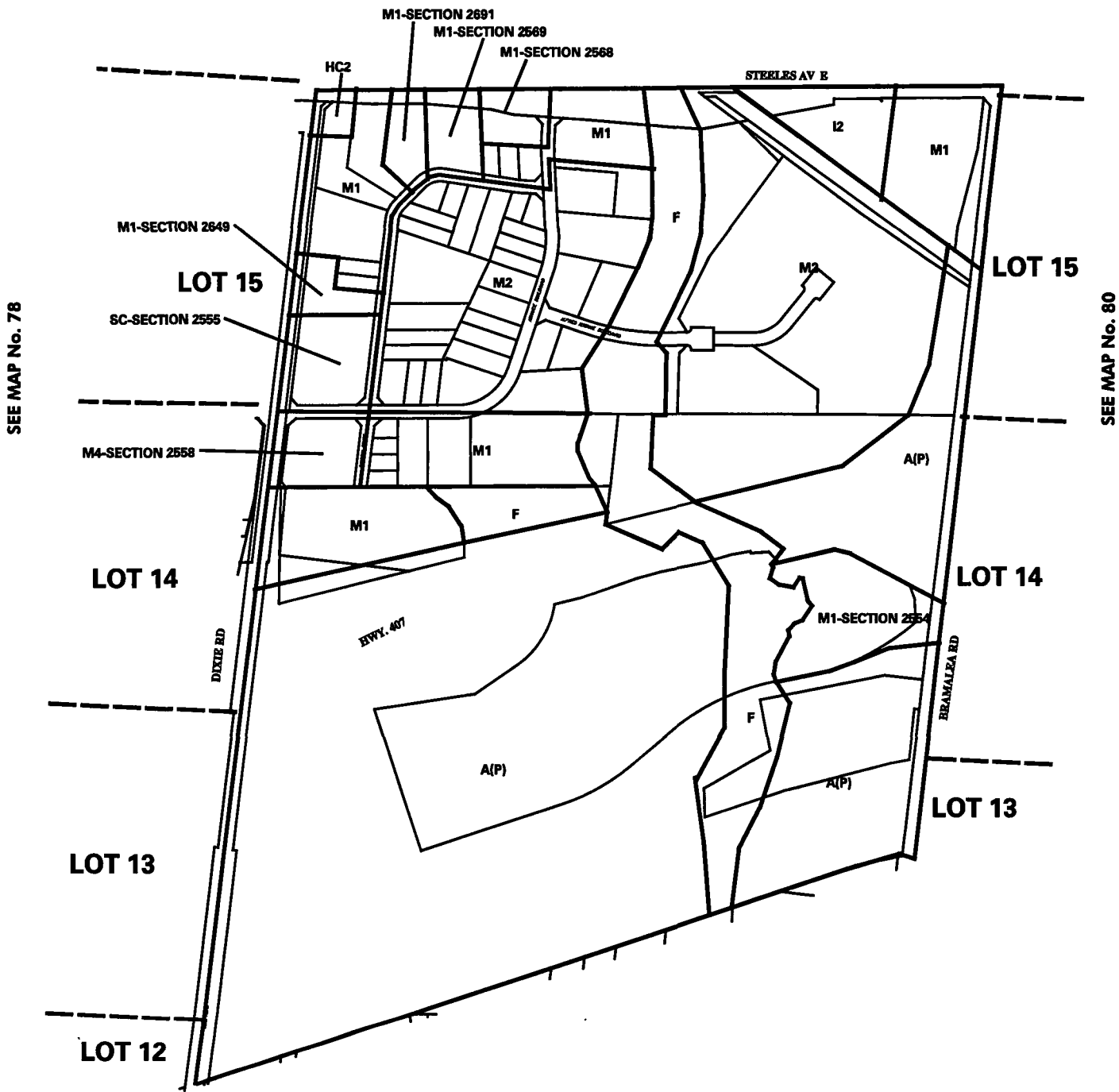
CITY OF MISSISSAUGUA

**Schedule A Sheet 78**  
**CONCESSION 3 E.H.S. LOTS 12-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





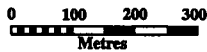
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— ZONE BOUNDARY

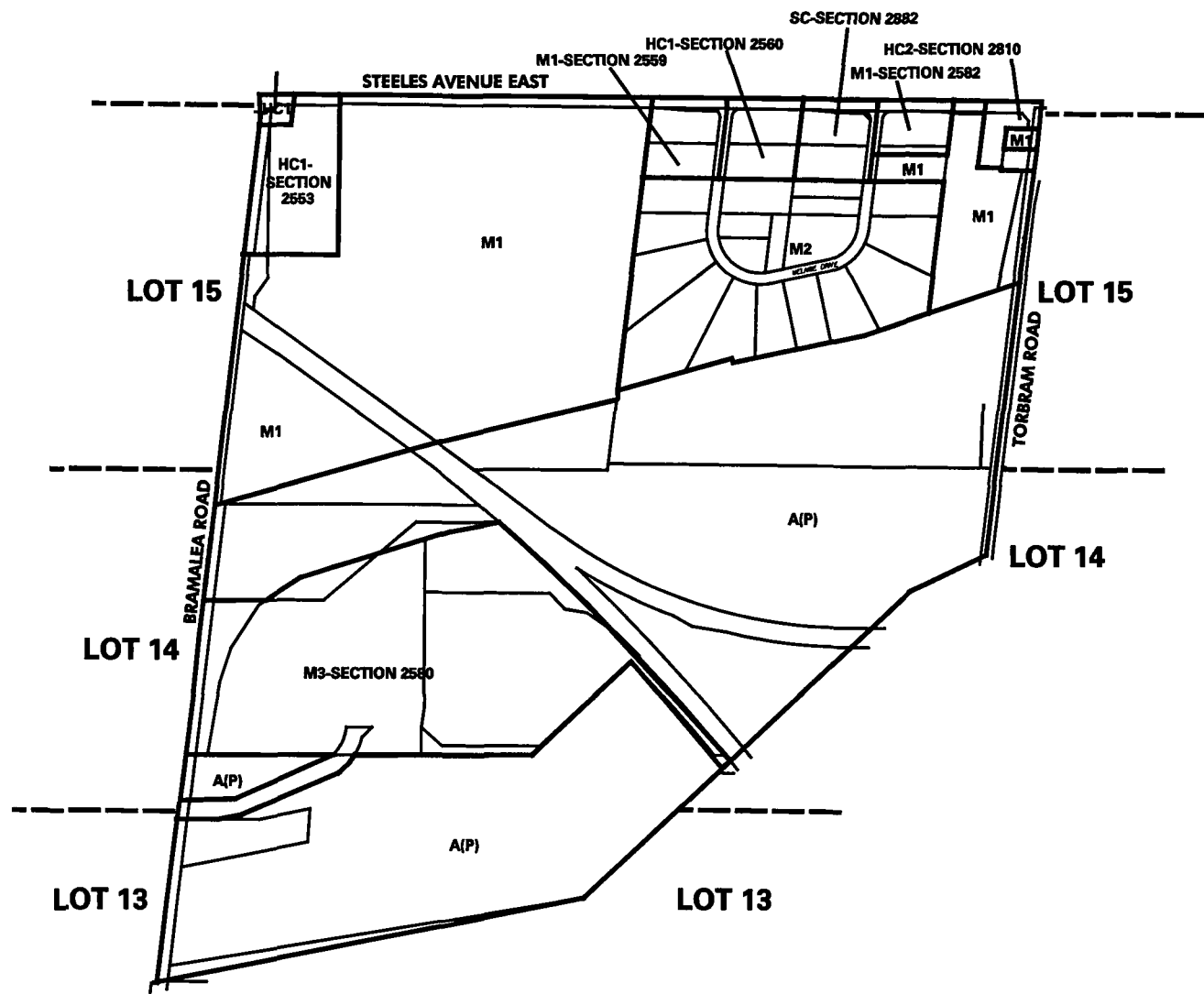
CITY OF MISSISSAUGA

**Schedule A Sheet 79**  
**CONCESSION 4 E.H.S. LOTS 12-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





SEE MAP No. 79

SEE MAP No. 81

LEGEND  
—ZONE BOUNDARY

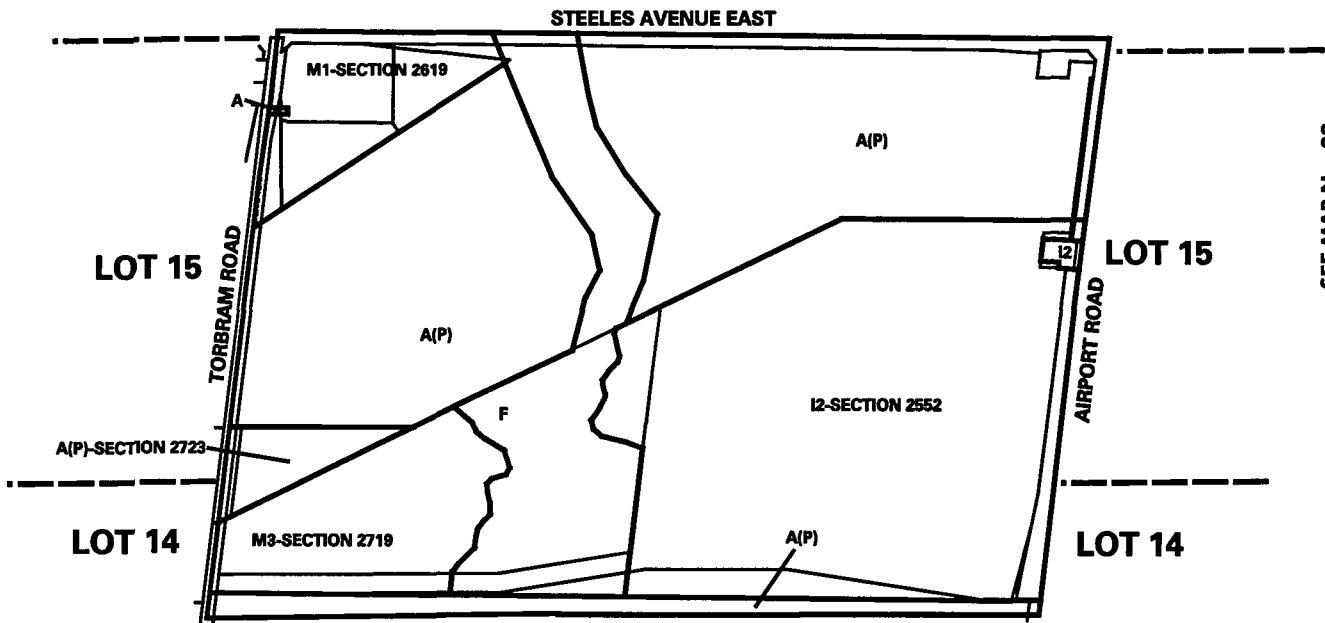
CITY OF MISSISSAUGA

**Schedule A Sheet 80**  
**CONCESSION 5 E.H.S. LOTS 13-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





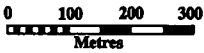
LEGEND  
— ZONE BOUNDARY

CITY OF MISSISSAUGA

**Schedule A Sheet 81**  
**CONCESSION 6 E.H.S. LOTS 14-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

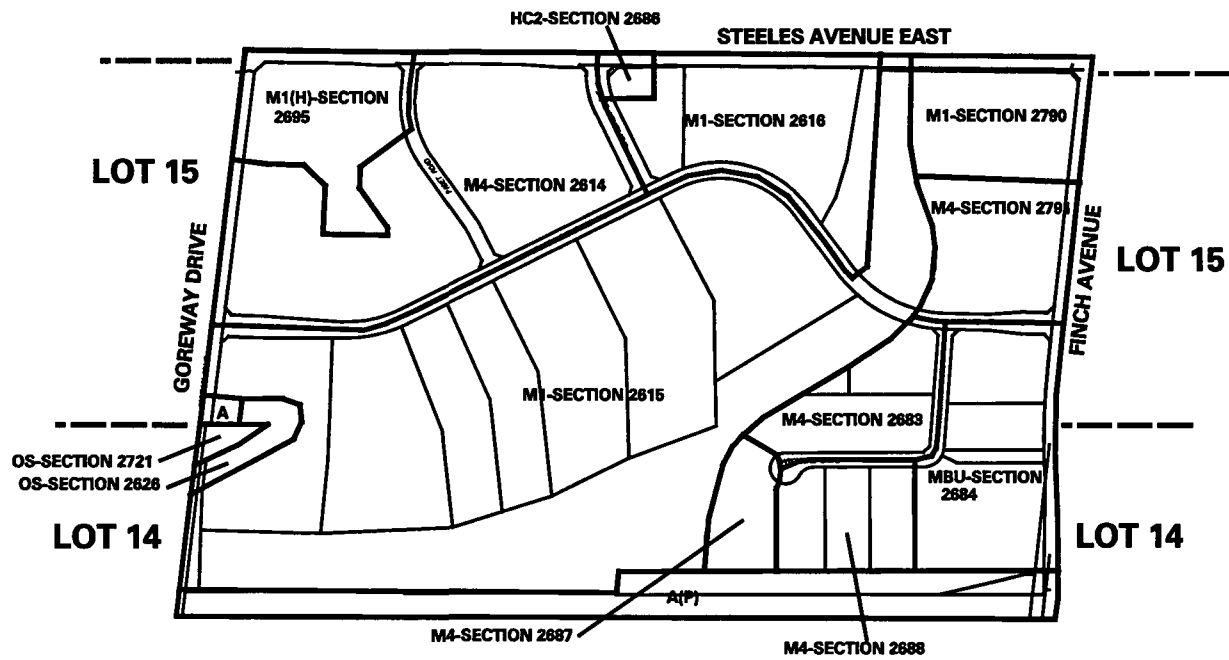


— ZONE BOUNDARY

**CITY OF MISSISSAUGA**

**CONCESSION 7 E.H.S.    LOTS 14-15**  
**BY-LAW 270-2004**





SEE MAP No. 82

SEE MAP No. 84

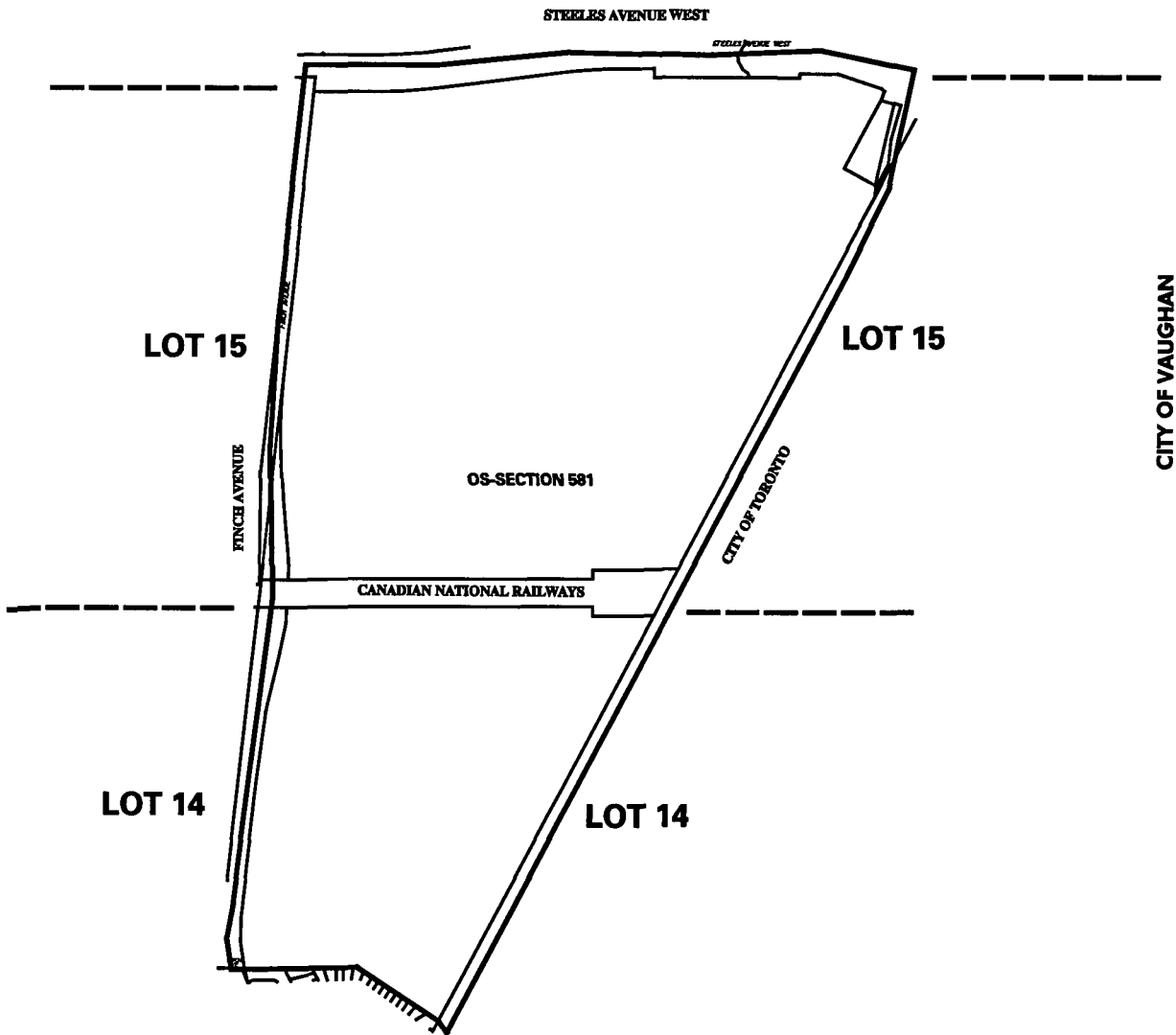
LEGEND  
— ZONE BOUNDARY

CITY OF MISSISSAUGUA

**Schedule A Sheet 83**  
**CONCESSION 8 E.H.S. LOTS 14-15**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development  
0 100 200 300  
Metres



LEGEND  
— ZONE BOUNDARY

CITY OF MISSISSAUGA

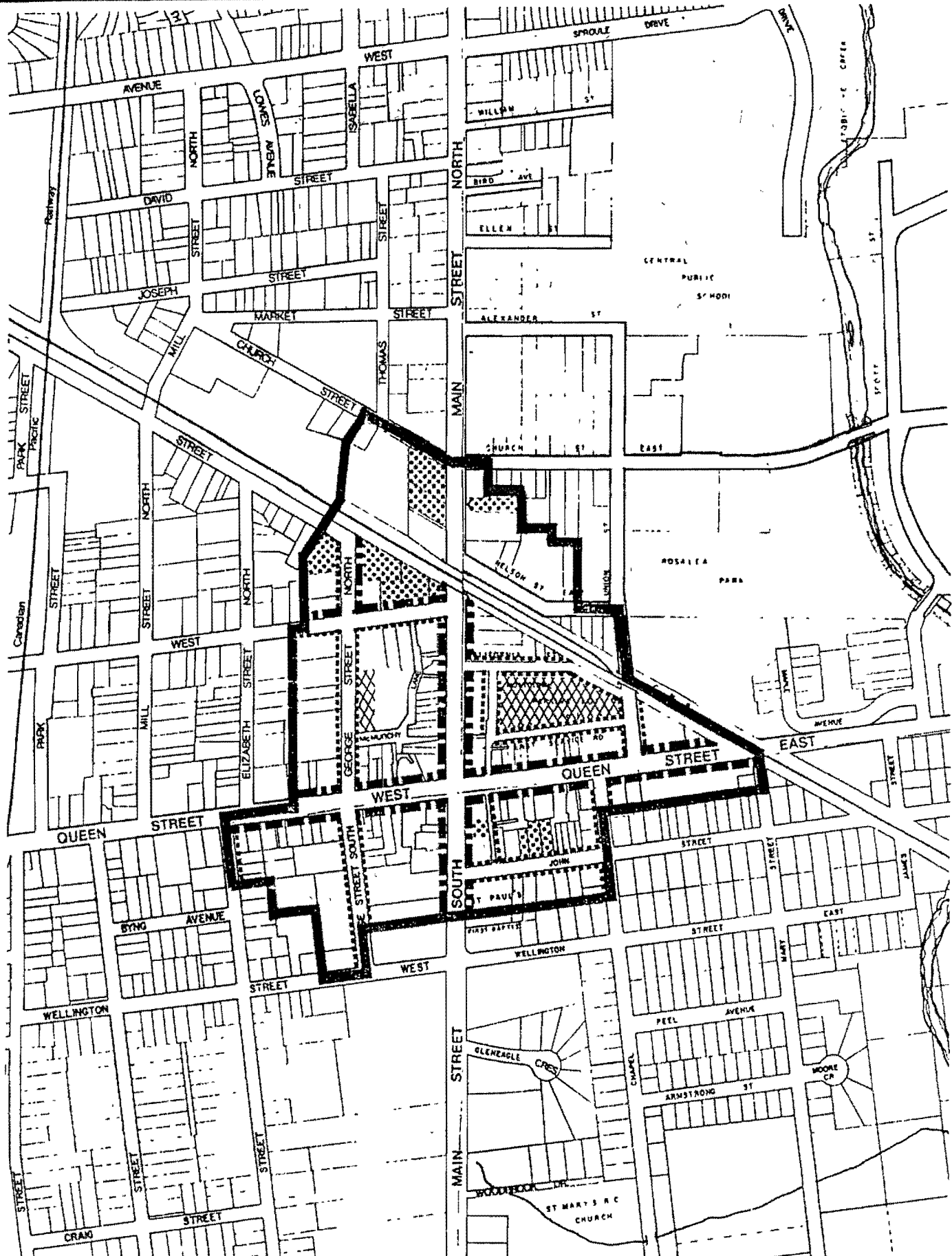
**Schedule A Sheet 84**  
**CONCESSION 9 E.H.S. LOTS 14-15**  
**BY-LAW 270-2004**




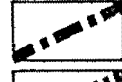




**CITY OF BRAMPTON**  
Planning, Design and Development

0 100 200 300  
Metres





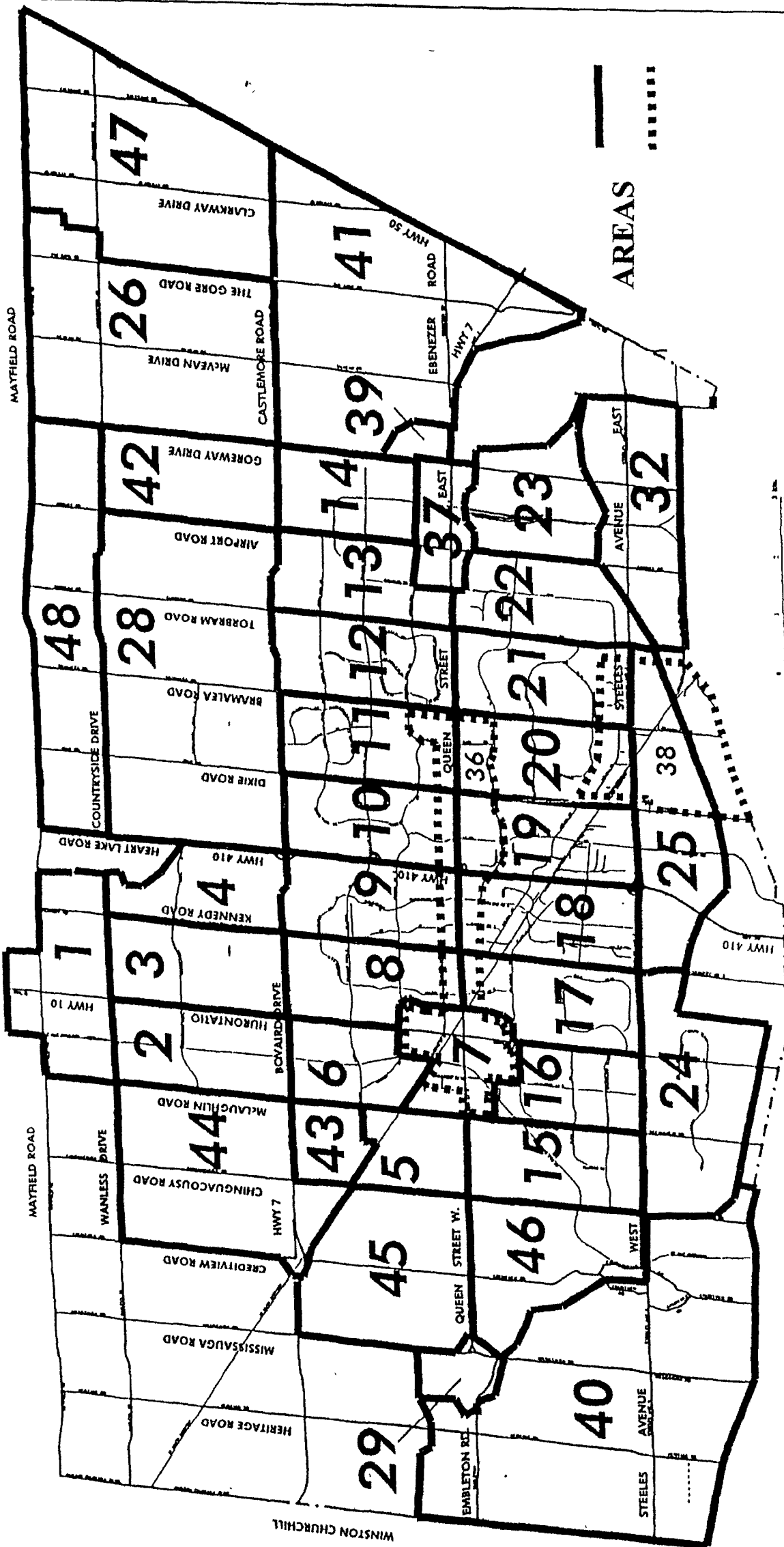
# LEGEND

-  Central Area Boundary
-  0 metre Streetline Setback
-  2.1 metre Streetline Setback
-  12.1 metre Centre Line
-  Parking Exemption Area
-  Interim Parking Exemption Area

Schedule B  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



# PLANNING AREAS FOR ESTABLISHING MAXIMUM GROUP HOME NUMBERS

By-Law 270-2004

Schedule D



## CITY OF BRAMPTON

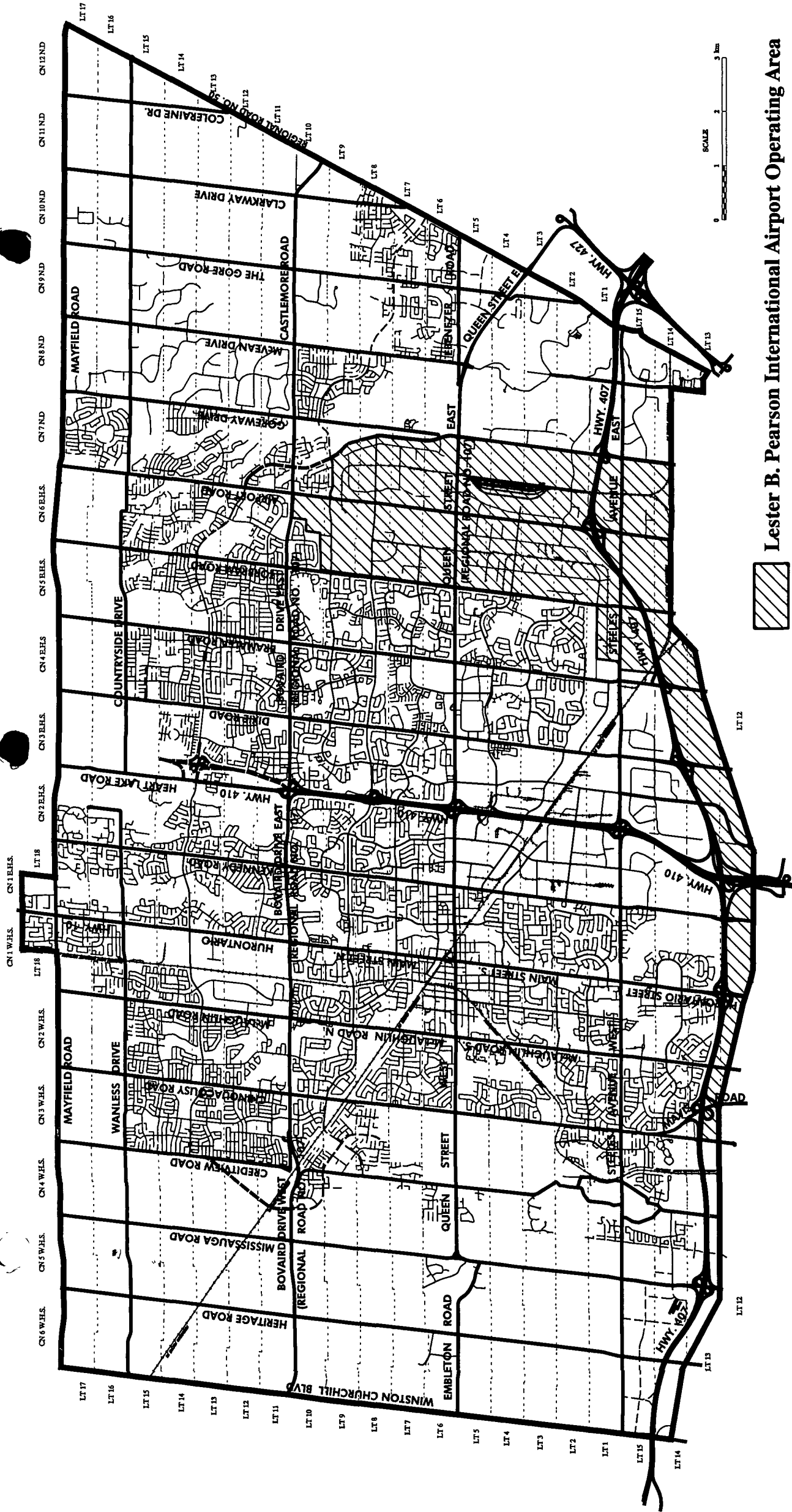
Planning, Design and Development

Date: 2004 06 28

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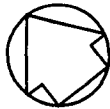
Map no .



Lester B. Pearson International Airport Operating Area

CITY OF BRAMPTON

Date: 2004-05-31 Drawn By: A.R.d.  
File no. Zone\_Sch\_E Map no. Schedule E



BY-LAW 270-2004 SCHEDULE E

PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT

**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

**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.

**102** The lands designated R1A - SECTION 102 on Schedule A to this by-law:

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: 0.26 hectares
- (b) Minimum Lot Width: 38.1 metres
- (c) Minimum Lot Depth: 55 metres
- (d) Minimum Interior Side Yard Width: 3.0 metres, plus 0.6 metres for each additional storey or part thereof.
- (e) Minimum Front Yard Depth:

- (1) for a dwelling constructed prior to January 1, 1996: 10.6 metres or the actual front yard setback, whichever is greater
- (2) for all other lots: 15 metres
- (f) Maximum Building Height: 7.6 metres
- (g) Minimum Floor Area:
  - (1) for a dwelling constructed prior to January 1, 1996: 139 square metres or the actual gross floor area, whichever is greater
  - (2) for all other lots:
    - One storey: 185.8 square metres
    - More than one storey: 232.2 square metres
- (h) Maximum Lot Coverage: 25 percent
- (i) Minimum Distance Separation Between Dwellings: 15 metres

**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

**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

**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

**106** The lands designated R1A(2) - SECTION 106 on Schedule A to this by-law:

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

**107** The lands designated R1A - SECTION 107 on Schedule A to this by-law:

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
- (g) Minimum Floor Area:
  - (i) for a dwelling constructed prior to January 1, 1996, the actual gross floor area
  - (ii) for all other lots:
    - One storey: 185.8 square metres
    - More than one storey: 232.2 square metres
- (h) Maximum Lot Coverage: 25 percent
- (i) Minimum Distance Separation Between Dwellings: 15 metres
- (j) Minimum Lot Area: 0.26 hectares

**108** The lands designated R1A(1) - SECTION 108 on Schedule A to this by-law:

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

**109** The lands designated R1B(1) - SECTION 109 on Schedule A to this by-law:

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

**110** The lands designated R1B(1) - SECTION 110 on Schedule A to this by-law:

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

**111** The lands designated R1A - SECTION 111 on Schedule A to this by-law:

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
- (h) Minimum Floor Area:
  - (i) for a dwelling constructed prior to January 1, 1996, the actual gross floor area
  - (ii) for all other lots:
    - One storey: 185.8 square metres
    - More than one storey: 232.2 square metres
- (i) Maximum Lot Coverage: 25 percent
- (j) Minimum Distance Separation between dwellings: 15 metres
- (k) Minimum Lot Area: 0.26 hectares

**112** The lands designated R1B(1) - SECTION 112 on Schedule A to this by-law:

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

**113** The lands designated RIB(1) - SECTION 113 on Schedule A to this by-law:

113.1 shall only be used for the purposes permitted in an RIB(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 6.0 metres from the front lot line

**114** The lands designated RIC(1) - SECTION 114 on Schedule A to this by-law:

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

**115** The lands designated RIC(1) - SECTION 115 on Schedule A to this by-law:

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

**116** The lands designated R1B(3) - SECTION 116 on Schedule A to this by-law:

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;

**117** The lands designated R1B(3) - SECTION 117 on Schedule A to this by-law:

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.

**118** The lands designated R1B(3) - SECTION 118 on Schedule A to this by-law:

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.

**119** The lands designated I1 - SECTION 119 on Schedule A to this by-law:

119.1 shall only be used for:

- (a) a religious institution; and,
- (b) a day nursery.

**120** The lands designated R2A(1) - SECTION 120 on Schedule A to this by-law:

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.

**121** The lands designated R2A(2) - SECTION 121 on Schedule A to this by-law:

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 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 13.5 metres to the streetline of Williams Parkway or Kennedy Road;
- (g) Maximum Building Height: 10.6 metres.
- (h) Maximum Lot Coverage: 55 percent.

**122** The lands designated R2A(2) - SECTION 122 on Schedule A to this by-law:

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 percent of an exterior side yard.

**123** The lands designated R2A(2) - SECTION 123 on Schedule A to this by-law:

123.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) a single detached dwelling;
  - (2) a group home; and
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**124** The lands designated R2A(2) - SECTION 124 on Schedule A to this by-law:

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.

**125** The lands designated R3A(4) - SECTION 125 on Schedule A to this by-law:

125.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) a single detached dwelling;
  - (2) a semi-detached dwelling;
  - (3) a group home; and,
  - (4) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation within a single detached dwelling; 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.

**126** The lands designated R3A(4) - SECTION 126 on Schedule A to this by-law:

126.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) a single detached dwelling;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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 Units: 32 units per hectare.
- (b) Maximum Lot Coverage of the main building: 40 percent.
- (c) Minimum Driveway Width: 2.4 metres.
- (d) Maximum Building Height: 2 storeys.

**127** The lands designated R3A(4) - SECTION 127 on Schedule A to this by-law:

127.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) a single detached dwelling;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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 Units 32 units per hectare.
- (b) Minimum Driveway Width: 3.0 metres.
- (d) Minimum Distance between dwellings: 1.2 metres.

**128** The lands designated R3A(4) - SECTION 128 on Schedule A, to this by-law:

128.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) a single detached dwelling;
  - (2) a townhouse dwelling;
  - (3) a group home, within a single detached dwelling; and,
  - (4) an auxiliary group home.
- (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 Units: 32 units per acre.
- (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 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.

**129** The lands designated R3A(4) – SECTION 129 on Schedule A to this by-law:

129.1 shall only be used for the following purposes:

- (a) Residential:

- (1) a single detached dwelling;
- (2) a group home; and,
- (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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

**130** The lands designated R3A(4) - SECTION 130 on Schedule A to this by-law:

130.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwelling;
  - (2) a townhouse dwelling;
  - (3) a group home within a single detached dwelling; and,
  - (4) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**131** The lands designated R3A(4) - SECTION 131 on Schedule A to this by-law:

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).

**132** The lands designated R3A(4) - SECTION 132 on Schedule A to this by-law:

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.

133 The lands designated R2A(2) - SECTION 133 on Schedule A to this by-law.

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) Minimum Rear Yard Depth: 13.5 metres.

134 The lands designated R3A(2) - SECTION 134 on Schedule A to this by-law:

134.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) semi-detached dwellings;
  - (3) a group home, within a single detached dwelling; and,
  - (4) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation, within a single detached dwelling; and,
  - (2) purposes accessory to the other permitted purposes.

134.2 shall be subject to the following requirements and restrictions with respect to single 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 window 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 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.

135 The lands designated R3A(4) - SECTION 135 on Schedule A to this by-law:

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) Minimum Street Line Setback from Williams Parkway for a dwelling: 13.7 metres.

**136** The lands designated R3A(4) - SECTION 136 on Schedule A to this by-law:

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.

**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.

138 The lands designated R3A(4) - SECTION 138 on Schedule A to this by-law:

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.

139 The lands designated R3A(2) - SECTION 139 on Schedule A to this by-law:

139.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) semi-detached dwellings;
  - (3) a group home, within a single detached dwelling; and,
  - (4) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation, within a single detached dwelling; and,
  - (2) purposes accessory to the other permitted purposes.

139.2 shall be subject to the following requirements and restrictions with respect to single detached dwellings:

- (a) Minimum Lot Width:
  - (1) for an Interior Lot: 7.6 metres.
  - (2) for a Corner Lot: 10.6 metres.
- (b) Minimum Lot Area: 225.0 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 dwellings shall not be less than 1.8 metres;

(2) to 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.

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 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.

140 The lands designated R3B(1) - SECTION 140 on Schedule A to this by-law:

140.1 shall only be used for the following purposes:

(a) Residential:

- (1) a single detached dwelling, subject to the requirements and restrictions of R2A(1);
  - (2) a semi-detached dwelling, subject to the requirements and restrictions of section R2A(1);
  - (3) a townhouse dwelling, subject to the requirements and restrictions of section 140.2;
  - (4) a group home, within a single detached dwelling; and,
  - (5) an auxiliary group home.
- (b) Non-Residential:
- (1) a home occupation, within a single detached dwelling; 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 13.5 metres from the rear lot line;
  - (ii) no part of any dwelling unit shall be closer than 22.9 metres to the widened limit of Highway Number 410; 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 percent of the front yard, and 80 percent of the exterior side yard

**141** The lands designated R3B(1) - SECTION 141 on Schedule A to this by-law:

141.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) semi-detached dwellings;
  - (3) townhouse dwellings;
  - (4) a group home, within a single detached dwelling; and,
  - (5) an auxiliary group home.

- (b) Non-Residential:
  - (1) a home occupation, within a single detached dwelling; and,
  - (2) purposes accessory to the other permitted purposes.

141.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Rear Yard Depth: 13.5 metres
- (b) Minimum Lot Depth: 30.0 metres

141.3 shall, with respect to single 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 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.

142 The lands designated R3B(1) - SECTION 142 on Schedule A to this by-law:

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 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.

**143** The lands designated R2B - SECTION 143 on Schedule A to this by-law:

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: 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,
- (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.

144 The lands designated R3B(1) - SECTION 144 on Schedule A to this by law:

144.1 shall only be used for the following purposes:

(a) Residential:

- (1) a single detached dwelling, subject to the requirements and restrictions of R2A(1);
- (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 detached dwelling; and,
- (5) an auxiliary group home.

(b) Non-Residential:

- (1) a home occupation within a single detached dwelling; 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 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 and as 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 any 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 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 streetscape or 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.

**145** The lands designated R3A(4) - SECTION 145 on Schedule A to this by-law:

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.

**146** The lands designated R4A(2) - SECTION 146 on Schedule A to this by-law:

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.

**147** The lands designated R4A(3) - SECTION 147 on Schedule A to this by-law:

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 percent 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.

**148** The lands designated R4A(3) - SECTION 148 on Schedule A to this by-law:

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:

(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 percent.

(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.

**149** The lands designated R4A(3) - SECTION 149 on Schedule A to this by-law:

149.1 shall only be used for the following purposes:

- (a) Residential:
  - (i) an apartment dwelling.
- (b) Non-Residential:
  - (i) 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 as 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.
- (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** The lands designated R4A(3) - SECTION 150 on Schedule A to this by-law:

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.

**151** The lands designated R4A(3) - SECTION 151 on Schedule A to this by-law:

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.

**152** The lands designated R2A(2) - SECTION 152 on Schedule A to this by-law:

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 carport 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 storeys, 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.
- (g) Maximum Building Height: 10.6 metres.
- (h) Maximum Lot Coverage: 55 percent.

**153** The lands designated R1B(3) - SECTION 153 on Schedule A to this law:

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:
  - (i) no part of a single detached dwelling shall be situated closer than 13.5 metres to the streetline of Kennedy Road North and Williams Parkway.

**154** The lands designated M1A - SECTION 154 on Schedule A to this by-law:

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 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.

**155** The lands designated M2 - SECTION 155 on Schedule A to this by-law:

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) xenon;
  - (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.

**156** The lands designated M3A - SECTION 156 on Schedule A to this by-law:

156.1 shall only be used for the following purposes:

- (1) the purposes permitted in the M3A Zone; and,
- (2) business offices.

**157** The lands designated M4A - SECTION 157 on Schedule A to this by-law:

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 including 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 lines 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 percent 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 2.4 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.

**158** The lands designated M4 - SECTION 158 on Schedule A to this by-law:

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.

**159** The lands designated M1A - SECTION 159 on Schedule A to this by-law:

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.

**160** The lands designated M1A - SECTION 160 on Schedule A to this by-law:



160.1 shall only be used for the following purposes:

- (1) the retailing and indoor and outdoor storage of building equipment and supplies.

**161** The lands designated M1A - SECTION 161 on Schedule A to this by-law:

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.

**162** The lands designated M1A - SECTION 162 on Schedule A to this by-law:

162.1 shall only be used for the purposes permitted in the M1A 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 percent 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.

**163** The lands designated M1A - SECTION 163 on Schedule A to this by-law:

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

**164** The lands designated M1A - SECTION 164 on Schedule A to this by-law:

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.

**165** The lands designated M1A - SECTION 165 on Schedule A to this by-law:

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.

**166** The lands designated M1A - SECTION 166 on Schedule A to this by-law:

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 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 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.

**167** The lands designated M2 - SECTION 167 on Schedule A to this by-law:

167.1 shall only be used for the purposes permitted in the M2 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.

**168** The lands designated M2 - SECTION 168 on Schedule A to this by-law:

168.1 shall only be used for the purposes permitted by the M2 Zone.

168.2 shall be subject to the following 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.

**169** The lands designated M3A - SECTION 169 on Schedule A to this by-law:

169.1 shall only be used for the purposes of an office building.

**170** The lands designated M3A - SECTION 170 on Schedule A to this by-law:

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.

**171** The lands designated RIB(l) - SCHEDULE 171 on Schedule A to this by-law:

171.1 shall only be used for the following purposes:

(a) Residential:

(1) single detached dwellings;

(2) a group home; and,

(3) an auxiliary group home.

(b) Non-Residential:

(1) a home occupation; 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.

**172** The lands designated as R2A(2) - SECTION 172 on Schedule A to this by-law:

172.1 shall only be used for the following purposes:

(a) Residential:

(1) a semi-detached dwelling; and,

(2) an auxiliary group home.

(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;

173 The lands designated R1B(1) - SECTION 173 on Schedule A to this by-law:

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 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.

174 The lands designated R3A(1) - SECTION 174 on Schedule A to this by-law:

174.1 shall only be used for the following purposes:

- (a) Residential:

- (1) a single detached dwelling; and,
  - (2) a group home.

- (b) Non-Residential:

- (1) a home occupation; 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 main wall of building: 3.0 metres
- (b) Maximum Front Yard Setback to main wall of building: 6.1 metres
- (c) Minimum Front Yard Setback to front of garage: 6.1 metres
- (d) Minimum Rear Yard Depth: 7.5 metres

**175** The lands designated R3A(1) - SECTION 175 on Schedule A to this by-law:

175.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) a single detached dwelling; and,
  - (2) a group home
- (b) Non-Residential:
  - (1) a home occupation; 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

**176** The lands designated M1A - SECTION 176 on Schedule A to this by-law:

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.

**177** The lands designated RE1 - SECTION 177 on Schedule A to this by-law:

177.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential
  - (1) a home occupation; 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.

**178** The lands designated R2A(2) - SECTION 178 on Schedule A to this by-law:

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.

**179** The lands designated R3B(1) - SECTION 179 on Schedule A to this by-law:

179.1 shall only be used for the following purposes:

- (a) Residential:

- (1) single detached dwelling units;
- (2) semi-detached dwelling units;
- (3) a townhouse dwelling containing street townhouse dwellings;
- (4) a group home, within a single detached dwelling; and,
- (5) an auxiliary group home.

- (b) Non-Residential:

- (1) a home occupation, within a single detached dwelling; and,
- (2) purposes accessory to the other permitted purposes.

179.2 shall, in respect of single 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.

**180** The lands designated R1C(1) - SECTION 180 on Schedule A to this by-law:

180.1 shall only be used for the following purposes:

- (a) Residential:

- (1) single detached dwellings;
- (2) a group home; and,
- (3) an auxiliary group home.

- (b) Non-Residential:

- (1) a home occupation; 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).

(SECTION 181 RESERVED)

**182** The lands designated R1B(3) - SECTION 182 on Schedule A to this by-law:

182.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.



183 The lands designated M1 - SECTION 183 on Schedule A to this by-law:

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 furniture and appliance store;
- (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) a retail outlet for new gardening equipment operated in connection with a gardening equipment repair and service operation provided that the total gross commercial floor area of the retail outlet when combined with the retail outlet permitted by section 183.1(h) is not more than 15 percent of the total gross industrial floor area of the repair and service operation or 28 square metres whichever is the greater, and
- (j) 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 or display of goods shall be permitted outside the buildings.
- (i) the sale of farm equipment shall not be permitted.

**184** The lands designated R3A(4) - SECTION 184 on Schedule A to this by-law:

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.

**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.

**186** The lands designated M4A - SECTION 186 on Schedule A to this by-law:

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.

**187** The lands designated R2A(2) - SECTION 187 on Schedule A to this by-law:

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 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 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 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.
- (d) Minimum Landscaped Open Space: 50 percent of the front yard area.
- (e) no driveway on a corner lot shall be located closer than 3.0 metres to the intersection of street lines as projected.

(SECTION 188 RESERVED)

189 The lands designated M2 - SECTION 189 on Schedule A to this by-law:

189.1 shall only be used for the following purposes:

- (a) the purposes permitted in the M2 zone; and,
- (b) business and professional offices not exceeding 929.0 square metres in gross floor area.

190 The lands designated R4A(2) - SECTION 190 on Schedule A to this by-law:

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.

191 The lands designated R1B(1) - SECTION 191 on Sheet 45 of Schedule A to this by-law:

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.

**192** The lands designated R1B(1) - SECTION 192 on Schedule A to this by-law:

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 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 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.

**193** The lands designated HC1 - SECTION 193 on Schedule A to this by-law:

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.

**194** The lands designated R2A(2) - SECTION 194 on Schedule A to this by-law:

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.

**195** The lands designated R2A(2) - SECTION 195 on Schedule A to this by-law:

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.

**196** The lands designated R2A(2) - SECTION 196 on Schedule A to this by-law:

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.

**197** The lands designated C1 - SECTION 197 on Sheet 44 of Schedule A to this by-law:

197.1 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 bank, trust company, finance company;
  - (5) an office;
  - (6) a dry cleaning and laundry distribution station;
  - (7) an animal hospital;
  - (8) purposes accessory to the other permitted purposes.
- (b) Non-Commercial:
  - (1) two apartment dwelling units.

197.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 31.0 metres;
- (b) Minimum Lot Area: 1200 square metres;
- (c) Minimum Front Yard Depth: 5.5 metres;
- (d) Minimum Interior Side Yard Width: 7.0 metres;
- (e) Minimum Exterior Side Yard Width: 1.0 metres;
- (f) Minimum Rear Yard Depth: 14.0 metres.

**198** The lands designated R3A(2) - SECTION 198 on Schedule A to this by-law:

198.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) a single detached dwelling;
  - (2) a semi-detached dwelling;
  - (3) a group home, within a single detached dwelling; and,
  - (4) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

199 The lands designated SC - SECTION 199 on Schedule A to this by-law:

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) cinemas shall only be permitted up to an aggregate maximum of 6 screens and 1,490 seats.
- (h) a minimum of 250 off-street parking spaces shall be provided for cinema purposes.

**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 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 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 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.

**201** The lands designated R4A(3) - SECTION 201 on Schedule A to this by-law:

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 units.
- (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 201.1(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.

**202** The lands designated M2 - SECTION 202 on Schedule A to this by-law:

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.

**203** The lands designated M3 - SECTION 203 on Schedule A to this by-law:

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.

**204** The lands designated M4 - SECTION 204 on Schedule A to this by-law:

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 interior side yard abutting a lot in a Residential or Industrial Zone; and,
  - (4) minimum required rear yard abutting a street or a lot in a Residential or Institutional Zone.

**205** The lands designated R1D - SECTION 205 on Schedule A to this by-law:

205.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwelling units; and,

(2) a group home.

(b) Non-Residential:

(1) a home occupation; 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.

206 The lands designated SC - SECTION 206 on Schedule A to this by-law:

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.

**207** The lands designated C3 - SECTION 207 on Schedule A to this by-law:

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.
- (f) movie theatres

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 spaces 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

- (h) movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

**208** The lands designated M4A - SECTION 208 on Schedule A to this by-law:

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 casting 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 an 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.

**209** The lands designated M4A - SECTION 209 (SPECIAL RESERVE) on Schedule A to this by-law:

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 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 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.

**210** The lands designated M4A - SECTION 210 on Schedule A to this by-law:

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 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 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.

**211** The lands designated R1C(1) - SECTION 211 on Schedule A to this by-law:

211.1 shall only be used for the purposes permitted in the R1C(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.

**212** The lands designated SC - SECTION 212 on Schedule A to this by-law:

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.

**213** The lands designated HC2 - SECTION 213 on Schedule A to this by-law:

213.1 shall only be used for the following purposes:

(a) Commercial:

- (1) a gas bar;
- (2) a convenience store, and
- (3) a convenience restaurant.

(b) Accessory:

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

213.2 shall be subject to the following requirements and restrictions:

- (1) the Maximum Gross Commercial Floor Area of all buildings shall not exceed 375.0 square metres;
- (2) the Maximum Gross Commercial Floor Area of the gas bar kiosk shall not exceed 7.5 square metres;
- (3) the Maximum Gross Commercial Floor Area of the convenience store shall not exceed 128.0 square metres;
- (4) the Maximum Gross Commercial Floor Area of the convenience restaurant shall not exceed 239.5 square metres;
- (5) all buildings shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 213;
- (6) Landscaped Open Space shall be provided and maintained in areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 213;
- (7) the minimum front yard depth, the minimum side yard width and the minimum rear yard depth shall be as shown on SCHEDULE C - SECTION 213;
- (8) the Maximum Height of all buildings shall not exceed one storey;
- (9) garbage and refuse storage containers for the convenience restaurant shall be located in a self-contained, temperature controlled area within one of the buildings, and
- (10) an adult entertainment parlour shall not be permitted.

**214** The lands designated R2A(2) - SECTION 214 on Schedule A to this by-law:

214.1 shall only be used for the following purposes:

(a) Residential:

- (1) single detached dwellings;
- (2) semi-detached dwellings;
- (3) a group home, within a single detached dwelling; and,



- (4) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation, within a single detached dwelling; and,
  - (2) purposes accessory to the other permitted purposes.

214.2 shall be subject to the following requirements and restrictions with respect to single 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 detached 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.

- each
- (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 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.

**215** The lands designated RID - SECTION 215 on Schedule A to this by-law:

215.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**216** The lands designated R4B - SECTION 216 on Schedule A to this by-law:

216.1 shall only be used for the following purposes:

- (1) apartment dwellings.
- (2) purposes accessory to the other permitted purposes.

216.2 shall be subject to the following requirements and restrictions:

- (a) the total number of dwelling units permitted shall be the lesser of 419 units, or the number calculated from a net density of 123.5 dwelling units per hectare;
- (b) no more than 2 apartment house dwellings shall be permitted;
- (c) Maximum Building Height: 18 storeys;
- (d) 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.
- (e) Minimum Landscaped Open Space on each site used for an Apartment House Dwelling: 60 percent.
- (f) Minimum Number of Parking Spaces:
  - 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	2.0
1-bedroom	1.41	2.0
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.

**217** The lands designated as I1 - SECTION 217 on Schedule A to this by-law:

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 operation 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 detached, semi-detached, or townhouse dwellings.

**218** The lands designated R2C - SECTION 218 on Schedule A to this by-law:

218.1 shall only be used for the following purposes:

(a) Residential:

- (1) single detached dwellings;
- (2) semi-detached dwellings;
- (3) a group home, within a single detached dwelling; and,
- (4) an auxiliary group home.

(b) Non-Residential:

- (1) a home occupation, within a single detached dwelling; 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 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.

**219** The lands designated HC2 – SECTION 219 on Sheet 43, 45, 63, and 64 of Schedule A to this by-law;

219.1 shall only be used for the following purposes:

- (a) an automobile service station; and,
- (b) purposes accessory to the other permitted purposes.

**220** The lands designated HC2 – SECTION 220 on Sheet 43 Schedule A to this by-law.

220.1 shall be used for the following purposes:

- (1) automobile service station;
- (2) gas bar;
- (3) motor vehicle washing establishment;
- (4) groundwater treatment facility; and,
- (5) purposes accessory to the other permitted purposes.

220.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 35 metres.
- (2) Maximum Building Height: 1 storey.
- (3) Maximum Gross Commercial Floor Area:
  - (a) Kiosk: 20 square metres.
  - (b) Motor Vehicle Washing Establishment: 290 square metres.
  - (c) Groundwater Treatment building: 30 square metres.
- (4) Minimum Landscaped Open Space:
  - (a) minimum width of 3 metres abutting an OS zone; abutting a rear lot line; abutting Williams Parkway and Highway Number 10, except for one driveway opening on Williams Parkway and Highway 10.
  - (b) all other cases minimum width of 1.5 metres.

220.3 for purposes of section 220, Lot Line, Rear, shall mean the lot line furthest and opposite the front lot line.

**221** The lands designated HC2 - SECTION 221 on Schedule A to this by-law:

221.1 shall only be used for the following purposes:

- (a) a gas bar; and,
- (b) an agency bulk plant.

**222** The lands designated HC1 - SECTION 222 on Schedule A to this by-law:

222.1 shall only be used for the following purposes:

- (a) an automobile service station; and,
- (b) a convenience store.

**223** The lands designated M4A - SECTION 223 on Schedule A to this by-law:

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) Landscaped Buffer Area: a landscaped 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.
- (l) 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 landscaped 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.

**224** The lands designated M4A - SECTION 224 on Schedule A to this by-law:

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 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 side yard.

**225** The lands designated M4A - SECTION 225 on Schedule A to this by-law:

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 convenience restaurants, and taverns;
- (h) furniture and appliance store;
- (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.

**226** The lands designated M4A - SECTION 226 on Schedule A to this by-law:

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.

**227** The lands designated M4A - SECTION 227 on Schedule A to this by-law:

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.

**228** The lands designated R3A(2) - SECTION 228 on Schedule A to this by-law:

228.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) semi-detached dwellings;
  - (3) a group home; and,
  - (4) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation, within a single detached dwelling; 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 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: 10.5 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.

**229** The lands designated R3A(4) - SECTION 229 on Schedule A to this by-law:

229.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) a townhouse dwelling; and,
  - (2) an auxiliary group home.
- (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.

**230** The lands designated SC - SECTION 230 on Schedule A to this by-law:

230.1 shall only be used for the purposes of a grocery store.

**231** The lands designated SC - SECTION 231 on Schedule A to this by-law:

231.1 shall only be used for purposes of a dairy bar.

**232** The lands designated HC1 - SECTION 232 on Schedule A to this by-law:

232.1 shall only be used for the purpose of a hotel.

**233** The lands designated HC1 - SECTION 233 on Schedule A to this by-law:

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.

**234** The lands designated HC1 - SECTION 234 on Schedule A to this by-law:

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.

**235** The lands designated R2A(2) - SECTION 235 on Schedule A to this by-law:

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 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 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:

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 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 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.

**237** The lands designated R3A(2) - SECTION 237 on Schedule A to this by-law:

237.1 shall only be used for the following purposes:

(a) Residential:

- (1) single detached dwellings;
- (2) semi-detached dwellings;
- (3) a group home, within a single detached dwelling; and,
- (4) an auxiliary group home.

(b) Non-Residential:

- (1) a home occupation, within a single detached dwelling; and,
- (2) purposes accessory to the other permitted purposes.

237.2 shall be subject to the following requirements and restrictions with respect to single 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 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.

**238** The lands designated R1D - SECTION 238 on Schedule A to this by-law:

238.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,

- (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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 square 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 for the purposes of Section 238:

Lot Width shall mean the least distance, measured in a straight line, between the side lot line 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:

239.1 shall only be used for the following purposes:

(a) Residential:

- (1) single detached dwellings;
- (2) a group home; and,
- (3) an auxiliary group home.

(b) Non-Residential:

- (1) a home, occupation; 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.

**240** The lands designated SC - SECTION 240 on Schedule A to this by-law:

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 abuts 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 Required</u>	<u>Minimum Parking Spaces</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.

241 The lands designated SC - SECTION 241 on Schedule A to this by-law:

241.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) bank or financial institutions;
  - (2) barber shop or beauty parlour;
  - (3) dry cleaning and laundromat;
  - (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.

**242** The lands designated R1D - SECTION 242 on Schedule A to this by-law:

242.1 shall only be used for the following purposes:

(a) Residential:

- (1) single detached dwellings;
- (2) a group home; and,
- (3) an auxiliary group home.

(b) Non-Residential:

- (1) a home occupation; 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.

**243** The lands designated SC - SECTION 243 on Schedule A to this by-law:

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.

**244** The lands designated SC - SECTION 244 on Sheet 48 of Schedule A to this by-law:

244.1 shall only be used for the following purposes:

- (1) a retail establishment having no outside storage or display of goods and materials;
- (2) a garden centre sales establishment and associated outdoor storage and display area;
- (3) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (4) a bank, trust company and finance company;
- (5) a personal service shop;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a place of commercial recreation;

- (9) a community club;
- (10) a banquet hall; and,
- (11) a service shop.

244.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Floor Space Index for office purposes shall be 0.5;
- (b) a Minimum Front Yard Depth: 3.0 metres;
- (c) a Minimum Exterior Side Yard Width: 4.5 metres;
- (d) a Minimum Rear Yard Depth: 3.5 metres;
- (e) a minimum 3.0 metre wide landscaped open space area shall be provided along the Chrysler Drive frontage except at approved driveway locations;
- (f) a minimum 4.5 metre wide landscaped open space area shall be provided along the Highway Number 7 frontage except at approved driveway locations;
- (g) any outdoor storage and display area associated with a garden centre sales establishment shall not be located within 24 metres of a public road;
- (h) an adult entertainment parlour, adult video store, pool hall, and temporary open air market shall not be permitted; and,
- (i) retail establishments having an area in excess of 929 square metres (10,000 square feet) devoted to the sale of food shall not be permitted.

**245** The lands designated R1C - SECTION 245 on Schedule A to this by-law:

245.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

246 The lands designated A – SECTION 246 on Schedule A to this by-law:

246.1 shall only be used for the following purposes:

- (a) the purposes permitted in an Agricultural (A) Zone;
- (b) one secondary dwelling unit; and
- (c) purposes accessory to the other permitted purposes.

246.2 shall be subject to the following requirements and restrictions:

- (a) the secondary dwelling unit shall not exceed a gross floor area of 145 square metres;
- (b) the minimum setback of the secondary dwelling unit to the Brown's Lane lot line shall be 23 metres;
- (c) the minimum setback of the secondary dwelling unit from the north lot line shall be 8 metres.
- (d) the aggregate maximum gross floor area of greenhouse structures shall be 8,410 square metres.

246.4 for the purposes of this Section, a Secondary Dwelling Unit shall mean a dwelling located upon the same lot as a principal dwelling, intended for occupation only by persons employed on the lot.

247 The lands designated R2A(2) - SECTION 247 on Schedule A to this by-law:

247.1 shall only be used for the following purposes:

(a) Residential:

- (1) single detached dwellings;
- (2) semi-detached dwellings;
- (3) a group home, within a single detached dwelling; and,
- (4) an auxiliary group home.

(b) Non-Residential:

- (1) a home occupation; and,
- (2) purposes accessory to the other permitted purposes.

247.2 shall be subject to the following requirements and restrictions with respect to single 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 and 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 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.

248 The lands designated SC - SECTION 248 on Schedule A to this by-law:

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.

249 The lands designated A - SECTION 249 on Schedule A to this by-law:

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.

**250** The lands designated M1A - SECTION 250 on Schedule A to this by-law:

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 convenience 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 furniture and appliance store;
  - (8) a community club;

- (9) an office associated with a permitted industrial use;
- (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.
- (l) 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 ore 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 driveway shall be permitted at locations as shown on SCHEDULE C - SECTION 250.

**251** The lands designated R3A(4) - SECTION 251 on Schedule A to this by-law:

251.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) a townhouse dwelling; and,
  - (2) an auxiliary group home.
- (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 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 dwelling 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.
- (l) Minimum Landscaped Open Space: 40 percent of the lot area.

**252** The lands designated C1 - SECTION 252 on Schedule A to this by-law:

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 convenience 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 convenience restaurant, not including 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 convenience 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.

253 The lands designated R4A(3) - SECTION 253 on Schedule A to this by-law:

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:

		Resident Spaces	Visitor Spaces	Recreation Equipment Spaces	Total Spaces
(a)	Rental Apartment				
	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

		Resident Spaces	Visitor Spaces	Total Spaces
(b)	Condominium Apartment	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.

**254** The lands designated M4 - SECTION 254 on Schedule A to this by-law:

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 produces 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 be 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.

**255** The lands designated SC - SECTION 255 on Schedule A to this by-law:

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 convenience 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.

**256** The lands designated HC1 - SECTION 256 on Schedule A to this by-law:

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 accessories 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 AREA 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.

**257** The lands designated R2A(2) - SECTION 257 on Schedule A to this by-law:

257.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) semi-detached dwellings;
  - (2) an auxiliary group home.
- (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 an 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.
- (i) Driveway: no driveway shall be located closer than 9.1 metres to a corner.

**258** The lands designated R1A(2) - SECTION 258 on Schedule A to this by-law:

258.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**259** The lands designated R1A(2) - SECTION 259 on Schedule A to this by-law:

259.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**260** The lands designated R1A(2) - SECTION 260 on Schedule A to this by-law:

260.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;

- (2) a group home; and,
- (3) an auxiliary group home.

(b) Non-Residential:

- (1) a home occupation; 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.

**261** The lands designated R1B - SECTION 261 on Schedule A to this by-law:

261.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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: 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** The lands designated R1B - SECTION 262 on Schedule A to this by-law:

262.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**263** The lands designated R1B - SECTION 263 on Schedule A to this by-law:

263.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**264** The lands designated R1B - SECTION 264 on Schedule A to this by-law:

264.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;

- (2) a group home; and,
- (3) an auxiliary group home.

(b) Non-Residential:

- (1) a home occupation; 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.

**265** The lands designated R1B - SECTION 265 on Schedule A to this by-law:

265.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**266** The lands designated OS - SECTION 266 on Schedule A to this by-law:

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.

**267** The lands designated R1A(2) - SECTION 267 on Schedule A to this by-law:

267.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwelling;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**268** The lands designated R1B - SECTION 268 on Schedule A to this by-law:

268.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**269** The lands designated R1B - SECTION 269 on Schedule A to this by-law:

269.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**270** The lands designated SC - SECTION 270 on Schedule A to this by-law:

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.

271 The lands designated 11 - SECTION 271 on Schedule A to this by-law:

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.

272 The lands designated R2A(2) - SECTION 272 on Schedule A to this by-law:

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

**273** The lands designated R2A(2) – SECTION 273 on Schedule A to this by-law:

273.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;

- (2) semi-detached dwelling;
- (3) a group home, within a single detached dwelling; and,
- (4) an auxiliary group home.

(b) Non-Residential:

- (1) a home occupation, within a single detached dwelling; and,
- (2) purposes accessory permitted to the other permitted purposes.

273.2 shall, with respect to single 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 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 window 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) Minimum Rear Yard Depth: 13.5 metres.

**274** The lands designated R1D – SECTION 274 on Schedule A to this by-law;

274.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings; and,
  - (2) a group home.
- (b) Non-Residential:
  - (1) a home occupation; and,
  - (2) purposes accessory to the other permitted purposes.

274.1 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.

**275** The lands designated R1B(1) – SECTION 275 on Schedule A to this by-law:

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.

**276** The lands designated SC – SECTION 276 on Schedule A to this by-law:

276.1 shall only be used for the following purposes:

Commercial:

- (1) a retail establishment having no outdoor 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 dining room restaurant, a convenience restaurant, a take-out restaurant;
- (9) a printing or copying establishment;
- (10) a garden centre sales establishment;
- (11) a community club;
- (12) a health centre;
- (13) a custom workshop;
- (14) a convenience store; and

Non-Commercial:

- (15) a day nursery; and
- (16) purposes accessory to the other permitted purposes.

276.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 106.6 metres
- (2) Minimum Lot Depth: 53.0 metres
- (3) Minimum Lot Area: 5870.0 square metres
- (4) all buildings shall be located within the areas shown as BUILDING AREAS A and B on SCHEDULE C – SECTION 276
- (5) the minimum front yard depth, rear yard depth, and side yard width shall be as shown on SCHEDULE C – SECTION 276;
- (6) the Maximum Gross Commercial Floor Area of all buildings shall be 1650.0 square metres;
- (7) the Maximum Building Height shall not exceed one storey or 4.6 metres;
- (8) a restaurant shall be located only within the areas shown as BUILDING AREA A and BUILDING AREA B on SCHEDULE C – SECTION 276;
- (9) a solid screen fence composed of brick, architectural block, decorative panel or similar material, and not less 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;
- (10) 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 with the exception of any location where the site abuts a commercial zone;

- (11) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C – SECTION 276 with the exception of any location where a vehicular connection with the property to the west has been approved by the City;
- (12) no outside storage or display of goods shall be permitted;
- (13) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building;
- (14) all garbage and refuse storage, other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed; and
- (15) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

**277** The lands designated R1A(3) - SECTION 277 on Schedule A to this by-law:

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 front yard.
- (i) Minimum Number of Parking Spaces: 2, one of which must be located in the garage.
- (j) Accessory Buildings:
  - (1) shall not be used for human habitation;
  - (2) shall not exceed 3.5 metres in height in the case of a flat roof;
  - (3) shall not exceed 5.0 metres in height in the case of a peaked roof;
  - (4) shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard;
  - (5) shall not be less than 0.6 metres from any lot line; and,
  - (6) shall not have a floor area in excess of 15.0 square metres.



- (k) a private uncovered swimming pool shall be permitted in a rear yard or a side yard of a lot provided that it is no closer than 0.6 metres to any rear lot line and no closer than 1.2 metres to any side lot line or easement.

**278** The lands designated R1B(2) - SECTION 278 on Schedule A to this by-law:

278.1 shall only be used for the purposes permitted by 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.

**279** The lands designated R1C(1) - SECTION 279 on Schedule A to this by-law:

279.1 shall only be used for the purposes permitted in the R1C(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.

**280** The lands designated R1B(2) - SECTION 280 on Schedule A to this by-law:

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

**281** The lands designated HC2 - SECTION 281 on Schedule A to this by-law:

281.1 shall only be used for the following purposes:

- (a) a gas bar; and,
- (b) a service station.

281.2 a 3 metre wide landscaped open space shall be provided along all road frontages, with the exception being driveway locations.

**282** The lands designated R1B(1) - SECTION 282 on Schedule A to this by-law:

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

**283** The lands designated R2A(2) - SECTION 283 on Schedule A to this by-law:

283.1 shall only be used for the purposes permitted in the R2A(2) Zone

283.2 shall, with respect to single 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 detached 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

**284** The lands designated R2A(2) - SECTION 284 on Schedule A to this by-law:

284.1 shall only be used for the purposes permitted in the R2A(2) Zone

284.2 shall, with respect to single 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: 60.0 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 detached 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

**285** The lands designated R1A - SECTION 285 on Schedule A to this by-law:

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 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

(SECTION 286 RESERVED)

**287** The lands designated C1 - SECTION 287 on Schedule A to this by-law:

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

**288** The lands designated R3A(2) - SECTION 288 on Schedule A to this by-law:

288.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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

**289** The lands designated SC - SECTION 289 on Schedule A to this by-law:

289.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) a dining room or a convenience 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 convenience restaurant shall not exceed 265.0 square metres.

**290** The lands designated R4A(3) - SECTION 290 on Schedule A to this by-law:

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.

**291** The lands designated R1B(1) - SECTION 291 on Schedule A to this by-law:

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.

**292** The lands designated HC2 - SECTION 292 on Schedule A to this by-law:

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.

**293** The lands designated R2A(2) - SECTION 293 on Schedule A to this by-law:

293.1 shall only be used for the purposes permitted in the R2A(2) Zone.

293.2 shall, with respect to single 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

**294** The lands designated R2A(2) - SECTION 294 on Schedule A to this by-law:

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 and semi-detached dwellings:

- (a) Minimum Lot Depth: 28.0 metres.

**295** The lands designated R3A(3) - SECTION 295 on Schedule A to this by-law:

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.

**296** The lands designated R1D - SECTION 296 on Schedule A to this by-law:

296.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**297** The lands designated R1C - SECTION 297 on Schedule A to this by-law:

297.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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 open 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.

**298** The lands designated R1D - SECTION 298 on Schedule A to this by-law:

298.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**299** The lands designated R1D - SECTION 299 on Schedule A to this by-law:

299.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home type I; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation,
  - (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 C - SECTION 299 to this by-law: 360.0 square metres
- (2) for the lot numbered 14 on SCHEDULE C - 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 C - SECTION 299 to this by-law: 12.1 metres
  - (2) for the lot numbered 14 on SCHEDULE C - 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 C - SECTION 299 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 C - 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 C - 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

**300** The lands designated R1C - SECTION 300 on Schedule A to this by-law:

300.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**301** The lands designated CA - SECTION 301 on Schedule A to this by-law:

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.

**302** The lands designated HC2 - SECTION 302 on Schedule A to this by-law:

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.

303 The lands designated M4 - SECTION 303 on Schedule A to this by-law:

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 aluminum 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 required 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

**304** The lands designated M4 SPECIAL RESERVE - SECTION 304 on Schedule A to this by-law:

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:

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 Setback:

(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: 255.0 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 the 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 metres 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, except on lands outlined on Schedule C – Section 305 where no building shall exceed a height of 30.48 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.
- (g) Parking shall be provided and maintained in accordance with the requirements set out in General Provisions of Commercial Zones and General Provisions for Industrial Zones to this by-law, and the following:
  - Exhibition, conference hall or auditorium: 1 parking space for every 6 fixed seats or 3 metres of open bench space, or portion thereof
  - Motor Vehicle Assembly Plant: 1 parking space for each 93 square metres of gross floor area, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail, or educational uses.

**306** The lands designated M2 - SECTION 306 on Schedule A to this by-law:

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 sop, 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.

**307** The lands designated M2 SPECIAL RESERVE - SECTION 307 on Schedule A to this by-law:

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 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:

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 convenience 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.

**309** The lands designated R4A(3) - SECTION 309 on Schedule A to this by-law:

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 within 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 within 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 metres 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.

**310** The lands designated R1C - SECTION 310 on Schedule A to this by-law:

310.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**311** The lands designated R3A(1) - SECTION 311 on Schedule A to this by-law:

311.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential
  - (1) a home occupation; 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.

**312** The lands designated R1C(H) - SECTION 312 on Schedule A to this by-law:

312.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (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 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 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.
- (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.

312.3 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.

**313** The lands designated R2A(2) - SECTION 313 on Schedule A to this by-law:

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) 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: 10.0 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.

**314** The lands designated R3A(3) - SECTION 314 on Schedule A to this by-law:

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.

**315** The lands designated C1 - SECTION 315 on Schedule A to this by-law:

315.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) retail establishment;
  - (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.

**316** The lands designated C2 - SECTION 316 on Schedule A to this by-law:

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 convenience 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.

**317** The lands designated R1B - SECTION 317 on Schedule A to this by-law:

317.1 shall only be used for the following purposes:

- (a) Residential:

- (1) single detached dwellings;
- (2) a group home; and,
- (3) an auxiliary group home.

(b) Non-Residential:

- (1) a home occupation; 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.

**318** The lands designated C1 - SECTION 318 on Schedule A to this by-law:

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.

**319** The lands designated R1B(1) - SECTION 319 on Schedule A to this by-law:

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 of a corner lot; and,
  - (3) 30 percent of the front yard of a lot where the side lot line converge towards the front lot line.

**320** The lands designated R1B(1) - SECTION 320 on Schedule A to this by-law:

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.

**321** The lands designated SC - SECTION 321 on Schedule A to this by-law:

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 for the purpose of Section 321:

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

**322** The lands designated R1B(1) - SECTION 322 on Schedule A to this by-law:

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.

**323** The lands designated R1B(1) - SECTION 323 on Schedule A to this by-law:

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.

**324** The lands designated R1B(1) - SECTION 324 on Schedule A to this by-law:

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 a 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.

**325** The lands designated A - SECTION 325 on Schedule A to this by-law:

325.1 shall only be used for the following purposes:

- (a) Agricultural:

(1) agricultural purposes.

(b) Non-Agricultural:

(1) a single 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.

**326** The lands designated R1A(2) - SECTION 326 on Schedule A to this by-law:

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.

**327** The lands designated R1A(2) - SECTION 327 on Schedule A to this by-law:

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.

**328** The lands designated R1B(1) - SECTION 328 on Schedule A to this by-law:

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 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.

**329** The lands designated R1B(1) - SECTION 329 on Schedule A to this by-law:

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 centimetres 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 centimetres or 50 percent of the width of any required yard.

**330** The lands designated R1B(1) - SECTION 330 on Schedule A to this by-law:

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

**331** The lands designated R1B(1) - SECTION 331 on Schedule A to this by-law:

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 centimetres 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 centimetres or 50 percent of the width of any required yard.

**332** The lands designated C2 - SECTION 332 on Schedule A to this by-law:

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 device shall not be permitted.

**333** The lands designated SC - SECTION 333 on Schedule A to this by-law:

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 Voddan 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.

**334** The lands designated R1B(1) - SECTION 334 on Schedule A to this by-law:

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.

**335** The lands designated M3A - SECTION 335 on Schedule A to this by-law:

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.

**336** The lands designated HC1 - SECTION 336 on Schedule A to this by-law:

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) convenience 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 section 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.

**337** The lands designated SC - SECTION 337 on Schedule A to this by-law:

337.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) a dining room restaurant;
  - (2) a convenience restaurant;
  - (3) a take-out restaurant;
  - (4) a fruit and vegetable store;
  - (5) a motor vehicle parts and accessory store;
  - (6) a tool and equipment rental store;
  - (7) a bank, trust company, finance company;
  - (8) offices, excluding offices for health care practitioners;
  - (9) a personal service shop;
  - (10) dry cleaning and laundry distribution station; and,
  - (11) 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, and a convenience restaurant shall not exceed the following gross leasable commercial floor areas:

Restaurant Type	Gross Leasable Commercial Floor Area
Dining Room	360.0 square metres
Take-Out	100.0 square metres
Convenience	175.0 square metres

(SECTION 338 RESERVED)

**339** The lands designated R1D - SECTION 339 on Schedule A to this by-law:

339.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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 open 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.

**340** The lands designated R1D - SECTION 340 on Schedule A to this by-law:

340.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings:
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**341** The lands designated R2A(1) - SECTION 341 on Schedule A to this by-law:

341.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**342** The lands designated R1A(3) - SECTION 342 on Schedule A to this by-law:

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.

**343** The lands designated R1B(1) - SECTION 343 on Schedule A to this by-law:

343.1 shall only be used for the purposes permitted in the R1B(1) Zone.

343.2 shall be subject to the following 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.

**344** The lands designated A - SECTION 344 on Schedule A to this by-law:

344.1 shall only be used for the following purposes:

- (a) single 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

**345** The lands designated HC2 - SECTION 345 on Schedule A to this by-law:

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.

**346** The lands designated I1 - SECTION 346 on Schedule A to this by-law:

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.

**347** The lands designated HC2 - SECTION 347 on SCHEDULE A to this by-law:

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.

**348** The lands designated HC2 - SECTION 348 on Schedule A to this by-law:

348.1 shall only be used for the following purposes:

- (a) a gas bar;
- (b) a convenience 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 convenience 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 THE BANK AREA on SCHEDULE C - SECTION 348, until the channelization of the part of the Mimico Creek located on the site is completed.

**349** The lands designated SC - SECTION 349 on Schedule A to this by-law:

349.1 shall only be used for the following purposes:

- (a) a dining room restaurant;
- (b) a community club;
- (c) a community centre;
- (d) a banquet hall including a catering operation; and,
- (e) purposes accessory to the other permitted purposes.

349.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 5.0 metres
- (b) Minimum Interior Side Yard Width: 5.0 metres
- (c) Minimum Rear Yard Depth: 10.0 metres
- (d) Maximum Building Height: 2 storeys
- (e) Minimum Landscaped Open Space:
  - (1) abutting a road allowance (except for driveways): 5.0 metres
  - (2) abutting an interior lot line: 1.0 metres
- (f) garbage and refuse containers shall be totally enclosed within a climate controlled room within the main building;
- (g) no outside storage or display of goods shall be permitted; and,
- (h) no amusement devices shall be permitted.

**350** The lands designated R1C - SECTION 350 on Schedule A to this by-law:

350.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) a group home; and,
  - (3) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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.

**351** The lands designated R1B(1) - SECTION 351 on Schedule A to this by-law:

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.

**352** The lands designated R1B(1) - SECTION 352 on Schedule A to this by-law:

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 a 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 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.

**353** The lands designated R1D - SECTION 353 on Schedule A to this by-law:

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

**354** The lands designated R1B(1) - SECTION 354 on Schedule A to this by-law:

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.

**355** The lands designated R1B(1) - SECTION 355 on Schedule A to this by-law:

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.

**356** The lands designated R1A(3) - SECTION 356 on Schedule A to this by-law:

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 lines.

**357** The lands designated R3A(4) - SECTION 357 on Schedule A to this by-law:

357.1 shall only be used for the purposes permitted by 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 units
- (e) Minimum Number of Visitor Parking Spaces: 14
- (f) Minimum Number of recreational vehicle parking spaces: 2
- (g) Minimum Lot Area: 12,190 square metres
- (h) Maximum Lot Coverage: 25.5 percent

**358** The lands designated as R1D - SECTION 358 on Schedule A to this by-law:

358.1 shall only be used for the purposes permitted by the R1D Zone.

358.2 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 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 side 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

**359** The lands designated HC2 - SECTION 359 on Schedule A to this by-law:

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.

**360** The lands designated HC1 - SECTION 360 on Schedule A to this by-law:

360.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) a hotel or motel;
  - (2) a motor vehicle sales, rental or leasing establishment;
  - (3) only one freestanding building for the purposes of motor vehicle repair not in conjunction with a motor vehicle sales, rental, or leasing establishment;
  - (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 garden centre sales establishment, a supermarket, and a department 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 furniture and appliance store;
- (14) a recreational facility or structure;
- (15) a community club;
- (16) a retail warehouse establishment having no outside storage;
- (17) a convenience store; and,
- (18) purposes accessory to the permitted purposes.

(b) 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.

(c) Accessory:

- (1) an associated office;
- (2) a retail outlet operated in connection with a particular purpose permitted by section 360.1(b), 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 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.
- (k) a minimum of 650 square metres of office space shall be provided and maintained within the existing building;
- (l) a minimum of 171 parking spaces shall be provided on the site;
- (m) the freestanding building for motor vehicle repair purposes shall not exceed 440 square metres in gross floor area;

360.3 for the purposes of this section a Retail Warehouse shall mean a building or structure, or a part of a building or structure, where the building or structure is occupied by a single user, and where the principal use is warehousing and selling of goods and materials to the general public.

**361** The lands designated I2 – SECTION 361 on Schedule A to this by-law:

361.1 shall only be used for the following purposes:

- (1) a retirement home;
- (2) a nursing home; and,
- (3) purposes accessory to the other permitted purposes.

361.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 20.0 metres
- (2) a maximum of 2 main buildings shall be permitted on the property;
- (3) one main building shall not exceed a maximum gross floor area of 3900 square metres and the building height shall be a maximum of 2 storeys;
- (4) a second main building shall not exceed a maximum gross floor area of 8600 square metres and the building height shall be a maximum of 3 storeys;
- (5) all garbage and refuse storage containers shall be located within a building;

- (6) Parking for all buildings shall be provided in accordance with the following requirements:

	Resident Spaces	Visitor Spaces	Total Spaces
Bed	0.2	0.25	0.45

- (7) a continuous 3.0 metre wide landscaped open space strip shall be provided abutting Kennedy Road North, except at one access driveway having a width not exceeding 7.6 metres; and,
- (8) the Minimum Separation Distance between main buildings shall be 46.0 metres.

**362** The lands designated SC – SECTION 362 of Schedule A to this by-law:

362.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) a service shop;
- (c) a personal service shop;
- (d) a bank, trust, or finance company;
- (e) an office;
- (f) a dry cleaning and laundry distribution station;
- (g) a laundromat;
- (h) a parking lot;
- (i) a dining room restaurant, a take-out restaurant;
- (j) a printing or copying establishment;
- (k) a community club;
- (l) a health or fitness centre;
- (m) a custom workshop;
- (n) an animal hospital

Other

- (a) a religious institution, including an associated place of public assembly;
- (b) a day nursery;
- (c) a lodging house;
- (d) 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 1370 square metres;
- (b) the Maximum Building Height shall not exceed one storey;
- (c) all garbage and refuse containers shall be located within the building;
- (d) no outside storage of goods or materials shall be permitted;
- (e) no drive-through facilities shall be permitted;
- (f) parking shall be provided at the rate of one (1) parking space per nineteen (19) square metres of gross floor area;
- (g) the total area of all restaurant uses and offices of doctors, dentists, and drugless practitioners combined shall not exceed 685 square metres; and,
- (h) Minimum Landscaped Open Space:
  - (i) a 3.0 metre wide landscaped open space strip shall be provided along the south property boundary except at an approved access location; and
  - (ii) a 4.5 metre wide landscaped open space strip shall be provided along the east property boundary.

362.3 shall also be subject to the requirements and restrictions relating to the Service Commercial (SC) zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section 362.2.

**363** The lands designated M3A - SECTION 363 on Schedule A to this by-law:

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 the 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.

**364** The lands designated M3A SPECIAL RESERVE - SECTION 364 on Schedule A to this by-law:

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:

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 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:
  - (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 an Open Space or Floodplain 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 Landscaped 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.

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 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;
- (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 Depth: 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 366.2(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.

**367** The lands designated A - SECTION 367 on Schedule A to this by-law:

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.

**368** The lands designated R3A(3) - SECTION 368 on Schedule A to this by-law:

368.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single 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 having a minimum width of 7.5 metres and leading to a street.

**369** The lands designated R1B - SECTION 369 on Schedule A to this by-law:

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

**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 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 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:

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 rear lot line, and 10.0 metres from the TransCanada Pipeline Easement.
- (d) Maximum Building Height: 10.0 metres

**372** The lands designated R2C - SECTION 372 on Schedule A to this by-law:

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.

**373** The lands designated R3B - SECTION 373 on Schedule A to this by-law.

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

**374** The lands designated SC - SECTION 374 on Schedule A to this by-law:

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.

**375** The lands designated HC2 - SECTION 375 on Schedule A to this by-law:

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 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.

**376** The lands designated R1C - SECTION 376 on Schedule A to this by-law:

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

377 The lands designated R1D - SECTION 377 on Schedule A to this by-law:

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.

**380** The lands designated SC - SECTION 380 on Sheet 64 of Schedule A to this by-law.

380.1 shall only be used for the following purposes:

- (1) an office;
- (2) medical centre;
- (3) a bank, trust company or financial institution;
- (4) pharmacy;
- (5) only one coffee shop;
- (6) purposes accessory to the other permitted purposes.

380.2 shall be subject to the following requirements and restrictions:

- (1) coffee shop shall not exceed a gross commercial floor area of 105 square metres.
- (2) no advertisement, that can be seen from outside of the building, shall be permitted to give notice that a coffee shop is located within the building.

380.3 for the purposes of this section, 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.

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 convenience restaurant;
  - (9) a take-out restaurant;
  - (10) a retail establishment having no outside storage, and

(11) a convenience store.

381.2 shall be subject to the following requirements and restrictions.

- (a) the Gross Commercial Floor Area for all buildings shall not exceed 2109 square metres;
- (b) Minimum Front Yard Depth: 12.75 metres;
- (c) Minimum Rear Yard Depth: 10.6 metres;
- (d) Minimum Interior Side Yard Width: 13.6 metres;
- (e) Minimum Exterior Side Yard Width: 10.5 metres;
- (f) Minimum Lot Area: 7700 square metres;
- (g) Maximum Building Height: 7.3 metres or 1 storey;
- (h) all garbage and refuse storage containers shall be contained in the building and for purposes of a convenience restaurant and a dining room restaurant, garbage and refuse containers shall be self contained in a temperature controlled area within the building, and
- (i) Minimum Landscaped Open Space:
  - (1) in the front yard, 25 percent of the minimum required front yard, and
  - (2) in the exterior side yard, 30 percent of the minimum required exterior side yard.

381.3 for the purposes of section 381, 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 750 square metres.

**382** The lands designated C1 - SECTION 382 on Schedule A to this by-law:

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 convenience restaurant, and a dining room 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.

**383** The lands designated SC - SECTION 383 on Schedule A to this by-law:

383.1 shall only be used for the following purposes:

(1) a retail establishment, including a home furnishing establishment, having no outside storage;

(2) an auction hall;

(3) a fruit and vegetable store;

(4) a standard restaurant;

(5) a dining room restaurant;

(6) an office excluding a real estate office and office for a physician, dentist or drugless practitioner, and

(7) purposes accessory to the other permitted purposes.

383.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth: 10 metres;

(2) Minimum Interior Side Yard Width: 7.5 metres;

(3) Minimum Lot Width: 74 metres;

(4) Maximum Gross Floor Area: 2,165 square metres;

(5) maximum gross floor area for restaurant purposes shall not exceed: 123 square metres;

(6) Maximum Building Height: 2 storeys;

(7) the second storey shall only be used for purposes permitted by section 383.1(6);

(8) Minimum Landscaped Open Space:

(a) east side yard: 0.9 metres;

(b) west side yard: 1.5 metres;

(c) a minimum 3.0 metre wide landscaped strip along the rear lot line.

(9) all garbage and refuse containers shall be enclosed within the building;

(10) garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building; and,

(11) a 1.83 metre high solid screen wall shall be provided along both side yard lot lines and the rear lot line.

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:

384.1 shall only be used for the following purposes:

(a) Commercial:

(1) a convenience 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.

**385** The lands designated SC - SECTION 385 on Schedule A to this by-law:

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.

**386** The lands designated SC - SECTION 386 on Schedule A to this by-law:

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.

**387** The lands designated C1 - SECTION 387 on Schedule A to this by-law:

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) a 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.

**388** The lands designated C1 - SECTION 388 on Schedule A to this by-law:

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.

**389** The lands designated A - SECTION 389 on Schedule A to this by-law:

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.

**390** The lands designated A - SECTION 390 on Schedule A to this by-law:

390.1 shall only be used for the following purposes:

- (a) the purposes permitted in the A Zone;
- (b) a single 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 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 - 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.

**392** The lands designated A - SECTION 392 on Schedule A to this by-law:

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.

**393** The lands designated I1 - SECTION 393 on Schedule A to this by-law:

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 board fence.

**394** The lands designated I2 - SECTION 394 on Sheet 62 of Schedule A to this by-law:

394.1 shall only be used for the following purposes:

- (1) a supportive housing facility;
- (2) an apartment dwelling; and
- (3) purposes accessory to the other permitted purposes.

394.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Lot Coverage: 25 percent;
- (2) Minimum Front Yard Depth: 28.0 metres;

- (3) Minimum Interior Side Yard Width: 7.6 metres
- (4) Minimum Rear Yard Depth: 7.6 metres
- (5) the apartment dwelling shall contain a maximum of 32 dwelling units;
- (6) the supportive housing facility shall contain a maximum of 43 beds;
- (7) Parking Spaces shall be provided in accordance with the following requirements:
  - (a) 1.4 parking spaces per apartment dwelling unit;
  - (b) 0.25 parking spaces per supportive housing facility bed;
  - (c) 7.0 parking spaces for staff;
- (8) Maximum Building Height: 4 storeys

394.3 for the purpose of section 394, Supportive Housing Facility shall mean a place for accommodation of persons, who, by reason of their legal status, require a supervised group living arrangement for their well being.

**395** The lands designated I2 - SECTION 395 on Schedule A to this by-law:

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

**396** The lands designated SC - SECTION 396 on Schedule A to this by-law:

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.

**397** The lands designated I1 - SECTION 397 on Schedule A to this by-law:

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.

**398** The lands designated I2 - SECTION 398 on Schedule A to this by-law:

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

**399** The lands designated RC - SECTION 399 on Schedule A to this by-law:

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.

**400** The lands designated C2 - SECTION 400 on Schedule A to this by-law:

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

**401** The lands designated I1 - SECTION 401 on Schedule A to this by-law:

401.1 shall only be used for the following purposes:

- (a) a religious institution;
- (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;

**402** The lands designated R1B(1) - SECTION 402 on Schedule A to this by-law:

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.

**403** The lands designated R1B(1) - SECTION 403 on Schedule A to this by-law:

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.

**404** The lands designated R1A(3) - SECTION 404 on Schedule A to this by-law:

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.



**405** The lands designated R1A(3) - SECTION 405 on Schedule A to this by-law:

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.

**406** The lands designated R1B - SECTION 406 on Schedule A to this by-law:

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.

**407** The lands designated R1A(3) - SECTION 407 on Schedule A to this by-law:

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.

**408** The lands designated SC - SECTION 408 on Schedule A to this by-law:

408.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) a dining room restaurant;
  - (2) a convenience restaurant;
  - (3) a convenience restaurant with a drive-through facility;
  - (4) a bank, trust company or financial institution;
  - (5) a union hall;

- (6) a printing or copying establishment;
- (7) a mail or delivery courier service;
- (8) a personnel service office;
- (9) a mechanical or electrical engineering design office;
- (10) an industrial design studio;
- (11) an industrial photography studio; and,
- (12) an establishment for the sales and service of industrial computers.
- (13) a retail establishment having no outside storage;
- (14) a service shop;
- (15) a personal service shop;
- (16) an office;
- (17) a dry cleaning and laundry distribution station;
- (18) a convenience store;
- (19) a custom workshop; and,
- (20) a health centre.

(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: 2 storeys
- (k) no storage shall be permitted outside a building.

- (l) a Landscaped Buffer Area shall be provided and maintained adjacent to streets, except at driveway locations in accordance with the following:

<u>Street</u>	<u>Minimum Width</u>
Williams Parkway	6.0 metres
Chrysler Drive	6.0 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 purpose 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.
- (o) a massage parlour, an adult video store or an adult entertainment parlour shall not be permitted.

**409** The lands designated R1B - SECTION 409 on Schedule A to this by-law:

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

**410** The lands designated R1B - SECTION 410 on Schedule A to this by-law:

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

**411** The lands designated C3 - SECTION 411 on Schedule A to this by-law:

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 convenience 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

**412** The lands designated R3B(1) - SECTION 412 on Schedule A to this by-law:

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

**413** The lands designated HC1 - SECTION 413 on Schedule A to this by-law:

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 exceeding 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.

**414** The lands designated HC2 - SECTION 414 on Sheet 48 of Schedule A to this by-law:

414.1 shall only be used for the following purposes:

- (a) a gas bar;
- (b) a take-out restaurant;
- (c) a retail establishment having no outside storage;
- (d) a convenience store;
- (e) a personal service shop;
- (f) a dry cleaning and laundry distribution station;
- (g) a bank, trust company, or financial institution;
- (h) a real estate office, and
- (i) purposes accessory to the other permitted purposes.

414.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 40.0 metres;
- (b) Minimum Rear Yard Depth: 3.0 metres;
- (c) Maximum Building Height: 7.5 metres;
- (d) a landscaped strip, not less than 3.0 metres in width shall be provided and maintained along the Torbram Road frontage and the Williams Parkway flankage, exclusive of the driveway locations, and along the hypotenuse of the daylighting triangle at the intersection of two streets;
- (e) the floor area devoted to a take-out restaurant shall not exceed 66.0 square metres;
- (f) an amusement arcade shall not be permitted;
- (g) an adult entertainment parlour shall not be permitted, and
- (h) the Maximum Gross Commercial Floor Area to be permitted on the site shall not exceed 815.0 square metres.

414.3 for the purposes of section 414:

Amusement Arcade shall mean any shop, building or place in which amusement devices are installed, placed or operated as the principal trade.

**415** The lands designated SC - SECTION 415 on Schedule A to this by-law:

415.1 shall only be used for an office.

**416** The lands designated C3 - SECTION 416 on Schedule A to this by-law:

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 convenience 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) for commercial uses shall be one parking space for each 19 square metres of gross leasable commercial floor area or portion thereof.
- (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 detached 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 detached dwelling located south of Clark Boulevard.

**417** The lands designated R1A - SECTION 417 on Schedule A to this by-law:

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

**418** The lands designated M1 - SECTION 418 on Schedule A to this by-law:

418.1 shall only be used for an animal hospital.

**419** The lands designated R1C - SECTION 417 on Schedule A to this by-law:

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 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.

**420** The lands designated R1D - SECTION 420 on Schedule A to this by-law:

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 Number 410, or a reserve abutting there roads: 13.7 metres
  - (4) or 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 meters, 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

**421** The lands designated HC1 - SECTION 420 on Schedule A to this by-law:

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 convenience 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 convenience 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.

**422** The lands designated M1 – SECTION 422 on Sheet 24 of Schedule A to this by-law:

422.1 shall only be used for the following purposes:

- (a) purposes permitted in M1 Zone;
- (b) a service station;
- (c) a gas bar;
- (d) only in conjunction with a gas bar, a retail establishment having no outside storage;
- (e) a bank, trust company, finance company;
- (f) a dining room restaurant; a convenience restaurant; a take-out restaurant;
- (g) a motor vehicle repair shop, and
- (h) purposes accessory to the other permitted purposes.

**426** The lands designated as R2A(2) - SECTION 426 on Schedule A to this by-law:

426.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) semi-detached dwellings;
  - (3) a group home; and,
  - (4) an auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation; 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 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 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 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 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 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.

**427** The lands designated R1A - SECTION 427 on Schedule A to this by-law:

427.1 shall only be used for the following purposes:

- (a) Residential:

- (1) single detached dwelling; and,
- (2) a group home or auxiliary group home.
- (b) Non-Residential:
  - (1) a home occupation.

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 Storey Dwelling: 1.2 metres
  - (2) for a Two or More Storey 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.

**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 detached dwellings; and,
  - (2) a group home or an auxiliary group home.
- (b) Non-Residential
  - (1) a home occupation; 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 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.

**429** The lands designated A - SECTION 429 on Schedule A to this by-law:

429.1 shall only be used for the following purposes:

- (a) one single 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 detached dwelling, the mobile home, the farm workers living quarters and accessory buildings shall be located as shown on SCHEDULE C - SECTION 429.

**430** The lands designated R1A - SECTION 430 on Schedule A to this by-law:

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: 20.0 metres
  - (2) for Lots 2 and 3 as shown on SCHEDULE C - SECTION 430: 24 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.

**431** The lands designated HC1 - SECTION 431 on Schedule A to this by-law:

431.1 shall only be used for the following purposes:

- (a) a convenience 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.

**432** The lands designated HC1 - SECTION 432 on Schedule A to this by-law.

432.1 shall only be used for the following purposes:

- (a) a motor vehicle 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 be subject to the following requirements and restrictions:

- (a) all buildings and structures shall be located within the areas shown on SCHEDULE C - SECTION 432; and,
- (b) the minimum depth of front and rear yards, and the minimum width of side yards shall be as shown on SCHEDULE C - SECTION 432.

**433** The lands designated M2 - SECTION 433 on Schedule A to this by-law:

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 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 convenience restaurant, and a take-out restaurant.

**434** The lands designated SC - SECTION 434 on Schedule A to this by-law:

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 - 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.

**435** The lands designated SC - SECTION 435 on Schedule A to this by-law:

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;

**436** The lands designated R1A - SECTION 436 on Schedule A to this by-law:

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.

**437** The lands designated R1A - SECTION 437 on Schedule A to this by-law:

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.

**438** The lands designated R1A - SECTION 438 on Schedule A to this by-law:

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 storey 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.

**439** The lands designated R1A - SECTION 439 on Schedule A to this by-law:

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 front yard and 40 percent of the front yard, where the side lot lines converge towards the front lot lines.

**440** The lands designated R1A - SECTION 440 on Schedule A to this by-law:

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 metres shall be maintained between any building or structure and the lot line separating the lot from land owned by the 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.

**441** The lands designated R1A - SECTION 441 on Schedule A to this by-law:

441.1 shall only be used for the purposes permitted in the R1A 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 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 line.

**442** The lands designated C1 - SECTION 442 on Schedule A to this by-law:

442.1 shall only be used for the following purposes:

- (a) a retail establishment;
- (b) a convenience 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.

**443** The land designated R1C - SECTION 443 on Schedule A to this by-law:

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 lesser of 61 centimetres or 50 percent of any required yard.
- (h) Maximum Building Height: 2 storeys.
- (i) Minimum Landscaped Open Spaces: 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.

**444** The lands designated HC1 - SECTION 444 on Schedule A to this by-law:

444.1 shall only be used for the following purposes:

- (a) the uses permitted in the HC1 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.

**450** The lands designed M1 - SECTION 450 on Schedule A to this by-law shall be used for the purposes permitted by M4A Zone and a takeout and convenience restaurant.

**453** The lands designated C2 - SECTION 453 on Sheet 24 of Schedule A to this by-law:

453.1 shall only be used for the following purposes:

- (1) nursery and craft store with associated outdoor garden sales area;
- (2) an office, excluding office of a doctor, dentist or drugless practitioner;
- (3) a printing or copying establishment;
- (4) a dining room restaurant or convenience restaurant;
- (5) retail establishment;
- (6) personal service shop, and
- (7) purposes accessory to the other permitted purposes.

453.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Frontage: 90 metres;
- (2) Minimum Front Yard Depth: 18.3 metres;
- (3) the outdoor storage area, as an accessory purpose of an equipment rental establishment, shall be enclosed by a visual screen fence not less than 2.0 metres high;
- (4) Landscaped Open Space shall be provided and maintained not less than 5.5 metres in width across the frontage, except for a driveway access;
- (5) the outdoor garden sales area shall be located only at the westerly 70 metres of the lot;
- (6) the Maximum Gross Commercial Floor Area of all structures shall not exceed 4275 square metres, and
- (7) the Maximum Height of all buildings and structures shall not exceed one (1) storey.

**454** The lands designated HC1 - SECTION 454 on Schedule A to this by-law:

454.1 shall only be used for the following purposes:

(a) Commercial:

- (1) a motel;
- (2) a retail establishment having no outside storage;
- (3) a service shop;
- (4) an office;
- (5) a dry cleaning and laundry distribution station;
- (6) a laundromat;
- (7) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (8) a printing or copying establishment;
- (9) a community club;
- (10) a health centre;
- (11) a tool and equipment rental establishment;

(b) Non-Commercial:

- (1) a day nursery;

(c) Residential:

- (1) an apartment dwelling;

(d) purposes accessory to the other permitted purposes.

454.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Floor Area for Motel: 740 square metres
- (b) Minimum Landscaped Open Space:
  - (i) 3 metres adjacent to a residential or open space zone
  - (ii) 5 metres adjacent to Bovaird Drive (Regional Road 107), except at approved access points.
- (c) Maximum Building Height for a commercial use: 2 storeys
- (d) Maximum Height for an apartment dwelling: 5 storeys
- (e) Minimum Lot Area Per Dwelling Unit for an apartment dwelling: 67.0 square metres
- (f) a drive-through lane shall be no closer than 15 metres to a residential zone
- (g) a ramp for underground parking shall be no closer than 10 metres to a residential zone

- (h) Maximum Number of Apartment Units: 125
- (i) Maximum Size of a Dwelling Unit: 92.9 square metres
- (j) Minimum Number of Parking Spaces for an apartment dwelling: 1.1 spaces per unit.
- (k) Minimum Building Setback:
  - (i) 15 metres to a residential zone
  - (ii) 10 metres to an open space zone
  - (iii) 8 metres between a commercial building and an apartment dwelling
- (l) no outside storage is permitted
- (m) notwithstanding any other provision of the zoning by-law to the contrary, the entire lands zoned HC1-Section 454 shall be treated as a single lot for zoning purposes.

**455** The lands designated I1 - SECTION 455 on Sheet 25 of Schedule A to this by-law:

455.1 shall only be used for the following purposes:

- (1) Institutional:
  - (a) a religious institution, and
- (2) Accessory:
  - (a) purposes accessory to the other permitted purpose.

455.2 shall be subject to the following requirements and restrictions:

- (1) all buildings shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 455;
- (2) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 455;
- (3) Parking shall be provided and maintained in the area shown as PARKING AREA on SCHEDULE C - SECTION 455;
- (4) Parking shall be provided on the basis of 1 parking space for every 4 fixed seats or 2 metres of open bench space, or in the case that there are no fixed seats or open benches, parking shall be provided on the basis of 1 space for every 9 square metres of gross assembly space;
- (5) the Maximum Gross Floor Area of all buildings and structures shall no exceed 933 square metres.
- (6) the Maximum Height of all buildings and structures shall be 6.0 metres (excluding steeples,towers);

- (7) the Minimum Building Setback from the top-of-bank shall be 7.5 metres as shown on SCHEDULE C - SECTION 455;
- (8) the Minimum Building Setback from Highway Number 10 shall be 13.72 metres;
- (9) the Minimum Lot Area shall be 1.1 hectares.

**456** The lands designated C3 - SECTION 456 on Sheet 25 of Schedule A to this by-law:

456.1 shall only be used for the following purposes and shall be subject to the following requirements and restrictions:

(a) for Lot 1 as identified on Schedule C- SECTION 456:

- (1) shall only be used for office purposes and purposes accessory thereto;
- (2) shall be subject to the following requirements and restrictions:
  - (i) Maximum Lot Coverage: 100 percent;
  - (ii) Minimum Front Yard Depth: 0 metres;
  - (iii) Minimum Rear Yard Depth: 0 metres;
  - (iv) Minimum Side Yard Width: 0 metres;
  - (v) Minimum Lot Area: 202.0 square metres;
  - (vi) Minimum Lot Width: 8.5 metres;
  - (vii) Minimum Lot Depth: 20.5 metres;
  - (viii) Maximum Building Height: 3 storeys, and
  - (ix) minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Schedule C - SECTION 456.

(b) for Lot 2 as identified on Schedule C - SECTION 456:

- (1) shall only be used for office purposes and purposes accessory thereto;
- (2) shall be subject to the following requirements and restrictions:
  - (i) Maximum Lot Coverage: 100 percent;
  - (ii) Minimum Front Yard Depth: 0 metres;
  - (iii) Minimum Rear Yard Depth: 0 metres;
  - (iv) Minimum Side Yard Width: 0 metres;
  - (v) Minimum Lot Area: 194.0 square metres
  - (vi) Minimum Lot Width: 8.5 metres;
  - (vii) Minimum Lot Depth: 20.5 metres;
  - (viii) Maximum Building Height: 3 storeys, and

- (ix) minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Schedule C - SECTION 456.

(c) for Lot 3 as identified on Schedule C - SECTION 456:

- (1) shall only be used for office purposes and purposes accessory thereto;
- (2) shall be subject to the following requirements and restrictions:
  - (i) Maximum Lot Coverage: 100 percent;
  - (ii) Minimum Front Yard Depth: 0 metres;
  - (iii) Minimum Rear Yard Depth: 0 metres;
  - (iv) Minimum Side Yard Width: 0 metres;
  - (v) Minimum Lot Area: 199.0 square metres;
  - (vi) Minimum Lot Width: 8.5 metres;
  - (vii) Minimum Lot Depth: 20.5 metres;
  - (viii) Maximum Building Height: 3 storeys, and
  - (ix) minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Schedule C - SECTION 456.

(d) for Lot 4 as identified on Schedule C - SECTION 456:

- (1) shall only be used for office purposes and purposes accessory thereto;
- (2) shall be subject to the following requirements and restrictions:
  - (i) Maximum Lot Coverage: 100 percent;
  - (ii) Minimum Front Yard Depth: 0 metres;
  - (iii) Minimum Rear Yard Depth: 0 metres;
  - (iv) Minimum Side Yard Width: 0 metres;
  - (v) Minimum Lot Area: 197.0 square metres;
  - (vi) Minimum Lot Width: 8.5 metres;
  - (vii) Minimum Lot Depth: 20.5 metres;
  - (viii) Maximum Building Height: 3 storeys, and
  - (ix) minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Schedule C - SECTION 456.

(e) for Lot 5 as identified on Schedule C - SECTION 456:

- (1) shall only be used for office purposes and purposes accessory thereto;
- (2) shall be subject to the following requirements and restrictions:
  - (i) Maximum Lot Coverage: 100 percent;
  - (ii) Minimum Front Yard Depth: 0 metres;
  - (iii) Minimum Rear Yard Depth: 0 metres;
  - (iv) Minimum Side Yard Width: 0 metres;
  - (v) Minimum Lot Area: 205.0 square metres;
  - (vi) Minimum Lot Width: 8.5 metres;
  - (vii) Minimum Lot Depth: 20.5 metres;
  - (viii) Maximum Building Height: 3 storeys, and
  - (ix) Minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Schedule C - SECTION 456.

(f) for Lot 6 as identified on Schedule C - SECTION 456:

- (1) shall only be used for office purposes and purposes accessory thereto;
- (2) shall be subject to the following requirements and restrictions:
  - (i) Maximum Lot Coverage: 100 percent;
  - (ii) Minimum Front Yard Depth: 0 metres;
  - (iii) Minimum Rear Yard Depth: 0 metres;
  - (iv) Minimum Side Yard Width: 0 metres;
  - (v) Minimum Lot Area: 206.0 square metres;
  - (vi) Minimum Lot Width: 8.5 metres;
  - (vii) Minimum Lot Depth: 20.5 metres;
  - (viii) Maximum Building Height: 3 storeys, and
  - (ix) minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Schedule C - SECTION 456.

(g) for Lot 7 as identified on Schedule C - SECTION 456:

- (1) shall only be used for office purposes and purposes accessory thereto;
- (2) shall be subject to the following requirements and restrictions:
  - (i) Maximum Lot Coverage: 100 percent;
  - (ii) Minimum Front Yard Depth: 0 metres;



- (iii) Minimum Rear Yard Depth: 0 metres;
- (iv) Minimum Side Yard Width: 0 metres;
- (v) Minimum Lot Area: 198.0 square metres;
- (vi) Minimum Lot Width: 8.5 metres;
- (vii) Minimum Lot Depth: 20.5 metres;
- (viii) Maximum Building Height: 3 storeys, and
- (ix) minimum number of parking spaces: 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Schedule C - SECTION 456.

(h) for Lot 8 as identified on Schedule C - SECTION 456:

- (1) shall be used for office purposes and purposes accessory thereto;
- (2) shall be subject to the following requirements and restrictions:
  - (i) Maximum Lot Coverage: 100 percent;
  - (ii) Minimum Front Yard Depth: 0 metres;
  - (iii) Minimum Rear Yard Depth: 0 metres;
  - (iv) Minimum Side Yard Width: 0 metres;
  - (v) Minimum Lot Area: 393.0 square metres;
  - (vi) Minimum Lot Width: 8.5 metres;
  - (vii) Minimum Lot Depth: 20.5 metres;
  - (viii) Maximum Building Height: 3 storeys, and
  - (ix) minimum number of parking spaces: 25 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on Schedule C - SECTION 456.

(i) for Lot 9 as identified as those lands outlined by the heavy line, less those lands identified as Lot 1 to Lot 8, inclusive, on Schedule C - SECTION 456:

- (1) shall only be used for the following purposes:
  - (i) landscaped open space;
  - (ii) parking, and
  - (iii) shopping centre access driving.
- (2) shall be subject to the following requirements and restrictions:
  - (i) Landscaped Open Space shall be provided and maintained in areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 456;

(ii) a minimum of 130 parking spaces shall be provided and maintained in areas shown as PARKING AREA on Schedule C - SECTION 456;

(iii) Minimum Lot Width: 89.0 metres, and

(iv) Minimum Lot Depth: 105.0 metres.

456.2 for the purposes of Section 456:

Lot shall mean a parcel for land which is permitted to be conveyed by Section 49 of the Planning Act, 1983.

**458** The lands designated I1 - SECTION 458 on Sheet 64 of Schedule A to this by-law:

458.1 shall only be used for the following purposes:

(a) Institutional:

(1) a religious institution, and

(2) purposes accessory to the other permitted purpose.

458.2 shall be subject to the following requirements and restrictions:

(1) the Maximum Gross Floor Area of the building shall not exceed 490 square metres;

(2) the Maximum Height of the building, excepting the steeple, shall not exceed 9.5 metres;

(3) all buildings shall be setback a minimum distance of 7.5 metres from the lands zoned Open Space (OS);

(4) all parking areas shall be setback a minimum distance of 3.0 metres from the lands zoned Open Space (OS);

(5) Parking shall be provided on the basis of one parking space for every four fixed seats or two metres of open bench space, or in the case that there are no fixed seats or open benches, parking shall be provided on the basis of 1 space for every nine square metres of gross assembly, and

(6) a minimum 3.0 metre wide landscaped strip shall be provided along the front lot line except at the location of an access driveway.

**459** The lands designated HC2 - SECTION 459 on Sheet 65 of Schedule A to this by-law:

459.1 shall only be used for the following purposes:

(1) a gas bar

(2) only in conjunction with a gas bar:

(a) a convenience store

(b) a motor vehicle washing establishment

(3) purposes accessory to the other permitted purposes.

459.2 shall be subject to the following requirements and restrictions:

- (1) all buildings shall be located within the areas shown as BUILDING AREA A, BUILDING AREA B and BUILDING AREA C on SCHEDULE C - SECTION 459
- (2) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 459
- (3) the Gross Commercial Floor Area of all buildings and structures, with the exception of a gas bar canopy, shall not exceed 670 square metres
- (4) the Gross Commercial Floor Area devoted to a convenience store shall not exceed 205 square metres
- (5) vacuum island shall be located within the areas shown as VACUUM ISLAND on SCHEDULE C - SECTION 459
- (6) the area covered by a gas bar canopy shall not exceed 132 square metres and shall be located within the area shown as GAS BAR CANOPY on SCHEDULE C - SECTION 459
- (7) the Maximum Height of all buildings shall not exceed 1 storey
- (8) Parking Spaces are not required for a coin operated motor vehicle washing establishment
- (9) a Loading Space shall not be required,
- (10) all garbage and refuse storage containers shall be located within an enclosure that screens the containers from view at all times and the enclosure shall be located between BUILDING AREA A and BUILDING AREA B as shown on SCHEDULE C - SECTION 459

460 The lands designated HC2 - SECTION 460 on Sheet 48 of Schedule A to this by-law:

460.1 shall only be used for the following purposes:

- (1) a gas bar
- (2) only in conjunction with a gas bar, a motor vehicle washing establishment, and
- (3) purposes accessory to the other permitted purposes.

460.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.53 hectares
- (2) Minimum Lot Width: 58.0 metres
- (3) Minimum Lot Depth: 90.0 metres
- (4) Maximum Building Height: one storey
- (5) all buildings shall be located within the areas shown as BUILDING AREA on SCHEDULE C - SECTION 460

- (6) canopy shall be located within the area shown as CANOPY on SCHEDULE C - SECTION 460
- (7) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 460
- (8) a minimum of 4 parking spaces shall be provided and maintained in the area shown as PARKING on SCHEDULE C - SECTION 460
- (9) driveways shall be located as shown on SCHEDULE C - SECTION 460
- (10) no outside storage or display of goods shall be permitted
- (11) waste storage facilities shall be contained within a building.

**461** The lands designated R1C - SECTION 461 on Sheet 43 of Schedule A to this by-law:

461.1 shall only be used for the purposes permitted in an R1C zone.

461.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (b) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

**462** The lands designated R1C - SECTION 462 on Sheet 43 of Schedule A to this by-law:

462.1 shall only be used for the purposes permitted in a R1C zone.

462.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Rear Yard Depth shall be 10 metres.
- (b) where a garage faces a side lot line the minimum setback to the front of garage shall be 6 metres.

**463** The lands designated R1D - SECTION 463 on Sheet 43 of Schedule A to this by-law:

463.1 shall only be used for the purposes permitted in a R1D zone.

463.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (b) the Minimum Front Yard Depth shall be:
  - (1) to the main wall of building: 4.5 metres
  - (2) to the front of garage or carport: 6.0 metres
- (c) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

**464** The lands designated R1D - SECTION 464 on Sheet 43 of Schedule A to this by-law:

464.1 shall only be used for the purposes permitted in a R1D zone.

464.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Front Yard Depth shall be:
  - (1) to the main wall of building: 4.5 metres
  - (2) to the front of garage or carport: 6.0 metres
- (b) no building shall be located closer than 7.6 metres to Bovaird Drive.
- (c) the Minimum Rear Yard Depth shall be 10 metres.
- (d) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

**465** The lands designated R2A(2) - SECTION 465 on Sheet 43 of Schedule A to this by-law:

465.1 shall only be used for the purposes permitted in a R2A(2) - SECTION 283 zone.

465.2 shall be subject to the following requirements and restrictions:

- (a) no building shall be located closer than 7.6 metres to Bovaird Drive.
- (b) where a garage faces a side lot line the minimum setback to the garage shall be 6 metres.

**466** The lands designated HC2 - SECTION 466 on Sheet 38 of Schedule A to this by-law:

466.1.1 shall only be used for the following purposes:

- (1) a gas bar;
- (2) only in conjunction with a gas bar, a retail establishment having no outside storage, and
- (3) purposes accessory to the other permitted purposes.

466.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 65.0 metres;
- (2) Minimum Lot Depth: 65.0 metres;
- (3) Minimum Centre Line of original road allowance setback:
  - (a) Highway Number 7: 30.0 metres, and
  - (b) Mississauga Road: 30.0 metres.
- (4) Minimum Interior Side Yard Width: 6.0 metres;
- (5) Minimum Rear Yard Depth: 6.0 metres;
- (6) Maximum Building Height: 1 storey;
- (7) Minimum Landscaped Open Space:

- (a) minimum width abutting Highway Number 7 and Mississauga Road, except for driveway: 6.0 metres, and
- (b) 50 percent of required yard depth and interior side yard width;
- (8) Outdoor Storage: no storage shall be permitted outside a building, and
- (9) Maximum Gross Floor Area of a kiosk: 90.0 square metres.

466.3 Lot Width shall mean the straight line distance between two points, one on each side of the lot line, each 20.0 metres back from the front lot line.

**467** The lands designated RIC - SECTION 467 on Sheet 45 of Schedule A to this by-law;

467.1 shall only be used for the purposes permitted in a RIC zone.

467.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot 369 square metres
  - Corner lot 469 square metres
- (2) Minimum Lot Width:
  - Interior lot 11.0 metres
  - Corner lot 13.4 metres
- (3) Minimum Lot Depth: 33.0 metres
- (4) Minimum Front Yard Depth:
  - (a) to the main wall of the building: 4.5 metres
  - (b) to the front of a garage or carport: 6.0 metres
- (5) Minimum Side Yard Width:
  - (a) for a side yard flanking a road allowance,
    - (i) where the dwelling unit and garage both face the front lot line, 3 metres, and
    - (ii) where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage.
  - (b) for a side yard flanking a public walkway or lands zoned OS: 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - (c) for a side yard abutting Highway Number 410 or a reserve abutting this road: 13.7 metres.
  - (d) 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.

(6) Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts Highway Number 410 or a reserve abutting this road, in which case the minimum requirement is 13.7 metres.

(7) Maximum Building Height: 2 storeys.

(8) Minimum Front Yard Landscaped Open Space: 45 percent of the front yard area of an interior lot, 55 percent of the front yard area of a corner lot, and 35 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

467.3 for the purposes of section 467,

Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 6 metres or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

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 7.62 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.

468 The lands designated R1C - SECTION 468 on Sheet 45 of Schedule A to this by-law:

468.1 shall only be used for the purposes permitted in a R1C zone.

468.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 360 square metres

(2) Minimum Lot Width: 11.0 metres

(3) Minimum Lot Depth: 25.0 metres

- (4) Minimum Front Yard Depth:
  - (a) to the main wall of the building: 4.5 metres
  - (b) to the front of a garage or carport: 6 metres
- (5) Minimum Side Yard Width:
  - (a) for a side yard flanking a road allowance,
    - (i) where the dwelling unit and garage both face the front lot line, 3 metres, and
    - (ii) where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage.
  - (b) for a side yard flanking a public walkway or lands zoned OS: 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - (c) for a side yard abutting Highway Number 410 or a reserve abutting this road: 13.7 metres.
  - (d) 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.
- (6) Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts Highway Number 410 or a reserve abutting this road, in which case the minimum requirement is 13.7 metres.
- (7) Maximum Building Height: 2 storeys.
- (8) Minimum Front Yard Landscaped Open Space: 45 percent of the front yard
  - area of an interior lot, 55 percent of the front yard area of a corner lot, and 35 percent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

469 The lands designated R1D - SECTION 469 on Sheet 45 of Schedule A to this by-law:

469.1 shall only be used for the purposes permitted in a R1D zone.

469.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:



- (1) Minimum Lot Area:
  - Interior lot: 308 square metres
  - Corner lot: 425 square metres
- (2) Minimum Lot Width:
  - Interior lot: 9.0 metres
  - Corner lot: 12.0 metres
- (3) Minimum Lot Depth: 33.0 metres
- (4) Minimum Front Yard Depth:
  - (a) to the main wall of the building: 4.5 metres;
  - (b) to the front of a garage or carport: 6.0 metres.
- (5) Minimum Side Yard Width:
  - (a) for a side yard flanking a road allowance:
    - (i) where the dwelling unit and garage both face the front lot line, 3 metres, and
    - (ii) where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage.
  - (b) for a side yard flanking a public walkway or lands zoned OS: 1.2 metres, plus 0.6 metres for each additional storey above the first.
  - (c) for a side yard abutting Highway Number 410 or a reserve abutting this road: 13.7 metres.
  - (d) 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.
- (6) Minimum Rear Yard Depth: 7.6 metres, except where the rear yard abuts Highway Number 410 or a reserve abutting this road, in which case the minimum requirement is 13.7 metres.
- (7) Minimum Building Height: 2 storeys.
- (8) Minimum Front Yard Landscaped Open Space: 40 percent of the front yard area of a 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.

469.3 for the purposes of section 469,

Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 6 metres or less, the lot area of such lot shall be calculated as if the lot lines were calculated as if the lot lines were produced to their point of intersection.

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 7.62 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.

470 The lands designated I1 - SECTION 470 on Sheet 21 of Schedule A to this by-law:

470.1 shall only be used for the purposes permitted in the I1 zone;

470.2 shall be subject to the following requirements and restrictions:

- (a) Parking: 1 parking space for every 4 fixed seats or 2 metres of open bench space or portion thereof.

471 The lands designated C1 - SECTION 471 on Sheet 25 of Schedule A to this by-law:

471.1 shall only be used for:

- (1) the purposes permitted in a C1 zone.

471.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Interior Side Yard Width shall be 7.6 metres;
- (2) the Minimum Rear Yard Depth shall be 3.0 metres;
- (3) the Maximum Building Height shall not exceed 1 storey;
- (4) all garbage and refuse containers shall be enclosed within the main building;
- (5) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;

472 The lands designated R1C(1) - SECTION 472 on Sheet 45 of Schedule A to this by-law:

472.1 shall only be used for the purposes permitted in a R1C(1) zone.

472.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth:
  - (a) to the main wall of the building: 4.5 metres
  - (b) to the front of a garage or carport: 6.0 metres.

474 The lands designated OS - SECTION 474 on Sheet 6 of schedule A to this by-law:

474.1 shall only be used for the purposes permitted in an OS zone.

474.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width: 6.0 metres
- (2) Minimum Rear Yard Depth : 6.0 metres

475 The lands designated I1 - SECTION 475 on Sheet 64 of Schedule A to this by-law:

475.1 shall only be used for the following purposes:

- (1) a public or private school;
- (2) a religious institution;
- (3) a day care nursery;
- (4) a park, playground or recreational facility;
- (5) a community club, and
- (6) purposes accessory to the other permitted purposes.

475.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 7.6 metres
- (b) Minimum Rear Yard Depth: 40.0 metres
- (c) Minimum Interior Side Yard Width: 9.0 metres
- (d) Minimum Lot Width: 54.0 metres
- (e) Minimum Lot Depth: 82.0 metres
- (f) Maximum Building Height: 2 storey
- (g) Minimum Landscaped Open Space:
  - (1) 100 percent of the minimum required front yard area, except for driveway access, and
  - (2) 3.0 metres abutting a Residential zone.

476 The lands designated M1A - SECTION 476 on Sheet 24 of Schedule A to this by-law:

476.1 shall only be used for the following purposes:

- (1) a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
- (2) purposes accessory to the other permitted purposes.

476.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 20.0 metres;
- (2) Minimum Rear Yard Depth: 7.0 metres;
- (3) Minimum Lot Width: 70 metres;
- (4) Minimum Lot Depth: 40 metres;
- (5) Minimum Lot Area: 0.3 hectares
- (6) Minimum Interior Side Yard Width: 6 metres;
- (7) Maximum Building Height: 1 storey;
- (8) Maximum Gross Commercial Floor Area: 465 square metres;
- (9) Minimum Landscaped Open Space: 6 metres, in depth along the front lot line, Highway Number 7, except for driveway access, and 7 metres in depth along the rear lot line.

**478** The lands designated R1D - SECTION 478 on Sheet 47 of Schedule to this by-law:

478.1 shall only be used for the purposes permitted by R1D Zone.

478.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 340 sq.m.
  - Corner Lot: 480 sq.m.
- (2) Minimum Lot Depth: 32 metres except where the lot abuts North Park Drive or a reserve abutting North Park Drive, in which case the minimum lot depth shall be 40 metres.
- (3) Minimum Front Yard Depth:
  - (a) to the main wall of the building: 4.5 metres
  - (b) to the front of any garage or carport: 6 metres
- (4) Minimum Side Yard Width:
  - (a) for a side yard flanking a road allowance:
    - (i) where the dwelling unit and garage both face the front lot line, 3 metres

- (ii) where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage
- (b) 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 1.8 metres
- (5) Permitted Yard Encroachments:
  - (a) every part of any required yard shall be open and unobstructed by any building or structure from the ground to the sky, 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.
  - (b) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of any required yard.
- (6) Maximum Building Height: 2 storeys
- (7) Accessory Buildings shall:
  - (a) not be less than 0.6 metres from any lot line.
  - (b) not have a floor area in excess of 15 square metres.
- (8) the Maximum Coverage by a swimming pool shall not exceed 50 per cent of the area of the yard containing the pool.

478.3 for the purposes of Section 478,

Rear Lot Line shall mean the lot line opposite and furthest from the front lot line.

**481** The lands designated M1 - SECTION 481 on Sheet 62 of Schedule A to this by-law:

481.1 shall only be used for the following purpose:

- (1) the purposes permitted by M1 Zone
- (2) a service station only on Lot A
- (3) a bank, trust company or finance company
- (4) a dining room restaurant, a take out restaurant, a convenience restaurant
- (5) offices
- (6) a retail establishment having no outside storage and including the following:
  - (a) a hardware store
  - (b) a wholesale and retail store selling frozen foods only

- (c) a video rental and sales store
- (d) a sporting foods store
- (e) a store selling musical equipment, sound recording equipment and accessory uses.
- (7) a personal service shop
- (8) a service shop
- (9) a laundromat
- (10) purposes accessory to the other permitted purposes.

481.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) Lot A: 10,000 square metres
  - (b) Lot B: 8,000 square metres
- (2) minimum front yard depth, minimum side yard width and minimum rear yard depth shall be as shown on SCHEDULE C - SECTION 481
- (3) all buildings on Lot A shall be located within BUILDING AREA A and all buildings on Lot B shall be located within BUILDING AREA B as shown on SCHEDULE C - SECTION 481
- (4) Maximum Height of all buildings on Lot A and Lot B shall not exceed one storey
- (5) Maximum Gross Floor Area of all buildings on Lot A shall not exceed 4005 square metres, and the maximum gross floor area of all buildings on Lot B shall not exceed 2550 square metres
- (6) the Maximum Gross Floor Area of medical office shall not exceed a total of 250 square metres
- (7) a service station shall be permitted only on Lot A, and not on Lot B
- (8) purposes permitted by section 481.1(6) to 481.1(8); both inclusive, shall not occupy more than 50 percent of the permitted gross floor area of buildings on Lot A and on Lot B
- (9) Landscaped Open Space shall be provided and maintained on Lot A, and on Lot B, in the locations shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 481.

**483** The lands designated A - SECTION 483 on Sheet 38 of Schedule A to this by-law:

483.1 shall only be used for:

- (1) the purposes permitted in a A zone
- (2) one mobile home as a temporary use

483.2 shall be subject to the following restrictions and requirements:

- (1) the mobile home shall be erected a minimum distance of 150 metres from any property boundary
- (2) the mobile home shall not exceed a gross floor area of 140 square metres
- (3) the mobile home shall only be occupied by a person employed on the land in connection with the permitted agricultural purpose
- (4) the mobile home shall not be permitted after September 1, 1993.

**484** The lands designated A - SECTION 484 on Sheet 22 of Schedule A to this by-law:

484.1 shall only be used for:

- (1) the purposes permitted in a A zone, and
- (2) one mobile home as a temporary use until December 11, 1992.

484.2 shall be subject to the following requirements and restrictions:

- (1) the mobile home as a temporary use shall no longer be permitted after December 11, 1992.

**485** The lands designated R4A(3) - SECTION 485 on Sheet 63 of Schedule A to this by-law:

485.1 shall only be used for:

- (1) an apartment dwelling
- (2) purposes accessory to the other permitted purposes

485.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Number of Dwelling Units: 250
- (2) Minimum Interior Side Yard: 15 metres
- (3) Minimum Distance Between Buildings: 22 metres
- (4) Maximum Height: 13 storeys
- (5) Minimum Lot Area per Dwelling Unit: 64 square metres
- (6) Minimum Landscaped Open Space: 55%
- (7) a minimum of 1.4 parking spaces shall be provided for each dwelling unit of which a minimum of 0.25 spaces per dwelling unit shall be surface visitor parking spaces

**487** The lands designated R1C - SECTION 487 on Sheet 6 of Schedule A to this by-law:

487.1 shall only be used for the purposes permitted by R1C Zone.

487.2 shall be subject to the following requirements and restriction:

- (1) Minimum Lot Width:
  - (a) Interior Lot: 13.5 metres

- (b) Corner Lot: 15.0 metres

**490** The lands designated R1C - SECTION 490 on Sheet 6 of Schedule A to this by-law:

490.1 shall only be used for the purposes permitted by R1C Zone.

490.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 25 metres
- (2) Minimum Lot Depth: 40 metres
- (3) Minimum Lot Area: 1000 square metres
- (4) Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - (a) the minimum distance between detached buildings shall not be less than 2.1 metres;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) where the side yard abuts a reserve or a noise attenuation block, the minimum side yard width shall be 4.0 metres;

**491** The lands designated R1C - SECTION 491 on Sheet 6 of Schedule A to this by-law:

491.1 shall only be used for the purposes permitted by R1C Zone.

491.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 18 metres
- (2) Minimum Lot Depth: 39 metres
- (3) Minimum Lot Area: 900 square metres
- (4) Minimum Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - (a) the minimum distance between detached buildings shall not be less than 2.1 metres;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) where the side yard abuts a reserve, the minimum side yard width shall be 4.0 metres.

**492** The lands designated R1D - SECTION 492 on Sheet 6 of Schedule A to this by-law:

492.1 shall only be used for the purposes permitted by R1D Zone.

492.2 shall be subject to the following requirements and restriction:



- (1) Minimum Lot Width: 10 metres
- (2) Minimum Lot Depth: 42 metres
- (3) Minimum Rear Yard Depth: 15 metres

**493** The lands designated R1D - SECTION 493 on Sheet 6 of Schedule A to this by-law:

493.1 shall only be used for the purposes permitted by R1D Zone.

493.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot width:
  - (a) Interior Lot: 10.5 metres
  - (b) Corner Lot: 13.5 metres

**494** The lands designated R1D - SECTION 494 on Sheet 6 of Schedule A to this by-law:

494.1 shall only be used for the purposes permitted by R1D Zone.

494.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 16.5 metres
- (2) Minimum Lot Depth: 27 metres
- (3) Minimum Lot Area: 480 square metres

**497** The lands designated M1 - SECTION 497 on Sheet 65 of Schedule A to this by-law:

497.1 shall only be used for those uses permitted in a M1 zone but a motor vehicle repair shop shall not be included.

497.2 shall be subject to the following requirement and restriction:

- (1) refuse storage shall be screened from view from all highways and streets.

**498** The lands designated M1 - SECTION 498 on Sheet 65 of Schedule A to this by-law:

498.1 shall only be used for those uses permitted in a M1 - Section 497 zone.

498.2 shall be subject to the following requirement and restriction:

- (1) the Minimum Lot Width shall be 40 metres.

**499** The lands designated M1 - SECTION 499 on Sheet 65 of Schedule A to this by-law:

499.1 shall only be used for the following purposes:

- (1) either:
  - (a) those uses permitted in a M1 - Section 497 zone,
 or:
  - (b) an office, and only in conjunction with an office the following ancillary purposes:

- (i) a convenience restaurant;
- (ii) a dining room restaurant;
- (iii) a personal service shop;
- (iv) a bank, trust company or financial institution, and
- (v) a card and newspaper shop.

but not both, and

- (2) purposes accessory to other permitted purposes.

499.2 shall be subject to the following requirements and restrictions:

- (1) in respect of the purposes permitted by section 499.1.1(1)(b), the following:
  - (a) the Maximum Gross Floor Area of all buildings and structures shall not exceed 50 percent of the total site area;
  - (b) the Maximum Height of all buildings and structures shall not exceed 5 storeys;
  - (c) the Maximum Gross Floor Area of the ancillary uses permitted by sections 499.1.1(1)(b)(i) to 499.1.1(1)(b)(v), both inclusive, shall not exceed 15 percent of the total gross floor area of all buildings and structures on a site;
  - (d) the Maximum Gross Floor Area devoted to restaurants shall not exceed 50 percent of the gross floor area permitted to be used for the ancillary uses permitted by section 499.1.1(1)(b)(i) to 499.1.1(1)(b)(v), both inclusive;
  - (e) no more than one card and newspaper shop shall be permitted in any building or structure and the card and newspaper shop shall not have a gross floor area in excess of 93 square metres;
  - (f) parking and loading shall be provided in accordance with General Provisions for Commercial Zones and General Provisions for Industrial Zones of this by-law;
  - (g) refuse storage shall be enclosed and shall be screened from view from all highways and streets, and
  - (h) refuse storage for a restaurant shall be enclosed in a climate controlled area within the building.

499.3 for the purpose of section 499:

Card and Newspaper Shop shall mean a retail establishment limited to the sale of newspapers, magazines, books, tobacco products, gifts and confectionary goods.

**502** The lands designated C1 - SECTION 502 on Schedule A to this by-law:

502.1 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, 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 convenience 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.

**503** The lands designated M1 - SECTION 503 on Schedule A to this by-law:

503.1 shall only be used for the following purposes:

- (a) the uses permitted in the M1 Zone; and
- (b) business offices, not including offices for health care practitioners.

**504** The lands designated R1A(2) - SECTION 504 on Sheet 8 of Schedule A to this by-law:

504.1 shall only be used for the purposes permitted in R1A(2) zone;

504.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 26.2 metres.
- (2) Minimum Interior Side Yard Width:
  - 3.0 metres for a one storey building

- 3.6 metres for a two storey building

- (3) Minimum Front Yard Depth: 14.3 metres
- (4) Minimum Rear Yard Depth: 18.2 metres
- (5) Minimum Gross Residential Floor Area: 278.7 square metres
- (6) Maximum Gross Residential Floor Area: 418.0 square metres
- (7) Maximum Building Height: 8.75 metres

**505** The lands designated R3A - SECTION 505 on Schedule A to this by-law:

505.1 shall only be used for:

- (1) the purposes permitted in the R3A Zone,
- (2) a quattroplex dwelling; and,
- (3) purposes accessory to the other permitted purposes.

505.2 shall be subject to the following requirements and restrictions:

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

505.3 for the purpose of sections 505.1 and 505.2:

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

**506** The lands designated R1C - SECTION 506 on Schedule A to this by-law:

506.1 shall only be used for:

- (1) the purposes permitted in a R1C zone,

506.2 shall be subject to the following requirements and restrictions:

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

**507** The lands designated R1D - SECTION 507 on Schedule A to this by-law:

507.1 shall only be used for:

- (1) the purposes permitted in a R1D zone.

507.2 shall be subject to the following requirements and restrictions:

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

**508** The lands designated R1D - SECTION 508 on Schedule A to this by-law:

508.1 shall only be used for:

- (1) the purposes permitted in a R1D zone

508.2 shall be subject to the following requirements and restrictions:

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

**509** The lands designated R3B - SECTION 509 on Schedule A to this by-law:

509.1 shall only be used for:

- (1) the purposes permitted in a R3B zone.

509.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per dwelling unit:

- (a) Interior Lot: 185 square metres

- (b) Corner Lot: 275 square metres

- (2) Minimum Lot Width per dwelling unit:

- (a) Interior Lot: 6.0 metres

- (b) Corner Lot: 9.0 metres

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

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

- (5) the Maximum Number of Dwelling Units which may be attached shall not exceed 8.

**510** The lands designated R3B - SECTION 510 on Schedule A to this by-law:

510.1 shall only be used for the purposes permitted by R3B Zone.

510.2 shall be subject to the following requirements and restrictions:

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

**511** The lands designated R1C - SECTION 511 on Schedule A to this by-law:

511.1 shall only be used for:

- (1) the purposes permitted in the R1C zone.

**512** The lands designated R1D - SECTION 512 on Schedule A to this by-law:

512.1 shall only be used for:

- (1) the purposes permitted in the R1D zone.

**514** The lands designated R1A - SECTION 514 on Sheet 7 of Schedule A to this by-law:

514.1 shall only be used for the purposes permitted in an R1A zone.

514.2 shall be subject to the following requirements and restrictions:

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

**515** The lands designated R1B - SECTION 515 on Sheet 28 of Schedule A to this by-law:

515.1 shall only be used for the purposes permitted in an R1B zone.

515.2 shall be subject to the following requirements and restrictions:

(1) Minimum Interior Side Yard Width:

- 1.2 metres on one side and 0.9 metres on the other side, 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.

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

**516** The lands designed R1B - SECTION 516 on Sheet 28 of Schedule A to this by-law:

516.1 shall only be used for the purposes permitted in an R1B zone.

516.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 420 square metres

Corner Lot: 510 square metres

(2) Minimum Lot Width:

Interior Lot: 14 metres

Corner Lot: 17 metres

(3) Minimum Interior Side Yard Width: 1.2 metres

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

(5) no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

**517** The lands designated R1C - SECTION 517 on Sheet 28 of Schedule A to this by-law:

517.1 shall only be used for the purposes permitted in an R1C zone.

517.2 shall be subject to the following requirements and restrictions:

(1) no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

(2) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

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

**518** The lands designated R1D - SECTION 518 on Sheet 28 of Schedule A to this by-law:

518.1 shall only be used for the purposes permitted in an R1D zone.

518.2 shall be subject to the following requirements and restrictions:

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

**519** The lands designated R2A - SECTION 519 on Sheet 28 of Schedule A to this by-law:

519.1 shall only be used for the following purposes:

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

519.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 495 square metres per lot, and 247 square metres per dwelling unit.



Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot: 16.5 metres, and 8.25 metres per dwelling unit.

Corner Lot: 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.

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

**520** The lands designated R3B - SECTION 520 on Sheet 28 of Schedule A to this by-law:

520.1 shall only be used for the purposes permitted in an R3B zone.

520.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per dwelling unit:

Interior Lot: 185 square metres

Corner Lot: 275 square metres

(2) Minimum Lot Width per dwelling unit:

Interior Lot: 6 metres

Corner Lot: 9 metres

(3) no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

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

(5) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

(6) the Maximum Number of Dwelling Units which may be attached shall not exceed 8.

(7) the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

**521** The lands designated R3B - SECTION 521 on Sheet 28 of Schedule A to this by-law:

521.1 shall only be used for the purposes permitted in an R3B zone.

521.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per dwelling unit:

Interior Lot: 168 square metres

Corner Lot: 234 square metres

- (2) Minimum Lot Width per dwelling unit:

Interior Lot: 5.6 metres

Corner Lot: 7.8 metres

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

**522** The lands designated R1D - SECTION 522 on Sheet 28 of Schedule A to this by-law:

522.1 shall only be used for:

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

522.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
- (a) Interior Lot: 180 square metres
- (b) Corner Lot: 250 square metres
- (2) Minimum Lot Width:

- (a) Interior Lot: 10 metres
- (b) Corner Lot: 13 metres
- (3) Minimum Lot Depth: 21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres
- (4) Minimum Front Yard Depth:
  - (a) to the main wall of the building: 4.5 metres
  - (b) to the front of a garage or carport: 6.0 metres
- (5) Minimum Rear Yard Depth: 0 metre, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.
- (6) Minimum Interior Side Yard Width:
  - (a) for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres plus 0.6 metres for each additional storey above the first.
  - (b) for all other interior side yards: 0 metres, provided that:
    - (i) the distance between the walls of two dwellings is not less than 1.2 metres;
    - (ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in any such wall, and
    - (iii) the total width of side yards on any lot is not less than 1.2 metres.
- (7) Minimum Exterior Side Yard Width:
  - 3 metres, where the dwelling unit and garage both face the front lot line; and,
  - 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- (8) Maximum Building Height:
  - (a) 1 storey for that portion of the building located within 3.5 metres, or less, of all rear property lines.
  - (b) 2 storeys for the remainder of the building.
- (9) Minimum Landscaped Open Space:
  - (a) 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.

- (b) 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.
- (10) the entire rear yard shall be enclosed by a visual screen consisting of the walls of dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (11) no door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area.
- (12) a detached garage or carport shall not be permitted.
- (13) no swimming pools shall be permitted.
- (14) no accessory buildings shall be permitted.
- (15) notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

522.3 for purpose of section 522:

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

**523** The lands designated R2B - SECTION 523 on Sheet 28 of Schedule A to this by-law:

523.1 shall only be used; and

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

523.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) Interior Lot: 800 square metres per lot and 400 square metres for the two dwelling units attached back to front.
  - (b) Corner Lot: 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.
- (2) Minimum Lot Width:
  - (a) Interior Lot: 20 metres per lot and 10 metres for the two dwelling units attached back to front.
  - (b) Corner Lot: 23 metres per lot and 13 metres for the two dwelling units closest to the flankage lot line.
- (3) Minimum Lot Depth: 40 metres
- (4) Minimum Front Yard Depth: 16 metres
- (5) Minimum Rear Yard Depth: 6 metres

- (6) Minimum Interior Side Yard Width:
  - (a) for the two dwelling units closest to the front lot line: 3.5 metres
  - (b) for the two dwelling units closest to the rear lot line: 1.8 metres
- (7) Minimum Exterior Side Yard Width:
  - (a) for the dwelling unit closest to the front lot line: 6.5 metres
  - (b) for the dwelling unit closest to the rear lot line: 4.8 metres
- (8) Maximum Building Height: 2 storeys
- (9) Maximum Lot Coverage: 50 percent
- (10) Minimum Landscaped Open Space:
  - (a) the entire rear yard and the entire interior side yards shall be provided and maintained as landscaped open space;
  - (b) that portion of the front yard abutting the front lot line for a depth of not less than 2.0 metres, less any driveways, shall be provided and maintained as landscaped open space;
  - (c) landscaped open space having a minimum width of 1.8 metres shall be provided and maintained through the front yard between the parking spaces on one side of the lot and the parking spaces on the other side of the lot, and
  - (d) each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area.
- (11) the entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (12) each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.
- (13) uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.
- (14) the maximum cumulative width of all driveways for a quattroplex dwelling shall not exceed 9 metres in the front yard and 12 metres in an exterior side yard.
- (15) a detached garage or carport shall not be permitted.
- (16) no swimming pools shall be permitted.
- (17) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.
- (18) no person shall erect more than one (1), quattroplex dwelling on one lot.

523.3 for the purpose of section 523:

Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line.

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

**524** The lands designated C2 - SECTION 524 on Sheet 28 of Schedule A to this by-law:

524.1 shall only be used for the following purposes:

- (1) those uses permitted in the C2 zone to this by-law, with the exception of an amusement arcade, a temporary open air market, and a place of commercial recreation;
- (2) movie theatres; and,
- (3) a public library

524.2 shall be subject to the following requirements and restrictions:

- (1) the Maximum Building Height shall be 2 storeys.
- (2) all garbage and refuse containers shall be located within the building.
- (3) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- (4) an adult entertainment parlour shall not be permitted.
- (5) no outside storage or display of goods shall be permitted.
- (6) the Gross Leasable Commercial Floor Area for a supermarket shall not exceed 3530 square metres.
- (7) movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

**525** The lands designated HC2 - SECTION 525 on Sheet 28 of Schedule A to this by-law:

525.1 shall only be used for the following purposes:

- (1) a gas bar
- (2) a service station

**526** The lands designated I1 - SECTION 526 on Sheet 28 of Schedule A to this by-law:

526.1 shall only be used for the purposes permitted by section 526.1(1) or the purposes permitted by section 526.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a public or private school;

- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority;  
and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a R1D-SECTION 518 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

526.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1D - SECTION 518 zone, the requirements and restrictions as set out in a R1D - SECTION 518 zone.

**527** The lands designated I1 - SECTION 527 on Sheet 28 of Schedule A to this by-law:

527.1 shall only be used for the purposes permitted by section 527.1(1), or the purposes permitted by section 527.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority;  
and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a R1C - SECTION 517 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

527.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C - SECTION 517 zone, the requirements and restrictions as set out in a R1C - SECTION 517 zone.

**529** The lands designated I1 - SECTION 529 on Sheet 28 of Schedule A to this by-law:

529.1 shall only be used for the purposes permitted by section 529.1(1), or the purposes permitted by section 529.1(2), but not both section or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;

(c) a park, playground or recreation facility operated by a public authority;  
and

(d) purposes accessory to the other permitted purposes.

(2) or:

(a) those purposes permitted in a R1B - SECTION 516 zone; and

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

529.2 shall be subject to the following requirements and restrictions:

(1) for those uses permitted in a R1B - SECTION 516 zone, the requirements and restrictions as set out in a R1B - SECTION 516 zone.

**531** The lands designated I1 - SECTION 531 on Sheet 28 of Schedule A to this by-law.

531.1 shall only be used for the purposes permitted by section 531.1(1), or the purposes permitted by section 531.1(2), but not both sections or not any combination of both sections:

(1) either:

(a) a religious institution;

(b) a day nursery;

(c) a park, playground or recreation facility operated by a public authority;  
and

(d) purposes accessory to the other permitted purposes.

(2) or:

(a) those purposes permitted in a R1C - SECTION 517 zone; and

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

531.2 shall be subject to the following requirements and restrictions:

(1) for those uses permitted in a R1C - SECTION 517 zone, the requirements and restrictions as set out in a R1C - SECTION 517 zone.

**532** The lands designated I1 - SECTION 532 on Sheet 28 of Schedule A to this by-law:

532.1 shall only be used for the purposes permitted by section 532.1(1), or the purpose permitted by section 532.1(2), but not both sections or not any combination of both sections:

(1) either:

(a) a religious institution;

(b) a day nursery;

(c) a park, playground or recreation facility operated by a public authority;  
and



(d) purposes accessory to the other permitted purposes.

(2) or:

(a) those purposes permitted in a R1D - SECTION 518 zone; and

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

532.2 shall be subject to the following requirements and restrictions:

(1) for those uses permitted in a R1D -SECTION 518 zone, the requirements and restrictions as set out in a R1D - SECTION 518 zone.

**533** The lands designated I2 - SECTION 533 on Sheet 28 of Schedule A to this by-law:

533.1 shall only be used for the purposes permitted by section 533.1(1), or the purposes permitted by section 533.1(2), but not both sections or not any combination of both sections:

(1) either:

(a) a religious institution;

(b) a day nursery;

(c) a park, playground or recreation facility operated by a public authority;  
and

(d) purposes accessory to the other permitted purposes.

(2) or:

(a) those purposes permitted in a R2A - SECTION 519 zone; and

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

533.2 shall be subject to the following requirements and restrictions:

(1) for those uses permitted in a R2A - SECTION 519 zone, the requirements and restrictions as set out in a R2A - SECTION 519 zone.

**534** The lands designated R1C - SECTION 534 on Sheet 28 of Schedule A to this by-law:

534.1 shall only be used for the purposes permitted by section 534.1(1), or the purposes permitted by section 534.1(2), but not both sections or not any combination of both sections:

(1) either:

(a) a convertible detached dwelling; and,

(b) purposes accessory to the other permitted purposes.

(2) or:

(a) those purposes permitted in an R1C zone.

534.2 shall be subject to the following requirements and restrictions:

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

534.3 for purposes of section 534,

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

**541** The lands designated R1B - SECTION 541 on Sheet 30 of Schedule A to this by-law:

541.1 shall only be used for the purposes permitted in an R1B zone.

541.2 shall be subject to the following requirements and restrictions:

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

**542** The lands designated R1C - SECTION 542 on Sheet 30 of Schedule A to this by-law:

542.1 shall only be used for the purposes permitted in an R1C zone.

542.2 shall be subject to the following requirements and restrictions:

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

**543** The lands designated R1D - SECTION 543 on Sheet 30 of Schedule A to this by-law:

543.1 shall only be used for the purposes permitted in an R1D zone.

543.2 shall be subject to the following requirements and restrictions.

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

**544** The lands designated R2A - SECTION 544 on Sheet 30 of Schedule A to this by-law:

544.1 shall only be used for the following purposes:

- (1) those purposes permitted in a R1D - Section 543 zone;
- (2) a semi-detached dwelling;
- (3) an auxiliary group home; and
- (4) purposes accessory to the other permitted purposes.

544.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1D-Section 543 zone, the requirements and restrictions as set out in R1D - Section 543 zone.
- (2) for all other uses, the following:
  - (a) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
  - (b) no building shall be located closer than 14 metres to Bovaird Drive, and
  - (c) shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 544.2.(2)(a) and 544.2(2)(b).

**545** The lands designated R2A - SECTION 545 on Sheet 30 of Schedule A to this by-law:

545.1 shall only be used for the following purposes:

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

545.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  

Interior Lot:	495 square metres per lot, and 247 square metres per dwelling unit.
Corner Lot:	585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.
- (2) Minimum Lot Width:  

Interior Lot:	16.5 metres, and 8.25 metres per dwelling unit.
Corner Lot:	19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.
- (3) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (4) no building shall be located closer than 14 metres to Bovaird Drive.

**546** The lands designated R3B - SECTION 546 on Sheet 30 of Schedule A to this by-law:

546.1 shall only be used for the purposes permitted in an R3B zone.

546.2 shall be subject to the following requirements and restrictions:

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

**547** The lands designated R1D - SECTION 547 on Sheet 30 of Schedule A to this by-law:

547.1 shall only be used for:

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

547.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) Interior Lot: 180 square metres
  - (b) Corner Lot: 250 square metres
- (2) Minimum Lot Width:
  - (a) Interior Lot: 10 metres
  - (b) Corner Lot: 13 metres
- (3) Minimum Lot Depth: 21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres.
- (4) Minimum Front Yard Depth:
  - (a) to the main wall of the building: 4.5 metres
  - (b) to the front of a garage or carport: 6.0 metres
- (5) Minimum Rear Yard Depth: 0 metre, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.
- (6) Minimum Interior Side Yard Width:
  - (a) for a side yard flanking a public walkway or lands zoned Open Space (OS): 1.2 metres plus 0.6 metres for each additional storey above the first.
  - (b) for all other interior side yards: 0 metres, provided that:
    - (i) the distance between the walls of two dwellings is not less than 1.2 metres;
    - (ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in any such wall, and
    - (iii) the total width of side yards on any lot is not less than 1.2 metres.
- (7) Minimum Exterior Side Yard Width:
  - 3 metres, where the dwelling unit and garage both face the front lot line; and,
  - 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.
- (8) Maximum Building Height:
  - (a) 1 storey for that portion of the building located within 3.5 metres, or less, of all rear property lines.
  - (b) 2 storeys for the remainder of the building.

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

547.3 for the purpose of section 547:

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

**549** The lands designated C2 - SECTION 549 on Sheet 30 of Schedule A to this by-law:

549.1 shall only be used for the purposes permitted in an C2 zone, but the following uses shall not be included:

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

549.2 shall be subject to the following requirements and restrictions:

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

- (6) the Total Gross Leasable Commercial Floor Area shall not exceed 3,900 square metres.
- (7) the Gross Leasable Commercial Floor Area for a supermarket shall not exceed 2415 square metres.

**550** The lands designated I1 - SECTION 550 on Sheet 30 of Schedule A to this by-law:

550.1 shall only be used for the purposes permitted by section 550.1(1), or the purposes permitted by section 550.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a public or private school;
  - (b) a public nursery;
  - (c) a park, playground or recreation facility operated by a public authority;  
and
  - (d) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in a R1C - SECTION 542 zone; and
  - (b) a park, playground or recreation facility operated by a public authority.

550.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C - SECTION 542 zone, the requirements and restrictions as set out in a R1C - SECTION 542 zone.

**551** The lands designated I1 - SECTION 551 on Sheet 30 of Schedule A to this by-law:

551.1 shall only be used for the purposes permitted by section 551.1(1), or the purposes permitted by section 551.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority;  
and
  - (d) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in a R1B - SECTION 541 zone; and
  - (b) a park, playground or recreation facility operated by a public authority.

551.2 shall be subject to the following requirements and restrictions:



- (1) for those uses permitted in a R1B - SECTION 541 zone, the requirements and restrictions as set out in a R1B - SECTION 541 zone.

**552** The lands designated I1 - SECTION 552 on Sheet 30 of Schedule A tot his by-law:

552.1 shall only be used for the purposes permitted by section 552.1(1), or the purposes permitted by section 552.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority;  
and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a R1D - SECTION 543 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

552.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1D - SECTION 543 zone, the requirements and restrictions as set out in a R1D - SECTION 543 zone.

**553** The lands designated I1 - SECTION 553 on Sheet 30 of Schedule A to this by-law:

553.1 shall only be used for the purposes permitted by section 553.1(1), or the purposes permitted by section 553.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority;  
and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a R2A - SECTION 545 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

553.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A - SECTION 545 zone, the requirements and restrictions as set out in a R2A - SECTION 545 zone.

**554** The lands designated R1C - SECTION 554 on Sheet 30 of Schedule A to this by-law:

554.1 shall only be used for the purposes permitted by section 554.1.1(1), or the purposes permitted by section 554.1.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a convertible detached dwelling; and,
  - (b) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in an R1C zone.

554.2 shall be subject to the following requirements and restrictions:

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

554.3 for the purposes of section 554,

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

**558** The lands designated I2 - SECTION 558 on Sheet 44 of Schedule A to this by-law:

558.1 shall only be used for:

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

**559** The lands designated I1 - SECTION 559 on Sheet 48 of Schedule A to this by-law:

559.1 shall only be used for the purposes permitted in an I1 zone;

559.2 shall also be subject to the following requirements and restrictions:

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

**560** The lands designated RC - SECTION 560 on Schedule A to this by-law:

560.1 shall only be used for the following purposes:

- (a) Recreation Commercial Purposes:
  - (1) a golf course
- (b) Accessory Purposes:
  - (1) a swimming pool;
  - (2) a skating rink;
  - (3) a curling rink;
  - (4) racquet or handball court;
  - (5) lawn bowling green; and,
  - (6) a residential unit for a caretaker employed on the lot.

**561** The lands designated RC - SECTION 561 on Schedule A to this by-law:

561.1 shall only be used for the following purposes:

(a) Recreation Commercial Purposes:

- (1) a golf course; and,
- (2) a driving range.

(b) Accessory Purposes:

- (1) a swimming pool;
- (2) a skating rink;
- (3) a curling rink;
- (4) racquet or handball court;
- (5) lawn bowling green; and,
- (6) a residential unit for a caretaker employed on the lot.

**562** The lands designated M4A - SECTION 562 on Sheet 24 of Schedule A to this by-law:

562.1 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) business, professional and administrative office; and
- (e) purposes accessory to the other permitted purposes.

562.2 shall be subject to the following requirements and restrictions:

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

**563** The lands designated M4A - SECTION 563 on Sheet 24 of Schedule A to this by-law:

563.1 shall only be used for the purposes permitted in the M4A Zone.

563.2 shall be subject to the following requirements and restrictions:

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

**566** The lands designated SC - SECTION 566 on Sheet 7 of Schedule A to this by-law:

566.1 shall only be used for the following purposes:

- (a) those purposes permitted in a SC zone;
- (b) only in conjunction with a shopping centre as defined in Section 5 of this by-law, a motor vehicle rental or leasing establishment; and
- (c) purposes accessory to the other permitted purposes.

566.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth shall be 14.0 metres, except within 35.0 metres of the easterly lot line, the minimum front yard depth shall be 11.0 metres;
- (b) Minimum Exterior Side Yard Width shall be 7.0 metres;
- (c) Minimum Rear Yard Depth shall be 5.0 metres;
- (d) a three (3) metre wide landscaped strip shall be provided along the west, north and east property limited, except at approved driveway locations; and,
- (e) a stacking lane for a convenience restaurant with a drive through facility, shall not be located closer than 3.0 metres to a street line, and the entrance to the stacking lane shall be a minimum of 6.0 metres from an approved access driveway.

**567** The lands designated R3A - SECTION 567 on Sheet 26 of Schedule A to this by-law:

567.1 shall only be used for the purposes permitted in a R3A zone.

567.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 5.0 metres

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

**568** The lands designated A - SECTION 568 on Sheet 37 of Schedule A to this by-law:

568.1 shall only be used for the following purposes:

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

568.2 shall also be subject to the following requirements and restrictions:

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

**570** The lands designated HC1 - SECTION 570 on Sheet 24 of Schedule A to this by-law:

570.1 shall only be used for the following purposes:

- (1) a motor vehicle sales, rental, leasing, or service establishment; motor vehicle repair shop, and a motor vehicle parts and accessories sales establishment;

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

570.2 shall be subject to the following requirements and restrictions:

- (1) for purposes permitted by section 570.1(1) and 570.1(2) the minimum lot width shall be 50 metres.
- (2) for all other permitted purposes, the minimum lot width shall be 50 metres.
- (3) Minimum Building Setback from Highway Number 7: 14 metres
- (4) Landscaped Open Space shall be provided and maintained in the following locations:
  - (1) a 9 metre wide landscaped open space area abutting Highway Number 7.
  - (2) a 3 metre wide landscaped open space area abutting all other public roads.
- (5) for lots abutting Highway Number 7, one display area not more than 18 square metres in size, for one automobile, will be permitted within the 9 metre landscape open space area.
- (6) with the exception of new or used motor vehicles displayed for the purposes of sale, all outdoor storage for purposes permitted by Section 570.1 (1) and 570.1(2) shall be screened from view by a solid fence having a minimum height of 1.8 metres and a maximum height of 3.0 metres. For all other purposes permitted by Section 570.1 no outside storage shall be permitted.

570.3 for the purposes of Section 570 an Automated Teller Machine shall mean any computerized terminal which performs any or all of the following banking functions: cash withdrawals, deposits, transfers of funds, payment of bills from accounts, account balance enquiries, credit card cash advances. An automated teller machine shall be either a freestanding unit or incorporated into a building.

**571** The lands designated M1 - SECTION 571 on Sheet 65 of Schedule A to this by-law:

571.1 shall only be used for the following purposes:

- (1) the purposes permitted in the M1 zone, including purposes accessory to other permitted purposes;
- (2) a personal service shop;

- (3) a custom workshop;
- (4) a laundry distribution station;
- (5) a laundromat;
- (6) a service shop;
- (7) a commercial or technical school;
- (8) a tool and equipment rental establishment.

571.2 shall be subject to the following requirements and restrictions:

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

572 The lands designated C2 - SECTION 572 on Sheet 24 of Schedule A to this by-law:

572.1 shall only be used for the following purposes:

- (1) a veterinary's office;
- (2) home appliance sales and service;
- (3) a bakery;
- (4) a bank and financial institution;
- (5) a brewers retail store;
- (6) a building supply outlet without outside storage;
- (7) a catalogue sales store;
- (8) clubs, fraternal or commercial;
- (9) computer equipment and supplies, sales and service;
- (10) a custom workshop;
- (11) furniture, furnishings sales;
- (12) a health/fitness centre;
- (13) a home improvements store;
- (14) a liquor and wine store;



- (15) office equipment and supply sales and service;
- (16) offices, business and professional (excluding a medical doctor, dentist or drugless practitioner's office);
- (17) a pet store;
- (18) a photography studio;
- (19) a photocopying and blueprint services;
- (20) restaurants, convenience, take-out without drive-through facility;
- (21) a service shop;
- (22) sporting equipment sales;
- (23) swimming pool supply, sales and service;
- (24) a tavern;
- (25) a travel agency;
- (26) an automobile service station;
- (27) a motor vehicle washing establishment;
- (28) a motor vehicle rental establishment;
- (29) a hotel or motel;
- (30) a gas bar; and
- (31) purposes accessory to the other permitted purposes.

572.2 shall be subject to the following requirements and restrictions:

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

572.3 the purposes identified in section 572.1(1) through 572.1(25) inclusive, 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 572.2.

572.4 the purposes identified in section 562.1(26) through 572.1(29) inclusive, shall also be subject to the requirements and restrictions relating to the HC1 zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 572.2.

572.5 the purposes identified in section 572.1(30) shall also be subject to the requirements and 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 572.2.

576 The lands designated I2 - SECTION 576 on Sheet 63 of Schedule A to this by-law:

576.1 shall only be used for the following purposes:

- (a) the purposes permitted in an I2 zone;
- (b) a community club;
- (c) a commercial, technical or recreational school;
- (d) a day nursery;
- (e) an office, excluding the offices of a physician, dentist or drugless practitioner and excluding a real estate office;
- (f) a personal service shop;
- (g) a printing or copying establishment;
- (h) a religious institution;
- (i) a hotel
- (j) a convenience restaurant; and,
- (k) purposes accessory to the other permitted purposes.

576.2 shall be subject to the following requirements and restrictions:

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

PERCENT OF PEAK PERIOD				
Land Use	Morning	Noon	Afternoon	Evening
Library	30	40	65	100
Office	100	90	95	10
Retail / Commercial	80	90	100	100
Restaurant	20	100	30	100
All other Uses	20	20	20	80
Religious Institution	10	50	50	50
Theatre	0	40	60	85

The initial step in determining parking is to calculate the parking requirements for each use contained within the development as if these uses were freestanding buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period

contained in the above formula. Each column is totalled. The maximum figure obtained from all the period shall become the parking requirement.

- (b) parking for the hotel use shall be provided in accordance with section 20; and
- (c) no building height restriction.

**577** The lands designated C3 – SECTION 577 on Schedule A to this by-law:

577.1 shall only be used for the following purposes;

- (1) an office;
- (2) an office for a medical, dental or other drugless practitioner;
- (3) purposes accessory to the permitted purposes.

577.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Gross Commercial Floor Area for the office development shall not exceed 2,787 square metres;
- (b) the Maximum Gross Commercial Floor Area for the offices of a medical, dental or similar drugless practitioner shall be 465 square metres;
- (c) Maximum Building Height: 3 storeys;
- (d) Landscaped Open Space shall be provided and maintained in the following locations:
  - (1) a 3 metre wide landscape strip abutting the open space designation;
  - (2) a 2 metre wide landscape strip along the easterly and southerly limits of the property;
- (e) no outdoor storage shall be permitted;

**578** The lands designated R4A - SECTION 578 on Sheet 63 of Schedule A to this by-law:

578.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) apartment dwellings.
- (b) Commercial: the following commercial purposes shall only be developed in conjunction with apartment dwellings:
  - (1) one only convenience store having a maximum gross leasable floor area of 185 square metres;
  - (2) a retail establishment without outside storage, not including a business engaged in the selling of groceries, meat, fruit or vegetables to the general public;
  - (3) a personal service shop;

- (4) a bank, trust company, and finance company;
- (5) an office, other than the office of a physician, dentist, doctor of veterinary medicine, or drugless practitioner;
- (6) a dry cleaning and laundry distribution station;
- (7) a dining room restaurant, and a convenience restaurant not including a drive through facility;
- (8) a printing or copying establishment;
- (9) a custom workshop; and,
- (10) recreation facility.
- (c) Accessory:
  - (1) purposes accessory to the other permitted purposes.

578.2 shall be subject to the following requirements and restrictions:

- (a) the apartment dwelling purposes permitted by section 578.1(a) shall only be permitted within the HIGH DENSITY RESIDENTIAL USE AREA shown on SCHEDULE C-SECTION 578(a);
- (b) the commercial purposes permitted by section 578.1(b) shall only be permitted within the COMMERCIAL USE AREA shown outlined on SCHEDULE C-SECTION 578(a) including a portion of single storey commercial purposes with the storey commercial purposes with the high density residential use area above shown outlined as COMMERCIAL USE AREA (Single STOREY COMMERCIAL PURPOSES WITH HIGH DENSITY RESIDENTIAL USE ABOVE) on SCHEDULE C-SECTION 578 (a);
- (c) Minimum Lot Area: 1.8 hectares;
- (d) Minimum Lot Width: 167 metres;
- (e) Minimum Side Yard Width: 13 metres;
- (f) Minimum Rear Yard Depth: 21 metres;
- (g) Minimum Front Yard Depth: 20 metres;
- (h) Maximum Floor Space Index: 2.4
- (i) On-site Parking shall be provided in accordance with sections 10.9 and 20 of this By-law;
- (j) the following shall be provided and maintained in the area shown on SCHEDULE C-SECTION 578(a):
  - (i) two entrances/exits from Bramalea Road;
  - (ii) landscaped open space area;
  - (iii) 1.8 metres solid screen masonry fence;
  - (iv) outdoor amenity area;

- (k) no outside storage shall be permitted;
- (l) all garbage containers for restaurant uses shall be contained within a climate controlled area within the building; and,
- (m) all garbage containers shall be enclosed by a waste receptacle enclosure.

578.3 shall also be subject to the following requirements and restrictions relating to the apartments dwelling purposes permitted by section 578.1(a):

- (a) Maximum Density: 198.7 dwelling units per hectare.
- (b) Maximum Building Height:
  - (i) for Block "A" as shown on SCHEDULE C-SECTION 578(b): 8 storeys;
  - (ii) for Block "B" as shown on SCHEDULE C-SECTION 578(b): 14 storeys;
  - (iii) for Block "B1" as shown on SCHEDULE C-SECTION 578(b): 14 storeys;
  - (iv) for Block "C" as shown on SCHEDULE C-SECTION 578(b): 19 storeys;
  - (v) for Block "D" as shown on SCHEDULE C-SECTION 578(b): 20 storeys;
- (c) Minimum Building Separation Distance from the northerly property line:
  - (i) to the nearest wall of Block "A" as shown on SCHEDULE C-SECTION 578(b): 59.0 metres;
- (d) Minimum Building Separation Distance from the easterly property line:
  - (i) to the nearest wall of Block "B1" as shown of SCHEDULE C-SECTION 578(b): 23.0 metres.

578.4 shall also be subject to the following requirements and restrictions relating to the commercial purposes permitted by section 578.1(b):

- (a) notwithstanding SCHEDULE C - SECTION 578 (b) the maximum building height for all commercial purposes shall not exceed 1 storey;
- (b) Maximum Gross Commercial Floor Area: 2,787 square metres;
- (c) the following purposes shall not be permitted:
  - (i) a supermarket;
  - (ii) a second convenience store
  - (iii) adult entertainment parlours;
  - (iv) amusement arcades;

- (v) place of assembly community club, dance hall, banquet hall, or roller skating rink;
- (vi) billiard parlour or pool hall;
- (vii) bowling alley;
- (viii) building supplies sales establishment;
- (ix) animal hospital;
- (x) any retail establishment having outside storage, including a business engaged in the selling of groceries, meat, fruit, or vegetables to the general public.
- (xi) a butcher store; and
- (xii) a bakery.

**579** The lands designated R1C - SECTION 579 on Sheet 28 of Schedule A to this by-law:

579.1 shall only be used for the purposes permitted in an R1C zone.

579.2 shall be subject to the following requirements and restrictions:

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

**580** The lands designated R1C - SECTION 580 on Sheet 28 of Schedule A to this by-law:

580.1 shall only be used for the purposes permitted in an R1C zone.

580.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 345 square metres
  - Corner Lot 435 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.5 metres
  - Corner Lot: 14.5 metres
- (3) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (4) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

**581** The lands designated R1D - SECTION 581 on Sheet 28 of Schedule A to this by-law:

581.1 shall only be used for the purposes permitted in an R1D zone.

581.2 shall be subject to the following requirements and restrictions:

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

**582** The lands designated R3B - SECTION 582 on Sheet 28 of Schedule A to this by-law:

582.1 shall only be used for the purposes permitted in an R3B zone.

582.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per dwelling unit:  

Interior Lot:	185 square metres
Corner Lot:	275 square metres
- (2) Minimum Lot Width per dwelling unit:  

Interior Lot:	6 metres
Corner Lot:	9 metres
- (3) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (4) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room, basement or cellar.

- (5) the Maximum Number of Dwelling Units which may be attached shall not exceed 8.

**583** The lands designated R4A - SECTION 583 on Sheet 28 of Schedule A to this by-law:

583.1 shall only be used for the following purposes:

- (1) an apartment dwelling;
- (2) an auxiliary group home, and
- (3) purposes accessory to the other permitted purposes.

583.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 30 metres
- (2) Minimum Front Yard Depth: 15 metres or 1/2 the height of the building, whichever is the greater
- (3) Minimum Interior Side Yard Width: 15 metres or 1/2 the height of the building, whichever is the greater
- (4) Minimum Exterior Side Yard Width: 15 metres or 1/2 the height of the building, whichever is the greater
- (5) Maximum Building Height: 12 storeys
- (6) Maximum Lot Coverage by principal building: 25 percent
- (7) Maximum Number of Units: 125 units per hectare of lot area
- (8) Minimum Landscaped Open Space: 60 percent of the lot area
- (9) the Maximum Floor Space Index referred in the R4A Zone shall not apply

**584** The lands designated R1C - SECTION 584 on Sheet 42 of Schedule A to this by-law:

584.1 shall only be used for the purposes permitted by R1C Zone.

584.2 shall be subject to the following requirements and restriction:

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



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

**585** The lands designated R1C - SECTION 585 on Sheet 42 of Schedule A to this by-law:

585.1 shall be used for the purposes permitted by R1C Zone.

585.2 shall be subject to the following requirements and restrictions:

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

**586** The lands designated R1C - SECTION 586 on Sheet 42 of Schedule A to this by-law:

586.1 shall be used for the purposes permitted by R1C Zone.

586.2 shall be subject to the following requirements and restrictions:

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

- (c) where the side yard abuts a 0.3 metre reserve, the minimum side yard width shall be 1.5 metres;

586.3 for the purposes of section 586

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

**587** The lands designated R1C - SECTION 587 on Sheet 42 of Schedule A to this by-law:

587.1 shall only be used for the purposes permitted by R1C Zone.

587.2 shall be subject to the following requirements and restrictions:

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

**588** The lands designated R1D - SECTION 588 on Sheet 42 of Schedule A to this by-law:

588.1 shall only be used for the purposes permitted by R1D Zone.

588.2 shall be subject to the following requirements and restrictions:

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

**589** The lands designated R1D - SECTION 589 on Sheet 42 of Schedule A to this by-law:

589.1 shall only be used for the purposes permitted by R1D Zone.

589.2 shall be subject to the following requirements and restrictions:

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

**590** The lands designated R3A - SECTION 590 on Sheet 42 of Schedule A to this by-law:

590.1 shall only be used for the purposes permitted by R3A Zone.

590.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per Dwelling Unit: 275 square metres.

- (2) Minimum Distance to Highway Number 7: 13.7 metres.
- (3) Minimum Distance to Open Space zone: 7.5 metres.

**591** The lands designated R3B - SECTION 591 on Sheet 42 of Schedule A to this by-law:

591.1 shall only be used for the purposes permitted by R3B Zone.

591.2 shall be subject to the following requirements and restrictions:

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

**592** The lands designated R3A – SECTION 592 on Sheet 42 of Schedule A to this by-law:

592.1 shall only be used for the following purposes:

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

592.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 2.4 hectares
- (2) Minimum Lot Width: 90 metres
- (3) Minimum Lot Depth: 150 metres
- (4) Minimum Setback to Highway #7: 14.0 metres
- (5) the rear wall of any dwelling unit shall not be closer than 7.6 metres to any lot line;
- (6) Maximum Building Height: 11.3 metres;
- (7) Minimum Exterior Side Yard Width: 1.4 metres;
- (8) Minimum Interior Side Yard Width: 1.35 metres;

- (9) Maximum Lot Coverage by principal buildings: 33 percent of the lot area;
- (10) Minimum Landscaped Open Space: 38 percent of the lot area;
- (11) Minimum Dwelling Unit Width: 4.5 metres;
- (12) a maximum of 140 townhouse dwelling units shall be permitted;
- (13) the maximum number of dwelling units per townhouse dwelling shall not exceed 12, and 50 percent of the townhouse dwellings shall have no more than 8 dwelling units per townhouse dwelling;
- (14) each dwelling unit shall have a private outdoor amenity area consisting of a landscaped open space area abutting the exterior rear wall or exterior side wall of the dwelling unit having a minimum area of 22.5 square metres and a minimum width of 4.5 metres and a depth of 5.0 metres;
- (15) Parking shall be provided on the basis of:
  - (i) 2.0 resident spaces per dwelling unit, each with a private garage and driveway;
  - (ii) 0.25 spaces per dwelling unit for visitors; and,
  - (iii) 0.05 spaces per dwelling unit for recreation equipment;
- (16) Minimum Distance Between Buildings:
  - (i) between two exterior walls which contain no windows to habitable rooms: 2.7 metres;
  - (ii) between two exterior walls one of which contains windows to habitable rooms: 5.0 metres;
  - (iii) between two exterior walls both of which contain windows to habitable rooms: 10.2 metres; and,
  - (iv) notwithstanding clauses (i), (ii) and (iii) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls.

**593** The lands designated C1 - SECTION 593 on Sheet 42 of Schedule A to this by-law:

593.1 shall only be used for the following purposes:

- (1) a retail establishment
- (2) a convenience store
- (3) a service shop
- (4) a personal service shop
- (5) a bank, trust company, finance company
- (6) an office
- (7) a dry cleaning and laundry distribution station

- (8) a laundromat
- (9) a dining room restaurant, a convenience restaurant, a take-out restaurant, excluding a drive-through facility
- (10) purposes accessory to the other permitted purposes

593.2 shall be subject to the following requirements and restrictions:

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

**595** The lands designated M1A - SECTION 595 on Sheet 62 of Schedule A to this by-law:

595.1 shall 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;
  - (2) a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
  - (3) a printing establishment;
  - (4) a warehouse; and,
  - (5) a parking lot
- (b) Non-Industrial:
  - (1) a dining room, convenience or take out restaurant excluding a drive through facility;
  - (2) a banquet hall;
  - (3) a veterinary clinic;
  - (4) a retail establishment with no outside storage excluding a convenience store, a supermarket or any other retail establishment engaged in the business of selling groceries, meat, fruit or vegetables to the general public.
- (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 595.1(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.

595.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 60.0 metres
- (b) Minimum Lot Area: 1.0 hectare
- (c) Minimum Landscaped Open Space: 20 percent of the lot area.
- (d) Minimum Front Yard Depth: 24.0 metres
- (e) Outside Storage:
  - (1) no outside storage or display of goods associated with a motor vehicle repair operation shall be permitted within 60.0 metres of the front lot line;
  - (2) no outside storage or display shall be permitted for any other purpose.
- (f) the Total Floor Area devoted to non-industrial purposes shall not exceed 50 percent of the total permitted floor area;
- (g) a minimum of 50 percent of the building floor area shall be used for the industrial purposes and related industrial accessory purposes;
- (h) Minimum Landscaped Open Space: a landscaped buffer area not less than 4.5 metres in width shall be provided abutting the limits of West Drive;
- (i) Driveway Location: only two driveways shall be permitted from West Drive.

**598** The lands designated C2 - SECTION 598 on Sheet 62 of Schedule A to this by-law;

598.1 shall only be used for the following purposes:

- (1) dining theatre
- (2) dry cleaning and laundry distribution centre
- (3) dry cleaning and laundry establishment
- (4) ice cream shop
- (5) furniture and appliance store
- (6) office
- (7) service shop
- (8) personal service shop

- (9) dining room restaurant
- (10) banquet hall only in conjunction with a dining room restaurant
- (11) convenience restaurant
- (12) take-out restaurant, excluding a drive through facility
- (13) flower or florist shop
- (14) music store
- (15) health centre or fitness centre
- (16) bank, trust company or finance company
- (17) pet shop
- (18) sale and rental of computer, telephone and office equipment, and sale of stationery and office supplies
- (19) sale of wine making products
- (20) veterinary clinic
- (21) dancing school
- (22) pharmacy, and
- (23) purposes accessory to the other permitted purposes.

598.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Gross Commercial Floor Area for all buildings: 3048 square metres
- (2) Maximum Gross Commercial Floor Area for offices of a physician, dentist or drugless practitioner: 371.6 square metres
- (3) Maximum Gross Commercial Floor Area for a take-out restaurant: 92.9 square metres
- (4) not more than two (2) take-out restaurants shall be permitted
- (5) Maximum Gross Commercial Floor Area for a pharmacy: 92.9 square metres
- (6) Maximum Building Height: 1 storey
- (7) Minimum Landscaped Open Space: 4.5 metres wide abutting Dixie Road and Orenda Road, except for one driveway access onto Orenda Road
- (8) Minimum Rear Yard Depth: 4.5 metres
- (9) all garbage and refuse containers shall be located within an enclosed building.

598.3 for the purposes of section 598: Pharmacy shall mean a retail establishment dispensing prescription drugs, pharmaceutical, patent medicines, personal health, medical and

therapeutical appliances and equipment or any item which is prescribed or recommended by a physician.

**599** The lands designated C1 - SECTION 599 on Sheet 63 of Schedule A to this by-law:

599.1 shall only be used for the following purposes:

- (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 or finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a take-out restaurant not including a take-out restaurant with a drive-through facility, and;
- (11) purposes accessory to the other permitted purposes.

599.2 shall also be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width: 3.0 metres;
- (2) Minimum Rear Yard Depth: 3.0 metres;
- (3) Maximum Building Height: 1 storey;
- (4) Maximum Gross Commercial Floor Area: 745.0 square metres;
- (5) dining room, drive-through, convenience restaurants, liquor or beer stores, adult entertainment parlours, billiard parlours or pool halls and amusement arcades shall not be permitted;
- (6) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (7) all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage or recyclable materials, shall be enclosed within a building, and
- (8) no more than one take-out restaurant shall be permitted on the site.



**600** The lands designated R2B - SECTION 600 on Sheets 28 and 30 of Schedule A to this by-law:

600.1 shall only be used for the following purposes:

- (1) a quattroplex dwelling; and,
- (2) purposes accessory to other permitted purposes.

600.2 shall be subject to the following requirements and restrictions:

- (1) maximum number of driveways on a lot shall not exceed 4; the maximum width of the individual driveways on a lot shall not exceed 2.75 metres;
- (2) the size of a parking space shall be 2.70 metres wide, by 5.4 metres long;
- (3) no accessory buildings shall be permitted;
- (4) an externally accessible storage area shall be incorporated into each dwelling unit as part of the dwelling unit design.
- (5) Minimum Lot Dimensions for each dwelling unit within a quattroplex building, building envelopes, landscaped open space areas, driveway location and driveway design shall be as shown on Schedule C - Section 600.

600.3 for the purposes of this Section:

Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that two main interior

**601** The lands designated M1A - SECTION 601 on Sheet 62 of Schedule A to this by-law:

601.1 shall only be used for the following purposes:

- (1) the purposes permitted by Section 154;
- (2) as a temporary use until July 13, 1996, outdoor storage of motor vehicles and boats; and,
- (3) purposes accessory to the other permitted purposes.

601.2 shall be subject to the following requirements and restrictions:

- (1) the purposes identified in section 601.1(2) shall not be permitted after July 13, 1996;
- (2) all accessory structures located in a side yard shall have a minimum setback of 2.5 metres.

**602** The lands designated R1C - SECTION 602 on Sheet 6 of Schedule A to this by-law:

602.1 shall only be used for the purposes permitted in a R1C zone.

602.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Interior lot: 336 square metres  
  
Corner lot: 432 square metres

- (2) Minimum Lot Width
  - Interior lot: 10.5 metres
  - Corner lot: 13.5 metres
- (3) 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 2.4 metres on one side and 1.8 metres on the other side where a lot abuts Mayfield Road or the Canadian Pacific Railway original right-of-way;
- (4) no dwelling unit shall be located closer than 30.0 metres to the Canadian Pacific Railway original right-of way;
- (5) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width; and,
- (7) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

**603** The lands designated R1C - SECTION 603 on Sheet 6 of Schedule A to this by-law:

603.1 shall only be used for the purposes permitted in a R1C zone.

603.2 shall be subject to the following requirements and restrictions:

- (1) where a side yard abuts Mayfield Road or Highway Number 10 the minimum lot width shall be 14.0 metres and the minimum lot area shall be 420 square metres;
- (2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and,
- (3) the Minimum Width for a Side Yard flanking lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (4) 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 2.4 metres on one side and 1.8 metres on the other side where a lot abuts Mayfield Road or the Canadian Pacific Railway original right-of-way;
- (5) no dwelling unit shall be located closer than 30.0 metres to the Canadian Pacific Railway original r right-of-way.

**604** The lands designated R1B - SECTION 604 on Sheet 6 of Schedule A to this by-law:

604.1 shall only be used for the purposes permitted in a R1B zone.

604.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 495 square metres
- (2) Minimum Lot Width: 18.0 metres

- (3) Minimum Lot Depth: 27.5 metres

**609** The lands designated R3B - SECTION 609 on Sheet 26 of Schedule A to this by-law:

609.1 shall only be used for the purposes permitted in the R3B zone.

609.2 shall be subject to the following requirements and restrictions:

- (a) the townhouse dwelling units shall have front to rear access through non-habitable rooms of the unit, excluding the basement.

**610** The lands designated R1B - SECTION 610 on Sheet 28 of Schedule A to this by-law:

610.1 shall only be used for the purposes permitted in an R1B zone.

610.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 450 square metres

Corner Lot: 504 square metres

- (2) Minimum Lot Width:

Interior Lot: 15 metres

Corner Lot: 16.8 metres

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

**611** The lands designated R1B - SECTION 611 on Sheet 28 of Schedule A to this by-law:

611.1 shall only be used for the purposes permitted by section 611.1(1), or the purposes permitted by section 611.1(2), but not both sections or not any combination of both sections:

- (1) either:

(a) a convertible detached dwelling; and,

(b) purposes accessory to the other permitted purposes.

- (2) or:

(a) those purposes permitted in an R1B zone.

611.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 450 square metres

Corner Lot: 504 square metres

- (2) Minimum Lot Width:

Interior Lot: 15 metres

Corner Lot: 16.8 metres

- (3) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (4) for those uses permitted by section 611.1(1) the following additional requirements and restrictions:
  - (a) the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;
  - (b) the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
  - (c) a separate entrance for the primary dwelling unit and a separate entrance for the secondary entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
  - (d) no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
  - (e) the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
  - (f) a minimum of two tandem parking spaces shall be provided for each dwelling unit;
  - (g) one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
  - (h) a maximum of one garage shall be constructed and the garage shall have single doors, and
  - (i) the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

611.3 for the purpose of section 611:

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

**612** The lands designated R1B - SECTION 612 on Sheet 28 of Schedule A to this by-law:

612.1 shall only be used for the purposes permitted in an R1B zone.

612.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 420 square metres

Corner Lot: 474 square metres

(2) Minimum Lot Width:

Interior Lot: 14 metres

Corner Lot: 15.8 metres

(3) Minimum Interior Side Yard Width: 1.2 metres

(4) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metre for each additional storey above the first.

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

**613** The lands designated R1C - SECTION 613 on Sheet 28 of Schedule A to this by-law:

613.1 shall only be used for the purposes permitted in an R1C zone.

613.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 360 square metres

Corner Lot: 423 square metres

(2) Minimum Lot Width:

Interior Lot: 12 metres

Corner Lot: 14.1 metres

(3) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

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

**614** The lands designated R1C - SECTION 614 on Sheet 28 of Schedule A to this by-law:

614.1 shall only be used for the purposes permitted by section 614.1(1), or the purposes permitted by section 614.1(2), but not both sections or not any combination of both sections:

(1) either:

(a) a convertible detached dwelling; and,

(b) purposes accessory to the other permitted purposes.

(2) or:

(a) those purposes permitted in an R1C zone.

614.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 360 square

Corner Lot: 423 square metres

(2) Minimum Lot Width:

Interior Lot: 12 metres

Corner Lot: 14.1 metres

(3) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

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

(5) for those uses permitted by section 614.1(1) the following additional requirements and restrictions:

- (a) the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;
- (b) the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
- (c) a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
- (d) no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
- (e) the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
- (f) a minimum of two tandem parking spaces shall be provided for each dwelling unit;
- (g) one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- (h) a maximum of one garage shall be constructed and the garage shall have single doors, and
- (i) the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

614.3 for the purpose of section 614:

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

**615** The lands designated R1C - SECTION 615 on Sheet 28 of Schedule A to this by-law:

615.1 shall only be used for the purposes permitted in a R1C zone.

615.2 shall be subject to the following requirements and restrictions:

- (1) all buildings shall be located within the area shown as Building Area on SCHEDULE C-SECTION 615 to this by-law.
- (2) the Minimum Lot Dimensions shall be as shown on SCHEDULE C-SECTION 615 to this by-law.

**616** The lands designated R1C - SECTION 616 on Sheet 28 of Schedule A to this by-law:

616.1 shall only be used for the purposes permitted in an R1C zone.

616.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 330 square metres

Corner Lot: 402 square metres

- (2) Minimum Lot Width:

Interior Lot: 11 metres

Corner Lot: 13.4 metres

- (3) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (b) the minimum distance between two detached dwellings shall not be less than 1.8 metres;
- (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

- (4) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

- (5) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width.

**617** The lands designated R1D - SECTION 617 on Sheet 28 of Schedule A to this by-law:

617.1 shall only be used for the purposes permitted in an R1D zone.

617.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Interior Lot: 270 square metres  
  
Corner Lot: 342 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 9 metres  
  
Corner Lot: 11.4 metres
- (3) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - (c) the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
  - (d) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
  - (e) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (4) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (5) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

**618** The lands designated R2A - SECTION 618 on Sheet 28 of Schedule A to this by-law:

618.1 shall only be used for the following purposes:

- (1) those purposes permitted in a R1C-Section 616 zone;
- (2) a semi-detached dwelling;
- (3) an auxiliary group home, and
- (4) purposes accessory to the other permitted purposes.

618.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C - Section 616 zone, the requirements and restrictions as set out in a R1C - Section 616 zone.



(2) for all other uses, the following:

(a) Minimum Lot Area:

Interior Lot: 660 square metres per lot, and 330 square metres per dwelling unit

Corner Lot: 714 square metres per lot, and 384 square metres for the dwelling unit closest to the flankage lot line

(b) Minimum Lot Width:

Interior Lot: 22 metres, and 11 metres per dwelling unit

Corner Lot: 23.8 metres, and 12.8 metres for the dwelling unit closest to the flankage lot line

(c) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres, and

**619** The lands designated R2A - SECTION 619 on Sheet 28 of Schedule A to this by-law:

619.1 shall only be used for the following purposes:

- (1) those purposes permitted in a R1D - Section 617 zone;
- (2) a semi-detached dwelling;
- (3) an auxiliary group home, and
- (4) purposes accessory to the other permitted purposes.

619.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1D - Section 617 zone, the requirements and restrictions as set out in a R1D - Section 617 zone.
- (2) for all other uses, the following:
  - (a) Minimum Lot Area:

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

Corner Lot: 594 square metres per lot, and 324 square metres for the dwelling unit closest to the flankage lot line
  - (b) Minimum Lot Width:

Interior Lot: 18 metres, and 9 metres per dwelling unit

Corner Lot: 19.8 metres, and 10.8 metres for the dwelling unit closest to the flankage lot line
  - (c) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

**620** The lands designated R3A - SECTION 620 on Sheet 28 of Schedule A to this by-law:

620.1 shall only be used for the purposes permitted in a R3A zone.

620.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width: 7.6 metres
- (2) the maximum number of dwelling units which may be attached shall not exceed 8.

**621** The lands designated R3B - SECTION 621 on Sheet 28 of Schedule A to this by-law:

621.1 shall only be used for the following purposes:

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

621.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per Dwelling Unit:
  - (a) for a Semi-Detached Dwelling:  
  
Interior Lot: 194 square metres  
  
Corner Lot: 241 square metres
  - (b) for a Street Townhouse Dwelling:  
  
Interior Lot: 177 square metres  
  
Corner Lot: 241 square metres
- (2) Minimum Lot Width per Dwelling Unit:
  - (a) for a Semi-Detached Dwelling:  
  
Interior Lot: 9.15 metres  
  
Corner Lot: 11.25 metres
  - (b) for a Street Townhouse Dwelling:  
  
Interior Lot: 8.35 metres  
  
Corner Lot: 11.35 metres
- (3) Minimum Lot Depth: 22 metres
- (4) Minimum Front Yard Depth:
  - (a) to the main wall of the building: 4.0 metres
  - (b) to the front of a garage or carport: 6.0 metres
- (5) the Minimum Interior Side Yard shall be 0.8 metres provided that:

- (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) the minimum distance between two buildings shall not be less than 1.6 metres;
  - (c) where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
  - (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (6) Minimum Exterior Side Yard Width: 3.0 metres
  - (7) Minimum Rear Yard Depth: 7.0 metres
  - (8) Maximum Building Height: 2 storeys to a maximum of 10.6 metres
  - (9) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
  - (10) each dwelling unit shall have direct pedestrian access having a width of 0.8 metres or greater, from the front yard to the rear yard, without having to pass through a habitable room, basement or cellar.
  - (11) a maximum of 6 dwelling units shall be attached.
  - (12) all driveways shall have a minimum width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.
  - (13) a garage shall not exceed 4.0 metres in width.
  - (14) a detached garage or carport shall not be permitted.
  - (15) Minimum Landscaped Open Space: 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.
  - (16) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.
  - (17) notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

**622** The lands designated R3B - SECTION 622 on Sheet 28 of Schedule A to this by-law:

622.1 shall only be used for the purposes permitted in a R3B - Section 621 zone.

622.2 shall be subject to the following requirement and restrictions:

- (1) Minimum Front Yard Depth:
  - (a) to the main wall of the building: 5.0 metres
  - (b) to the front of a garage or carport: 6.0 metres

622.3 shall also be subject to the requirements and restrictions relating to the R3B - Section 621 zone, R3B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 622.2.

**623** The lands designated I1 - SECTION 623 on Sheet 28 of Schedule A to this by-law:

623.1 shall only be used for the purposes permitted by section 623.1(1), or the purposes permitted by section 623.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority, and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a R2A SECTION 519 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

623.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A - SECTION 519 zone, the requirements and restrictions as set out in a R2A - SECTION 519 zone.

**628** The lands designated R1C - SECTION 628 on Sheet 6 of Schedule A to this by-law:

628.1 shall only be used for the purposes permitted in a R1C zone.

628.2 shall only be used for the following requirements and restrictions:

(1) Minimum Lot Area

Interior Lot: 486 square metres

Corner Lot: 567 square metres

(2) Minimum Lot Width

Interior Lot: 18.0 metres

Corner Lot: 21.0 metres

(3) Minimum Lot Depth: 27.0 metres

(4) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

**629** The lands designated R3B - SECTION 629 on Sheet 26 of Schedule A to this by-law:

629.1 shall only be used for the purposes permitted in a R3B zone.

629.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per Dwelling Unit:

Interior Lot: 204 square metres

Corner Lot: 265 square metres

(2) Minimum Lot Width per Dwelling Unit:

Interior Lot: 7.2 metres

Corner Lot: 9.0 metres

(3) Minimum Lot Depth: 28.35 metres

(4) 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, except where a dwelling unit abuts a reserve or landscaped buffer block, the minimum requirement shall be 4.0 metres.

(5) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

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

(7) a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

**630** The lands designated R1D - SECTION 630 on Sheet 26 of Schedule A to this by-law:

630.1 shall only be used for the purposes permitted in a R1D zone.

630.2 shall be subject to the following requirements and restrictions:

(1) the Minimum Interior Side Yard Width flanking a public walkway shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

(2) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

**631** The lands designated R1D - SECTION 631 on Sheet 26 of Schedule A to this by-law:

631.1 shall only be used for the purposes permitted in a R1D zone.

631.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Depth: 28.35 metres

(2) Minimum Corner Lot Area: 345 square metres

(3) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

**632** The lands designated R1D - SECTION 632 on Sheet 26 of Schedule A to this by-law:

632.1 shall only be used for the purposes permitted in a R1D zone.

632.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 311.85 square metres
- (2) Minimum Lot Width: 11.0 metres
- (3) Minimum Lot Depth: 28.35 metres
- (4) Minimum Interior Side Yard Width: 1.8 metres

**633** The lands designated R1D - SECTION 633 on Sheet 26 of Schedule A to this by-law:

633.1 shall only be used for the purposes permitted in a R1D zone.

633.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 380.0 square metres
- (2) Minimum Lot Width: 10.0 metres
- (3) Minimum Lot Depth: 38.0
- (4) Minimum Interior Side Yard Width: 1.2 metres

**634** The lands designated R1D - SECTION 634 on Sheet 26 of Schedule A to this by-law:

634.1 shall only be used for the purposes permitted in a R1D zone.

634.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Depth: 24.0 metres

**635** The lands designated I1 - SECTION 635 on Sheet 26 of Schedule A to this by-law:

635.1 shall only be used for the purposes permitted by section 635.1(1) or the purposes permitted by section 635.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority, and;
  - (d) purposes accessory to the other permitted purposes
- (2) or: those purposes permitted in a R3B-SECTION 629 zone.

635.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R3B-SECTION 629 zone, the requirements and restrictions as set out in a R3B-SECTION 629 zone.

**636** The lands designated I1 - SECTION 636 on Sheet 26 of Schedule A to this by-law:

636.1 shall only be used for the purposes permitted in a I1 zone.

636.2 shall be subject to the following requirements and restrictions:

- (1) all buildings and structures shall be setback a minimum distance of 10.0 metres from the Trans Canada Pipeline right-of-way.

**638** The lands designated R1A(3) - SECTION 638 on Sheet 26 of Schedule A to this by-law:

638.1 shall only be used for the following purposes:

- (1) one single detached dwelling
- (2) a group home
- (3) an auxiliary group home
- (4) a home occupation
- (5) purposes accessory to the other permitted purposes

638.2 shall also be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.78 hectares
- (2) the minimum front yard depth, side yard width and rear yard depth shall be as shown on SCHEDULE C - SECTION 638
- (3) single detached dwelling shall be located only within BUILDING AREA A as shown on SCHEDULE C - SECTION 638
- (4) a balcony shall be located only within Building Area B as shown on Schedule C - Section 638

**649** The lands designated R1C - SECTION 649 on Sheet 7 of Schedule A to this by-law:

649.1 shall only be used for the purposes permitted in a R1C zone.

649.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Interior Lot: 360 square metres;  
  
Corner Lot: 456 square metres;
- (2) Minimum Lot Width:  
  
Interior Lot: 12.0 metres;  
  
Corner Lot: 15.0 metres;

- (3) Minimum Front Yard Depth: 4.5 metres;
- (4) 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;
- (5) Minimum Lot Depth: 30 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres; and,
- (7) where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres.

**650** The lands designated R1C - SECTION 650 on Sheet 7 of Schedule A to this by-law:

650.1 shall only be used for the purposes permitted in a R1C zone.

650.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 333 square metres;
- (2) Minimum Lot Width: 11.5 metres
- (3) Minimum Front Yard Depth: 4.5 metres
- (4) Minimum Interior Side Yard Width:
  - 1.2 metre 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;
- (5) Minimum Lot Depth: 29 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres;
- (7) where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,
- (8) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

**651** The lands designated R1C - SECTION 651 on Sheet 7 of Schedule A to this by-law:

651.1 shall only be used for the purposes permitted in a R1C zone.

651.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:



Interior Lot: 315 square metres;

Corner Lot: 405 square metres;

(2) Minimum Lot Width:

Interior Lot: 10.5 metres;

Corner Lot: 13.5 metres;

(3) Minimum Front Yard Depth: 4.5 metres;

(4) 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;

(5) Minimum Lot Depth: 30 metres;

(6) Minimum Rear Yard Depth: 7.5 metres;

(7) the Total Gross Floor Area for a detached garage shall not exceed 26.5 square metres;

(8) where a garage faces either a side lot line, or front lot line the minimum setback to the front lot line the minimum setback to the front of the garage shall be 6.0 metres;

(9) for an interior lot, where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling itself, the inside width of the garages shall not exceed 40 percent of the lot width;

(10) the minimum width of a driveway located in a side yard between the dwelling and the side lot line shall have a minimum width of 2.4 metres provided that the driveway abuts a driveway on the adjoining property and that no fence is erected between the two adjoining driveways where either driveway is less than 3.0 metres in width; and,

(11) no fence shall be permitted between driveways on adjoining properties where either driveway is less than 3.0 metres in width;

**652** The lands designated R1C - SECTION 652 on Sheet 7 of Schedule A to this by-law:

652.1 shall only be used for the purposes permitted in a R1C zone.

652.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 333 square metres;

(2) Minimum Lot Width: 11.5 metres;

(3) Minimum Front Yard Depth: 4.5 metres;

(4) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9

metres on the other side, the minimum distance between detached buildings not to be less than 2.4 metres.

- (5) Minimum Lot Depth: 29 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres;
- (7) where a garage faces either a side lot line, or front lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,
- (8) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

**653** The lands designated I1 - SECTION 653 on Sheet 64 of Schedule A to this by-law:

653.1 shall only be used for the following purposes:

- (a) Institutional:
  - (1) a religious institution, and
  - (2) purposes accessory to the other permitted purpose.

653.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Gross Floor Area of the building shall not exceed 1052 square metres;
- (2) Maximum Height of the building, excepting the church spire, shall not exceed 16 metres;
- (3) Minimum Front Yard Depth: 4.5 metres;
- (4) Minimum Rear Yard Depth: 5.4 metres;
- (5) Minimum Interior Side Yard Depth: 3.0 metres;
- (6) Parking shall be provided on the basis of one parking space for every 8.4 square metres of floor area devoted to worship;
- (7) a minimum 3.0 metre wide landscaped open space strip shall be provided and maintained along the front lot line except at the location of an access driveway.

**654** The lands designated R2C – SECTION 654 on Schedule A to this by-law:

654.1 shall only be used for:

- (1) Minimum Lot Area for semi-detached dwelling:
  - Interior Lot: 450 square metres per lot, and 225 square metres per dwelling unit;
  - Corner Lot: 540 square metres per lot, with 320 square metres for the dwelling unit closest to the flankage lot line;
- (2) Minimum Lot Width for semi-detached dwelling:

Interior Lot: 15 metres per lot, and 7.5 metres per dwelling unit;

Corner Lot: 18 metres per lot with 10.5 metres for the dwelling unit closest to the flankage lot line;

- (3) no building shall be located closer than 10 metres to any lands zoned OS with the exception of lands zoned OS – Section 663.

**655** The lands designated R2B - SECTION 655 on Schedule A to this by-law:

655.1 shall only be used for:

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

655.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
- (a) Interior Lot: 800 square metres per lot and 400 for the two dwelling units attached back to front; and
- (b) Corner Lot: 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.
- (2) Minimum Lot Dimensions for each quattroplex, each dwelling unit within a quattroplex building, building envelopes, landscaped open space areas, driveway location and driveway design shall be as shown on Schedule C - SECTION 655.
- (3) no building shall be located closer than 10 metres to any lands zoned OS with the exception of lands zoned OS - Section 663.
- (4) Maximum Building Height: 2 storeys
- (5) the entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (6) each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.
- (7) uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.
- (8) a detached garage or carport shall not be permitted.
- (9) maximum number of driveways on a lot shall not exceed 4; the maximum width of the individual driveways on a lot shall no exceed 2.75 metres.
- (10) the size of a parking space shall be 2.70 metres wide, by 5.4 metres long.
- (11) no swimming pools shall be permitted.
- (12) no accessory buildings shall be permitted.
- (13) an externally accessible storage area shall be incorporated into each dwelling unit as part of the dwelling unit design.
- (14) no person shall erect more than one (1) quattroplex dwelling on one lot.

655.3 for the purpose of Section 655:

Private Outdoor Amenity Area shall mean a landscaped open space abutting a dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line.

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

**656** The lands designated R3A - SECTION 656 on Schedule A to this by-law:

656.1 shall only be used for:

- (1) the purposes permitted in the R3A zone.

656.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Exterior Side Yard Width: 14 metres
- (2) Maximum Number of Dwelling Units: 116
- (3) Minimum Parking Requirements:
  - (a) Resident: 1.75 spaces per unit
  - (b) Visitor: 0.25 spaces per unit
  - (c) Recreation Equipment: 0.05 spaces per unit
  - (d) a minimum of 1 parking space per unit shall be provided underground, with the remainder to be provided at grade
- (4) no building shall be closer than 10 metres to any lands zoned OS.

656.3 for the purposes of Section 656, a townhouse dwelling shall be defined as:

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 an independent entrance to open space immediately abutting the front wall of each unit.

**657** The lands designated R3A - SECTION 657 on Schedule A to this by-law:

657.1 shall only be used for:

- (1) the purposes permitted in the R3A Zone.

657.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres from the front lot line.

- (2) Minimum Rear Yard Depth: 7.6 metres with the exception of the rear yard abutting Block 156, Registered Plan 43M-1175 which shall be 10 metres.

**658** The lands designated R4A - SECTION 658 on Schedule A to this by-law:

658.1 shall only be used for:

- (1) a townhouse dwelling; and
- (2) the purposes permitted in the R4A Zone.

658.2 shall be subject to the following requirements and restrictions:

- (1) for a townhouse dwelling, the minimum front yard depth shall be a minimum of 4.5 metres provided that the front of any garage or carport not be closer than 6 metres from the front lot line.
- (2) for a townhouse dwelling the requirements and restrictions of R3A Zone shall apply.
- (3) a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.
- (4) for the purposes permitted in Section 18.1.1, the requirements and restrictions of Section 18.1.2 shall apply.

**659** The lands designated C1 - SECTION 659 on Schedule A to this by-law:

659.1 shall only be used for:

- (1) the purposes permitted in the C1 zone; and
- (2) adult entertainment parlours, billiard parlours, pool halls, amusement arcades and adult video stores shall not be permitted.

659.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 4.5 metres
- (2) Minimum Interior Side Yard Width: 9 metres
- (3) Minimum Landscaped Open Space:
  - (a) in the front, interior side, exterior side and rear yards: 3 metres
- (4) Maximum Gross Leasable Floor Area: 2,787 square metres
- (5) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building.
- (6) all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building.

**660** The lands designated C3 - SECTION 660 on Schedule A to this by-law:

660.1 shall only be used for:

- (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 with or without a drive through facility;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a convenience restaurant, a take-out restaurant with or without a drive through facility;
- (11) a printing or copying establishment;
- (12) a commercial school;
- (13) a garden centre sales establishment;
- (14) a temporary open air market;
- (15) a community club;
- (16) a health centre;
- (17) a taxi or bus station;
- (18) a theatre;
- (19) a custom workshop;
- (20) a motor vehicle repair shop;
- (21) a swimming pool sales and service establishment;
- (22) a furniture and appliance store;
- (23) a beer or liquor store;
- (24) purposes accessory to the other permitted purposes; and
- (25) a place of commercial recreation, adult entertainment parlours, billiard parlours, pool halls, amusement arcades and adult video stores shall not be permitted.

660.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Gross Leasable Floor Area: 30,657 square metres

- (2) Maximum Gross Leasable Floor Area for a Supermarket: 6,039 square metres
- (3) Minimum Setback from Bovaird Drive: 13.8 metres
- (4) Minimum Setback from Main Street:
  - (a) for a building equal or larger than 2300 square metres: 4.5 metres
  - (b) for a building less than 2300 square metres: 6 metres
- (5) Minimum Setbacks from all zones shall be 6 metres except abutting a residential zone, then the minimum setback shall be 9 metres.
- (6) Minimum Setback from other zones shall be 6 metres except abutting a residential zone, then the minimum setback shall be 9 metres.
- (7) Maximum Building Height: no restrictions except for a building containing more than 1,850 square metres of office use, the minimum building height shall be 2 storeys.
- (8) Minimum Landscaped Open Space:
  - (a) abutting Main Street and Bovaird Drive: 4.5 metres wide landscaped strip
  - (b) abutting any other street or site limits: 6 metre wide landscaped strip.
- (9) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building.
- (10) all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building.
- (11) movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

**661** The lands designated R3B - SECTION 661 on Schedule A to this by-law:

661.1 shall only be used for:

- (1) the purposes permitted in the R3B Zone.

661.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 185 square metres per dwelling unit

Corner Lot: 275 square metre per dwelling unit

- (2) Minimum Lot Width:

Interior Lot: 6 metres

Corner Lot: 9 metres

- (3) Front Yard Depth: 4.5 metres provided that the front of any garage or

carport not be closer than 6 metres to the front lot line.

- (4) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- (5) a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

**663** The lands designated OS - SECTION 663 on Schedule A to this by-law:

663.1 shall only be used for:

- (1) Open Space:
  - (a) those purposes permitted in an OS Zone; and,
- (2) Institutional:
  - (a) those purposes permitted in an I1 Zone.

663.2 shall be subject to the following requirements and restrictions:

- (1) for the purposes permitted in an OS Zone, the requirements and restrictions as set out in an OS Zone.
- (2) for the purpose permitted in an I1 Zone, the requirements and restrictions as set out in an I1 Zone.

**664** The lands designated I1 - SECTION 664 on Schedule A to this by-law:

664.1 shall only be used for the purposes permitted in I1 and OS Zones, or the purposes permitted by Section 15.1.1, but not both:

- (1) either:
  - (a) those purposes permitted in an I1 Zone; and
  - (b) those purposes permitted in an OS Zone.
- (2) or:
  - (a) those purposes permitted in a R1D Zone by section 13.3.

664.2 shall be subject to the following requirements and restrictions:

- (1) for the purposes permitted in an OS Zone, the requirements and restrictions as set out in an OS Zone.
- (2) for the purposes permitted in an I1 Zone:
  - (a) no building or structure shall be located farther than 110 metres from the front lot line; and
  - (b) the requirements and restrictions as set out in an I1 zone.



- (3) for the purposes permitted in a R1D zone, the requirements and restrictions as set out in a R1D zone.

664.3 for the purposes permitted in Section 664.1(1)(a) shall also be subject to the requirements and restrictions relating to the I1 Zone, for the purposes permitted in Section 664.1(1)(b) shall also be subject to the requirements and restrictions relating to the OS Zone, for the purposes permitted in a Section 664.1(2)(a) shall also be subject to the requirements and restrictions relating to the R1D Zone and for all permitted purposes the general provisions of this by-law that are not in conflict with those set out in section 664.2 shall apply.

**665** The lands designated R3A - SECTION 665 on Sheet 28 of Schedule A to this by-law:

665.1 shall only be used for the purposes permitted in the R3A zone.

665.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth:
  - (a) to the front or rear wall of a building: 6.0 metres
  - (b) to the side wall of a building: 4.5 metres
- (2) Minimum Distance Between Buildings:
  - (a) between two exterior walls which contain no windows to habitable rooms: 3.0 metres
  - (b) between two exterior walls one of which contains windows to habitable rooms: 7.6 metres
  - (c) between two exterior walls both of which contain windows to habitable rooms: 13.5 metres
- (3) the maximum number of dwelling units which may be attached shall not exceed 8
- (4) the Maximum Number of Dwelling Units shall not exceed 152, and
- (5) no building shall be located closer than 15 metres to a Trans-Canada Pipeline right-of-way or pipeline easement.

**666** The lands designated SC - SECTION 666 on Sheet 62 of Schedule A to this by-law:

666.1 shall only be used for the following purposes:

- (a) an office;
- (b) only in conjunction with an office, and wholly enclosed within an office building, the following:
  - (1) a retail establishment, having no outside storage or goods and materials;
  - (2) a service shop;
  - (3) a bank, trust company, or financial institution;
  - (4) a dining room restaurant, a convenience restaurant, and a take out restaurant, but excluding a restaurant with drive through facilities;

- (5) a health centre;
- (c) those purposes permitted in a M4-zone; and,
- (d) purposes accessory to the other permitted purposes.

666.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Setbacks shall be as follows:
  - from the lot line abutting Steeles Avenue East: 14.0 metres;
  - from the lot line abutting West Drive: 9.0 metres;
  - from all other lot lines: 6.0 metres;
- (b) all garbage and refuse storage areas, including any containers for recyclable materials, shall be enclosed, except for restaurant refuse storage which shall be contained in a climate controlled area within a building;
- (c) Landscaped Open Space: other than approved driveway locations, the following minimum landscaped open space shall be provided:
  - 13.0 metre wide strip along West Drive
  - a 6.0 metre wide strip shall be provided along Steeles Avenue East, and which shall be increased to 9.0 metres in width if the property is being used for those purposes permitted by Section 666.1(c);
- (d) for the purposes of this by-law, the front lot line shall be defined as that portion of the site which abuts Steeles Avenue East;
- (e) Minimum Lot Width: 29.0 metres;
- (f) an adult entertainment parlour, or an adult video store shall not be permitted;
- (g) for those uses permitted in Section 666.1(b) and (c), the requirements and restrictions relating to the M4 zone and all the general provisions of the by-law.

**667** The lands designated C2 - SECTION 667 on Sheet 6 of Schedule A to this by-law:

667.1 shall only be used for the following purposes:

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 convenience restaurant, a take-out restaurant;
- (11) a printing or copying establishment;
- (12) a commercial school;
- (13) a place of commercial recreation;
- (14) a community club;
- (15) a health centre or fitness centre;
- (16) a custom workshop;
- (17) a convenience store; and
- (18) a swimming pool sales and service establishment.

Accessory:

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

667.2 shall be subject to the following requirements and restrictions

- (a) the Minimum Interior Side Yard Width abutting an Institutional zone shall be 9 metres;
- (b) the Maximum Gross Leasable Commercial Floor Area of the supermarket shall not exceed 1,400 square metres;
- (c) the Maximum Building Height shall be one storey;
- (d) all garbage and refuse containers shall be located within the building;
- (e) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
- (f) no outside storage or display of goods shall be permitted;
- (g) a minimum 3 metre wide landscaped open space shall be provided along the site limits except at vehicular access locations; and
- (h) uses specifically not permitted:
  - an adult video store;
  - an adult entertainment parlour; and
  - an amusement arcade.
- (i) the Minimum Exterior Side Yard or Rear Yard abutting a Residential zone shall be 9 metres;
- (j) the loading and waste disposal facilities for a supermarket shall be oriented such that the door is not visible from a residentially zoned property.

**673** The lands designated R1D - SECTION 673 on Sheet 25 of Schedule A to this by-law:

673.1 shall only be used for the purposes permitted in a R1D zone.

673.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Corner Lot Area: 336 square metres;
- (2) Minimum Corner Lot Width: 11.2 metres;
- (3) Minimum Rear Yard Depth: 7.5 metres;
- (4) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- (5) for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width, except a storage area width not exceeding 1.2 metres may be added to the rear of the garage provided that such a storage area shall have a minimum distance of 9.0 metres from the front lot line; and,
- (6) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.5 metres.

**674** The lands designated R1D - SECTION 674 on Sheet 25 of Schedule A to this by-law:

674.1 shall only be used for the purpose permitted in a R1D zone.

674.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Rear Yard Depth: 7.5 metres;
- (2) where an interior side yard abuts land zoned Floodplain, the minimum interior side yard width shall be 1.2 metres;
- (3) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- (4) for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling itself, the inside width of the garage shall not exceed 40 percent of the lot width except a storage area with a width not exceeding 1.2 metres may be added to the rear of the garage provided that such a storage area shall have a minimum distance of 9.0 metres from the front lot line; and,
- (5) the Maximum Gross Floor Area per dwelling unit shall not exceed 139.35 square metres.

**675** The lands designated R2A - SECTION 675 on Sheet 25 of Schedule A to this by-law:

675.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home; and,

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

675.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 444 square metres per lot and 222 square metres per dwelling unit;

Corner Lot: 498 square metres per lot and 276 square metres per dwelling unit closest to the flankage lot line;

- (2) Minimum Lot Width:

Interior Lot: 14.8 metres and 7.4 metres per dwelling unit;

Corner Lot: 16.6 metres and 9.2 metres for the dwelling unit closest to the flankage lot line;

- (3) Minimum Rear Yard Depth: 7.5 metres;

- (4) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres;

- (5) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,

- (6) for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.

676 The lands designated I1 - SECTION 676 on Sheet 48 of Schedule A to this by-law

676.1 shall only be used for the purposes permitted in an I1 Zone of this by-law.

676.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Size: 6,500 square metres
- (2) a Minimum Landscaped Open Space strip of 3 metres in width shall be provided along the site limits except at the location of the driveway.
- (3) no maximum lot coverage requirement.

677 The lands designated A - SECTION 677 on Sheet 55 Schedule A to this by-law:

677.1 shall only be used for the following purposes:

- (1) a single detached dwelling;
- (2) one mobile home as a temporary use until June 1, 1991;
- (3) agricultural purposes as defined in section 5.0 to this by-law; and,
- (4) purposes accessory to the other permitted purposes.

677.2 shall be subject to the following requirements and restrictions:

- (1) the mobile home shall be located:
  - (a) not less than 50 metres from the widened limit of Heritage Road and not more than 70 metres from the widened limit of Heritage Road, and
  - (b) not less than 5 metres from all other property limits.
- (2) access to the mobile home shall not be provided directly from Heritage Road, and
- (3) the mobile home as a temporary use shall no longer be permitted after June 1, 1991.

**680** The lands designated M2 - SECTION 680 on Sheet 24 of Schedule A to this by-law:

680.1 shall only be used for the following purposes:

- (1) the purposes permitted in the M2 zone; and
- (2) a day nursery.

680.2 shall be subject to the following requirements and restrictions

- (1) the requirements and restrictions contained in the M2 zone.

**681** The lands designated R2A - SECTION 681 on Sheet 29 of Schedule A to this by-law:

681.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) purpose accessory to the other permitted purposes.

681.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 411 square metres;

Corner Lot: 465 square metres;

- (2) Minimum Lot Area per unit: 180 square metres;

- (3) Minimum Lot Width:

Interior Lot: 13.7 metres;

Corner Lot: 15.5 metres;

- (4) the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;

- (5) Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

- (6) Minimum Rear Yard Depth: 7.5 metres;

- (7) Minimum Interior Side Yard: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.
- (8) Minimum Exterior Side Yard: 3.0 metres;
- (9) no building shall be located closer than 14.0 metres to Bovaird Drive;
- (10) Maximum Building Height: 2 storeys;
- (11) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (12) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metres interior side yard;
- (13) maximum inside width of a garage shall be 4.5 metres provided:
  - (a) the adjoining unit garage has a maximum inside width of 3.2 metres;
  - (b) a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;
  - (c) notwithstanding 13(b) above, garages with doors no wider than 2.4 metres are excluded from the 20 percent calculation.
- (14) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

**686** The lands designated R1C - SECTION 686 on Sheet 6 of Schedule A to this by-law:

686.1 shall only be used for the purposes permitted in a R1C zone.

686.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 336 square metres
  - Corner Lot: 432 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 10.5 metres
  - Corner Lot: 13.5 metres
- (3) where a lot abuts the Canadian Pacific Railway original right-of-way, the minimum interior side yard width shall be 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 2.4 metres on one side and 1.8 metres on the other side;
- (4) no dwelling unit shall be located closer than 15 metres to the Canadian Pacific Railway original right-of-way;

- (5) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width; and.
- (7) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

**687** The lands designated R1C - SECTION 687 on Sheet 6 of Schedule A to this by-law:

687.1 shall only be used for the purposes permitted in a R1C zone.

687.2 shall be subject to the following requirements and restrictions:

- (1) where a lot abuts the Canadian Pacific Railway original right-of-way, the minimum interior side yard width shall be 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 2.4 metres on one side and 1.8 metres on the other side;
- (2) no dwelling unit shall be located closer than 15 metres to the Canadian Pacific Railway original right-way;
- (3) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and,
- (4) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

**688** The lands designated R1B - SECTION 688 on Sheet 6 of Schedule A to this by-law:

688.1 shall only be used for the purposes permitted in a R1B zone.

688.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 396 square metres
- (2) Minimum Lot Width: 18.0 metres
- (3) Minimum Lot Depth: 22 metres
- (4) Minimum Front Yard Depth: 3 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.

**692** The lands designated R1D - SECTION 692 on Sheet 29 of Schedule A to this by-law:

692.1 shall only be used for the purposes permitted in an R1D zone.

692.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:



- (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) the side yard with the minimum width of 1.2 metres may be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
  - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall, and;
  - (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (2) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
  - (3) for an interior lot where a portion of a garage is 3 metres, or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width;
  - (4) Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
  - (5) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

**694** The lands designated R1B - SECTION 694 on Sheet 29 of Schedule A to this by-law:

694.1 shall only be used for the purposes permitted in an R1B zone.

694.2 shall be subject to the following requirements and restrictions:

- (1) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- (2) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and 3.0 metres on the driveway side;
- (3) Minimum Front Yard Setback: 4.5 metres;
- (4) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (5) a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- (6) a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
- (7) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard.

**695** The lands designated R2A - SECTION 695 on Sheet 29 of Schedule A to this by-law:

695.1 shall only be used for the following purposes:

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

695.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 495 square metres per lot, and 247 square metres per dwelling unit.

Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.

- (2) Minimum Lot Width:

Interior Lot: 16.5 metres, and 8.25 metres per dwelling unit.

Corner Lot: 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.

- (3) the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;

- (4) Minimum Front Yard Depth: 4.5 metres;

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

- (6) a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres;

- (7) the Minimum Width for an Interior Side Yard shall be 1.2 metres, except for a side yard flanking a public walkway or lands zoned OS, in which case the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.

696 The lands designated R1D - SECTION 696 on Sheet 29 of Schedule A to this by-law:

696.1 shall only be used for the following permitted purposes:

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

696.2 shall be subject to the following requirements and restrictions:

- (1) for a quattroplex dwelling: shall be subject to the requirements and restrictions set out in section 697.2 of this by-law.

- (2) for a single detached dwelling:

- (a) Minimum Lot Area:

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

- (i) 1 storey, or 3.5 metres, whichever is the lesser, for that portion of the building located within 3.5 metres, or less, of all rear property lines.
  - (ii) 2 storeys for the remainder of the building.
- (i) Minimum Landscaped Open Space:
- (i) 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.
  - (ii) 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.
- (j) the entire rear yard shall be enclosed by a visual screen consisting of the walls of the dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres;
  - (k) no door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area;
  - (l) a detached garage or carport shall not be permitted;
  - (m) no swimming pools shall be permitted;
  - (n) no accessory buildings shall be permitted;
  - (o) notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

696.3 for the purpose of section 696:

Lot Depth shall mean the straight line distance from the distance from the mid-point of the short lot line to the mid-point of the farthest rear lot line of the same lot.

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

**697** The lands designated R2B - SECTION 697 on Sheet 29 of Schedule A to this by-law:

697.1 shall only be used for the following purposes:

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

697.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 800 square metres;

Corner Lot: 920 square metres.

(2) Minimum Lot Width:

Interior Lot: 20 metres;

Corner Lot: 23 metres.

(3) Minimum Lot Depth: 40 metres;

(4) Minimum Front Yard Depth:

for a through lot or corner lot:

(a) where the private outdoor amenity area is located in the front yard: 6.0 metres;

(b) where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;

(c) where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres.

for an interior lot, or a corner lot where the private outdoor amenity area is located in the front yard: 16 metres.

(5) Minimum Rear Yard Depth:

for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure;

for a through lot, or a corner lot bounded by three streets: 0 metres.

(6) Minimum Interior Side Yard:

for an interior lot:

(a) for the two dwelling units closest to the front lot line: 3.5 metres;

(b) for the two dwelling units closest to the rear lot line: 1.8 metres.

for a through lot or corner lot: 1.8 metres.

(7) Minimum Exterior Side Yard Width:

for an interior lot:

(a) for the dwelling unit closest to the front lot line: 6.5 metres;

(b) for the dwelling unit closest to the rear lot line: 4.8 metres.

for a through lot or corner lot: 3.0 metres.

(8) for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;

- (9) Maximum Building Height: 2 storeys;
- (10) Maximum Lot Coverage:
  - for an interior lot and a through lot: 50 percent
  - for an corner lot and a through lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.
- (11) each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;
- (12) the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;
- (13) each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;
- (14) a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;
- (15) the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- (16) the maximum number of driveways on a lot shall not exceed 4;
- (17) no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.
- (18) no detached garages or carport shall be permitted;
- (19) no swimming pools shall be permitted;
- (20) no accessory building shall be permitted;
- (21) an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- (22) no person shall erect more than one quattroplex on one lot;
- (23) for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line;
 

For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks;

For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;
- (24) no building shall be located closer than 14 metres to Bovaird Drive.

697.3 for the purpose of section 697:

Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

Interior Lot shall mean a quattroplex lot which has frontage on only one street.

Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

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

**698** The lands designated R3B - SECTION 698 on Sheet 29 of Schedule A to this by-law:

698.1 shall only be used for the purposes permitted in an R3B zone.

698.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per dwelling unit:

Interior Lot: 168 square metres

Corner Lot: 234 square metres

(2) Minimum Lot Width per dwelling unit:

Interior Lot: 5.6 metres

Corner Lot: 7.8 metres

(3) Minimum Interior Side Yard Width: 1.5 metres

(4) Minimum Front Yard Depth: 4.5 metres

(5) Minimum Rear Yard Depth: 6.0 metres

(6) Maximum Building Height: 2 storeys

(7) Maximum Lot Coverage by principal building: 55 percent

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

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

(10) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

(11) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

**700** The lands designated R1C - SECTION 700 on Sheet 29 of Schedule A to this by-law:

700.1 shall only be used for the purposes permitted in an R1C zone.

700.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (2) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- (3) Minimum Front Yard Setback: 4.5 metres;
- (4) no building shall be located closer than 15 metres to a Trans Canada Pipeline Right-of-way, or a Pipeline Easement;
- (5) a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- (6) a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- (7) a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
- (8) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side;
- (9) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

**701** The lands designated R2A - SECTION 701 on Sheet 28 of Schedule A to this by-law:

701.1 shall only be used for the following purposes

- (a) semi-detached dwellings; and,
- (b) purposes accessory to other permitted purposes.

701.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 426 square metres;
- (b) Maximum Lot Area: 448 square metres;
- (c) Minimum Lot Width: 14.2 metres;
- (d) Minimum Lot Width per dwelling unit: 6.7 metres;
- (e) 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;
- (f) Minimum Rear Yard Depth: 7.5 metres;
- (g) Minimum Interior Side Yard Width: 1.2 metres, except that where the



common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres;

- (h) Maximum Driveway Width: 3.0 metres per dwelling unit;
- (i) the driveway for all semi-detached dwelling units shall be physically attached with the driveway for the adjoining dwelling unit;
- (j) Maximum Width of a Garage: 4.0 metres;
- (k) a roofed porch without enclosed sides shall not project more than 2.0 metres into the front yard setback; and,
- (l) a roof overhang, eaves or steps shall not project into a setback more than 1.5 metres beyond any roofed porch without enclosed sides.

**702** The lands designated R2A - SECTION 702 on Sheet 28 of Schedule A to this by-law:

702.1 shall only be used for those purposes permitted in an R2A-Section 701 zone.

702.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Rear Yard Depth: 6.75 metres.

**703** The lands designated SC - SECTION 703 on Sheet 29 of Schedule A to this by-law:

703.1 shall only be used for the following purposes:

Commercial:

- (a) a bank, trust company, finance company; and
- (b) an office.

Accessory:

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

703.2 shall be subject to the following requirements and restrictions:

- (a) there shall be one principal building on the lands zoned SC - Section 703.
- (b) a Landscaped Strip with a minimum width of 4.5 metres shall be provided abutting the south and west property boundaries of the lands zoned SC-Section 703.
- (c) all garbage and refuse containers shall be totally enclosed.
- (d) no outside storage or display of goods shall be permitted.
- (e) an adult video store, and adult entertainment parlour or an amusement arcade shall not be permitted.

**704** The lands designated R1B - SECTION 704 on Sheet 29 of Schedule A to this by-law:

704.1 shall only be used for the purposes permitted in the R1B zone.

704.2 shall be subject to the following requirements and restrictions:

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

705 The lands designated R1C - SECTION 705 on Sheet 29 of Schedule A to this by-law:

705.1 shall only be used for the purposes permitted in the R1C zone.

705.2 shall be subject to the following requirements and restrictions:

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

706 The lands designated R1D - SECTION 706 on Sheet 29 of Schedule A to this by-law:

706.1 shall only be used for the purposes permitted in the R1D zone.

706.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and
- (3) for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width.
- (4) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - (a) the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
  - (b) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall;
  - (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres; and
- (5) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

707 The lands designated R1C - SECTION 707 on Sheet 29 of Schedule A to this by-law:

707.1 shall only be used for the purposes permitted by section 707.1(1) or the purposes permitted by section 707.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) the purposes permitted in the R1C zone.
- (2) or:
  - (a) a convertible detached dwelling; and
  - (b) purposes accessory to the other permitted purposes.

707.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and
- (3) for those uses permitted by section 707.1.1(2) the following additional requirements and restrictions:

- (a) the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;
- (b) the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement or cellar;
- (c) a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
- (d) no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
- (e) the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
- (f) a minimum of two tandem parking spaces shall be provided for each dwelling unit;
- (g) one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- (h) a maximum of one garage shall be constructed and the garage shall have single doors; and
- (i) the secondary dwelling unit shall be licensed by the City, which shall include provision that either the primary or the secondary dwelling unit shall be owner occupied.

707.3 for the purposes of section 707:

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

**708** The lands designated R2A - SECTION 708 on Sheet 29 of Schedule A to this by-law:

708.1 shall only be used for the following purposes:

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

708.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 495 square metres per lot, and 183 square metres per dwelling unit.

Corner Lot: 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flanking lot line.

- (2) Minimum Lot Width:
  - Interior Lot: 16.5 metres, and 6.1 metres per dwelling unit
  - Corner Lot: 19.5 metres, and 11.2 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Front Yard Depth: 4.5 metres;
- (4) Minimum Interior Side Yard Width: 1.2 metres;
- (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- (6) a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and
- (7) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

**709** The lands designated R2A - SECTION 709 on Sheet 29 of Schedule A to this by-law:

709.1 shall only be used for the following purposes:

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

709.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 438 square metres per lot, and 183 square metres per dwelling unit.
  - Corner Lot: 528 square metres per lot and 309 square metres for the dwelling unit closest to the flankage lot line.
- (2) Minimum Lot Width:
  - Interior Lot: 14.6 metres, and 6.1 metres per dwelling unit.
  - Corner Lot: 17.6 metres, and 10.3 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Front Yard Depth: 4.5 metres;
- (4) Minimum Interior Side Yard Width: 1.2 metres;
- (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- (6) a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and

- (7) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

**710** The lands designated R2A - SECTION 710 on Sheet 29 of Schedule A to this by-law:

710.1 shall only be used for the following purposes:

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

710.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 411 square metres per lot, and 183 square metres per dwelling unit.

Corner Lot: 501 square metres per lot, and 294 square metres for the dwelling unit closer to the flankage lot line.

- (2) Minimum Lot Width:

Interior Lot: 13.7 metres, and 6.1 metres per dwelling unit.

Corner Lot: 16.7 metres, and 9.8 metres for the dwelling unit closest to the flankage lot line.

- (3) Minimum Front Yard Depth: 4.5 metres;
- (4) Minimum Interior Side Yard Width: 1.2 metres;
- (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- (6) a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and
- (7) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach with the minimum 1.2 metre interior side yard.

**711** The lands designated R2B - SECTION 711 on Sheet 29 of Schedule A to this by-law:

711.1 shall only be used for the following purposes:

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

711.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 800 square metres;

Corner Lot: 920 square metres.

(2) Minimum Lot Width:

Interior Lot: 20 metres;

Corner Lot: 23 metres;

(3) Minimum Lot Depth: 40 metres;

(4) Minimum Front Yard Depth:

for a through lot or corner lot:

(a) where the private outdoor amenity area is located in the front yard:  
6.0 metres;

(b) where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;

(c) where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres.

for an interior lot where the private outdoor amenity area is located in the front yard: 16 metres.

(5) Minimum Rear Yard Depth:

for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure;

for a through lot, or a corner lot bounded by three streets: 0 metres.

(6) Minimum Interior Side Yard:

for an interior lot:

(a) for the two dwelling units closest to the front lot line: 3.5 metres;

(b) for the two dwelling units closest to the rear lot line: 1.8 metres.

for a through lot or corner lot: 1.8 metres.

(7) Minimum Exterior Side Yard Width:

for an interior lot:

(a) for the dwelling unit closest to the front lot line: 6.5 metres;

(b) for the dwelling unit closest to the rear lot line: 4.8 metres.

for a through lot or corner lot: 3.0 metres.

(8) for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;

- (9) Maximum Building Height: 2 storeys;
- (10) Maximum Lot Coverage:  
  
for an interior lot and a through lot: 50 percent;  
  
for a corner lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.
- (11) each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;
- (12) the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;
- (13) each dwelling unit on a quattroplex dwelling shall be provided with a minimum of two parking spaces;
- (14) a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum unobstructed length of 5.4 metres;
- (15) the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- (16) the maximum number of driveways on a lot shall not exceed 4;
- (17) no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or corner lot;
- (18) a detached garage or carport shall not be permitted;
- (19) no swimming pools shall be permitted;
- (20) no accessory building shall be permitted;
- (21) an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- (22) no person shall erect more than one quattroplex on one lot; and
- (23) for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units located closest to the rear lot line;  
  
for a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks;  
  
for a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks.

711.3 for the purpose of section 711:

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



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

Interior Lot shall mean a quattroplex lot which has frontage on only one street.

Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

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

**712** The lands designated R1D - SECTION 712 on Sheet 29 of Schedule A to this by-law:

712.1 shall only be used for following permitted purposes:

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

712.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  

Interior Lot:	210 square metres
Corner Lot:	273 square metres
- (2) Minimum Lot Width:  

Interior Lot:	10 metres
Corner Lot:	13 metres
- (3) Minimum Lot Depth: 21 metres
- (4) Minimum Front Yard Depth:
  - (i) to the main wall of the building: 4.5 metres
  - (ii) to the front of a garage or carport: 6.0 metres
- (5) Minimum Rear Yard Depth: 6 metres
- (6) Minimum Interior Side Yard Width: 2 metres
- (7) Minimum Exterior Side Yard Width: 3 metres, where the dwelling unit and garage both face the front lot line; and 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line;
- (8) a detached garage or carport shall not be permitted; and
- (9) notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

**713** The lands designated R3B - SECTION 713 on Sheet 29 of Schedule A to this by-law:

713.1 shall only be used for the purpose permitted in the R3B zone.

713.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per dwelling unit:  
  
Interior Lot: 168 square metres  
  
Corner Lot: 234 square metres
- (2) Minimum Lot Width per dwelling unit:  
  
Interior Lot: 5.6 metres  
  
Corner Lot: 7.8 metres
- (3) Minimum Front Yard Depth: 6.0 metres
- (4) Minimum Interior Side Yard Width: 1.5 metres
- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) Maximum Building Height: 2 storeys
- (7) Maximum Lot Coverage by principal building: 55 percent
- (8) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

**714** The lands designated C1 - SECTION 714 on Sheet 29 of Schedule A to this by-law:

714.1 shall only be used for those uses permitted in a C1 zone

714.2 shall also be subject to the following requirements and restrictions:

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

714.3 for the purposes of section 714:

Floor Area, Gross Leasable Commercial shall mean the aggregate of the areas of each storey, at, above or below established grade, measured from the centre line of joint exterior

partitions and from the exterior of outside walls, and used or capable of being used for commercial purposes, such as sales, display, and offices, but excluding storage areas at, above or below established grade.

**718** The lands designated A - SECTION 718 on Sheet 57 of Schedule A to this by-law

718.1 shall only be used for the following purposes:

- (a) agricultural purposes, as defined in section 5.0 to this by-law; and,
- (b) purposes accessory to the other permitted purposes, excluding a single detached dwelling.

718.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 8 hectares

**719** The lands designated A - SECTION 719 on Sheet 57 of Schedule A to this by-law

719.1 shall only be used for the following purposes:

- (a) the purposes permitted in Agricultural Zone of this by-law.

719.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 26 hectares.

**720** The lands designated R3A(1) - SECTION 720 on Sheet 27 of Schedule A to this by-law

720.1 shall only be used for the following purposes:

- (a) single detached dwelling;
- (b) semi-detached dwellings;
- (c) multiple residential dwellings;
- (d) townhouse dwellings; and,
- (e) only in conjunction with the purposes permitted in section 720.1(a) to section 720.1(d) inclusive, the following purposes:
  - (i) indoor recreation areas, facilities and structures;
  - (ii) outdoor recreation areas, facilities and structures;
  - (iii) retail and commercial purposes subject to the provisions of section 720.3 (b);
  - (iv) a gatehouse; and,
- (f) purposes accessory to the other permitted purposes.

720.2 shall also be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: 300

- (b) maximum number of multiple residential and townhouse dwelling units: 88
- (c) maximum number of bedrooms in any dwelling unit: 2
- (d) Maximum Floor Area per dwelling unit above establishment grade:
  - Single Detached and Semi-Detached Dwellings: 186 square metres; and,
  - Multiple Residential and Townhouse Dwellings: 140 square metres;
- (e) Maximum Building Height:
  - Single Detached and Semi-Detached Dwellings: not to exceed one and one half storeys or 7.5 metres, whichever is the lesser;
  - Townhouse Dwellings: not to exceed two storeys or 10.6 metres, whichever is the lesser;
  - Multiple Residential Dwelling: not to exceed four storeys or 16 metres, whichever is lesser;
- (f) the front face of a dwelling shall have a minimum setback distance of 4.5 metres from the limits of a private road;
- (g) a porch shall have a minimum setback distance of 3.0 metres from the limits of a private road;
- (h) a garage shall have a minimum setback distance of 6.0 metres from the front face of the garage to the limits of a private road.
- (i) Minimum Outdoor Living Area: 30 square metres per dwelling unit;
- (j) the Minimum Distance between two detached dwellings shall not be less than 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between detached dwellings is not less than 1.2 metres;
- (k) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window above or below grade will be permitted in any such wall;
- (l) no building shall be located closer than 12 metres to the Sandalwood Parkway right-of-way;
- (m) no building shall be located closer than 30 metres to the Dixie Road right-of-way;
- (n) a dwelling shall not be located closer than 3.0 metres to an indoor and outdoor recreation area;
- (o) Parking:
  - Single Detached and Semi-Detached Dwellings: a minimum of two parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visitor parking; and,
  - Multiple Residential and Townhouse Dwellings: a minimum of 1.5 parking spaces per dwelling unit,

plus a minimum of 0.25  
spaces per dwelling unit  
devoted to visit parking.

720.3 shall also be subject to the following requirements and restrictions:

- (a) the purposes permitted by section 720.1(e)(i) and section 720.1(e)(iii) shall be located entirely within the same building:
  - (i) has a Maximum Building Height of 17 metres;
  - (ii) has a Minimum Setback Distance of 6 metres to the limits of a private road; and,
  - (iii) has a minimum of 150 parking spaces located within 70 metres of the building.
- (b) the purposes permitted by section 720.1(e)(iii) shall not exceed a total gross commercial floor area of 950 square metres;
- (c) the purposes permitted by section 720.1(e)(ii) shall have a minimum land area of 11 hectares; and,
- (d) the purposes permitted by section 720.1(e)(iv) shall not exceed a total floor area of 37 square metres.

720.4 for the purposes of section 720:

- (a) Indoor and Outdoor Private Recreation Areas, Facilities and Structures: shall mean an area which is designed and used for the active and passive recreational pursuits of persons during their leisure time, and is not owned, operated, or maintained by a "Public Authority" as defined in section 5.0 of this by-law and is not an outdoor living area. A golf course is permitted within a recreation area, however, this shall not preclude the City of Brampton from owning, operating, or maintaining a golf course.
- (b) A Private Road: shall mean a road which is not owned and maintained by The Corporation of the City of Brampton, The Regional Municipality of Peel, or by the Crown in Right of Ontario.
- (c) Limits of a Private Road: shall mean the paved surface of the roadway, including any associated curb or sidewalk.

**721** The lands designated SC - SECTION 721 on Sheet 65 of Schedule A to this by-law:

721.1 shall only be used for the following purposes:

- (a) a retail establishment;
- (b) a service shop;
- (c) a personal service shop;
- (d) a bank, trust company, and finance company;
- (e) an office;
- (f) a dry cleaning and laundry distribution station;

- (g) a laundromat;
- (h) a dining room restaurant, a convenience restaurant, and a take out restaurant;
- (i) a service station not including auto body repair;
- (j) a printing or copying establishment;
- (k) a commercial school;
- (l) a garden centre sales establishment;
- (m) an amusement arcade;
- (n) a temporary open air market;
- (o) a place of commercial recreation;
- (p) a community club;
- (q) a health centre;
- (r) a taxi or bus station;
- (s) a custom workshop;
- (t) a motor vehicle or boat sales establishment;
- (u) a motor vehicle repair shop;
- (v) a swimming pool sales and service establishment;
- (w) a retail warehouse not related to food;
- (x) a furniture and appliance store;
- (y) hotel/motel;
- (z) building supplies outlet;
- (aa) a supermarket; and
- (bb) purposes accessory to the other permitted purposes.

721.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Floor Space Index for office purposes shall be 0.5;
- (b) all buildings and structures shall be located a minimum of 14 metres from the Highway 7 right-of-way;
- (c) all garbage and refuse storage area, including any containers for recycling materials, shall be screened from public road rights-of-way;
- (d) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- (e) Minimum Landscaped Open Space shall be provided as follows:
  - a 9 metre wide area abutting Airport Road and Highway Number 7,

- a 3 metre wide area abutting Coventry Road and Walker Drive;

- (f) Maximum Building Height: no restrictions;
- (g) no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking;
- (h) an adult video store or adult bookstore shall not be permitted,
- (i) the Maximum Gross Leasable Floor Area for the entire development shall be 37,160 square metres;
- (j) 15% of the total gross leasable floor area permitted by section (i) shall be in commercial retail units having a floor plate over 929 square metres in area;
- (k) a minimum of 60% of the total gross leasable floor area permitted by section (i) shall be in commercial retail units having a floor plate over 1,858 square metres in area;
- (l) a maximum of 7% of the total gross leasable floor area permitted by section (i) shall be in commercial retail units having a floor plate less than 465 square metres;
- (m) a maximum of one supermarket shall be permitted; and
- (n) the Maximum Gross Leasable Floor Area devoted to the sale of food within a supermarket shall not exceed 6,038 square metres.

721.3 for the purpose of this section:

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

**722** The lands designated A – SECTION 722 on Sheet 10 of Schedule A to this by-law:

722.1 shall only be used for the following purposes:

- (a) those uses permitted in an A zone;
- (b) as a temporary use until June 26, 1998, a golf driving range; and,
- (c) purposes accessory to the other permitted purposes.

722.2 shall also be subject to the following requirement and restrictions:

- (a) in respect of the purposes permitted by Section 722.1 (b), the following:
  - (1) a minimum of 40 parking spaces.

**724** The lands designated SC - SECTION 724 on Sheet 62 of Schedule A to this by-law:

724.1 shall only be used for the following purposes:

- (1) a funeral home;

- (2) a caretaker residence;
- (3) purposes accessory to the other permitted purposes.

724.2 shall be subject to the following requirements and restrictions:

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

725 The lands designated R3B - SECTION 725 on Sheet 47 of Schedule A to this by-law:

725.1 shall only be used for the following purposes:

- (1) the purpose permitted by R3B Zone of this by-law;

725.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Exterior Side Yard: 3.0 metres;
- (2) Minimum Interior Side Yard: 1.5 metres;
- (3) Maximum Building Height: 12 metres;
- (4) Maximum Lot Coverage by principal buildings: 47%;
- (5) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through an habitable room;
- (6) no less than 3, and no more than 8 dwelling units shall be attached to form a dwelling.
- (7) Minimum Lot Width and Minimum Lot Area for a street townhouse dwelling unit, shall be in accordance with the following schedule:

	Minimum Lot Width	Minimum Lot Area
Interior Lot (not end unit)	5.7 metres	171 sq. metres
	4.25 metres	180 sq. metres
Interior Lot (end unit)	5.7 metres	205 sq. metres
	3.75 metres	240 sq. metres
Corner Lot (end unit)	7.9 metres	245 sq. metres
	9.4 metres	245 sq. metres

- (8) Minimum Driveway Width: 2.75 metres.

726 The lands designated R1A - SECTION 726 on Sheet 8 of Schedule A to this by-law



726.1 shall only be used for the following purposes:

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

726.2 shall also be subject to the following requirements and restrictions:

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

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(A) up to 50 degrees	4.0 metres

(B) 50 degrees up to 5.75 metres  
70 degrees

(C) 70 degrees up to and  
including 90 degrees 6.0 metres

(c) the number of parking spaces shall be provided as follows:

(i) for a single detached dwelling: 2 parking spaces, one of  
which shall be in a garage;

(ii) for a day nursery:

(A) 1 space for each staff member, including support staff;

(B) 1 space for a service vehicle; and,

(C) 2 spaces for visitors.

(d) the required parking spaces shall only be shown as PARKING and  
DRIVEWAY AREA on SCHEDULE C-SECTION 726.

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

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

726.3 for the purposes of section 726:

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

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

**727** The lands designated SC - SECTION 727 on Sheet 62 of Schedule A to this by-law:

727.1 shall only be used for the purposes permitted in a SC zone.

727.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth: 15.0 metres;

(2) Minimum Exterior Side Yard Width: 15.0 metres;

(3) Minimum Interior Side Yard Width: 7.5 metres;

(4) Minimum Lot Width: 55.0 metres;

(5) Minimum Lot Area: 1.0 hectare;

(6) a minimum 3.0 metres wide landscaped open space strip shall be provided  
abutting a street except at driveway locations;

(7) no outside storage or display of goods shall be permitted;

(8) all garbage and refuse containers shall be enclosed;

- (9) all garbage and refuse containers for a restaurant shall be located with a climate controlled area within a building; and,
- (10) an amusement arcade, an adult entertainment parlour, an adult videotape store or a billiard hall shall not be permitted.

**728** The lands designated HC1 - SECTION 728 on Sheet 42 of Schedule A to this by-law:

728.1 shall only be used for the following purposes:

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

728.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback from Hurontario Street: 10.0 metres;
- (2) Minimum Setback from Highway Number 7: 14.0 metres
- (3) Minimum Setback from Gillingham Drive: 16.0 metres except that where the land abuts a R1C – Section 376 zone or a R1D – Section 377 zone, the minimum setback shall be 20.0 metres;
- (4) for those uses permitted in section 728.1(8) to (16) inclusive, the minimum building setback from a R1C – Section 376 zone or a R1D – Section 377 zone shall be 60.0 metres.
- (5) Minimum Building Setback where the land abuts a HC1 or a HC1 – Section 421 zone shall be 12.0 metres;
- (6) Maximum Building Height: 2 storeys where the lands are within 60.0 metres of Gillingham Drive; 4 storeys where the lands are within 60.0 to 100.0 metres of Gillingham Drive; and, 6 storeys in all other locations;
- (7) a 4.5 metre wide landscaped open space area shall be provided and maintained along Highway Number 7 and Hurontario Street;
- (8) a 6.0 metre wide landscaped open space area shall be provided along Gillingham Drive;
- (9) all garbage, refuse and waste containers for a motor vehicle repair shop shall be located within the main building containing the motor vehicle repair shop;
- (10) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (11) all garbage and refuse storage, other than for a restaurant or motor vehicle repair shop, including any containers for the storage of recyclable materials, shall be enclosed; and,
- (12) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

728.3 for the purposes of this section:

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

**729** The lands designated R2A - SECTION 729 on Sheet 42 of Schedule A to this by-law:

729.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home; and,

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

729.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 432 square metres per lot and 216 square metres per dwelling unit;

Corner Lot: 486 square metres per lot and 270 square metres per dwelling unit closest to the flankage lot line;

- (2) Minimum Lot Width:

Interior Lot: 14.4 metres per lot and 7.2 metres per dwelling unit;

Corner Lot: 16.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line;

- (3) Minimum Rear Yard Depth: 7.5 metres;

- (4) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,

- (5) for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.

- (6) Minimum Interior Side Yard Width: 1.2 metres

**730** The lands designated R3B – SECTION 730 on Sheet 42 of Schedule A to this by-law:

730.1 shall only be used for the following purposes:

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

730.2 shall be subject to the following requirements and restrictions:

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

- (2) Minimum Lot Area per Dwelling Unit:

Interior Lot: 180 square metres; and,

Corner Lot: 275 square metres

- (3) the maximum number of dwelling units which may be attached shall not exceed 8.
- (4) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (5) each unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

**731** The lands designated R4B - SECTION 731 on Sheet 42 of Schedule A to this by-law:

731.1 shall only be used for the purposes permitted in a R4B zone.

731.2 shall be subject to the following requirements and restrictions:

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

**733** The lands designated RIC - SECTION 733 on Sheet 29 of Schedule A to this by-law:

733.1 shall only be used for the purposes permitted in the RIC zone.

733.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (3) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (4) a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- (5) a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- (6) a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;
- (7) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and
- (8) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

**734** The lands designated RID - SECTION 734 on Sheet 29 of Schedule A to this by-law:

734.1 shall only be used for the purposes permitted in the RID zone.

734.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

- (2) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) the side yard with the minimum width of 0.6 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
  - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall;
  - (d) an attached garage shall not be closer than 1.2 metres to a side lot line; and
  - (e) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres;
- (3) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (4) a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- (5) a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- (6) a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;
- (7) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side;
- (8) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback; and
- (9) for an interior lot where a portion of a garage is 3 metres, or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

**735** The lands designated R1C - SECTION 735 on Sheet 29 of Schedule A to this by-law:

735.1 shall only be used for the purposes permitted in the R1C zone.

735.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 

Interior Lot:	300 square metres
Corner Lot:	335 square metres
- (2) Minimum Lot Width:

Interior Lot: 13.7 metres

Corner Lot: 15.5 metres

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

**736** The lands designated R2A - SECTION 736 on Sheet 29 of Schedule A to this by-law:

736.1 shall only be used for the following purposes:

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

736.2 shall be subject to the following requirements and restrictions:



- (1) Minimum Lot Area:  
  
Interior lot: 411 square metres  
  
Corner lot: 459 square metres
- (2) Minimum Lot Area per unit: 180 square metres
- (3) Minimum Lot Width:  
  
Interior lot: 13.7 metres  
  
Corner lot: 15.5 metres
- (4) the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;
- (5) Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres;
- (7) Minimum Interior Side Yard: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except at common walls between units the side yard may be zero;
- (8) Minimum Exterior Side Yard: 3.0 metres;
- (9) Maximum Building Height: 2 storeys above grade
- (10) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (11) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;
- (12) maximum inside width of a garage shall be 4.5 metres provided:
  - (a) the adjoining unit garage has a maximum inside width of 3.2 metres;
  - (b) a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;
  - (c) notwithstanding 12(b) above, garages with doors no wider than 2.6 metres are excluded from the 20 percent calculation; and
- (13) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

**737** The lands designated R2A - SECTION 737 on Sheet 29 of Schedule A to this by-law:

737.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;

- (2) an auxiliary group home; and
- (3) purposes accessory to the other permitted purposes.

737.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 400 square metres per lot and 200 square metres per dwelling unit

Corner Lot: 435 square metres per lot and 235 square metres for the dwelling unit closest to the flankage lot line

(2) Minimum Lot Width:

Interior Lot: 18.3 metres and 9.15 per dwelling unit

Corner Lot: 20.1 metres and 10.9 metres for the dwelling unit closest to the flankage lot line

(3) Minimum Lot Depth: 22 metres

(4) Minimum Front Yard Depth: 4.5 metres

(5) Minimum Interior Side Yard Width: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except where a common wall of the dwelling units coincide with a side lot line, the side yard may be zero

(6) Minimum Exterior Side Yard Width: 3.0 metres

(7) Minimum Rear Yard Depth: 6.0 metres

(8) a detached garage or carport shall not be permitted;

(9) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback;

(10) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres; and

(11) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

**738** The lands designated R2B - SECTION 738 on Sheet 29 of Schedule A to this by-law:

738.1 shall only be used for the following purposes:

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

738.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
- Interior Lot: 800 square metres
- Corner Lot: 920 square metres
- (2) Minimum Lot Width:
- Interior Lot: 20 metres
- Corner Lot: 23 metres
- (3) Minimum Lot Depth: 40 metres
- (4) Minimum Front Yard Depth:
- for a through lot or corner lot:
- (a) where the private outdoor amenity area is located in the front yard: 6.0 metres
- (b) where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres
- (c) where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres
- for an interior lot where the private outdoor amenity area is located in the front yard: 16 metres
- (5) Minimum Rear Yard Depth:
- for an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure
- for a through lot, or a corner lot bounded by three streets: zero
- (6) Minimum Interior Side Yard:
- for an interior lot:
- (a) for the two dwelling units closest to the front lot line: 3.5 metres
- (b) for the two dwelling units closest to the rear lot line: 1.8 metres
- for a through lot or corner lot: 1.8 metres
- (7) Minimum Exterior Side Yard Width:
- for an interior lot:
- (a) for the dwelling unit closest to the front lot line: 6.5 metres
- (b) for the dwelling unit closest to the rear lot line: 4.8 metres
- for a through lot or corner lot: 3.0 metres

- (8) for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres
- (9) Maximum Building Height: 2 storeys above grade
- (10) Maximum Lot Coverage:  
for an interior lot and a through lot: 50 percent  
for a corner lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage
- (11) each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;
- (12) the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;
- (13) each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;
- (14) a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;
- (15) the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- (16) the maximum number of driveways on a lot shall not exceed 4;
- (17) no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot;
- (18) no detached garages or carport shall be permitted;
- (19) no swimming pools shall be permitted;
- (20) no accessory building shall be permitted;
- (21) an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- (22) no person shall erect more than one quattroplex on one lot;
- (23) for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line; for a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks; and for a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks.

738.3 for the purpose of section 738:

Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

Interior Lot shall mean a quattroplex lot which has frontage on only one street.

Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

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

**739** The lands designated R4A - SECTION 739 on Sheet 29 of Schedule A to this by-law:

739.1 shall only be used for the purposes permitted in the R4A zone.

739.2 shall be subject to the following requirements and restrictions:

- (1) a maximum of 124 units per hectare shall be permitted; and
- (2) a Landscaped Area having a minimum width of 3 metres shall be provided abutting any road having a right-of-way greater than 20 metres.

**740** The lands designated R4A - SECTION 740 on Sheet 29 of Schedule A to this by-law:

740.1 shall only be used for the following purposes:

- (1) the uses permitted in a R4A zone; and
- (2) the uses permitted in a SC zone.

740.2 shall be subject to the following requirements and restrictions:

- (1) a maximum of 124 units per hectare shall be permitted;
- (2) the uses permitted in section 740.1(1) shall be located within 125 metres of Peter Robertson Boulevard;
- (3) the uses permitted in section 740.1(2) shall not be located within 125 metres of Peter Robertson Boulevard except where said uses are located within the ground floor of a building permitted by section 740.1(1);
- (4) the Gross Floor Area of all buildings and structures used for office purposes shall not be less than 2,800 square metres and more than 8,000 square metres;
- (5) the Gross Floor Area of all buildings and structures used for commercial purposes other than offices shall not be less than 200 square metres or more than 2,500 square metres;
- (6) a Landscaped Area having a minimum width of 3 metres shall be provided abutting any road;
- (7) all garbage and refuse containers shall be totally enclosed;

- (8) no outside storage or display of goods and materials shall be permitted;
- (9) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building; and
- (10) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

**741** The lands designated R4B - SECTION 741 on Sheet 29 of Schedule A to this by-law:

741.1 shall only be used for the purposes permitted in the R4B zone.

741.2 shall also be subject to the following requirements and restrictions:

- (1) a maximum of 124 units per hectare shall be permitted; and
- (2) a Landscaped Area having a minimum width of 3 metres shall be provided abutting any road.

**742** The lands designated SC - SECTION 742 on Sheet 29 of Schedule A to this by-law:

742.1 shall only be used for those uses permitted in a SC zone.

742.2 shall also be subject to the following requirements and restrictions:

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

**743** The lands designated I1 - SECTION 743 on Sheet 29 of Schedule A to this by-law:

743.1 shall only be used for those purposes permitted by section 743.1(1), or the purposes permitted by section 743.1(2), but not both sections or not any combination of both sections on a lot:

- (1) either:
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and

- (d) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in a R1C - Section 735 zone; and
  - (b) a park, playground or recreation facility operated by a public authority.

743.2 shall also be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C - Section 735 zone, the requirements and restrictions as set out in the R1C - Section 735 zone.

**744** The lands designated I1 - SECTION 744 on Sheet 29 of Schedule A to this by-law:

744.1 shall only be used for those purposes permitted by section 744.1(1), or the purposes permitted by section 744.1(2), but not both sections or not any combination of both sections on a lot:

- (1) either:
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and
  - (d) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in a R1C - Section 733 zone; and
  - (b) a park, playground or recreation facility operated by a public authority.

744.2 shall also be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C - Section 733 zone, the requirements and restrictions as set out in the R1C - Section 733 zone.

**747** The lands designated C3 - SECTION 747 on Sheet 30 of Schedule A to this by-law

747.1 shall only be used for the following purposes:

- (1) a retail establishment having no outside storage of goods and materials;
- (2) a supermarket;
- (3) a hotel or motel;
- (4) a parking lot;
- (5) a tavern;
- (6) a taxi or bus station;
- (7) banquet facilities;

- (8) a community club;
- (9) a convenience store;
- (10) a personal service shop;
- (11) a tool and equipment rental establishment;
- (12) a dry cleaning and laundry distribution station;
- (13) a bank, trust company and finance company, with or without a drive-through facility;
- (14) a dining room restaurant, a convenience restaurant, a take-out restaurant, with or without a drive-through facility;
- (15) crisis care facilities; and,
- (16) purposes accessory to the other permitted purposes.

747.2 notwithstanding section 747.1, the following purposes shall not be permitted: adult entertainment parlours; pool halls; amusement arcades; and, temporary open air markets shall not be permitted.

747.3 shall also be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 20 metres;
- (b) Minimum Interior Side Yard Width: 0 metres
- (c) Minimum Exterior Side Yard Width: 5 metres
- (d) Minimum Rear Yard Depth: 11 metres; and,
- (e) Minimum Lot Width: 121 metres.
- (f) Maximum Building Height: one storey;
- (g) a minimum 4.5 metre wide landscaped open space area abutting Bovaird Drive and a minimum 3.0 metre wide landscaped open space area abutting Mountain Ash Road and a residential zone except at designated driveway access locations;
- (h) Maximum Gross Leasable Commercial Floor Area for a supermarket: 5,806 square metres;
- (i) Maximum Gross Leasable Commercial Floor Area: 16,966 square metres;
- (j) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (k) all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building; and,
- (l) Parking shall be provided on the basis of 1 parking space for every 19 square metres of gross leasable commercial floor area.

747.4 for the purpose of Section 747:



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

**749** The lands designated R1C – SECTION 749 on Sheet 27 of Schedule A to this by-law:

749.1 shall only be used for the purposes permitted in an R1C zone.

749.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 360 square metres

Corner Lot: 423 square metres

(2) Minimum Lot Width:

Interior Lot: 12 metres

Corner Lot: 14.1 metres

(3) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

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

**750** The lands designated R1C – SECTION 750 on Sheet 27 of Schedule A to this by-law:

750.1 shall only be used for the purposes permitted in an R1C zone.

750.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 348.4 square metres

Corner Lot: 428.8 square metres

(2) Minimum Lot Width:

Interior Lot: 10.4 metres

Corner Lot: 12.8 metres

(3) Minimum Lot Depth: 33.5 metres

(4) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

(a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

(b) the minimum distance between two detached dwellings shall not be less than 1.8 metres;

- (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
- (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (5) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (6) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width.

**751** The lands designated R1D – SECTION 751 on Sheet 27 of Schedule A to this by-law:

751.1 shall only be used for the purposes permitted in an R1D zone.

751.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 270 square metres

Corner Lot: 342 square metres

(2) Minimum Lot Width:

Interior Lot: 9 metres

Corner Lot: 11.4 metres

(3) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (b) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- (c) the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- (d) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,
- (e) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

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

(5) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

**752** The lands designated R3B – SECTION 752 on Sheet 27 of Schedule A to this by-law:

752.1 shall only be used for the following purposes:

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

752.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per dwelling unit:

(a) for a Semi-Detached Dwelling:

Interior Lot: 194 square metres

Corner Lot: 241 square metres

(b) for a Street Townhouse Dwelling:

Interior Lot: 177 square metres

Corner Lot: 241 square metres

(2) Minimum Lot Width per dwelling unit:

(a) for a Semi-Detached Dwelling:

Interior Lot: 9.15 metres

Corner Lot: 11.35 metres

(b) for a Street Townhouse Dwelling:

Interior Lot: 8.35 metres

Corner Lot: 11.35 metres

(3) Minimum Lot Depth: 22 metres

(4) Minimum Front Yard Depth:

(a) to the main wall of the building: 4.0 metres

(b) to the front of a garage or carport: 6.0 metres

(5) the Minimum Interior Side Yard shall be 0.8 metres provided that:

(a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

(b) the minimum distance between two buildings shall not be less than 1.6 metres;

- (c) where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,
  - (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (6) Minimum Exterior Side Yard Width: 3.0 metres
  - (7) Minimum Rear Yard Depth: 7.0 metres
  - (8) Maximum Lot Coverage by principal buildings: 50%
  - (9) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
  - (10) each dwelling unit shall have a direct pedestrian access from the front yard to the rear yard with no more than a 2 step grade difference inside the unit and without having to pass through a habitable room.
  - (11) a maximum of 6 dwellings units shall be attached.
  - (12) all driveways shall have a minimum width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.
  - (13) a garage door shall not exceed 4.0 metres in width.
  - (14) a detached garage or carport shall not be permitted.
  - (15) Minimum Landscaped Open Space: 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot, and 30 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.
  - (16) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.
  - (17) notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

**753** The lands designated I1 – SECTION 753 on Sheet 27 of Schedule A to this by-law:

753.1 shall only be used for the purposes permitted by section 753.1(1), or the purposes permitted by section 753.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a religious institution;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.

- (2) or:
  - (a) those purposes permitted in a R1C – SECTION 750 zone; and,
  - (b) a park, playground or recreation facility operated by a public authority.

753.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C – SECTION 750 zone, the requirements and restrictions as set out in a R1C – SECTION 750 zone, namely all of the provisions of sections 750.2 and 750.3
- (2) for those uses permitted by section 753.1(1) and 753.1(2)(b), the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law.

**755** The lands designated R1C - SECTION 755 on Sheet 27 of Schedule A to this by-law:

755.1 shall only be used for the purposes permitted in an R1C zone.

755.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 334.6 square metres.
  - Corner Lot: 364 square metres.
- (2) Minimum Lot Width:
  - Interior Lot: 15.2 metres.
  - Corner Lot: 17.0 metres.
- (3) Minimum Lot Depth: 22 metres.
- (4) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres.
- (6) Minimum Front Yard Depth: 4.5 metres.
- (7) a detached garage having a maximum gross floor area of 36 square metres shall be permitted.
- (8) a private outdoor amenity area of a minimum of 80 square metres shall be provided.
- (9) a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line.
- (10) where a driveway leads to a detached to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side.

- (11) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard
- (12) Minimum Rear Yard Depth: 6.0 metres

**756** The lands designated R1C - SECTION 756 on Sheet 27 of Schedule A to this by-law:

756.1 shall only be used for the purposes permitted in an R1C zone.

756.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 336.4 square metres.
  - Corner Lot: 414 square metres.
- (2) Minimum Lot Width:
  - Interior Lot: 11.98 metres.
  - Corner Lot: 13.8 metres.
- (3) Minimum Lot Depth: 27.8 metres.
- (4) the requirements and restrictions contained in sections 755.2(4) to 755.2(11) inclusive.

**757** The lands designated R1D - SECTION 757 on Sheet 27 of Schedule A to this by-law:

757.1 shall only be used for the purposes permitted in an R1D zone.

757.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 334.6 square metres.
  - Corner Lot: 387.0 square metres.
- (2) Minimum Lot Width:
  - Interior Lot: 11.16 metres.
  - Corner Lot: 12.9 metres.
- (3) Minimum Lot Depth: 30.0 metres.
- (4) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side provided that:
  - (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

- (b) the side yard with the minimum width of 1.2 metres may be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
  - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall; and,
  - (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (5) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.
  - (6) for an interior lot where a portion of a garage is 3 metres, or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.
  - (7) Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
  - (8) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

**758** The lands designated R1D - SECTION 758 on Sheet 27 of Schedule A to this by-law:

758.1 shall only be used for the purposes permitted in an R1D zone.

758.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 334.6 square metres.
  - Corner Lot: 384 square metres.
- (2) Minimum Lot Width:
  - Interior Lot: 10.14 metres.
  - Corner Lot: 11.94 metres.
- (3) Minimum Lot Depth: 33.0 metres.
- (4) the requirements and restrictions contained in sections 757.2 (4) to 757.2 (8) inclusive.

**759** The lands designated R1D - SECTION 759 on Sheet 27 of Schedule A to this by-law:

759.1 shall only be used for the purposes permitted in an R1D zone.

759.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 270 square metres.
- (2) Minimum Lot Width: 9.1 metres.
- (3) Minimum Lot Depth: 30.0 metres.

- (4) no building shall be located closer than 15 metres to the limit of the Trans-Canada Pipeline Right-of-Way or Pipeline Easement.
- (5) the requirements and restrictions contained in section 757.2(4) to 757.2(8) inclusive.

**760** The lands designated R2A - SECTION 760 on Sheet 27 of Schedule A to this by-law:

760.1 shall only be used for the following purposes:

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

760.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 487.9 square metres per lot, and 243.9 square metres per dwelling unit.

Corner Lot: 510.2 square metres per lot, and 283.6 square metres for the dwelling unit closest to the flankage lot line.

- (2) Minimum Lot Width:

Interior Lot: 22.18 metres, and 11.09 metres per dwelling unit.

Corner Lot: 23.98 metres, and 12.89 metres for the dwelling unit closest to the flankage lot line.

- (3) Minimum Lot Depth: 22.0 metres.
- (4) Minimum Front Yard Depth: 4.5 metres.
- (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres.
- (7) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (8) Minimum Rear Yard Depth: 6.0 metres.

760.3 for the purpose of Section 760, the front lot line shall be either the longer or the shorter lot line that abuts a street.

**761** The lands designated R2A - SECTION 761 on Sheet 27 of Schedule A to this by-law:

761.1 shall only be used for the following purposes:

- (1) those purposes permitted in a R2A-Section 760 zone.



761.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 487.9 square metres per lot, and 243.9 square metres per dwelling unit.

Corner Lot: 527 square metres per lot, and 283.6 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot: 20.15 metres, and 10.25 metres per dwelling unit.

Corner Lot: 22.3 metres, and 11.13 metres for the dwelling unit closest to the flankage lot line.

(3) Minimum Lot Depth: 22.0 metres.

(4) the requirements and restrictions contained in sections 760.2 (4) to 760.2 (8) inclusive.

761.3 for the purpose of Section 761, the front lot line shall be either the longer or the shorter lot line that abuts a street.

**762** The lands designated R2A - SECTION 762 on Sheet 27 of Schedule A to this by-law:

762.1 shall only be used for the following purposes:

(1) those purposes permitted in a R2A-Section 760 zone.

762.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 487.8 square metres per lot, and 243.9 square metres per dwelling unit.

Corner Lot: 531 square metres per lot, and 297.1 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot: 16.26 metres, and 8.13 metres per dwelling unit.

Corner Lot: 18.06 metres, and 9.93 metres for the dwelling unit closest to the flankage lot line.

(3) Minimum Lot Depth: 30.0 metres.

(4) the requirements and restrictions contained in section 760.2 (4) to 760.2 (7) inclusive.

**763** The lands designated R2A - SECTION 763 on Sheet 27 of Schedule A to this by-law:

763.1 shall only be used for the following purposes:

(1) those purposes permitted in a R2A-Section 760 zone.

763.2 shall also be subject to the following requirements and restrictions:

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

**764** The lands designated R3B - SECTION 764 on Sheet 27 of Schedule A to this by-law:

764.1 shall only be used for the following purposes:

- (1) those purposes permitted in a R2A-Section 760 zone.

764.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 346.7 square metres per lot, and 173.35 square metres per dwelling unit.

Corner Lot: 390.3 square metres per lot, and 216.9 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot: 15.76 metres, and 7.88 metres per dwelling unit.

Corner Lot: 17.74 metres, and 9.86 metres for the dwelling unit closest to the flankage lot line.

(3) Minimum Lot Depth: 22.0 metres.

(4) Minimum Front Yard Depth:

(a) to the main wall of the building: 4.0 metres

(b) to the front of a garage or carport: 6.0 metres

(5) the Minimum Interior Side Yard shall be 0.8 metres provided that:

(a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

(b) the minimum distance between two buildings shall not be less than 1.6 metres;

(c) where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,

(d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

(6) Minimum Exterior Side Yard Width: 3.0 metres.

(7) Minimum Rear Yard Depth: 6.0 metres.

(8) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

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

**765** The lands designated R2A - SECTION 765 on Sheet 27 of Schedule A to this by-law:

765.1 shall only be used for the following purposes:

(1) those purposes permitted in a R2A-Section 760 zone.

765.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Interior Lot: 411 square metres per lot, and 205.5 square metres per dwelling unit.  
  
Corner Lot: 465 square metres per lot, and 259.5 square metres for the dwelling unit closest to the flankage lot line.
- (2) Minimum Lot Width:  
  
Interior Lot: 13.7 metres, and 6.85 metres per dwelling unit.  
  
Corner Lot: 15.5 metres, and 8.65 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 30.0 metres
- (4) shall be subject to the requirements and restrictions of Section 763.2(4) to 763.2(7) inclusive and Section 763.2(9) to 763.2(11) inclusive.

**766** The lands designated R3B - SECTION 766 on Sheet 27 of Schedule A to this by-law:

766.1 shall only be used for the following purposes:

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

766.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per Dwelling Unit:
  - (a) for a Semi-Detached Dwelling:  
  
Interior Lot: 194 square metres  
  
Corner Lot: 241 square metres
  - (b) for a Street Townhouse Dwelling:  
  
Interior Lot: 177 square metres  
  
Corner Lot: 241 square metres
- (2) Minimum Lot Width per Dwelling Unit:
  - (a) for a Semi-Detached Dwelling:  
  
Interior Lot: 8.855 metres  
  
Corner Lot: 11.35 metres
  - (b) for a Street Townhouse Dwelling:  
  
Interior Lot: 8.35 metres  
  
Corner Lot: 11.35 metres

- (3) Minimum Lot Depth: 22 metres
- (4) Minimum Front Yard Depth:
  - (a) to the main wall of the building: 4.0 metres
  - (b) to the front of the garage or carport: 6.0 metres
- (5) the Minimum Interior Side Yard shall be 0.8 metres provided that:
  - (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) the minimum distance between two buildings shall not be less than 1.6 metres;
  - (c) where the distance between the walls of two buildings is less than 2.4 metres, no door or window grade will be permitted in any such wall; and,
  - (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (6) Minimum Exterior Side Yard Width: 3.0 metres
- (7) Minimum Rear Yard Depth: 6.0 metres
- (8) Maximum Building Height: 2 storeys to a maximum of 10.6 metres
- (9) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (10) each dwelling unit shall have a direct pedestrian access having a width of 0.8 metres or greater, from the front yard to the rear yard, without having to pass through a habitable room, basement or cellar.
- (11) a maximum of 6 dwellings units shall be attached.
- (12) all driveways shall have a minimum width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.
- (13) a garage shall not exceed 4.0 metres in width.
- (14) a detached garage or carport shall not be permitted.
- (15) Minimum Landscaped Open Space: 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.
- (16) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.
- (17) notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

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

**767** The lands designated R1D - SECTION 767 on Sheet 27 of Schedule A to this by-law:

767.1 shall only be used for the purposes permitted in an R1D zone.

767.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 270 square metres

Corner Lot: 342 square metres

(2) Minimum Lot Width:

Interior Lot: 9 metres

Corner Lot: 11.4 metres

(3) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

(a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

(b) the minimum distance between the walls of two detached dwellings shall not be less than 1.2 metres;

(c) the side yard with the minimum width of 1.2 metres may be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;

(d) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,

(e) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

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

(5) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling units itself, the inside width of the garage shall not exceed 40 percent of the lot width.

(6) Minimum Rear Yard Depth: 6.0 metres.

**768** The lands designated R2B - SECTION 768 on Sheet 27 of Schedule A to this by-law:

768.1 shall only be used for the following purposes:

(1) a quattroplex dwelling; and,

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

768.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 300 square metres;

Corner Lot: 920 square metres.

- (2) Minimum Lot Width:

Interior Lot: 20 metres;

Corner Lot: 23 metres.

- (3) Minimum Lot Depth: 40 metres;

- (4) Minimum Front Yard Depth:

For a through lot or corner lot:

- (a) where the private outdoor amenity area is located in the front yard:  
6.0 metres;

- (b) where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard: 3.0 metres;

- (c) where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey: 4.5 metres.

For an interior lot where the private outdoor amenity area is located in the front yard: 16 metres.

- (5) Minimum Rear Yard Depth:

For an interior lot, or a corner lot: 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure;

For a through lot, or a corner lot bounded by three streets: 0 metres.

- (6) Minimum Interior Side Yard:

For an interior lot:

- (a) for the two dwelling units closest to the front lot line: 3.5 metres;

- (b) for the two dwelling units closest to the rear lot line: 1.8 metres.

For a through lot, or a corner lot: 1.8 metres

- (7) Minimum Exterior Side Yard Width:

For an interior lot:

- (a) for the dwelling unit closest to the front lot line: 6.5 metres;

(b) for the dwelling unit closest to the rear lot line: 4.8 metres.

For a through lot, or corner lot: 3.0 metres

- (8) for a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;
- (9) Maximum Building Height: 2 storeys;
- (10) Maximum Lot Coverage:  
  
For an interior lot and a through lot: 50 percent;  
  
For a corner lot: 40 percent where a garage is attached to the dwelling and 36 percent where there is not garage.
- (11) each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;
- (12) the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;
- (13) each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;
- (14) a Parking Space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;
- (15) the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- (16) the maximum number of driveways on a lot shall not exceed 4;
- (17) no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.
- (18) no detached garages or carport shall be permitted;
- (19) no swimming pools shall be permitted;
- (20) no accessory building shall be permitted;
- (21) an externally accessibly storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- (22) no person shall erect more than one quattroplex on one lot;
- (23) for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line; for a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks; for a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;

768.3 for the purpose of section 768:



Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metre from any street line for a through lot or corner lot.

Interior Lot shall mean a quattroplex lot which has frontage on only one street.

Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

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

**769** The lands designated I1 - SECTION 769 on Sheet 27 of Schedule A to this by-law:

769.1 shall only be used for the purposes permitted by section 769.1(1), or the purposes permitted by section 769.1(2), but not both sections or not any combination of both sections:

- (1) either;
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in an R1C-SECTION 755 zone; and,
  - (b) a park, playground or recreation facility operated by a public authority.

769.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C-SECTION 755 zone, the requirements and restrictions as set out in a R1C-SECTION 755 zone.

**770** The lands designated I1 - SECTION 770 on Sheet 27 of Schedule A to this by-law:

770.1 shall only be used for the purposes permitted by section 770.1(1), or the purposes permitted by section 770.1(1), or the purposes permitted by section 770.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,

- (d) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in an R1C-SECTION 756 zone; and,
  - (b) a park, playground or recreation facility operated by a public authority.

770.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C-Section 756 zone the requirements and restrictions in a R1C-Section 756 zone.

**771** The lands designated I1 - SECTION 771 on Sheet 27 of Schedule A to this by-law:

771.1 shall only be used for the purposes permitted by section 771.1(1), or the purposes permitted by section 771.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in an R1D-SECTION 757 zone; and,
  - (b) a park, playground or recreation facility operated by a public authority.

771.2 shall be subject to the following requirements and restrictions:

- (1) for those permitted in a R1D-SECTION 757 zone, the requirements and restrictions as set out in R1D-SECTION 757 zone.

**772** The lands designated I1 - SECTION 772 on Sheet 27 of Schedule A to this by-law:

772.1 shall only be used for the purposes permitted by section 772.1(1), or the purposes permitted by section 772.1(2), but not both sections or not any combination of both section:

- (1) either:
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purpose accessory to the other permitted purposes.
- (2) or:

- (a) those purposes permitted in an R2A-SECTION 760 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

772.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A-SECTION 760 zone, the requirements and restrictions as set out in a R2A-SECTION 760 zone.

772.3 for the purpose of Section 772, the front lot line shall be either the longer or the shorter lot line that abuts a street.

**773** The lands designated SC - SECTION 773 on Sheet 64 of Schedule A to this by-law:

773.1 shall only be used for the following purposes:

- (1) a retail establishment having no outdoor 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 dining room restaurant, a convenience restaurant, a take-out restaurant;
- (9) a printing or copying establishment;
- (10) a garden centre sales establishment
- (11) a community club;
- (12) a health centre;
- (13) a custom workshop;
- (14) a convenience store;
- (15) a motor vehicle repair shop;
- (16) a day nursery;
- (17) crisis care facilities;
- (18) a religious institution including an associated place of public assembly; and,
- (19) purposes accessory to the other permitted purposes.

773.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 19 metres

- (2) Minimum Interior Side Yard Width: 3.0 metres, except that where the interior side yard abuts an OS zone, the minimum interior side yard width shall be 1.2 metres;
- (3) Minimum Rear Yard Depth: 7.0 metres, except that where the rear yard abuts the westerly 52 metres of the south property boundary, the minimum rear yard shall be 1.2 metres;
- (4) Minimum Landscaped Open Space: 3 metre wide landscaped open space area abutting Highway 7 and 1.2 metres wide landscaped open space area abutting all other property boundaries, except at approved driveway access locations from Highway 7 or another commercial zone;
- (5) the use permitted in section 773.1(15) shall be located a minimum of 30 metres from a Residential zone;
- (6) no outside storage or display of goods shall be permitted;
- (7) all garbage, refuse and waste containers for a motor vehicle repair shop shall be located within the building containing the motor vehicle repair shop;
- (8) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (9) all garbage and refuse storage, other than refuse storage for a restaurant or a motor vehicle repair shop, but including any containers for the storage of recyclable materials, shall be enclosed within a building; and
- (10) an adult video store, and adult entertainment parlour or an amusement arcade shall not be permitted.

773.3 for the purpose of Section 773:

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

**774** The lands designated I1 - SECTION 774 on Sheet 27 of Schedule A to this by-law:

774.1 shall only be used for the purposes permitted by section 774.1(1), or the purposes permitted by section 774.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.
- (2) or:

- (a) those purposes permitted in an R2A-SECTION 761 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

774.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A-SECTION 761 zone, the requirements and restrictions as set out in a R2A-SECTION 761 zone.

774.3 for the purpose of Section 774, the front lot line shall be either the longer or the shorter lot line that abuts a street.

**775** The lands designated I1 - SECTION 775 on Sheet 27 of Schedule A to this by-law:

775.1 shall only be used for the purposes permitted by section 775.1(1), or the purposes permitted by section 775.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in an R2A-SECTION 762 zone; and,
  - (b) a park, playground or recreation facility operated by a public authority.

775.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A-SECTION 762 zone, the requirements and restrictions as set out in a R2A-SECTION 762 zone.

**776** The lands designated I1 - SECTION 776 on Sheet 27 of Schedule A to this by-law:

776.1 shall only be used for the purposes permitted by section 776.1(1), or the purposes permitted by section 776.1 (2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a religious institution;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.
- (2) or:

- (a) those purposes permitted in an R1C-SECTION 755 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

**777** The lands designated I1 - SECTION 777 on Sheet 27 of Schedule A to this by-law:

777.1 shall only be used for the purposes permitted by section 777.1(1), or the purposes permitted by a section 777.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R2A-SECTION 760 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

777.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A-SECTION 760 zone, the requirements and restrictions as set out in a R2A-SECTION 760 zone.

777.3 for the purpose of Section 777, the front lot line shall be either the longer or the shorter lot line that abuts a street.

**778** The lands designated I1 - SECTION 778 on Sheet 27 of Schedule A to this by-law:

778.1 shall only be used for the purposes permitted by section 778.1(1), or the purposes permitted by section 778.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R2A-SECTION 762 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

778.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A-SECTION 762 zone, the requirements and restrictions as set out in R2A-SECTION 762 zone.

**779** The lands designated I1 - SECTION 779 on Sheet 27 of Schedule A to this by-law:

779.1 shall only be used for the purposes permitted by section 779.1(1), or the purposes permitted by section 779.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a religious institution;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in an R2A-SECTION 763 zone; and,
  - (b) a park, playground or recreation facility operated by a public authority.

779.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A-SECTION 763 zone, the requirements and restrictions as set out in a R2A-Section 763 zone.

**780** The lands designated OS - SECTION 780 on Sheet 27 of Schedule A to this by-law:

780.1 shall only be used for the purposes permitted by section 780.1(1), or the purposes permitted by section 780.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) those purposes permitted in an OS zone; and,
  - (b) those purposes permitted in an I1 zone.
- (2) or:
  - (a) those purposes permitted in an R1D-SECTION 757 zone;
  - (b) those purposes permitted in an R1D-SECTION 759 zone; and,
  - (c) a park, playground or recreation facility operated by a public authority.

780.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1D-SECTION 757 zone, the requirements and restrictions as set out in a R1D-SECTION 757 zone.
- (2) for those uses permitted in a R1D-SECTION 759 zone, the requirements and restrictions as set out in an R1D-SECTION 759 zone.

**781** The lands designated HC2 - SECTION 781 on Sheet 30 of Schedule A to this by-law

781.1 shall only be used for the following purposes:

- (1) a gas bar;
- (2) a motor vehicle washing establishment; and,
- (3) only in conjunction with a gas bar, a retail establishment having no outside storage of goods and materials and containing a convenience or take-out restaurant with drive-through facility and an internal banking machine.

781.2 shall also be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 7 metres
- (2) Minimum Interior Side Yard Width: 1.5 metres
- (3) Minimum Exterior Side Yard Width: 7 metres.
- (4) Minimum Number of Stacking Spaces: 5, provided that the restaurant area shall not exceed 30 square metres.
- (5) a 4.5 metre wide landscaped open space area shall be provided and maintained adjacent to Bovaird Drive and Mountain Ash Road, except at approved driveway locations.

**782** The lands designated A - SECTION 782 on Sheet 57 of Schedule A to this by-law:

782.1 shall only be used for the following purposes:

- (i) the purposes permitted in Agricultural Zone of this by-law.

782.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.3 hectares.

**783** The lands designated A - SECTION 783 on Sheet 57 of Schedule A to this by-law:

783.1 shall only be used for the following purposes:

- (i) agricultural purposes
- (ii) purposes accessory to the other permitted purposes, excluding a single detached dwelling.

783.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 7.6 hectares;

**784** The lands designated R1A - SECTION 784 on Sheet 7 of Schedule A to this by-law:

784.1 shall only be used for the following purposes:

- (1) the purposes permitted by R1A Zone

784.2 shall also be subject to the following requirements and restrictions:



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

**785** The lands designated R1C - SECTION 785 on Sheet 28 of Schedule A to this by-law:

785.1 shall only be used for the following purposes:

- (1) the purposes permitted in an R1C zone

785.2 shall also be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 352 square metres

Corner Lot: 429 square metres

- (2) Minimum Lot Width:

Interior Lot: 11.0 metres

Corner Lot: 13.4 metres

- (3) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

- (b) the minimum distance between two detached dwellings shall not be less than 1.2 metres;

- (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and,

- (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

- (4) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

- (5) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling itself, the inside width of the garage shall not exceed 45 percent of the lot width.

- (6) Minimum Front Yard Depth: 6.0 metres.

- (7) Minimum Lot Depth: 32.0 metres.

- (8) Minimum Exterior Side Yard Depth: 3.0 metres.

- (9) Minimum Rear Yard Depth: 7.6 metres.

- (10) Maximum Building Height: 10.6 metres.

**786** The lands designated I1 - SECTION 786 on Sheet 29 of Schedule A to this by-law:

786.1 shall only be used for the purposes permitted in the I1 zone:

786.2 shall be subject to the following requirements and restrictions:

(a) Minimum Landscaped Open Space:

- (i) a minimum of 9.0 metres shall be provided and maintained abutting Torbram Road, except at approved driveway locations; and,
- (ii) a minimum of 3.0 metres shall be provided and maintained abutting Sandalwood Parkway, except at approved driveway locations.

(b) Building Setback from Torbram Road:

- (i) Maximum: 18.0 metres;
- (ii) Minimum: 7.6 metres.

**787** The lands designated R1D - SECTION 787 on Sheet 44 of Schedule A to this by-law:

787.1 shall only be used for the purposes permitted by the R1D Zone;

787.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth: 8 metres;

**789** The lands designated R2C - SECTION 789 on Sheet 43 of Schedule A to this by-law:

789.1 shall only be used for the following purposes:

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

789.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 350 square metres and 180 square metres per dwelling unit

Corner Lot: 450 square metres, with 270 square metres for the dwelling unit closest to the flankage lot line

(2) Minimum Lot Width:

Interior Lot: 12 metres and 6 metres per dwelling unit

Corner Lot: 15 metres, with 9 metres for the dwelling unit closest to the flankage lot line

(3) Minimum Interior Side Yard Width: 1.2 metres, except where the

common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero

- (4) Minimum Exterior Side Yard Width: 3 metres and 6 metres to a garage facing the flankage
- (5) Minimum Rear Depth: 7.5 metres
- (6) Maximum Building Height: 10.6 metres
- (7) any exterior overhead garage door shall not exceed 2.75 metres in width;
- (8) minimum length of common wall attached: 6 metres on the ground floor exclusive of a garage;
- (9) 30% to 40% of the dwelling units shall have second floor components partially (1/2 to 3/4) built over garage, and another 30% to 40% of the dwelling units shall have second floor components significantly (over 3/4) built over garage; and
- (10) a minimum of 30% of the garages shall be facilitated with windows on the side walls facing the landscaped front yard.

**791** The lands designated R1C – SECTION 791 on Sheet 6 of Schedule A to this by-law:

791.1 shall only be used for the purposes permitted in a R1C zone.

791.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 375 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres
  - Corner Lot: 14.3 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth:
  - (a) 11 metres, where the rear lot line is adjacent to Hurontario Street.
  - (b) 7.5 metres, where the rear lot line is not adjacent to Hurontario Street.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres .
- (7) Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- (8) Minimum Landscaped Open Space:

- (a) 40% of the minimum front yard area; and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

**792** The lands designated R1C – SECTION 792 on Sheet 6 of Schedule A to this by-law:

792.1 shall only be used for the purposes permitted in a R1C zone.

792.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 425 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres
  - Corner Lot: 14.3 metres
- (3) Minimum Lot Depth: 34 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth:
  - (a) 10.8 metres, where the rear lot line is adjacent to Wanless Drive;
  - (b) 7.5 metres where the rear lot line is not adjacent to Wanless Drive
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

- (8) Minimum Landscaped Open Space
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

**793** The lands designated R1C – SECTION 793 on Sheet 6 of Schedule A to this by-law:

793.1 shall only be used for the purposes permitted in a R1C zone.

793.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 342 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width: 0.6 metres, provided the combined

total of the interior side yards on an interior lot is not less than 1.8 metres.

- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**794** The lands designated R1C – SECTION 794 on Sheet 6 of Schedule A to this by-law:

794.1 shall only be used for the purposes permitted in a R1C zone.

794.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 463.6 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres
  - Corner Lot: 14.0 metres
- (3) Minimum Lot Depth:
  - (a) 30 metres
  - (b) 24 metres, in the case of a corner lot, where the rear lot line is adjacent to Wanless Drive.
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth:
  - (a) 8.9 metres, where the rear lot line abuts the east limit of the Canadian Pacific Railway right-of-way;

- (b) 10.8 metres, where the rear lot line is adjacent to Wanless Drive;
  - (c) 7.5 metres, in all other cases, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width:
- (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

**795** The lands designated R1C – SECTION 795 on Sheet 6 of Schedule A to this by-law:

795.1 shall only be used for the purposes permitted in a R1C zone.

795.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 341.6 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres
  - Corner Lot: 14.0 metres
- (3) Minimum Lot Depth: 28 metres

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

**796** The lands designated R1C – SECTION 796 on Sheet 6 of Schedule A to this by-law:

796.1 shall only be used for the purposes permitted in a R1C zone.

796.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312.5 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres
  - Corner Lot: 14.3 metres



- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area;
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres if the lot width is greater than or equal to 11.0 metres more than the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**797** The lands designated R1C – SECTION 797 on Sheet 6 of Schedule A to this by-law:

797.1 shall only be used for the purposes permitted in a R1C zone.

797.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312.5 square metres
- (2) Minimum Lot Width:

Interior Lot: 12.5 metres

Corner Lot: 14.3 metres

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

**798** The lands designated R1C – SECTION 798 on Sheet 6 of Schedule A to this by-law:

798.1 shall only be used for:

- (1) the purposes permitted in the R1C zone.

798.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 4.5 metres
- (2) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres; and
- (3) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

**799** The lands designated HC1 - SECTION 799 on Sheet 24 of Schedule A to this by-law:

799.1 shall only be used for the following purposes:

Commercial:

- (1) a hotel or motel;
- (2) a motor vehicle sales, rental or leasing establishment;
- (3) a motor vehicle repair shop;
- (4) a dining room restaurant, a convenience restaurant, a take-out restaurant with or without drive-through facilities;
- (5) banquet facilities;
- (6) an office;
- (7) a retail establishment without the outside storage of goods and materials;
- (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 furniture and appliance store;
- (14) a recreational facility or structure;
- (15) a community club;
- (16) a convenience store;
- (17) a service shop;
- (18) a laundromat; and,
- (19) a parking lot.

Industrial:

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
- (2) a printing establishment; and,
- (3) a warehouse.

799.2 shall be subject to the following requirements and restrictions:

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

800 The lands designated HC1(H) - SECTION 800 on Sheet 6 of Schedule A to this by-law:

800.1 shall only be used for the following purposes:

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 dining room restaurant, a convenience restaurant, a take-out restaurant;
- (7) a printing or copying establishment;
- (8) a garden centre sales establishment;
- (9) a community club;
- (10) a health centre;
- (11) a custom workshop;
- (12) a tavern;
- (13) a tool and equipment rental establishment;
- (14) a gas bar;
- (15) a motor vehicle repair shop with no outside storage

Non-Commercial:

- (16) a day nursery;
- (17) a religious institution;

800.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Gross Floor Area: 2044 sq.m.
- (2) Minimum Lot Area: 1.6 hectare
- (3) Maximum Building Height: one storey
- (4) Minimum Front Yard Depth: 14 metres
- (5) Minimum Exterior Side Yard Width: 14 metres
- (6) a minimum 4.5 metre landscaped open space buffer abutting the Highway Number 10 frontage shall be provided except at driveway locations;
- (7) a minimum 3 metre wide landscaped open space area shall be provided at the south, north and west property boundaries except at driveway locations;

- (8) a 1.8 metre high masonry fence shall be provided along the north and west property boundaries;
- (9) no outside storage or display of goods shall be permitted;
- (10) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (11) all garbage, refuse and waste containers for a motor vehicle repair shop shall be located within the building containing the motor vehicle repair shop;
- (12) all garbage and refuse storage, other than for a restaurant or motor vehicle repair shop, including any containers for the storage of recyclable materials, shall be enclosed;
- (13) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted;
- (14) for that use permitted by Section 800.1(14), the requirements and restrictions contained in HC2 Zone, shall also apply;
- (15) the holding symbol (H) shall not be removed until satisfactory access arrangements have been made with the Ministry of Transportation and the City of Brampton for access to the site;
- (16) until the holding (H) symbol is removed, the subject lands shall only be used for those purposes permitted in an Agricultural (A) zone, with the exception of a kennel, subject to the requirements and restrictions of an Agricultural (A) zone, and all general provisions thereto.

**801** The lands designated M1 – SECTION 801 on Sheet 24 of Schedule to this by-law:

801.1 shall only be used for either;

- (a) (1) the uses permitted by the Industrial One (M1) zone

or:

- (b) (1) a garden centre;
- (2) outdoor storage, only if accessory to, and in conjunction with, a garden centre; and
- (3) other purposes accessory to a garden centre.

801.2 shall be subject to the following requirements and restrictions:

- (a) in respect of the permitted purposes in Section 801.1(b):
  - (1) the Maximum Gross Floor Area shall be 265 square metres;
  - (2) the Minimum Lot Width shall be 45 metres;
  - (3) a Landscaped Buffer Area of not less than 3.0 metres in width shall be maintained abutting Hurontario Street, except at approved driveway locations;
  - (4) Outdoor Storage shall not be permitted in the required front yard;

- (5) the Maximum Building Height shall be 5 metres; and
- (6) the restriction with respect to fences in the front yard shall not apply.

**802** The lands designated R1A – SECTION 802 on Schedule A to this by-law:

802.1 shall only be used for the purposes permitted in the R1A Zone

802.2 shall be subject to the following requirements and restrictions:

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

**803** The lands designated I1 - SECTION 803 on Sheet 29 of Schedule A to this by-law:

803.1 shall only be used for the purposes permitted by section 803.1(1), or the purposes permitted by section 803.1(2), but not both sections and not any combination of both sections:

either:

- (1) (a) a religious institution;
- (b) a day nursery;
- (c) a temporary playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in a R1D - SECTION 806 zone; and
- (b) a temporary playground or recreation facility operated by a public authority.

803.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D - SECTION 806 zone, the requirements and restrictions as set out in a R1D - SECTION 806 zone.

**804** The lands designated I1 - SECTION 804 on Sheet 29 of Schedule A to this by-law:

804.1 shall only be used for the purposes permitted by section 804.1(1), or the purposes permitted by section 804.1(2), but not both sections and not any combination of both sections:

either:

- (1) (a) a religious institution;
- (b) a day nursery;
- (c) a temporary playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in a R1D - SECTION 807 zone; and,
- (b) a temporary play ground or recreation facility operated by a public authority.

804.2 shall be subject to the following requirements and restrictions:

- (1) for the purposes permitted in a R1D - SECTION 807 zone, the requirements and restrictions as set out in a R1D - SECTION 807 zone.

**805** The lands designated R1C - SECTION 805 on Sheet 29 of Schedule A to this by-law:

805.1 shall only be used for the purposes permitted in a R1C zone.

805.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 363 square metres;
  - Corner Lot: 417 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.1 metres;
  - Corner Lot: 13.9 metres;



- (3) Minimum Rear Yard Depth: 7.5 metres;
- (4) where a garage faces a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- (5) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**806** The lands designated R1D - SECTION 806 on Sheet 29 of Schedule A to this by-law:

806.1 shall only be used for the purposes permitted in a R1D zone.

806.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 334.66 square metres
  - Corner Lot: 405.35 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 9.99 metres
  - Corner Lot: 12.1 metres
- (3) Minimum Lot Depth: 33.5 metres
- (4) Minimum Rear Yard Depth: 7.5 metres
- (5) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - (a) the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
  - (b) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and
  - (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (6) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.
- (8) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**807** The lands designated R1D - SECTION 807 on Sheet 29 of Schedule A to this by-law:

807.1 shall only be used for the purposes permitted in a R1D zone.

807.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Corner Lot: 318 square metres

(2) Minimum Lot Width:

Corner Lot: 10.6 metres

(3) Minimum Rear Yard Depth: 7.5 metres

(4) the Minimum Interior Side Yard Width shall be 1.2 metres on one side and 0.6 metres on the other side, provided that:

(a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

(b) the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;

(c) the minimum distance between two detached dwellings shall not be less than 1.2 metres;

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

(e) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.

(5) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

(6) for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

(7) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**808** The lands designated R2C - SECTION 808 on Sheet 29 of Schedule A to this by-law:

808.1 shall only be used for the purposes permitted in a R2C zone

808.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Semi-Detached Dwelling:

Interior Lot: 408 square metres per lot and 204 square metres per dwelling unit.

- (2) Minimum Width:  
  
Semi-Detached Dwelling:  
Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
- (3) Minimum Interior Side Yard Width:  
  
Semi-Detached Dwelling: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres.
- (4) Minimum Rear Yard Depth: 7.5 metres
- (5) where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres:
- (6) for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.
- (7) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

**809** The lands designated R2A - SECTION 809 on Sheet 42 of Schedule A to this by-law:

809.1 shall only be used for the following purposes:

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

809.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Interior Lot: 490 square metres and 245 square metres per dwelling Unit.  
  
Corner Lot: 545 square metres and 284 square metres for the dwelling unit closest to the flankage lot line.
- (2) Minimum Lot Width:  
  
Interior Lot: 13.5 metres and 6.75 metres per dwelling Unit.  
  
Corner Lot: 14.6 metres and 7.85 metres for the dwelling Unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 30 metres.
- (4) Minimum Front Yard Depth: 6.0 metres to a garage, 4.0 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.

- (6) Minimum Exterior Side Yard Width: 2.85 metres.
- (7) Minimum Rear Yard Depth: 7.6 metres.
- (8) Maximum Building Height: 10.6 metres.
- (9) Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, 60 percent of the front yard of an exterior lot, or 40 percent of the front yard of a lot where the side lot lines converge towards the front lot line.
- (10) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (11) from an interior lot, where the portion of a garage door is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

**810** The lands designated SC - SECTION 810 on Sheet 62 of Schedule A to this by-law:

810.1 shall only be used for the following purposes:

- (a) a retail establishment without outside storage (of goods and materials);
- (b) a service shop;
- (c) a personal service shop;
- (d) a bank, trust company, finance company;
- (e) an office;
- (f) a dry cleaning and laundry distribution station;
- (g) a laundromat;
- (h) a parking lot;
- (i) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (j) a printing or copying establishment;
- (k) a community club;
- (l) a health centre;
- (m) a custom workshop; and,
- (n) purposes accessory to the other permitted purposes.

810.2 shall be subject to the following requirements and restrictions:

- (a) the following purposes shall not be permitted: (i) adult entertainment parlour; (ii) adult video store; (iii) pool halls; (iv) amusement arcades; (v) temporary open air markets; (vi) a motor vehicle repair shop; (vii) a motor vehicle body shop; and, (viii) no storage of goods and materials outside a building;

- (b) Maximum Floor Area: 892 square metres;
- (c) maximum restaurant floor area: 275 square metres;
- (d) Landscaped Buffer Area:
  - a landscaped buffer area having a minimum width of 3.0 metres shall be provided abutting Highway Number 7 and Dixie Road;
  - a landscaped buffer area having a minimum width of 5.0 metres shall be provided along the westerly property line;
- (e) minimum number of parking spaces: 53
- (f) restaurant refuse storage shall be enclosed in a climate controlled area within a building; and,
- (g) no buildings and structures shall be located within 13.7 metres of Highway Number 7 right-of-way.

**811** The lands designated R1A – SECTION 811 on Schedule A to this by-law:

811.1 shall only be used for the purposes permitted in the R1A Zone

811.2 shall be subject to the following requirements and restrictions:

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

- (i) Minimum Distance Separation Between Dwellings: 15 metres

**812** The lands designated HC2 - SECTION 812 on Schedule A to this bylaw:

812.1 shall only be used for the following purposes:

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

812.2 shall be subject to the following requirements and restrictions:

- (1) a 3 metre wide landscaped open space and a 1.8 metre high masonry wall shall be provided along the northerly limit of the property;
- (2) a 3 metre wide landscaped open space shall be provided along all public roads, except at the location of approved driveways;

- (3) no outside storage or display of goods shall be permitted;
- (4) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (5) all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed; and
- (6) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

**813** The lands designated R1D – SECTION 813 on Sheet 41 of Schedule A to this by-law:

813.1 shall only be used for the purposes permitted in an R1D zone.

813.2 shall be subject to the following requirements and restrictions:

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

**814** The lands designated R1D - SECTION 814 on Sheet 41 of Schedule A to this by-law:

814.1 shall only be used for the purposes permitted in an R1D zone.

814.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:
 

Interior Lot:	10.0 metres
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Corner Lot: 13.0 metres

(2) Minimum Lot Area:

Interior Lot: 300 square metres

Corner Lot: 390 square metres

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

**815** The lands designated R1C - SECTION 815 on Sheet 41 of Schedule A to this by-law:

815.1 shall only be used for the purposes permitted in an R1C zone.

815.2 shall be subject to the following requirements and restrictions:

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

**816** The lands designated R2A - SECTION 816 on Sheet 41 of Schedule A to this by-law:

816.1 shall only be used for the following purposes:

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

816.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 411 square metres per lot, and 205 square metres per dwelling unit.



Corner Lot: 501 square metres per lot, and 295 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot: 13.7 metres, and 6.85 metres per dwelling unit.

Corner Lot: 16.7 metres, and 9.85 metres for the dwelling closest to the flankage lot line.

(3) Minimum Front Yard Depth: 4.5 metres.

(4) Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.

(5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6.0 metres.

(6) for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.

(7) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, the side yard may be 0 metres.

(8) a detached garage shall not have a floor area in excess of 24 square metres.

(9) no dwelling or structures shall be located within 7.5 metres of the Highway Number 7 right-of-way.

(10) any building or structure, including any accessory structures or buildings, swimming pools, decks and patios, shall not be located within 5 metres of the Floodplain (F) Zone pertaining to the Fletchers Creek Valley.

**818** The lands designated R3A – SECTION 818 on Sheet 41 of Schedule A to this by-law:

818.1 shall only be used for the following purposes:

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

818.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling, structures or frontage roads shall be located within 13.7 metres of the Highway Number 7 right-of-way.
- (2) Minimum Dwelling Unit Width: 5.4 metres.
- (3) Minimum Front Yard Depth shall be 10.5 metres except where a unit flanks McLaughlin Road, the minimum front yard depth shall be 7.5 metres.
- (4) Minimum Interior Side Yard Depth: 3.0 metres except where a unit flanks the southerly property line, the minimum interior side yard setback shall be 1.8 metres.

- (5) Maximum Building Height : 3 storeys.
- (6) the maximum number of dwelling units which may be attached shall not exceed 8.
- (7) the maximum number of dwelling units shall be 78.
- (8) Minimum Landscaped Open Space: 45% of the lot area.
- (9) where a garage faces a road or driveway the minimum setback from the limit of the driveway to the front of the garage shall be 6.0 metres.
- (10) where the rear of a dwelling unit faces a lot line, the setback shall be a minimum 7.5 metres.
- (11) no building or structure shall be located within 10.5 metres of the McLaughlin Road right-of-way except where a unit flanks McLaughlin Road, no building or structure shall be located within 7.5 metres of the McLaughlin Road right-of-way.
- (12) where the rear of a dwelling unit faces lands zoned Floodplain (F), the setback from the rear elevation of the dwelling unit to the lands zoned Floodplain (F) shall be a minimum of 11.0 metres.
- (13) no building or structure including any accessory structures or buildings, swimming pools, decks and patios, shall be located within a minimum of 5 metres of the Floodplain (F) Zone pertaining to the Fletchers Creek Valley.

**819** The lands designated C2 - SECTION 819 on Sheet 41 of Schedule A to this by-law:

819.1 shall only be used for the following purposes:

- (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 convenience restaurant, a take-out restaurant;
- (11) a printing or copying establishment;
- (12) a commercial school;
- (13) a garden centre sales establishment;
- (14) a community club;

- (15) a fitness club;
- (16) a health centre;
- (17) a tavern;
- (18) a custom workshop
- (19) a convenience store;
- (20) a library;
- (21) an animal hospital;
- (22) a day nursery; and,
- (23) purposes accessory to the other permitted purposes.

819.2 shall be subject to the following requirements and restrictions:

- (1) the Maximum Gross Leasable Commercial Floor Area of all buildings and structures shall not exceed 9,290 square metres.
- (2) the Maximum Gross Leasable Commercial Floor Area for a supermarket shall not exceed 5,574 square metres.
- (3) Minimum Side Yard Width: 9.0 metres, except where a supermarket abuts a residential use, in which case 15 metres shall be provided.
- (4) Minimum Rear Yard Depth: 9.0 metres, except where a supermarket abuts a residential use, in which case 15 metres shall be provided.
- (5) Maximum Building Height: 1 storey.
- (6) restaurant refuse storage shall be enclosed in a climate-controlled area within a building.
- (7) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- (8) any commercial unit having a floor area greater than 600 square metres shall have the opening of waste disposal and loading facilities facing away from residential uses.
- (9) no buildings or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.
- (10) except for driveway locations, Landscaped Open Space shall be provided as follows:
  - (a) a minimum 3.0 metre wide strip along the westerly and southerly property lines;
  - (b) a minimum 5.0 metre wide strip along the easterly property line; and,
  - (c) a minimum 6.0 metre wide strip along the northerly property limit.

**820** The lands designated HC2 - SECTION 820 on Sheet 41 of Schedule A to this by-law:

820.1 shall only be used for the purposes permitted in an HC2 zone.

820.2 shall be subject to the following requirements and restrictions:

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

**821** The lands designated I1 - SECTION 821 on Sheet 41 of Schedule A to this by-law:

821.1 shall only be used for the purposes permitted by section 821.1(1), or the purposes permitted by 821.1(2), but not both sections or not any combination of both sections:

either:

- (1)
  - (a) a religious institution;
  - (b) a day nursery; and,
  - (c) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in a R3A zone.

821.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R3A zone, the requirements and restrictions as set out in a R3A zone.
- (2) for those uses permitted by Section 821.1(1), the requirements and restrictions relating to the I1 zone.

**822** The lands designated I1 - SECTION 822 on Sheet 41 of Schedule A to this by-law:

822.1 shall only be used for the following purposes permitted by section 822.1(1), or the purposes permitted by section 822.1(2), but not both sections or not any combination of both sections:

either:

- (1)
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.

Or:

- (2)
  - (a) those purposes permitted in an R1D-Section 813 zone; and,
  - (b) a park, playground or recreation facility operated by a public authority.

822.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in an R1D-Section 813 zone, the requirements and restrictions as set out in an R1D-Section 813 zone.
- (2) for those uses permitted by Section 822.1(1), the requirements and restrictions relating to the I1 zone.
- (3) any building or structure, including any accessory structures or buildings, swimming pools, decks and patios, shall not be located within 5 metres of the Floodplain (F) Zone pertaining to the Fletchers Creek Valley.

**823** The lands designated R1C – SECTION 823 on Sheet 24 of Schedule A to this by-law:

823.1 shall only be used for the purposes permitted in the R1C zone.

823.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 324 square metres
  - Corner Lot: 405 square metres
- (2) Minimum Lot Depth: 27 metres
- (3) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side,
  - 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
- (4) Minimum Front Yard Depth: 4.5 metres
- (5) Minimum Rear Yard Depth: 6 metres
- (6) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

**824** The lands designated R1D – SECTION 824 on Sheet 41 of Schedule A to this by-law:

824.1 shall only be used for the purposes permitted in an R1D zone.

824.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Interior Side Yard shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;

- (c) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - (d) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
  - (e) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (2) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
  - (3) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.
  - (4) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi detached garage coincides with a side lot line, the side yard may be 0 metres.
  - (5) a detached garage shall not have a gross floor area in excess of 24.0 square metres.

**825** The lands designated R1D - SECTION 825 on Sheet 41 of Schedule A to this by-law:

825.1 shall only be used for the purposes permitted in an R1D zone.

825.2 shall be subject to the following requirements and restrictions:

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

**826** The lands designated R1C - SECTION 826 on Sheet 41 of Schedule A to this by-law:

826.1 shall only be used for the purposes permitted in an R1C zone.

826.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 4.5 metres.

- (2) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line.
- (3) a detached garage shall not have a gross floor area in excess of 39.0 square metres.
- (4) the requirements and restrictions contained in section 824.2(1).

**827** The lands designated R3B - SECTION 827 on Sheet 41 of Schedule A to this by-law:

827.1 shall only be used for the following purposes:

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

827.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.
- (2) Minimum Lot Area per dwelling unit:
  - (a) Semi-Detached Dwelling:
    - Interior Lot: 194.0 square metres; and,
    - Corner Lot: 241.0 square metres.
  - (b) Townhouse Dwelling:
    - Interior Lot: 177.0 square metres; and,
    - Corner Lot: 241.0 square metres.
- (3) Minimum Lot Width per Dwelling Unit:
  - (a) Semi-Detached Dwelling:
    - Interior Lot: 9.15 metres; and,
    - Corner Lot: 11.35 metres.
  - (b) Townhouse Dwelling:
    - Interior Lot: 8.35 metres; and,
    - Corner Lot: 11.35 metres.
- (4) Minimum Lot Depth: 22.0 metres.
- (5) Minimum Front Yard Depth: 4.5 metres.
- (6) Minimum Interior Side Yard Width: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first, and except where a common wall of the dwelling units coincide with a side lot line, the side yard may be zero.

- (7) Minimum Exterior Side Yard Width: 3.0 metres
- (8) Minimum Rear Yard Depth: 6.0 metres.
- (9) where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.
- (10) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (11) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, the side yard may be 0 metres.
- (12) a detached garage shall not have a gross floor area in excess of 24.0 square metres
- (13) no accessory building shall have a gross floor area in excess of 5.0 square metres, or be located within a front yard, an interior side yard or an exterior side yard.
- (14) maximum number of dwelling units per townhouse dwelling: 6

**828** The lands designated R3B – SECTION 828 on Sheet 41 of Schedule A to this by-law:

828.1 shall only be used for the following purposes:

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

828.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling, structures or frontage roads shall be located within 13.7 metres of the Highway Number 7 right-of-way.
- (2) Minimum Lot Area per dwelling unit:  
  - Interior Lot: 194 square metres; and,
  - Corner Lot: 241 square metres.
- (3) Minimum Lot Width per dwelling unit:  
  - Interior Lot: 9.15 metres; and
  - Corner Lot: 11.35 metres.
- (4) Minimum Lot Depth: 22 metres.
- (5) Minimum Front Yard Depth: 4.5 metres.
- (6) Minimum Interior Side Yard Width: 1.2 metres provided that when a lot abuts a public walkway, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first, and except where a common wall of the dwelling units coincide with a side lot line, the side yard may be zero.
- (7) Minimum Exterior Side Yard Width: 3.0 metres;
- (8) Maximum Driveway Width: 3.0 metres.



- (9) Minimum Rear Yard Depth: 6.0 metres.
- (10) where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.
- (11) Maximum Width of a Garage: 4.0 metres.
- (12) the driveway for all semi-detached dwelling units shall be physically attached with the driveway of the adjoining dwelling unit.
- (13) no accessory building shall have a gross floor area in excess of 5.0 square, or be located within the front yard, interior side yard or an exterior side yard.
- (14) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

**829** The lands designated R2A - SECTION 829 on Sheet 41 of Schedule A to this by-law:

829.1 shall only be used for the following purposes:

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

829.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:
  - Interior Lot: 13.7 metres and 6.85 metres per dwelling unit; and,
  - Corner Lot: 16.7 metres and 9.85 metres for the dwelling closest to the flankage lot line.
- (2) Minimum Lot Area:
  - Interior Lot: 411.0 square metres per lot, and 205 square metres per dwelling unit; and,
  - Corner Lot: 501.0 square metres per lot, and 295.0 square metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Front Yard Depth: 4.5 metres.
- (4) Minimum Interior Side Yard Width: 1.2 metres, except where a common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be zero.
- (5) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (6) for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.
- (7) a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, then the side yard may be 0 metres.

**830** The lands designated I1 - SECTION 830 on Sheet 41 of Schedule A to this by-law:

830.1 shall only be used for the purposes permitted by section 830.1(1), or the purposes permitted by section 830.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in an R1D-Section 824 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

830.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1D-Section 824 zone, the requirements and restrictions as set out in a R1D-Section 824 zone; and,
- (2) for those uses permitted by section 830.1(1) the requirements and restrictions relating to the I1 zone.

**831** The lands designated R1D - SECTION 831 on Sheet 41 of Schedule A to this by-law:

831.1 shall only be used for the purposes permitted in an R1D zone.

831.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Interior Side Yard shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
  - (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (2) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

- (3) for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.
- (4) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi detached garage coincides with a side lot line, the side yard may be 0 metres.
- (5) a detached garage shall not have a gross floor area in excess of 24.0 square metres.

**832** The lands designated R1C - SECTION 832 on Sheet 41 of Schedule A to this by-law:

832.1 shall only be used for the purposes permitted in an R1C zone.

832.2 shall be subject to the following requirements and restrictions:

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

**833** The lands designated R2A - SECTION 833 on Sheet 41 of Schedule A to this by-law:

833.1 shall only be used for the following purposes:

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

833.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 

Interior Lot:	411 square metres per lot, and 205 square metres per dwelling unit.
Corner Lot:	501 square metres per lot, and 295 square metres for the dwelling unit closest to the flankage lot line.
- (2) Minimum Lot Width:
 

Interior Lot:	13.7 metres, and 6.85 metres per dwelling unit.
Corner Lot:	16.7 metres, and 9.85 metres for the dwelling closest to the flankage lot line.
- (3) Minimum Front Yard Depth: 4.5 metres.
- (4) Minimum Interior Side Yard Width: 1.2 metres, except where a common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be zero.

- (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.
- (7) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, the side yard may be 0 metres.
- (8) a detached garage shall not have a gross floor area in excess of 24.0 square metres.

**834** The lands designated R3B - SECTION 834 on Sheet 41 of Schedule A to this by-law:

834.1 shall only be used for the purposes permitted in an R3B zone.

834.2 shall be subject to the following requirements and restrictions:

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

**835** The lands designated R1D – SECTION 835 on Sheet 30 of Schedule A to this by-law:

835.1 shall only be used for the purposes permitted in the R1D zone.

835.2 shall be subject to the following requirements and restrictions:

- (1) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres; and
- (2) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the width of the garage door shall not exceed 40 percent of the lot width.
- (a) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between two detached buildings not to be less than 1.2 metres.

**836** The lands designated R1D – SECTION 836 on Sheet 30 of Schedule A to this by-law:

836.1 shall only be used for the purposes permitted in the R1D zone.

836.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot: 334 square metres
- (2) the Minimum Width for a Side Yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (3) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres; and

- (4) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the width of the garage door shall not exceed 40 percent of the lot width.
- (a) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between two detached buildings not to be less than 1.2 metres.

**837** The lands designated R2A – SECTION 837 on Sheet 30 of Schedule A to this by-law:

837.1 shall only be used for the following purposes:

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

837.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 411 square metres
  - Corner Lot: 459 square metres
- (2) Minimum Lot Area per unit: 180 square metres
- (3) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (4) the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;
- (5) Minimum Front Yard Depth: 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except at common walls between units the side yard may be zero;
- (8) Minimum Exterior Side Yard: 3.0 metres;
- (9) Maximum Building Height: 2 storeys above grade;
- (10) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

- (11) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;
- (12) maximum inside width of a garage shall be 4.5 metres provided:
  - (a) the adjoining unit garage has a maximum inside width of 3.2 metres;
  - (b) a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;
  - (c) notwithstanding 12(b) above, garages with doors no wider than 2.6 metres are excluded from the 20 percent calculation; and
- (13) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

**838** The lands designated R2A – SECTION 838 on Sheet 30 of Schedule A to this by-law:

838.1 shall only be used for the following purposes:

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

838.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 485 square metres
- (2) Minimum Lot Area per unit: 243 square metres
- (3) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (4) the Minimum Lot Width per unit for every lot other than a corner lot shall be 6.1 metres;
- (5) Minimum Front Yard Depth: 6 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except at common walls between units the side yard may be zero;
- (8) Minimum Exterior Side Yard: 3.0 metres
- (9) Maximum Building Height: 2 storeys above grade;
- (10) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

- (11) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;
- (12) maximum inside width of a garage shall be 4.5 metres provided:
  - (a) the adjoining unit garage has a maximum inside width of 3.2 metres;
  - (b) a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;
  - (c) notwithstanding 12(b) above, garages with doors no wider than 2.6 metres are excluded from the 20 percent calculation; and
- (13) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres

**839** The lands designated A – SECTION 839 on Sheet 29 of Schedule A to this by-law:

839.1 shall only be used for:

- (a) a market garden centre for a period of 3 years from November 24, 1998; and
- (b) the purposes permitted by the Agricultural (A) zone.

839.2 shall be subject to the following restrictions and requirements:

- (a) the Maximum Gross Floor Area of a market garden centre shall be 225 square metres;
- (b) the Maximum Building Height of a market garden centre shall be one storey;
- (c) the Minimum Front Yard Depth for a market garden centre shall be 25 metres;
- (d) the Minimum Interior Side Yard Width for a market garden centre shall be 3 metres;
- (e) the minimum front, rear and side yard landscaping of 3 metres shall be provided, except at approved access locations.
- (f) Parking for a market garden centre shall be provided in accordance with the following: 1 parking space for each 19.0 square metres of gross commercial floor area or portion thereof.

839.3 for the purpose of this section,

Market Garden Centre shall mean a retail establishment engaged in the business of selling fruit and vegetables, meat, groceries and other farm produce with the accessory sale of plants and garden supplies to the general public.

**840** The lands designated R2C - SECTION 840 on Sheet 28 of Schedule A to this by-law:

840.1 shall only be used for the purposes permitted in a R2C zone.

840.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Semi-Detached Dwelling:

Interior Lot: 408 square metres per lot and 204 square metres per dwelling unit;

Corner Lot: 462 square metres per lot and 258 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Semi-Detached Dwelling:

Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;

Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line.

(3) Minimum Interior Side Yard Width:

Semi-Detached Dwelling: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres.

(4) Minimum Rear Yard Depth: 7.5 metres

(5) where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

(6) for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.

**841** The lands designated RID - SECTION 841 on Sheet 28 of Schedule A to this by-law:

841.1 shall only be used for the purposes permitted in a RID zone.

841.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Corner Lot: 318 square metres

(2) Minimum Lot Width:

Corner Lot: 10.6 metres

(3) Minimum Rear Yard Depth: 7.5 metres

(4) the Minimum Interior Side Yard Width shall be 1.2 metres on one side and 0.6 metres on the other side, provided that:

(a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

(b) the minimum distance between two detached dwellings shall not be less than 1.2 metres;



- (c) where the distance between the walls of two dwellings is less than 1.8 metres, no door or window below grade will be permitted in any such wall, and
- (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (5) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (6) for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.
- (7) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**842** The lands designated RID - SECTION 842 on Sheet 28 of Schedule A to this by-law:

842.1 shall only be used for the purposes permitted in a RID zone

842.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot: 334.66 square metres
- (2) Minimum Lot Width:  
Interior Lot: 9.99 metres
- (3) Minimum Lot Depth: 33.5 metres
- (4) Minimum Rear Yard Depth: 7.5 metres
- (5) the Minimum Interior Side Yard Width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres plus 0.6 metres for each additional storey above the first;
  - (b) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - (c) where the distance between the walls of two dwellings is less than 1.8 metres, no door or window below grade will be permitted in any such wall; and,
  - (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (6) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (7) for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling units itself, the garage door width shall not exceed 40 percent of the lot width.

- (8) the minimum distance measure along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**843** The lands designated RID - SECTION 843 on Sheet 28 of Schedule A to this by-law:

843.1 shall only be used for the purposes permitted in a RID zone.

843.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 407 square metres
- (2) Minimum Lot Width: 13.8 metres
- (3) Minimum Lot Depth: 29.5 metres
- (4) Minimum Rear Yard Depth: 7.5 metres
- (5) the Minimum Interior Side Yard shall be 0.6 metres provided that:
  - (a) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - (b) where the distance between the walls of two dwellings is less than 1.8 metres, no door or window below grade will be permitted in any such wall; and,
  - (c) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.13.A may project into the yard shall not exceed 35 centimetres.
- (6) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**844** The lands designated HC2 – SECTION 844 on Sheet 26 of Schedule A to this by-law:

844.1 shall only be used for:

- (a) a gas bar,
- (b) a convenience store;
- (c) a car washing establishment; and
- (d) purposes accessory to other permitted purposes.

844.2 shall be subject to the following restrictions and requirements:

- (a) Minimum Lot Area: 5,550 square metres;
- (b) Minimum Interior Side Yard: 7.0 metres;
- (c) Minimum Rear Yard Depth: 15 metres;
- (d) Maximum Building Height: 1 storey;

- (e) Minimum Interior Side Yard and Rear Yard Landscaping: 5 metres:
- (f) Minimum Front Yard Landscaping: 5 metres, except at approved access locations; and
- (g) Minimum Exterior Side Yard Landscaping: 3 metres except at approved access locations.

**845** The lands designated C3 - SECTION 845 on Sheet 30 of Schedule A to this by-law:

845.1 shall only be used for the following purposes:

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

845.2 notwithstanding section 845.1, the following purposes shall not be permitted: adult entertainment parlours; pool halls; amusement arcades; and, temporary open air markets shall not be permitted.

845.3 shall also be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 20 metres;
- (b) Minimum Interior Side Yard Width: 0 metres; except where abutting a residential zone, then the minimum interior side yard width shall be 12.0 metres;
- (c) Minimum Rear Yard Depth: 11 metres; and

- (d) Minimum Lot Width: 180 metres.
- (e) Maximum Building Height: one Storey;
- (f) a minimum 4.5 metre wide landscaped open space area abutting Bovaird Drive and a minimum 3.0 metre wide landscaped open space area abutting Mountain Ash Road and a residential zone except at designated driveway access locations;
- (g) Maximum Gross Leasable Commercial Floor Area: 16,966 square metres;
- (h) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (i) all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building; and,
- (j) Parking shall be provided on the basis of 1 parking space for every 19 square metres of gross leasable commercial floor area.

845.4 for the purpose of Section 845:

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

**846** The lands designated R1C - SECTION 846 on Sheet 29 of Schedule A to this by-law:

846.1 shall only be used for the purposes permitted in an R1C zone.

846.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling or structure shall be located closer than 3.0 metres to a side lot line which abuts an open space zone.
- (2) a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

846.3 shall also be subject to the requirements and restrictions relating to the R1C-Section 700 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 846.2.

**847** The lands designated A – SECTION 847 on Sheet 9 of Schedule A to this by-law:

847.1 shall only be used for:

- (a) the purposes permitted in a A zone; and,
- (b) a recreational facility as a temporary use for a period of 3 years from August 13, 1998.

847.2 shall be subject to the following requirements and restrictions:

- (a) no building or structure shall exceed a gross floor area of 60 square metres.

**848** The lands designated SC – SECTION 848 on Sheet 24 of Schedule A to this by-law:

848.1 shall only be used for the following purposes:

- (a) an office, including a medical office, a retail establishment, a convenience store, a personal service shop, a bank, a trust company or financial company, a dry cleaning establishment and laundry distribution station, a laundromat, a farm produce stand, a health centre, a commercial school, a garden centre establishment and a gas bar;

and:

- (b) the purposes permitted by the Industrial Four A – Section 186 Zone (M4A – Section 186).

848.2 shall be subject to the following requirements and restrictions:

- (a) in respect of the permitted purposes in 848.1 (a):
  - (1) the Maximum Gross Floor Area shall be 7,432 square metres;
  - (2) a Maximum Gross Leasable Commercial Floor Area used for retail purposes, excluding a convenience store and a garden centre establishment, shall be 1,115 square metres;
  - (3) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
  - (4) all garbage and refuse storage, other than that associated with a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;
  - (5) an adult video store and an amusement arcade shall not be permitted; and
  - (6) the Minimum Lot Area shall be 31,970 square metres.
- (b) in respect of the permitted purposes in 848.1 (b):
  - (1) only one dinning room or convenience restaurant is permitted within an industrial mall as defined in section 5.0 of this by-law provided that the maximum gross floor area of the restaurant is limited to 465 square metres or 5 percent of the gross floor area of the building, which ever is less;
  - (2) the Minimum Lot Area shall be 31,970 square metres; and
  - (3) the corresponding requirements and restrictions of the M4A – Section 186 Zone.

**849** The lands designated M3A – SECTION 849 on Sheet 65 of Schedule A to this by-law:

849.1 shall only be used for either:

- (a) the purposes permitted in the M3A zone;

or:

- (b) the purposes permitted in the SC zone;

849.2 shall be subject to the following requirements and restrictions:

- (a) in respect of the permitted purposes in 849.1 (a)
  - (1) the requirements and restrictions of the M3A zone;
- (b) in respect of the permitted purposes in 849.1 (b);
  - (1) the requirements and restrictions of the SC zone;

**850** The lands designated C3 – SECTION 850 on Sheet 24 of Schedule A to this by-law:

850.1 shall only be used for:

- (a) a retail warehouse, excluding a department store;
- (b) a building supplies sales establishment;
- (c) a retail establishment, excluding a supermarket and a department store;
- (d) a bank, a trust company, a finance company;
- (e) an office;
- (f) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (g) a garden centre sales establishment;
- (h) a community club;
- (i) a custom work shop;
- (j) a tools and equipment rental establishment;
- (k) a banquet facility;
- (l) a motor vehicle sales and leasing establishment;
- (m) a boat sales and leasing establishment;
- (n) a recreational facility or structure;
- (o) a service station;
- (p) a gas bar;
- (q) a car washing establishment;
- (r) a temporary open air market; and
- (s) a farm produce stand.

850.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Gross Floor Area shall be 27,870 square metres;
- (b) for the purpose of this section, a retail establishment permitted by sections 850.1(a) and (c) shall not include a department store, a supermarket, or any

establishment over 600 square metres in gross floor area which is primarily used for the sale of food;

- (c) Minimum Lot Area: 9 hectares;
- (d) Minimum Yard Requirements shall be as follows:
  - (i) Highway 7 (Bovaird Drive): 20 metres,
  - (ii) McLaughlin Road: 15 metres,
  - (iii) Regan Road: 15 metres,
  - (iv) Van Kirk Drive: 15 metres,
  - (v) interior side yard width: 8 metres.
- (e) Maximum Lot Coverage: 50 percent of the lot area;
- (f) Minimum Landscaped Open Space shall be as follows:
  - (i) 9 metres abutting Highway 7 (Bovaird Drive),
  - (ii) 3 metres abutting McLaughlin Road, Van Kirk Drive and Regan Road,
- (g) outdoor display of goods and materials shall be permitted in conjunction with a retail warehouse, motor vehicle and boat sales establishments, temporary open air markets, farm produce stands and a garden centre sales establishment, and shall be restricted to areas not required for landscaping and parking.

850.3 for the purpose of this section, a Retail Warehouse shall mean a building or structure or part of a building or structure occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

850.4 for the purpose of this section, a Department Store shall mean a retail facility that is primarily engaged in retail dealing in a general line of merchandise which must include wearing apparel, furniture, appliances, and home furnishings but which may also include paint, hardware, toiletries, cosmetics, photographic equipment, jewellery, toys, sporting goods and so on, with no commodity line representing more than 50 percent of total revenue. Merchandise lines may be arranged in separate departments with the accounting on a departmental basis. The departments and functions are integrated under a single management and such stores may provide their own charge accounts, deliver merchandise and maintain open stocks.

**851** The lands designated C3 - SECTION 851 on Sheet 27 of Schedule A to this by-law:

851.1 shall only be used for the following purposes:

- (a) a retail establishment;
- (b) a service shop;
- (c) a personal service shop;
- (d) a bank, trust company, finance company;
- (e) an office;

- (f) a dry cleaning and laundry distribution station;
- (g) a laundromat;
- (h) a parking lot;
- (i) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (j) a printing or copying establishment;
- (k) a place of commercial recreation, but not including a billiard hall;
- (l) a community centre;
- (m) a health centre;
- (n) a custom workshop
- (o) a service station;
- (p) a commercial school;
- (q) a garden centre sales establishment;
- (r) an amusement arcade; but not including a billiard hall;
- (s) a temporary open air market;
- (t) a tavern;
- (u) a taxi or bus station;
- (v) a motor vehicle or boat sales establishment;
- (w) a motor vehicle repair shop;
- (x) a swimming pool sales and service establishment;
- (y) an animal hospital;
- (z) a dairy bar;
- (aa) a motor vehicle washing establishment;
- (bb) a hotel;
- (cc) a furniture and appliance store;
- (dd) a convenience store;
- (ee) an art gallery;
- (ff) a retail warehouse;
- (gg) a department store;
- (hh) a home and auto supply store;



- (ii) a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with the purposes permitted by section 851.1(q), 851.1(v), 851.1(x), 851.1(cc), 851.1(ff), 851.1(gg), 851.1(hh) and 851.1(jj);
- (jj) only one supermarket; and,
- (kk) purposes accessory to the other permitted purposes.
- (ll) movie theatres

851.2 shall be subject to the following requirements and restrictions:

- (a) except for driveway locations, landscaped open spaces shall be provided as follows:
  - a minimum 6.0 metre wide strip abutting Bovaird Drive;
  - a minimum 3.0 metre wide strip abutting Highway Number 410;
  - a minimum 5.0 metre wide strip abutting the easterly extension of Nasmith Street.
- (b) Minimum Front Yard Depth: 9.0 metres;
- (c) Minimum Exterior Side Yard Depth: 9.0 metres;
- (d) Minimum Interior Side Yard Depth: 9.0 metres;
- (e) Minimum Rear Yard Depth: 9.0 metres;
- (f) no buildings or structures shall be located within 13.7 metres of the Highway Number 410 right-of-way;
- (g) Maximum Building Height: no restriction;
- (h) restaurant refuse storage shall enclosed in a climate controlled area within a building;
- (i) any commercial unit having a floor area greater than 600 square metres shall have the opening of waste disposal and loading facilities facing away from residential uses, and shall be appropriately screened;
- (j) Minimum Landscaped Open Space: 5% of the lot area;
- (k) Minimum Parking Space Requirements:
  - for a hotel, as per section 20;
  - for an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof;
  - for all other uses listed in section 851.1 of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof, except for the purpose permitted by section 851.1(ii) that shall have a parking requirement of 1 parking space for every 100 square metres.
- (l) notwithstanding any other provision of this Zoning By-law, to the contrary, the lands zoned C3-Section 851, shall be treated as a single lot for zoning purposes.

- (m) the Aggregate Maximum Gross Leasable Floor Area for the purposes permitted by Section 851.1, excluding the uses permitted by Section 851.1(e), shall not exceed 84,000 square metres.
- (o) movie theatres shall only be permitted to an aggregate of 16 screens and 3,860 seats.

851.3 for the purposes of section 851:

Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food products. A Retail Warehouse is not defined as a furniture and appliance store as permitted by Section 851.1(cc).

Department Store shall mean a building occupied by a store primarily engaged in general merchandising at retail of a wide range of commodities organized into a number of individual departments within such building.

Home And Auto Supply Store shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a specialty auto repair establishment.

**852** The lands designated R3A – SECTION 852 on Sheet 41 of Schedule A to this by-law:

852.1 shall only be used for the following purposes:

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

852.2 shall be subject to the following requirements and restrictions:

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

**853** The lands designated R2A - SECTION 853 on Sheet 29 of Schedule A to this by-law:

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

853.2 shall be subject to the following requirements and restrictions:

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

853.3 shall also be subject to the requirements and restrictions relating to the R2A-Section 737 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 853.2.

**854** The lands designated R1C - SECTION 854 on Sheet 29 of Schedule A to this by-law:

854.1 shall only be used for the purposes permitted in an R1C zone.

854.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 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; and,
  - where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;
- (2) Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,
- (3) no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

854.3 shall also be subject to the requirements and restrictions relating to the R1C-Section 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 854.2.

**855** The lands designated R1C - SECTION 855 on Sheet 29 of Schedule A to this by-law:

855.1 shall only be used for the purposes permitted in an R1C zone.

855.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 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; and,

- where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;

- (2) Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,
- (3) no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.
- (4) a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

855.3 shall also be subject to the requirements and restrictions relating to the R1C-Section 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 855.2.

**856** The lands designated R1C - SECTION 856 on Sheet 29 of Schedule A to this by-law:

856.1 shall only be used for the purposes permitted in an R1C zone.

856.2 shall be subject to the following requirements and restrictions:

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

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

**857** The lands designated R1C - SECTION 857 on Sheet 29 of Schedule A to this by-law:

857.1 shall only be used for the purposes permitted in an R1C zone.

857.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 333.0 metres;
- (2) Minimum Front Yard Depth: 3.0 metres;
- (3) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 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; and,
  - where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;
- (4) Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres;
- (5) a driveway to a garage shall be provided having a minimum length of 5.4 metres;
- (6) a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

857.3 shall also be subject to the requirements and restrictions relating to the RIC-Section 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 857.2.

857.4 for the purpose of Section 857:

Lot Depth shall mean the straight line distance, from the front lot line to the rear lot line of the same lot, which is measured 7.0 metres from the longest of the two side lot lines.

**858** The lands designated RIC - SECTION 858 on Sheet 29 of Schedule A to this by-law:

858.1 shall only be used for the purposes permitted in an RIC zone.

858.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 333.0 metres.
- (2) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 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; and,
  - where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;

- (3) Minimum Rear Yard Depth: 6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,
- (4) no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

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

**859** The lands designated I1 - SECTION 859 on Sheet 29 of Schedule A to this by-law:

859.1 shall only be used for the purposes permitted by section 859.1(1), or the purposes permitted by section 859.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in an RIC-Section 846 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

859.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a RIC-Section 846 zone, the requirements and restrictions as set out in a RIC-Section 846 zone.

**860** The lands designated I1 - SECTION 860 on Sheet 29 of Schedule A to this by-law:

860.1 shall only be used for the purposes permitted by section 860.1(1), or the purposes permitted by section 860.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in an R1C-Section 855 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

860.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C-Section 855 zone, the requirements and restrictions as set out in a R1C-Section 855 zone.

**861** The lands designated I1 - SECTION 861 on Sheet 29 of Schedule A to this by-law:

861.1 shall only be used for the purposes permitted by section 861.1(1), or the purposes permitted by section 861.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in an R1C-Section 856 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

861.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C-Section 856 zone, the requirements and restrictions as set out in a R1C-Section 856 zone.

**865** The lands designated R1C – SECTION 865 on Sheet 28 of Schedule A to this by-law:

865.1 shall only be used for the purposes permitted in a R1C zone.

865.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 328 square metres
  - Corner Lot: 365 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (3) Minimum Lot Depth: 24 metres

- (4) Minimum Front Yard Depth: 4.5 metres
- (5) the Minimum Interior Side Yard Width shall be 1.2 metres on one side and 0.6 metres on the other side provided that:
  - (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - (c) where the distance between the walls of row dwellings is less than 1.8 metres, no door or window below grade will be permitted in any such wall; and,
  - (d) where an interior side yard width is less than 0.9 metres, the permitted yard encroachments shall not exceed 35 centimetres.
- (6) Minimum Rear Yard Depth: 6.0 metres;
- (7) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (8) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

**866** The lands designated R1C – SECTION 866 on Sheet 28 of Schedule A to this by-law:

866.1 shall only be used for the purposes permitted in a R1C zone.

866.2 shall be subject to the following requirements and restrictions:

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

**867** The lands designated R2A – SECTION 867 on Sheet 28 of Schedule A to this by-law:

867.1 shall only be used for the following purposes:

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

867.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 438 square metres per lot and 219 square metres per dwelling unit;



Corner Lot: 482 square metres per lot and 254 square metres for the dwelling units closest to the flankage lot line;

(2) Minimum Lot Width:

Interior Lot: 18.3 metres per lot and 9.1 per dwelling unit;

Corner Lot: 20.1 metres per lot and 10.9 for the dwelling unit closest to the flankage lot line;

(3) Minimum Lot Depth: 24 metres;

(4) Minimum Front Yard Depth: 4.5 metres

(5) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero metres;

(6) the minimum width for a side yard flanking a public walkway shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

(7) Minimum Rear Yard Depth: 6.0 metres

(8) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

**868** The lands designated R3B -- SECTION 868 on Sheet 28 of Schedule A to this by-law:

868.1 shall only be used for the purposes permitted in a R3B zone.

868.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per Dwelling Unit:

Interior Lot: 225 square metres

Corner Lot: 280 square metres

(2) Minimum Lot Width per Dwelling Unit:

Interior Lot: 7.5 metres

Corner Lot: 9.5 metres

(3) Minimum Front Yard Depth: 4.5 metres

(4) where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

(5) Minimum Interior Side Yard Width: 1.2 metres except where the common wall of the dwelling unit coincides with a side lot line, the side yard may be zero metres

(6) Minimum Rear Yard Depth: 7.5 metres

- (7) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- (8) a maximum of 8 dwelling units shall be attached.

**869** The lands designated I1 – SECTION 869 on Sheet 28 of Schedule A to this by-law:

869.1 shall only be used for the purposes permitted by section 869.1(1), or the purposes permitted by section 869.1(2), but not both sections and not any combination of both sections:

either:

- (1) (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in a R1C – SECTION 866 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

869.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1C – SECTION 866 zone, the requirements and restrictions as set out in a R1C – SECTION 866 zone.

**870** shall be subject to the following requirements and restrictions:

870.1 shall only be used for the purposes permitted by section 870.1(1) or the purposes permitted by section 870.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in a R1C – SECTION 865 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

870.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1C – SECTION 865 zone, the requirements and restrictions as set out in a R1C – SECTION 865 zone.

**871** The lands designated I1 – SECTION 871 on Sheet 28 of Schedule A to this by-law:

871.1 shall only be used for the purposes permitted by section 871.1(1), or the purposes permitted by section 871.1(2), but not both sections and not any combination of both sections:

either:

- (1)
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.

or:

- (2)
  - (a) those purposes permitted in a R1C – SECTION 866 zone; and
  - (b) a park, playground or recreation facility operated by a public authority.

871.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1C – SECTION 866 zone, the requirements and restrictions as set out in a R1C – SECTION 866 zone.

**872** The lands designated R3B – SECTION 872 on Sheet 27 of Schedule A to this by-law:

872.1 shall only be used for the purposes permitted in a R3B zone.

872.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per Dwelling Unit:

Interior Lot: 185 square metres

Corner Lot: 275 square metres

- (2) Minimum Lot Width per Dwelling Unit:

Interior Lot: 6.0 metres

Corner Lot: 9.0 metres

- (3) Minimum Front Yard Depth: 4.5 metres

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

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

- (6) each dwelling unit shall have a direct pedestrian access from the front yard to the rear yard with no more than a 2 step grade difference inside the unit and without having to pass through a habitable room; and,
- (7) a maximum of 8 dwellings units shall be attached.

**874** The lands designated HC2 – SECTION 874 on Sheet 27 of Schedule A to this by-law:

874.1 shall only be used for the following purposes:

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

874.2 shall be subject to the following requirements and restrictions:

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

**875** The lands designated R2A – SECTION 875 on Sheet 27 of Schedule A to this by-law:

875.1 shall only be used for the following purposes:

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

875.2 shall be subject to the following requirements and restrictions:

- (1) for a quattroplex dwelling, the requirements and restrictions as set out in an R2B-SECTION 768 zone.
- (2) for a semi-detached dwelling, the following:
  - (a) Minimum Lot Area:
    - Interior Lot: 351 square metres and 207 square metres per dwelling unit.
    - Corner Lot: 382 square metres and 191 square metres for the dwelling unit closest to the flankage lot line.

- (b) Minimum Lot Width:
  - Interior Lot: 13.5 metres and 6.75 metres per dwelling unit
  - Corner Lot: 15.3 metres and 8.55 metres for the dwelling unit closest to the flankage lot line.
- (c) Minimum Lot Depth: 26 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to a garage, and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.
- (f) Minimum Exterior Side Yard Width: 3.0 metres.
- (g) Minimum Rear Yard Depth: 7.5 metres.
- (h) Maximum Building Height: 10.6 metres.
- (i) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

875.3 for the purpose of this Section:

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

**877** The lands designated R3B – SECTION 877 on Sheet 29 of Schedule A to this by-law:

877.1 shall only be used for the purposes permitted in the R3B zone.

877.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per Dwelling Unit:
  - Interior Lot: 168 square metres
  - Corner Lot: 252 square metres
- (2) Minimum Lot Depth: 28 metres
- (3) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (4) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room; and
- (5) the maximum number of dwelling units which may be attached shall not exceed 8.

**878** The lands designated R3B – SECTION 878 on Sheet 29 of Schedule A to this by-law:

878.1 shall only be used for the purposes permitted in the R3B zone.

878.2 shall be subject to the following requirements and restrictions:

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

**879** The lands designated R2C – SECTION 879 on Sheet 28 of Schedule A to this by-law:

879.1 shall only be used for the purposes permitted in a R2C zone.

879.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Semi-Detached Dwelling:  
  
Interior Lot: 488.0 square metres per lot and 244.0 square metres per dwelling unit;
- (2) Minimum Lot Width:  
  
Semi-Detached Dwelling:  
  
Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;
- (3) Minimum Lot Depth: 36.0 metres
- (4) Minimum Interior Side Yard Width:

Semi-Detached Dwelling: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres.

- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- (7) for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 50 percent of the lot width.

**880** The lands designated R1D – SECTION 880 on Sheet 28 of Schedule A to this by-law:

880.1 shall only be used for the purposes permitted in a R1D zone.

880.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 300.0 square metres
  - Corner Lot: 350.0 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 9.0 metres
  - Corner Lot: 10.6 metres
- (3) Minimum Rear Yard Depth: 7.5 metres
- (4) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side.
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (5) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (6) for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.
- (7) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**881** The lands designated R1D – SECTION 881 on Sheet 28 of Schedule A to this by-law:

881.1 shall only be used for the purposes permitted in a R1D zone.

881.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 335.0 square metres

Corner Lot: 360.0 square metres

(2) Minimum Lot Width:

Interior Lot: 9.0 metres

Corner Lot: 10.8 metres

(3) Minimum Rear Yard Depth: 7.5 metres

(4) Minimum Interior Side Yard Width:

(a) 1.2 metres on one side and 0.6 metres on the other side.

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

(c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(5) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

(6) for an interior lot where a portion of the garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling units itself, the garage door width shall not exceed 40 percent of the lot width.

(7) the minimum distance measure along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**882** The lands designated R1D – SECTION 882 on Sheet 24 of Schedule A to this by-law:

882.1 shall only be used for the purposes permitted in the R1D zone.

882.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 225 square metres

Corner Lot: 300 square metres

(2) Minimum Lot Depth: 25 metres

(3) Minimum Interior Side Yard Width:

- 1.2 metres on one side and 0.6 metres on the other side



- 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

- (4) Minimum Rear Yard Depth: 6 metres
- (5) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres; and
- (6) where an interior lot has a portion of a garage located 3 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

**883** The lands designated R1D – SECTION 883 on Sheet 24 of Schedule A to this by-law:

883.1 shall only be used for the purposes permitted in the R1D zone.

883.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 342 square metres
  - Corner Lot: 456 square metres
- (2) Minimum Lot Depth: 38 metres
- (3) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side
  - 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
- (4) Minimum Rear Yard Depth: 15 metres
- (5) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres; and
- (6) where an interior lot has a portion of a garage located 3 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

**884** The lands designated R2A – SECTION 884 on Sheet 24 of Schedule A to this by-law:

884.1 shall only be used for the purposes permitted in the R2A zone.

884.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 350 square metres per lot, and 175 square metres per dwelling unit
  - Corner Lot: 400 square metres per lot and 225 square metres for the dwelling unit closest to the flankage lot line

- (2) Minimum Lot Width:
  - Interior Lot: 14 metres, and 7 metres per dwelling unit
  - Corner Lot: 16 metres, and 9 metres for the dwelling closest to the flankage lot line
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 4.5 metres
- (5) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero
- (6) Minimum Rear Yard Depth: 6 metres
- (7) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

**885** The lands designated R3A – SECTION 885 on Sheet 24 of Schedule A to this by-law:

885.1 shall only be used for the purposes permitted in the R3A zone.

885.2 shall be subject to the following requirements and restrictions:

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

**886** The lands designated R1D – SECTION 886 on Sheet 24 of Schedule A to this by-law:

886.1 shall only be used for the purposes permitted in the R1D zone.

886.2 shall be subject to the following requirements and restrictions:

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

**887** The lands designated R1D – SECTION 887 on Sheet 24 of Schedule A to this by-law:

887.1 shall only be used for the purposes permitted in the R1D zone.

887.2 shall be subject to the following requirements and restrictions:

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

**888** The lands designated R2A – SECTION 888 on Sheet 24 of Schedule A to this by-law:

888.1 shall only be used for the purposes permitted in the R2A zone.

888.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 420 square metres per lot, and 210 square metres per dwelling unit
  - Corner Lot: 480 square metres per lot and 270 square metres for the dwelling unit closest to the flankage lot line

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

**889** The lands designated R2A – SECTION 889 on Sheet 24 of Schedule A to this by-law:

889.1 shall only be used for the purposes permitted in the R2A zone.

889.2 shall be subject to the following requirements and restrictions:

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

**890** The lands designated R1C – SECTION 890 on Sheet 24 of Schedule A to this by-law:

890.1 shall only be used for the purposes permitted in the R1C zone.

890.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 4.5 metres
- (2) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side
  - 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
  - 1.2 metres where a side yard abuts a public walkway or a non-residential zone
- (3) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

**891** The lands designated R3B – SECTION 891 on Sheet 24 of Schedule A to this by-law:

891.1 shall only be used for the purposes permitted in the R3B zone.

891.2 shall be subject to the following requirements and restrictions:

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

**892** The lands designated R3B – SECTION 892 on Sheet 24 of Schedule A to this by-law:

892.1 shall only be used for the purposes permitted in the R3B zone.

892.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 220 square metres
  - Corner Lot: 340 square metres
- (2) Minimum Lot Depth: 38 metres
- (3) Minimum Interior Side Yard Width: 1.2 metres, except that where a common wall of the dwelling units coincide with a side lot line the setback may be zero
- (4) Minimum Rear Yard Depth: 15 metres

- (5) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (6) the maximum number of dwelling units which may be attached shall not exceed 8; and
- (7) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

**893** The lands designated R3B – SECTION 893 on Sheet 24 of Schedule A to this by-law:

893.1 shall only be used for the purposes permitted in the R3B zone.

893.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 210 square metres
  - Corner Lot: 315 square metres
- (2) Minimum Lot Depth: 35 metres
- (3) Minimum Interior Side Yard Width: 1.2 metres, except that where a common wall of the dwelling units coincide with a side lot line the setback may be zero
- (4) Minimum Rear Yard Depth: 12 metres
- (5) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (6) the maximum number of dwelling units which may be attached shall not exceed 8; and
- (7) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

**894** The lands designated SC - SECTION 894 on Sheet 48 of Schedule A to this by-law:

894.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage or display of goods and materials;
- (b) a retail warehouse;
- (c) a building supplies outlet;
- (d) a garden centre sales establishment;
- (e) an automobile service station and repair facility;
- (f) a dining room restaurant, a convenience restaurant, a take-out restaurant;

- (g) a convenience store;
- (h) a personal service shop;
- (i) an office;
- (j) a bank, trust company and finance company;
- (k) a hotel;
- (l) a motel;
- (m) a dry cleaning and laundry distribution station;
- (n) a place of commercial recreation;
- (o) a community club;
- (p) a banquet hall;
- (q) a service shop;
- (r) a furniture and appliance store;
- (s) a motor vehicle sales and leasing establishment; and,
- (t) purposes accessory to the other permitted purposes.

894.2 shall be subject to the following requirements and restrictions:

- (a) the following purposes shall not be permitted: (i) adult entertainment parlours; (ii) adult video stores; (iii) pool halls; (iv) amusement arcades; (v) temporary open air markets; (vi) a supermarket; (vii) movies theatres; and, (viii) a department store;
- (b) the Maximum Floor Space Index for office purposes shall be 0.5;
- (c) a maximum of two dining room restaurants;
- (d) Maximum Gross Floor Area: 21,533 square metres;
- (e) Minimum Front Yard Depth: 5.0 metres;
- (f) Minimum Interior Side Yard Width: 9.0 metres;
- (g) Minimum Exterior Side Yard Width: 4.5 metres;
- (h) Minimum Rear Yard Depth: 6.0 metres;
- (i) Minimum Lot Width: 38 metres;
- (j) Maximum Building Height: no restrictions;
- (k) Landscaped Buffer Areas:
  - except at approved driveway locations, a landscaped buffer area having a minimum width of 4.5 metres shall be provided abutting Highway Number 7;

- except at approved driveway locations, a landscaped buffer area having a minimum width of 3.0 metres shall be provided abutting Chrysler Drive; and,
  - a landscaped buffer area having a minimum width of 7.0 metres shall be provided along the northerly property line.
- (l) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (m) all garbage and refuse storage areas, including containers for recycling materials, shall be located within a building;
- (n) no permanent outside storage of goods, materials or machinery shall be permitted;
- (o) a retail establishment or a retail warehouse with a floor area selling in excess of 929 square metres of food shall not be permitted; and,
- (p) a maximum of 3% of the maximum commercial floor area shall comprise retail establishments less than 465 square metres.

894.3 for the purposes of section 894:

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

**895** The lands designated I1 – SECTION 895 on Sheet 24 of Schedule A to this by-law:

895.1 shall only be used for the purposes permitted in section 895.1(1), or the purposes permitted by section 895.1(2), but not both sections or not any combination of both sections:

- (1) either:
- (a) a religious institution;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and
  - (d) purposes accessory to the other permitted purposes.
- (2) or:
- (a) those purposes permitted in a R3A zone.

895.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 895.1(1), the requirements and restrictions as set out in the I1 zone.
- (2) for those uses permitted in section 895.1(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 metres
  - Corner Lot: 33 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Yard Setbacks: 3 metres, but 6 metres to the front of a garage, 4.5 metres to the building wall where the front entrance to a dwelling unit is located
- (e) Separation of Buildings: 2.4 metres
- (f) Minimum Landscape Open Space: 40%, including a 3 metre wide landscaped area abutting public roads except at approved driveway locations
- (g) Coverage by Principal Building: none
- (h) the maximum number of dwelling units which may be attached shall not exceed 8; and
- (i) for a townhouse dwelling unit, a minimum amenity area of 6 metres by the width of the townhouse dwelling unit shall be provided abutting each dwelling unit.

**896** The lands designated M2(H) – SECTION 896 on Sheet 48 of Schedule A to this by-law:

896.1 shall only be used for the following purposes while the holding symbol (H) remains in effect:

- (i) Industrial within an enclosed building:
  - (a) the warehouse and storage of goods and products and materials;
  - (b) 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.
  - (c) shops for the repair or manufacturing of small goods and wares;
  - (d) the manufacturing, assembly, storage and distribution of semi-finished and finished products;

- (e) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use; and,
  - (f) dairy products, plants and bakeries.
- (ii) a transport terminal
- (iii) Non-Industrial
  - (a) exhibition and conference halls; and,
  - (b) radio, television, broadcasting and transmission facilities.
- (iv) Accessory
  - (a) business, professional and administrative offices connected with another permitted use of the land; and,
  - (b) purposes accessory to the other permitted purposes.

896.2 shall also be used for the following purpose, once the holding symbol (H) is removed:

- (i) a builders supply yard.

896.3 shall be subject to the removal of the holding symbol (H) for the use set out in Section 896.2 by means of an amendment to this by-law when all of the following conditions have been fulfilled to the satisfaction of City Council:

- (i) environmental studies that assess the potential impact of such use on the adjacent residential uses have been submitted;
- (ii) the potential impact of such use identified by the environmental studies have been mitigated in accordance with the MOEE criteria set out in Publications NPC-105, NPC-106-2 and NPC-133 and the guidelines of the MOEE in the "Manual of Guidelines and Procedures, Part D-Land Use" or in any equivalent replacement or amending publications and guidelines; and,
- (iii) the MOEE or any replacement agency having equivalent responsibility has issued a Certificate of Approval if necessary for the process associated with such use.

896.4 the lands shall be subject to the following restrictions and requirements:

- (i) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts:
  - (a) a residential zone, the minimum requirement is 20 metres.
- (ii) Minimum Landscaped Open Space shall be:
  - (a) 15 metres wide abutting a residential zone;
  - (b) 10 metres wide abutting an open space zone; and,
  - (c) 3 metres wide abutting a public street.
- (iii) refrigerated motor vehicles and refrigerated trailers shall not be loaded, unloaded, stored or parked within the area outlined on Schedule C – Section 896.

- (iv) no outside storage shall be permitted in the yard within 30 metres of a residentially zoned property;
- (v) no outside storage shall exceed the height of the fencing screening located at the west and north property lines.

**897** The lands designated M2 – SECTION 897 on Sheet 48 of Schedule A to this by-law:

897.1 shall only be used for:

- (i) the warehousing, storage and distribution of finished goods; and,
- (ii) purposes accessory to the other permitted purposes.

897.2 shall be subject to the following restrictions and requirements:

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

**898** The lands designated M4 – SECTION 898 on Sheet 48 of Schedule A to this by-law:

898.1 shall only be used for:

- (i) the purposes permitted in an M4 zone, I1 zone, I2 zone, and OS zone; and,
- (ii) purposes accessory to other permitted purposes.

898.2 shall be subject to the following restrictions and requirements:

- (i) the following purposes shall not be permitted:
  - (a) a cold storage operation as a principal or accessory use except as a cold storage associated with a restaurant use.
- (ii) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts:
  - (a) a residential zone, the minimum requirement is 20 metres.

- (iii) Minimum Landscaped Open Space shall be:
  - (a) 6 metres wide abutting a residential zone;
  - (b) 3 metres wide abutting an open space zone; and,
  - (c) 3 metres wide abutting a public street.
- (iv) refrigerated motor vehicles shall not be operated, loaded, unloaded, stored or parked in the yard abutting a residential or open space zone.
- (v) one parking space shall be provided for every 66 square metres of gross floor area.
- (vi) limited open storage shall be permitted subject to the following:
  - (a) the outdoor storage area shall not exceed an area of more than 10% of the gross area of the building;
  - (b) the outdoor storage area shall be screened with opaque fencing that is not less than two metres in height no more than 3 metres in height; and,
  - (c) no outdoor storage shall exceed the height of the screening fencing.

898.3 the lands shall also be subject to the requirements and restrictions of the M4 zone, I1 zone, I2 zone and OS zone and all the general provisions of this by-law which are not in conflict with those in 898.2.

**899** The lands designated R2A – SECTION 899 on Sheet 24 of Schedule A to this by-law:

899.1 shall only be used for the purposes permitted in the R2A zone.

899.2 shall be subject to the following requirements and restrictions:

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

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

**900** The lands designated R1C – SECTION 900 on Sheet 40 of Schedule A to this by-law:

900.1 shall only be used for the purposes permitted in the R1C zone.

900.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 330 square metres
- (2) Minimum Lot Width:  
Interior Lot: 12 metres  
Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- (8) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side 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
  - 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
- (10) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- (11) all buildings and structures above and below ground shall be set back a minimum of 7.5 metres from the Highway 7 right-of-way.

**901** The lands designated R1D – SECTION 901 on Sheet 40 of Schedule A to this by-law:

901.1 shall only be used for the purposes permitted in the R1D zone.

901.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 240 square metres
- (2) Minimum Lot Width:  
Interior Lot: 9 metres

Corner Lot: 10.8 metres

- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- (8) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side
  - 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
  - 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (11) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- (12) all buildings and structures above and below ground shall be set back a minimum of 7.5 metres from the Highway 7 right-of-way

**902** The lands designated R2A – SECTION 902 on Sheet 40 of Schedule A to this by-law:

902.1 shall only be used for the following purposes:

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

902.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 170 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres per lot and 6.85 per dwelling unit
  - Corner Lot: 15.5 metres and 8.65 metres for the dwelling unit closest to the flankage lot line

- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit
- (8) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (10) all buildings and structures above and below ground shall be set back a minimum of 7.5 metres from the Highway 7 right-of-way

**903** The lands designated R3B – SECTION 903 on Sheet 40 of Schedule A to this by-law:

903.1 shall only be used for the purposes permitted in the R3B zone.

903.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 170 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 18 metres per lot and 6 per dwelling unit
  - Corner Lot: 19.8 metres and 7.8 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit
- (8) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero



- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line
- (10) all buildings and structures above and below ground shall be set back a minimum of 13.7 metres from the Highway 7 right-of-way
- (11) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (12) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater
- (13) Maximum Lot Coverage: none

**904** The lands designated I1 – SECTION 904 on Sheet 40 of Schedule A to this by-law:

904.1 shall only be used for the purposes permitted in section 904.1(1), or the purposes permitted by section 904.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a religious institution
  - (b) a day nursery
  - (c) a park, playground or recreation facility operated by a public authority, and
  - (d) purposes accessory to the other permitted purposes
- (2) or:
  - (a) those purposes permitted in a R1C zone

904.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 904.1(1), the requirements and restrictions as set out in the I1 zone
- (2) for those uses permitted in section 904.1(2), shall be subject to the requirements and restrictions of section 900.2

**905** The lands designated I1 – SECTION 905 on Sheet 40 of Schedule A to this by-law:

905.1 shall only be used for the purposes permitted in section 905.1(1), or the purposes permitted by section 905.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a religious institution
  - (b) a day nursery

- (c) a park, playground or recreation facility operated by a public authority, and
  - (d) purposes accessory to the other permitted purposes
- (2) or:
- (a) those purposes permitted in a R2A zone

905.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 905.1(1), the requirements and restrictions as set out in the I1 zone
- (2) for those uses permitted in section 905.1(2), shall be subject to the requirements and restrictions of section 902.2

**906** The lands designated HC2 – SECTION 906 on Sheet 40 of Schedule A to this by-law:

906.1 shall only be used for the purposes permitted in the HC2 zone.

906.2 shall be subject to the following requirements and restrictions:

- (1) all buildings and structures above and below ground shall be set back a minimum of 13.7 metres from the Highway 7 right-of-way
- (2) a minimum 3 metre wide landscaped open space shall be provided along the site limited except at vehicular access locations
- (3) no outside storage or display of goods shall be permitted
- (4) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant
- (5) all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed
- (6) an adult video store or an adult entertainment parlour shall not be permitted

**907** The lands designated R1C – SECTION 907 on Sheet 24 of Schedule A to this by-law:

907.1 shall only be used for the purposes permitted in the R1C zone.

907.2 shall be subject to the following requirements and restrictions:

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

**908** The lands designated C1 – SECTION 908 on Sheet 24 of Schedule A to this by-law:

908.1 shall only be used for the purposes permitted in the C1 zone.

908.2 shall be subject to the following requirements and restrictions:

- (1) where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth may be 6.0 metres provided that there is no driveway in the rear yard.

**909** The lands designated R1A – SECTION 909 on Sheet 56 of Schedule A to this by-law:

909.1 shall only be used for the purposes permitted by the Residential Single Detached A (R1A) Zone;

909.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width:

Interior Lot: 21 metres

Corner Lot: 24 metres

- (b) Minimum Lot Area:

Interior Lot: 735 square metres

Corner Lot: 840 square metres

- (c) Minimum Landscaped Open Space: 50 percent of the area within the required minimum front yard depth

909.3 the lands shown on Schedule C – Section 909 shall only be used for private open space purposes wherein the erection of any buildings and structures, including swimming pools, decks and patios or part thereof, is prohibited.

**910** The lands zoned A – SECTION 910 shall only be used for purposes permitted in the A Zone and subject to the requirements and restrictions of the A Zone except that the minimum lot area shall be 0.2 hectares.

**911** The lands designated R1C – SECTION 911 on Sheet 28 of Schedule A to this by-law:

911.1 shall only be used for the purpose permitted in a R1C zone.

911.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 330 square metres

- (2) Minimum Lot Width:

Interior Lot: 13.0 metres

Corner Lot: 14.8 metres

- (3) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling

- (4) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage

faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.

**912** The lands designated R1D – SECTION 912 on Sheet 28 of Schedule A to this by-law:

912.1 shall only be used for the purposes permitted in a R1D zone.

912.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 240 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 9.3 metres
  - Corner Lot: 11.1 metres
- (3) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (4) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) the rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area.
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side

- (b) where the distance between the walls of two dwelling is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
- (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.

**913** The lands designated HC2 - SECTION 913 on Sheet 6 of Schedule A to this by-law:

913.1 shall only be used for the following purposes:

- (1) a gas bar;
- (2) a convenience store;
- (3) a car wash;
- (4) a take-out restaurant with drive-through facilities;
- (5) a convenience restaurant with drive-through facilities; and,
- (6) purposes accessory to other permitted purposes.

913.2 shall be subject to the following requirements and restrictions:

- (a) a Minimum Lot Area: 0.55 hectares;
- (b) a Landscaped Open Space Area having a minimum width of 4.0 metres shall be provided and maintained along the west property line;
- (c) a Landscaped Open Space Area having a minimum width of 6.0 metres shall be provided and maintained along the south property line except at approved driveway access locations along Hurontario Street;
- (d) a Landscaped Open Space Area having a minimum width of 3.0 metres shall be provided and maintained along Hurontario Street and Mayfield Road except at approved driveway access locations;
- (e) a masonry wall having a minimum height of 1.8m shall be provided along the south and west property lines except where the wall is opposite a car wash entrance or exit a 2.2 m high masonry wall above the finished grade of a car wash entrance or exit shall be provided.

**914** The lands designated R2A – SECTION 914 on Sheet 42 of Schedule A to this By-law:

914.1 shall only be used for the purposes permitted in a R2A – Section 729 zone.

914.2 shall be subject to the following requirements and restrictions:

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

914.3 shall also be subject to the requirements and restrictions relating to the R2A – Section 729 Zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section 914.2.

**915** The lands designated C3 - SECTION 915 on Sheet 48 of Schedule A to this by-law:

915.1 shall only be used for the following purposes:

- (a) a retail establishment subject to the provisions of Section 915.2(1);
- (b) a service shop;
- (c) a personal service shop;
- (d) a convenience store with a maximum floor area of 185 square metres;
- (e) a bank, trust company and finance company;
- (f) an office;
- (g) a dry cleaning and laundry distribution station;
- (h) a laundromat;
- (i) a parking lot;
- (j) a dining room restaurant, a convenience restaurant; a take-out restaurant, with or without a drive through facility;
- (k) a printing or copying establishment;
- (l) a commercial school;
- (m) a place of commercial recreation, but not including a billiard hall;
- (n) a community club;
- (o) a health centre;
- (p) a community centre
- (q) a dairy bar;
- (r) a furniture and appliance store;
- (s) a retail warehouse subject to the provisions of Section 915.2(1);
- (t) a home and auto supply store;
- (u) a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with the purposes permitted by Section 915.1(a), (r), (s), (t), and (w);
- (v) a garden centre, only in conjunction with a supermarket,
- (w) a supermarket subject to the provisions of Section 915.2(o).
- (x) purposes accessory to the other permitted purposes.

915.2 shall be subject to the following requirements and restrictions:

- (a) except for driveway locations, landscaped open spaces shall be provided as follows:
  - a minimum 4.5 metre wide strip abutting Bovaird Drive;
  - a minimum 4.5 metre wide strip abutting Airport Road;
- (b) Minimum Front Yard Depth: 4.5 metres;
- (c) Minimum Exterior Side Yard Depth: 4.5 metres;
- (d) Minimum Interior Side Yard Depth: 3.0 metres, except abutting lands zoned SC – Section 916, where no minimum shall be required;
- (e) Minimum Rear Yard Depth: 6.0 metres;
- (f) Maximum Building Height: no restriction;
- (g) Minimum Landscaped Open Space: 5 percent of the lot area;
- (h) Minimum Parking Space Requirements:
  - for an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
  - for all other uses listed in Section 915.1 of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof.
- (i) a maximum of 20% of the required parking spaces may be provided on abutting lands zoned SC-Section 916;
- (j) notwithstanding any other provision of this by-law, to the contrary, the lands zoned C3-Section 915 shall be treated as a single lot for zoning purposes;
- (k) the Aggregate Maximum Gross Leasable Area for the purposes permitted by Section 915.1 shall not exceed 16,300 square metres;
- (l) a retail establishment or a retail warehouse with a floor area selling in excess of 1,858 square metres of food space floor area shall not be permitted;
- (m) a maximum of two dining room restaurants; and,
- (n) the following uses shall not be permitted:
  - (i) adult entertainment parlour;
  - (ii) adult videotape store;
  - (iii) department store;
  - (iv) movie theatres.
- (o) the Maximum Gross Floor Area devoted to the sale of food within a supermarket shall not exceed 7,246 square metres.

915.3 for the purposes of Section 915:

Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format. A retail warehouse is not defined as a furniture and appliance store as permitted by Section 915.1(r).

Home and Auto Supply Store shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a speciality auto repair establishment.

Department Store shall mean a building occupied by a large retail store primarily engaged in general merchandising at retail of a wide range of merchandise organized into departments within such building. Such merchandise shall include most or all of; apparel, housewares, domestic goods, drugs, hardware, automotive supplies, sporting goods, toys, furniture and appliances. A department store shall have a minimum gross leasable floor area of 4,645 square metres.

Supermarket shall mean a building or structure, or part thereof engaged primarily 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, and may also include non-food related retail goods and services such as, but not limited to, a pharmacy, a florist shop, a photo lab, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant.

**916** The lands designated SC - SECTION 916 on Sheet 48 of Schedule A to this by-law:

916.1 shall only be used for the following purposes:

- (a) the purposes permitted in an M4 zone;
- (b) a boat sales establishment;
- (c) a motor vehicle repair shop;
- (d) a motor vehicle or boat parts and accessories establishment;
- (e) a tavern;
- (f) a taxi station
- (g) a tool and equipment rental establishment;
- (h) a service station;
- (i) a motor vehicle washing establishment;
- (j) a gas bar;
- (k) a commercial school;
- (l) a retail establishment subject to the provisions of Section 916.2(n);
- (m) a convenience store with a maximum floor area of 185 square metres;
- (n) a service shop;
- (o) a personal service shop;



- (p) a bank, trust company and finance company;
- (q) an office with a maximum floor space index of 0.5
- (r) a dry cleaning and laundry distribution station;
- (s) a laundromat;
- (t) a parking lot;
- (u) a dining room restaurant, a convenience restaurant; a take-out restaurant, with or without a drive through facility;
- (v) a printing or copying establishment;
- (w) garden centre sales establishment;
- (x) a community club;
- (y) a health centre;
- (z) a custom workshop;
- (aa) an animal hospital;
- (bb) a retail warehouse subject to the provisions of Section 916.2 (n);
- (cc) a building supplies outlet;
- (dd) a motel;
- (ee) a place of commercial recreation;
- (ff) a banquet hall;
- (gg) a furniture and appliance store;
- (hh) a motor vehicle sales and leasing establishment;
- (ii) a temporary open air market;
- (jj) a swimming pool sales and service establishment;
- (kk) a screened outdoor area devoted to the year round display and sale of products and commodities shall be permitted only in conjunction the remaining uses with the purposes permitted by Section 916.1(b), (g), (l), (n), (w),(z), (a), (bb), (cc), (gg), (hh), (ii), (jj), (nn), (oo);
- (ll) a recreation facility;
- (mm) a gymnastic facility;
- (nn) a home and auto supply store;
- (oo) an exhibition and conference hall; and,
- (pp) purposes accessory to the other permitted purposes.

916.2 shall be subject to the following requirements and restrictions:

- (a) except for driveway locations, landscaped open spaces shall be provided as follows:
- a minimum 4.5 metre wide strip abutting Airport Road;
  - a minimum 3.0 metre wide strip abutting North Park Drive;
- (b) Minimum Front Yard Depth: 4.5 metres;
- (c) Minimum Exterior Side Yard Depth: 3.0 metres;
- (d) Minimum Interior Side Yard Depth: 4.5 metres;
- (e) Minimum Rear Yard Depth: 0 metres;
- (f) Maximum Building Height: no restriction;
- (g) Minimum Landscaped Open Space: 5 percent of the lot area;
- (h) Minimum Parking Space Requirements:
- for a motel, as per section 20;
  - for an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
  - for all other uses listed in Section 916.1 of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof.
- (i) a maximum of 20% of the required parking spaces may be provided on abutting lands zoned C3-Section 915;
- (j) notwithstanding any other provision of this by-law, to the contrary, the lands zoned SC-Section 916 shall be treated as a single lot for zoning purposes;
- (k) the Aggregate Maximum Gross Leasable Area for the purposes permitted by Section 916.1 shall not exceed 28,300 square metres;
- (l) the following purposes shall not be permitted: (i) a supermarket; (ii) movie theatres; (iii) a department store; (iv) adult entertainment parlour; (v) adult videotape store;
- (m) a maximum of two dining room restaurants;
- (n) a retail establishment, a retail warehouse, or a convenience store with a floor area devoted to the selling of food products in excess of 93 square metres shall not be permitted; and,
- (o) except as provided for in Section 916.1(kk), the outdoor storage of goods and materials shall not be permitted.

916.3 for the purposes of Section 916:

Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format. A retail warehouse is not defined as a furniture and appliance store as permitted by Section 916.1 (gg).

Gymnastic Facility shall mean a building or place where training in gymnastics is provided and where gymnastics competitions may be held

Home and Auto Supply Store shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a speciality auto repair establishment.

Department Store shall mean a building occupied by a large retail store primarily engaged in general merchandising at retail of a wide range of merchandise organized into departments within such building. Such merchandise shall include most or all of; apparel, housewares, domestic goods, drugs, hardware, automotive supplies, sporting goods, toys, furniture and appliances. A department store shall have a minimum gross leasable floor area of 4,645 square metres.

**917** The lands designated C2 – SECTION 917 on Sheet 40 of Schedule A to this by-law:

917.1 shall only be used for the following purposes:

- (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 finance company
- (6) an office
- (7) a dry cleaning and laundry distribution station
- (8) a laundromat
- (9) a dining room restaurant, a convenience restaurant, a take out restaurant
- (10) a service station
- (11) a printing or copying establishment
- (12) a commercial school
- (13) a garden centre sales establishment
- (14) a community club
- (15) a health centre
- (16) an animal hospital

917.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Building Height: 2 storeys
- (2) the uses permitted in section 917.1(2) shall be restricted to a maximum gross commercial floor area of 1,394 square metres

- (3) a minimum 3 metre wide landscaped open space shall be provided along the site limits except at vehicular access locations
- (4) no outside storage or display of goods shall be permitted
- (5) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant
- (6) all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed
- (7) an adult video store or an adult entertainment parlour shall not be permitted

**920** The lands designated R1D – SECTION 920 on Sheet 24 of Schedule A to this by-law:

920.1 shall only be used for the purposes permitted in the R1D zone.

920.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12 metres
  - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

- (10) where a lot has a width greater than 13.5 metres and the width of the porch is 5%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**921** The lands designated R1D – SECTION 921 on Sheet 24 of Schedule A to this by-law:

921.1 shall only be used for the purposes permitted in the R1D zone.

921.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 275 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 11 metres  
  
Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (10) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**922** The lands designated R1D – SECTION 922 on Sheet 24 of Schedule A to this by-law:

922.1 shall only be used for the purposes permitted in the R1D zone.

922.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 270 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 9 metres
  - Corner Lot: 10.8 metres
- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (10) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- (11) the following provisions shall apply to garages:
  - (a) for a lot width less than 10 metres, the maximum garage door width shall be 3.1 metres
  - (b) for a lot width of 10 metres or greater but less than 11 metres, the maximum garage door width shall be 4 metres
  - (c) the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (d) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (e) the interior garage width as calculated 3 metres from the garage opening, shall not exceed 0.6 metre over the garage door width.

923 The lands designated R2A – SECTION 923 on Sheet 24 of Schedule A to this by-law:

923.1 shall only be used for the following purposes:

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

923.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 208 square metres per dwelling unit
- (2) Minimum Lot Width:  
  
Interior Lot: 16.7 metres per lot and 8.3 per dwelling unit  
  
Corner Lot: 18.5 metres and 10.1 metres for the dwelling unit closest to the flanking lot line
- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.7 metres
  - (b) the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flanking lot line
  - (d) the interior garage width as calculated 3 metres from the garage opening, shall not exceed 0.6 metre over the garage door width.

**925** The lands designated R1D – SECTION 925 on Sheet 24 of Schedule A to this by-law:

925.1 shall only be used for the purposes permitted in the R1D zone.

925.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres
- (2) Minimum lot Width:
  - Interior Lot: 12 metres
  - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (10) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**926** The lands designated R1C – SECTION 926 on Sheet 24 of Schedule A to this by-law:

926.1 shall only be used for the purposes permitted in the R1C zone.

926.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 360 square metres
- (2) Minimum Lot Width:



Interior Lot: 12 metres

Corner Lot: 13.8 metres

- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (6) Minimum Exterior Side Yard Width: 2.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (10) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**927** The lands designated R2A – SECTION 927 on Sheet 24 of Schedule A to this by-law:

927.1 shall only be used for the following purposes:

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

927.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 208 square metres per dwelling unit
- (2) Minimum Lot Width:

Interior Lot: 16.7 metres per lot and 8.3 per dwelling unit

Corner lot: 18.5 metres and 10.1 metres for the dwelling unit closest to the flankage lot line

- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.7 metres
  - (b) the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the garage door width.

**928** The lands designated R2A – SECTION 928 on Sheet 24 of Schedule A to this by-law:

928.1 shall only be used for the following purposes:

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

928.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 224 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres per lot and 6.8 per dwelling unit
  - Corner Lot: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line

- (3) Minimum Lot Depth: 0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area for the particular unit
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 2.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the garage door width.

**929** The lands designated I1 – SECTION 929 on Sheet 24 of Schedule A to this by-law:

929.1 shall only be used for the purposes permitted in section 929.1(1), or the purposes permitted by section 929.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a public or private school
  - (b) a day nursery
  - (c) a park, playground or recreation facility operated by a public authority, and
  - (d) purposes accessory to the other permitted purposes
- (2) or:
  - (a) those purposes permitted in a R1C zone.

929.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 929.1(1), the requirements and restrictions as set out in the I1 zone
- (2) for those uses permitted in section 929.1(2), shall be subject to the requirements and restrictions of section 926.2.

929.3 shall also be subject to the following requirements and restrictions and all of the general provisions of this by-law which are not in conflict with the ones set out in section 929.2.

- (1) for those uses permitted in section 929.1(1), those relating to the I1 zone
- (2) for those uses permitted in section 929.1(2), those relating to the R1C zone.

**930** The lands designated R1D – SECTION 930 on Sheet 40 of Schedule A to this by-law:

930.1 shall only be used for the purposes permitted in a R1D zone.

930.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 270 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 9.15 metres
  - Corner Lot: 10.95 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of the dwelling
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (9) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide or less road right-of-way;

- (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way; and,
- (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

**931** The lands designated R2A – SECTION 931 on Sheet 40 of Schedule A to this By-law:

931.1 shall only be used for the following purposes:

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

931.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling or structures shall be located within 7.5 metres of the Highway Number 7 right-of-way.
- (2) Minimum Lot Area: 204 square metres per dwelling unit
- (3) Minimum Lot Width:
  - Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
  - Corner Lot: 15.4 metres and 8.6 metres for the dwelling unit closest to the flankage lot line
- (4) Minimum Lot Depth: 30 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- (8) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 2.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

**932** The lands designated R3B – SECTION 932 on Sheet 40 of Schedule A to this by-law:

932.1 shall only be used for the purposes permitted in a R3B zone.

932.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 168 square metres per dwelling unit
- (2) Minimum Lot Width:
 

Interior Lot: 16.8 metres per lot and 5.6 per dwelling unit

Corner Lot: 18.6 metres and 7.4 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the

common wall of the dwelling units  
coincide with a side lot line the  
setback may be zero

- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (10) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater
- (11) Maximum Lot Coverage: none
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 2.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

**933** The lands designated R1D – SECTION 933 on Sheet 24 of Schedule A to this by-law:

933.1 shall only be used for the purposes permitted in a R1D zone.

933.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 10.0 metres
  - Corner Lot: 11.8 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area

- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 4.0 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

**934** The lands designated R2A – SECTION 934 on Sheet 24 of Schedule A to this by-law:

934.1 shall only be used for the following purposes:

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

934.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 216 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres per lot and 9.0 metres per dwelling unit
  - Corner Lot: 19.8 metres and 10.8 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage



faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.7 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

**935** The lands designated R3B – SECTION 935 on Sheet 24 of Schedule A to this by-law:

935.1 shall only be used for the purposes permitted in a R3B zone.

935.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 214 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 19.5 metres per lot and 6.5 per dwelling unit
  - Corner Lot: 21.3 metres and 8.3 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 33 metres, except where the lots back onto McLaughlin Road, in which case the minimum lot depth shall be 38 metres.
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage

faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

- (6) Minimum Rear Yard Depth: 15.0 metres for lots backing onto McLaughlin Road and 10.0 metres for lots backing onto Sandalwood parkway
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (10) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater
- (11) Maximum Lot Coverage: none
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 2.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

**936** That lands designated C1 – SECTION 936 on Sheet 29 of Schedule A to this by-law:

936.1 shall only be used for the following purposes:

- (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;
- (10) a dining room restaurant, a convenience restaurant, and take-out restaurant;
- (11) an animal hospital; and,
- (12) purposes accessory to the other permitted purposes.

936.2 shall be subject to the following requirements and restrictions;

- (1) Minimum Interior Side Yard Width: 3.0 metres
- (2) Minimum Rear Yard Depth: 4.5 metres
- (3) Maximum Building Height 2 storeys
- (4) a 3.0 metre wide landscaped open space area shall be provided along the west and north lot lines except at approved access location.
- (5) a 1.8 metre high opaque wood fence shall be provided along the south and east property line.
- (6) refuse storage for restaurant uses shall be contained in a climate controlled area within a building.
- (7) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed.
- (8) a laboratory, all medical retail uses other than a pharmacy, an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.
- (9) a maximum of 279 square metres of gross floor area shall be permitted for a pharmacy or a physician, dentist or drugless practitioner's office uses.

936.3 for the purposes of this section:

Pharmacy shall mean a building or place where the primary business is the filling of prescriptions for drugs and medicines and where non-prescription medicines are sold or kept for sale to the general public.

**937** The lands designated A – SECTION 937 on Sheet 57 of Schedule A to this by-law:

937.1 shall only be used for the purposes permitted in the A Zone.

937.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 7.81 hectares
- (b) no buildings or structures shall be permitted.

**938** The lands designated SC(H) – SECTION 938 on Schedule A to this by-law:

938.1 shall only be used for the following purposes:

- (a) an office;
- (b) a hotel or motel;
- (c) a retail establishment having no outside storage;
- (d) a service shop;
- (e) a dry cleaning and laundry distribution station;
- (f) a bank, trust company, finance company
- (g) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (h) a printing or copying establishment;
- (i) a health centre;
- (j) a community club;
- (k) a convenience store;
- (l) a day nursery; and,
- (m) uses accessory to other permitted uses

938.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Gross Floor Index for development on the subject lands shall be 0.45;
- (b) the Maximum Building Height shall be 12 storeys;
- (c) Maximum Front Yard Depth shall be 9 metres or half the height of the building, whichever is greater;
- (d) a Landscaped Buffer Strip of 9 metres shall be provided and maintained abutting Mississauga Road, except at approved driveway locations;
- (e) a minimum of 8,361 square metres of office space shall be constructed on the subject lands prior to the development of any retail/commercial uses permitted by section 938.1 (c) to (m) above.
- (f)
  - (i) until the holding (H) symbol is removed, the subject lands shall only be used for an office up to a maximum gross floor area of 8,361 square metres;
  - (ii) the subject lands shall not be used for office purposes in excess of 8,361 square metres permitted by section 938.1(a) or any such use permitted by section 938.1(b) to 938.1(I) until the holding (H) symbol is removed. The holding (H) symbol shall not be removed until the lands have been serviced with sanitary and water services to the satisfaction of the City of Brampton and the Regional Municipality of Peel.

**939** The lands designated A – SECTION 939 on Sheet 57 of Schedule A to this by-law:

939.1 shall only be used for the purposes permitted in the A zone.

939.2 notwithstanding Sections 6.1 and 6.2 of this By-law, nothing in this by-law shall prevent the repair, renovation, or reconstruction of the existing detached dwelling which was existing on the site prior to the passing of this by-law, provided that such repair, renovation or reconstruction shall not cause the provisions of this by-law to be contravened to a greater extent, or cause non-compliance with any other provisions of this by-law.

942 The lands designated R2A – SECTION 942 on Sheet 23 of Schedule A to this by-law:

942.1 shall only be used for the following purposes:

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

942.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 432 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 18.0 metres and 9.0 metres per dwelling unit  
  
Corner Lot: 19.8 metres and 10.8 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (7) Minimum exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (8) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 3.1 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.

- (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (11) Setback From TransCanada Pipeline: no permanent structures shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

**943** The lands designated R3B – SECTION 943 on Sheet 23 of Schedule A to this by-law:

943.1 shall only be used for the purposes permitted in an R3B zone.

943.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 504 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 21.0 metres and 7.0 metres per dwelling unit
  - Corner Lot: 22.8 metres and 8.8 metres per dwelling unit
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (8) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 3.1 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (10) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (11) Front to Rear Access: each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.
- (12) Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- (13) Maximum Lot Coverage: none
- (14) Setback From TransCanada Pipeline: no permanent structures shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

**944** The lands designated I1 - SECTION 944 on Sheet 23 of Schedule A to this by-law:

944.1 shall only be used for the purposes permitted by section 944.1(1), or the purposes permitted by section 944.1(2), but not both sections and not any combination of both sections:

either:

- (1) the following:
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes;

or:

- (2) the following:
  - (a) those purposes permitted in a R1B – SECTION 1077 zone;
  - (b) a park, playground or recreation facility operated by a public authority;  
and,
  - (c) purposes accessory to the other permitted purposes.

944.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1B – SECTION 1077 zone, the requirements and restrictions as set out in a R1B – SECTION 1077 zone;

**945** The lands designated R1C – SECTION 945 on Sheet 23 of Schedule A to this by-law:

945.1 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 336.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.2 metres;
  - Corner Lot: 13.0 metres;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door: 5.4 metres;



- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**946** The lands designated R1B – SECTION 946 on Sheet 23 of Schedule A to this by-law:

946.1 shall only be used for the purposes permitted in an R1B zone.

946.2 shall be subject to the following requirements and restrictions:

- (1) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way;
- (2) Minimum Lot Area: 420 square metres;
- (3) Minimum Lot Width:
  - Interior Lot: 14.0 metres;
  - Corner Lot: 15.8 metres;
- (4) Minimum Lot Depth: 30 metres;
- (5) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (8) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door: 5.4 metres;
- (11) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

**947** The lands designated R1B – SECTION 947 on Sheet 23 of Schedule A to this by-law:

947.1 shall only be used for the purposes permitted in a R1B zone.

947.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 408.0 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 17.0 metres;
  - Corner Lot: 18.8 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**948** The lands designated M2 - SECTION 948 on Sheet 48 of Schedule A to this by-law:

948.1 shall only be used for:

- (1) a Waste Transfer Station, a Waste Processing Station, including a reusable goods sales depot and an education centre, and a Composting Facility, all operated by a public authority;
- (2) an administrative office or facility of a public authority;
- (3) a retail establishment devoted only to the sale of reusable goods in conjunction with a waste processing station; and
- (4) purposes accessory to other permitted purposes.

948.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Landscaping shall be provided as follows:
  - (a) front yard: 9 metres, except at approved access locations;
  - (b) interior north side yard: 0 metres; and
  - (c) interior south side yard: 3.0 metres.
- (2) composting shall only occur within a fully enclosed building; and
- (3) for the purpose of this section, the requirement of maintaining a minimum separation distance of 120 metres for a Waste Transfer Station or a Waste Processing Station from a property in a non-industrial zone shall not apply.

949 The lands designated R1C – SECTION 949 on Sheet 23 of Schedule A to this by-law:

949.1 shall only be used for the purposes permitted in an R1C zone.

949.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (6) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone.
- (7) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (8) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
  - (b) 5.5 metres on the non-sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres
  - (c) 5.5 metres on a street having a 20.0 metre wide right-of-way or greater; and
  - (d) 5.4 metres for lots on a street having a right-of-way width less than 17.0 metres.
- (9) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (10) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 5.5 metres for lots on a street having a right-of-way width greater than or equal to 17.0 metres, and 4.0 metres for lots less than 12.0 metres in width on a street having a right-of-way width less than 17.0 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (11) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (12) 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 5.0 metres.
- (13) Setback From TransCanada Pipeline: no permanent structures shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

952 The lands designated I1 – SECTION 952 on Sheet 24 of Schedule A to this by-law:

952.1 shall only be used for the purposes permitted in section 952.1(1), or the purposes permitted by section 952.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a public or private school
  - (b) a day nursery
  - (c) a park, playground or recreation facility operated by a public authority, and
  - (d) purposes accessory to the other permitted purposes
- (2) or:
  - (a) those purposes permitted in a RID zone

952.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 952.1(1), the requirements and restrictions as set out in the I1 zone
- (2) for those uses permitted in section 952.1(2), shall be subject to the following requirements and restrictions:
  - (a) Minimum Lot Area: 300 square metres
  - (b) Minimum Lot Width:

- Interior Lot: 10 metres
- Corner Lot: 11.8 metres
- (c) Minimum Lot Depth: 0 metres
  - (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
  - (e) Minimum Interior Side Yard Width:
    - (i) 1.2 metres on one side and 0.6 metres on the other side
    - (ii) 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
    - (iii) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
  - (f) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
  - (g) Minimum Rear Yard Depth: 7.5 metres
  - (h) rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
  - (i) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
  - (j) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
  - (k) the following provisions shall apply to garages:
    - (i) the maximum garage door width shall be 4 metres
    - (ii) the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
    - (iii) the garage door width restriction does not apply to the garage door facing a flankage lot line

- (iv) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the garage door width.

952.3 shall also be subject to the following requirements and restrictions and all of the general provisions of this by-law which are not in conflict with the ones set out in section 952.2.

- (1) for those uses permitted in section 952.1(1), those relating to the I1 zone
- (2) for those uses permitted in section 952.1(2), those relating to the R1D zone.

**953** The lands designated R1D – SECTION 953 on Sheet 24 of Schedule A to this by-law:

953.1 shall only be used for the purposes permitted in the R1D zone.

953.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12 metres
  - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

**954** The lands designated R2A – SECTION 954 on Sheet 24 of Schedule A to this by-law:

954.1 shall only be used for the following purposes:

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

954.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 204 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres per lot and 6.8 per dwelling unit
  - Corner Lot: 15.5 metres and 8.6 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres, except where the rear yard abuts a rail line, the minimum shall be 15 metres
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 2.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metre if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metre over the maximum garage door width permitted on the lot.
- (10) no window higher than 3.5 metres shall be permitted facing an M2 zone.



**955** The lands designated I1 – SECTION 955 on Sheet 24 of Schedule A to this by-law:

955.1 shall only be used for the purposes permitted in section 955.1(1), or the purposes permitted by section 955.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a public or private school
- (b) a day nursery
- (c) a park, playground or recreation facility operated by a public authority, and
- (d) purposes accessory to the other permitted purposes

or:

- (2) those purposes permitted in a R1D zone.

955.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 955.1(2), shall be subject to the requirements and restrictions as set out in the R1D – Section 953 zone.

**956** The lands designated I1 – SECTION 956 on Sheet 24 of Schedule A to this by-law:

956.1 shall only be used for the purposes permitted in section 956.1(1), or the purposes permitted by section 956.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a public or private school
- (b) a day nursery
- (c) a park, playground or recreation facility operated by a public authority, and
- (d) purposes accessory to the other permitted purposes

or:

- (2) those purposes permitted in a R2A – Section 954 zone.

956.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 956.1(2), shall be subject to the requirements and restrictions as set out in the R2A – Section 954 zone.

**959** The lands designated C3 - SECTON 959(H) on Sheet 24 of Schedule A to this by-law:

959.1 shall only be used for the following purposes:

- (a) the purposes permitted by the C3 zone;
- (b) an outdoor area for seasonal sales in association with a supermarket or an other retail establishment;

- (c) a gas bar;
- (d) a motor vehicle washing establishment; and
- (e) purposes accessory to other permitted uses.

959.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Leasable Commercial Floor Area: 11,150 square metres, of which the maximum gross leasable floor area of supermarket floor space shall be 5,110 square metres
- (b) Minimum Front Yard Depth: 6 metres
- (c) Minimum Exterior Side Yard Width: 12 metres
- (d) the "H" symbol appended to the C3-Section 959 zone may be removed to allow the maximum gross leasable floor area to be 22,300 square metres when it is confirmed by the Commissioner of Planning, Design and Development that the combined population of Secondary Plan Areas 2A and 44 has reached 20,000 persons (such population calculated by multiplying the dwelling unit count by the per person unit ratio of 3.4 for densities lower than 51 dwelling units per net residential hectare and 2.1 for densities of 51 units per net residential hectare or greater).

959.3 for the purpose of this section, a Mezzanine Area within a supermarket not used for purposes of the sale and display of goods and materials shall not be considered part of the gross leasable commercial floor area.

**961** The lands designated R1C – SECTION 961 on Sheet 29 of Schedule A to this by-law:

961.1 shall only be used for the purposes permitted by section 961.1.1(1), or the purposes permitted by section 961.1.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) those purposes permitted in an "R1C" zone;
- (2) or:
  - (a) a convertible detached dwelling; and,
  - (b) purposes accessory to the other permitted purposes.

961.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted by section 961.1.1(1), the requirements and restrictions of the "R1C – Section 857" zone.
- (2) for those purposes permitted by section 961.1.1(2), the following requirements and restrictions shall apply in addition to the requirements and restrictions of the "R1C – Section 857" zone.

- (a) the residential building shall have an appearance of a single detached dwelling and be designed to enable conversion to and from a single detached dwelling and a convertible detached dwelling without exterior or major structural changes;
- (b) the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement or cellar;
- (c) a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
- (d) no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
- (e) the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
- (f) a minimum of two tandem parking spaces comprising the two tandem parking spaces may be located in a garage;
- (h) a maximum of one garage shall be constructed and the garage shall have single doors;
- (i) the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied; and,
- (j) a covered porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or rear yard setback.

961.3 for the purposes of this section:

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

**962** The lands designated R1D – SECTION 962 on Sheet 24 of Schedule A to this by-law:

962.1 shall only be used for the purposes permitted in an R1D zone.

962.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 300 square metres, and,
  - Exterior Lot: 354 square metres.
- (2) Minimum Lot Width:
  - Interior Lot: 10.0 metres
  - Corner Lot: 11.8 metres
- (3) Minimum Lot Depth: 30 metres with the exception of a lot which backs onto

McLaughlin road in which case the minimum lot depth shall be 34 metres.

- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 4.0 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**963** The lands designated R2A – SECTION 963 on Sheet 24 of Schedule A to this By-law.

963.1 shall only be used for the following purposes:

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

963.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 244 square metres per dwelling unit;

- (2) Minimum Lot Width:
- Interior Lot: 16.3 metres per lot and 8.15 metres per dwelling unit.
- Corner Lot: 18.1 metres per lot and 9.95 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (7) Minimum Interior Side Yard Width: 1.2 metres except where the common wall of the dwelling units coincides with a side lot line, the setback may be zero.
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- (9) the following provisions shall apply to garages:
- (a) the maximum garage door width per dwelling unit shall be 3.7 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**965** The lands designated SC - SECTION 965 on Sheet 24 of Schedule A to this by-law:

965.1 shall only be used for the following purposes:

- (1) an office;
- (2) purposes accessory to the other permitted purposes

965.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 6 metres
- (2) Minimum Interior Side Yard Width: 6 metres
- (3) a 6 metres wide landscaped open space area shall be provided along the easterly and southerly limits of the property, with the exception of approved access locations.
- (4) no outside storage or display of goods shall be permitted.
- (5) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed.
- (6) the Maximum Gross Floor Area to be devoted to the office use shall not exceed a floor space index of 0.4.

**966** The lands designated R1D – SECTION 966 on Sheet 26 of Schedule A to this by-law:

966.1 shall only be used for the purposes permitted in an R1D zone.

966.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres;
- (2) Minimum Lot Width:  
  
Interior Lot: 11.0 metres;  
  
Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

**967** The lands designated R1D – SECTION 967 on Sheet 26 of Schedule A to this by-law:

967.1 shall only be used for the purposes permitted in an R1D zone.

967.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 270 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 9.0 metres;
  - Corner Lot: 10.8 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side;
  - 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;
  - 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

**968** The lands designated R2A – SECTION 968 on Sheet 26 of Schedule A to this by-law:

968.1 shall only be used for the following purposes:

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

968.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 15.0 metres per lot and 7.5 metres per dwelling unit;
  - Corner Lot: 16.8 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the



common wall of the dwelling units coincide with a side lot line the setback may be zero;

- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

**970** The lands designated R3B – SECTION 970 on Sheet 26 of Schedule A to this by-law:

970.1 shall only be used for the purposes permitted in an R3B zone.

970.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 175 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 22.5 metres per lot, and 7.5 metres per dwelling unit;
  - Corner Lot: 24.3 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the

common wall of the dwelling units coincide with a side lot line the setback may be zero;

- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (10) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- (11) Maximum Lot Coverage: none
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance<sup>3</sup> of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

**971** The lands designated R1D – SECTION 971 on Sheet 26 of Schedule A to this by-law:

971.1 shall only be used for the purposes permitted in an R1D zone.

971.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 10.4 metres;
  - Corner Lot: 12.2 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 4.12 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

**972** The lands designated HC2 – SECTION 972 on Sheet 26 of Schedule A to this by-law:

972.1 shall only be used for the following purposes:

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

972.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 10.0 metres;
- (2) Minimum Setback to Highway No. 7: 13.7 metres;
- (3) except at approved access locations, landscaped open space areas shall be provided as follows:
  - a minimum 3.0 metre wide landscaped strip abutting Richvale Drive; and,

- a minimum 6.0 metre wide landscaped strip abutting Highway No.7;
- (4) a convenience store shall have a minimum gross floor area of 140 square metres;
  - (5) refuse storage for restaurant purposes shall be contained in a climate controlled area within a building;
  - (6) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed; and,
  - (7) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted;

**974** The lands designated R1D – SECTION 974 on Sheet 22 of Schedule A to this by-law:

974.1 shall only be used for the purposes permitted in a R1D zone.

974.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (6) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
  - (b) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.
- (7) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- (8) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;

- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (9) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- (10) Minimum Interior Side Yard Width:
  - (a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (11) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- (12) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**975** The lands designated R1D – SECTION 975 on Sheet 22 of Schedule A to this by-law:

975.1 shall only be used for the purposes permitted in a R1D zone.

975.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 328.8 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (6) Minimum Setback to a Garage Door: 5.4 metres
- (7) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- (8) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (9) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- (10) Minimum Interior Side Yard Width:
- (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (11) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- (12) Maximum Building Height: two storeys if the front lot line abuts a road right-of-way less than 17.0 metres and 10.6 metres where the front lot line abuts a road right-of-way 17.0 metres or greater.
- (13) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**976** The lands designated R2A – SECTION 976 on Sheet 22 of Schedule A to this by-law:

976.1 shall only be used for the following purposes:

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

976.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 189.6 square metres per dwelling unit
- (2) Minimum Lot Width:

Interior Lot: 15.8 metres per lot and 7.9 metres per dwelling unit

Corner Lot: 17.6 metres per lot and 9.7 metres for the dwelling unit closest to the flankage lot line

- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- (7) Minimum Interior Side Yard Width: 1.2 metres except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

977 The lands designated I1 – SECTION 977 on Sheet 22 of Schedule A to this by-law:

977.1 shall only be used for the purposes permitted by section 977.1(1) or the purposes permitted by section 977.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a public or private school;
- (b) a day nursery;

- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in a R1D zone; and,
- (b) a park, playground or recreation facility operated by a public authority

977.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D zone, the requirements and restrictions set out below:
  - (a) Minimum Lot Area: 300 square metres
  - (b) Minimum Lot Width:
    - Interior Lot: 12.5 metres
    - Corner Lot: 14.3 metres
  - (c) Minimum Lot Depth: 24 metres
  - (d) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
  - (e) Minimum Exterior Side Yard Setback: 3.0 metres to the side wall of a dwelling;
  - (f) Minimum Setback to a Garage Door: 5.4 metres
  - (g) a garage may project a maximum of 1.5 metres beyond a porch or front wall of a dwelling provided that the minimum setback to a garage door is maintained.
  - (h) the following provisions shall apply to garages:
    - (i) the maximum garage door width shall be 5.5 metres.
    - (ii) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
    - (iii) the garage door width restriction does not apply to the garage door facing a flankage lot line.
    - (iv) the interior width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
  - (i) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area



- (j) Minimum Interior Side Yard Width:
  - (i) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (ii) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (k) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- (l) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.
- (2) 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 977.2(1)

**978** The lands designated I1 – SECTION 978 on Sheet 22 of Schedule A to this by-law:

978.1 shall only be used for the purposes permitted by section 978.1(1) or the purposes permitted by section 978.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in a R1D – SECTION 974 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

978.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D – SECTION 974 zone, the requirements and restrictions as set out in a R1D – SECTION 974 zone.

**979** The lands designated I1 – SECTION 979 on Sheet 22 of Schedule A to this by-law:

979.1 shall only be used for the purposes permitted by section 979.1(1) or the purposes permitted by section 979.1(2), but not both sections or not any combination of both sections:

either:

- (1)
  - (a) a religious institution;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.

or:

- (2)
  - (a) those purposes permitted in a R2A – SECTION 976 zone; and,
  - (b) a park, playground or recreations facility operated by a public authority.

979.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R2A – SECTION 976 zone, the requirements and restrictions as set out in a R2A – SECTION 976 zone.

**980** The lands designated C3 – SECTION 980 on Sheet 22 of Schedule A to this by-law:

980.1 shall only be used for the purposes permitted in a C3 zone.

980.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback to Highway 7: 13.7 metres
- (2) Minimum Landscaped Open Space: a 6.0 metre wide landscaped open space area shall be provided where the lands abut Highway 7 and a 3.0 metre wide landscaped open space area shall be provided around all other roads except at approved access locations.
- (3) access shall be located a minimum distance of 70.0 metres from Highway Number 7.
- (4) refuse storage for restaurant purposes shall be contained in a climate controlled area within a building; and,
- (5) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials shall be enclosed.
- (6) any commercial unit having a floor area greater than 600 square metres shall have the opening of waste disposal and loading facilities away from residential uses.

**981** The lands designated R3B – SECTION 981 on Sheet 24 of Schedule A to this By-law:

981.1 shall only be used for the purposes permitted in a R3B zone.

981.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres per dwelling unit
- (2) Minimum Lot Width:

Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit

Corner Lot: 19.8 metres lot and 7.8 metres for the dwelling unit closest to the flankage lot line

- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero.
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (10) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater
- (11) Maximum Lot Coverage: none
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 2.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door with restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

982.1 shall only be used for the purposes permitted in a R3B zone.

982.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 220 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit
  - Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- (10) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater
- (11) Maximum Lot Coverage: none
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 2.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line

- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**983** The lands designated R1D – SECTION 983 on Sheet 24 of Schedule A to this by-law:

983.1 shall only be used for the purposes permitted in a R1D zone.

983.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 250 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 10.0 metres
  - Corner Lot: 11.8 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 4.0 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

**984** The lands designated R1D – SECTION 984 on Sheet 24 of Schedule A to this by-law:

984.1 shall only be used for the purposes permitted in a R1D zone.

984.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 270 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 9.0 metres
  - Corner Lot: 10.8 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.

- (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**985** The lands designated R1D – SECTION 985 on Sheet 22 of Schedule A to this by-law:

985.1 shall only be used for the purposes permitted in an R1D zone.

985.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres;
  - Corner Lot: 14.3 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;
- (12) Maximum Building Height:
- (a) 2 storeys on a street having a 15.2 metre wide road right-of-way;
  - (b) 10.6 metres on a street having a 17.0 metre wide road right-of-way or greater;

**986** The lands designated R1D - SECTION 986 on Sheet 22 of Schedule A to this by-law:

986.1 shall only be used for the purposes permitted in an R1D zone.

986.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 271 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.3 metres;
  - Corner Lot: 13.1 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front



lot line result in an angle of less than 75 degrees at the front lot line;

- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

**987** The lands designated R1D – SECTION 987 on Sheet 22 of Schedule A to this by-law:

987.1 shall only be used for the purposes permitted in an R1D zone.

987.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 218 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 9.1 metres;
  - Corner Lot: 10.9 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way;
  - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way; and,
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;
- (12) Maximum Building Height: 2 storeys;

**988** The lands designated R1D – SECTION 988 on Sheet 22 of Schedule A to this by-law:

988.1 shall only be used for the purposes permitted in an R1D zone.

988.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
- (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
  - (b) for a lot on a street having a 15.2 metre wide road right-of-way, the maximum driveway width shall not exceed 4.0 metres;
- (9) Minimum Setback to a Garage Door:
- (a) 6.9 metres on the sidewalk side of a street having a 15.2 metre wide road right-of-way;
  - (b) 6.4 metres on the non-sidewalk side of a street having a 15.2 metre wide road right-of-way;
  - (c) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way;
  - (d) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way; and,
  - (e) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
- (a)
    - (i) the maximum garage door width shall be 4.0 metres on a street having a 15.2 metre wide road right-of-way;
    - (ii) the maximum garage door width shall be 5.5 metres on a street having a 17.0 metre wide road right-of-way or greater;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;

- (d) the interior garage width, as calculate 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

(12) Maximum Building Height:

- (a) 2 storeys on a street having a 15.2 metre wide road right-of-way;
- (b) 10.6 metres on a street having a 17.0 metre wide road right-of-way or greater;

**989** The lands designated I1 – SECTION 989 on Sheet 22 of Schedule A to this by-law:

989.1 shall only be used for the purposes permitted by section 989.1(1), or the purposes permitted by section 989.1(2), but not both sections and not any combination of both sections:

either:

- (1)
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes;

or:

- (2)
  - (a) those purposes permitted in a R1D – SECTION 988 zone;
  - (b) a park, playground or recreation facility operated by a public authority; and,
  - (c) purposes accessory to the other permitted purposes.

989.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D – SECTION 988 zone, the requirements and restrictions as set out in a R1D – SECTION 988 zone;

**990** The lands designated R1D – SECTION 990 on Sheet 27 of Schedule A to this by-law:

990.1 shall only be used for the purposes permitted in a R1D zone.

990.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 270 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 9.0 metres;
  - Corner Lot: 10.8 metres;
- (3) Minimum Lot Depth: 30 metres;

- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

**991** The lands designated R1D – SECTION 991 on Sheet 27 of Schedule A to this by-law:

991.1 shall only be used for the purposes permitted in a R1D zone.

991.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 360 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.0 metres;
  - Corner Lot: 13.8 metres;

- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

**992** The lands designated R2A – SECTION 992 on Sheet 27 of Schedule A to this by-law:

992.1 shall only be used for the following purposes:

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

992.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 228 square metres per dwelling unit;
- (2) Minimum Lot Width:  
  
Interior Lot: 19 metres per lot, and 9.5 metres per dwelling unit;  
  
Corner Lot: 20.8 metres per lot, and 11.3 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.7 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

993 The lands designated R3B – SECTION 993 on Sheet 27 of Schedule A to this by-law:

993.1 shall only be used for the purposes permitted in a R3B zone.

993.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 183 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 18.3 metres per lot, and 6.1 metres per dwelling unit;
  - Corner Lot: 20.1 metres per lot, and 7.9 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum set back to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth:
  - (a) 7.5 metres where the lot for a particular dwelling unit does not abut the Highway No. 410 right-of-way, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;
  - (b) 13.7 metres where the lot for a particular dwelling unit abuts the Highway No. 410 right-of-way;
- (8) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (11) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- (12) Maximum Lot Coverage: none;
- (13) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 2.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;



- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;

**994** The lands designated I1 – SECTION 994 on Sheet 27 of Schedule A to this by-law:

994.1 shall only be used for the purposes permitted by section 994.1(1), or the purposes permitted by section 994.1(2), but not both sections and not any combination of both sections:

either:

- (1)
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes;

or:

- (2)
  - (a) those purposes permitted in a R1D zone;
  - (b) a park, playground or recreation facility operated by a public authority; and,
  - (c) purposes accessory to the other permitted purposes.

994.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D zone, the following requirements and restrictions shall apply;
  - (a) Minimum Lot Area: 23 square metres;
  - (b) Minimum Lot Width:
    - Interior Lot: 9.7 metres;
    - Corner Lot: 11.5 metres;
  - (c) Minimum Lot Depth: 24 metres;
  - (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
  - (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
  - (f) Minimum Rear Yard Depth: 7.5 metres which may be reduced to

a minimum of 6.0 metres provided  
that the area of the rear yard is at  
least 25% of the minimum lot area;

- (g) Minimum Interior Side Yard Width:
  - (i) 1.2 metres on one side and 0.6 metres on the other side;
  - (ii) 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;
  - (iii) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (h) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (i) the following provisions shall apply to garages:
  - (i) the maximum garage door width shall be 3.1 metres;
  - (ii) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (iii) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (iv) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;
- (j) Maximum Building Height: 10.6 metres;

**995** The lands designated R1C - SECTION 995 on Sheet 29 of Schedule A to this by-law:

995.1 shall only be used for those purposes permitted in a R1C zone;

995.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (2) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall; and,

- (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone, except where the interior side yard abuts an Open Space (OS) zone, in which case the minimum interior side yard width shall be 3.0 metres;
- (3) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (4) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (5) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres, except where the lot width exceeds 16.0 metres in which case there shall be no restriction.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**996** The lands designated R1D – SECTION 996 on Sheet 22 of Schedule A to this by-law:

996.1 shall only be used for the purposes permitted in an R1D zone.

996.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 328 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres;
  - Corner Lot: 15.5 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:

- (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) a garage may project a maximum of 1.5 metres beyond a porch or front wall of a dwelling provided that the minimum setback to a garage door is maintained;
- (11) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;
- (12) Maximum Building Height:
- (a) 2 storeys on a street having a road right-of-way width of less than 17.0 metres;
  - (b) 10.6 metres on a street having a 17.0 metre wide road right-of-way or greater;

**997** The lands designated R1D – SECTION 997 on Sheet 22 of Schedule A to this by-law:

997.1 shall only be used for the purposes permitted in an R1D zone.

997.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres;
  - Corner Lot: 14.3 metres;

- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) a garage may project a maximum of 1.5 metres beyond a porch or front wall of a dwelling provided that the minimum setback to a garage door is maintained;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;
- (12) Maximum Building Height:
  - (a) 2 storeys on a street having a road right-of-way width of less than 17.0 metres;
  - (b) 10.6 metres on a street having a 17.0 metre wide road right-of-way or greater;

998.1 shall only be used for the purposes permitted in an R1D zone.

998.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
  - (b) for a lot on a street having a road right-of-way width of less than 17.0 metres, the maximum driveway width shall not exceed 4.0 metres;
- (9) Minimum Setback to a Garage Door:
  - (a) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - (b) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - (c) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
  - (d) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,

- (e) 5.5 metres on a street having a 20.0 metre wide road-right-of-way or greater;
- (10) a garage may project a maximum of 1.5 metres beyond a porch or front wall of a dwelling provided that the minimum setback to a garage door is maintained;
- (11) the following provisions shall apply to garages:
  - (a) (i) the maximum garage door width shall be 4.0 metres on a street having a road right-of-way width of less than 17.0 metres;
  - (ii) the maximum garage door width shall be 5.5 metres on a street having a 17.0 metre wide road right-of-way or greater;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot;
- (12) Maximum Building Height:
  - (a) 2 storeys on a street having a road right-of-way width of less than 17.0 metres;
  - (b) 10.6 metres on a street having a 17.0 metre wide road right-of-way or greater;

999 The lands designated I1 – SECTION 999 on Sheet 22 of Schedule A to this by-law:

999.1 shall only be used for the purposes permitted by section 999.1(1), or the purposes permitted by section 999.1(2), but not both sections and not any combination of both sections:

either:

- (1) (a) a public or private school
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

- (2) (a) those purposes permitted in a R1D – SECTION 997 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

999.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D – SECTION 997 zone, the requirements and restrictions as set out in a R1D – SECTION 997 zone;

**1000** The lands designated I1 – SECTION 1000 on Sheet 22 of Schedule A to this by-law:

1000.1 shall only be used for the purposes permitted by section 1000.1(1), or the purposes permitted by section 1000.1(2), but not both sections and not any combination of both sections:

either:

- (1) (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

- (2) (a) those purposes permitted in a R1D – SECTION 998 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

1000.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D – SECTION 998 zone, the requirements and restrictions as set out in a R1D – SECTION 998 zone;

**1001** The lands designated C3 – SECTION 1001 on Sheet 22 of Schedule A to this by-law:

1001.1 shall only be used for the purposes permitted in a C3 zone.

1001.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback to Highway No. 7: 13.7 metres;
- (2) except at approved access locations, landscaped open space areas shall be provided as follows: a minimum 6.0 metre wide strip abutting Highway No. 7 and a minimum 3.0 metre wide strip abutting all other roads;
- (3) refuse storage for restaurant purposes shall be contained in a climate controlled area within a building; and,
- (4) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;

**1002** The lands designated A – SECTION 1002 on Sheet 22 of Schedule A to this by-law:

1002.1 shall only be used for agricultural purposes.

1002.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.2 hectares
- (2) except at approved access locations, landscaped open space areas shall be provided as follows: a minimum 6.0 metre wide strip abutting Highway No. 7 and a minimum 3.0 metre wide strip abutting all other roads;



- (3) no buildings or structures shall be permitted:

**1003** The lands designated R3B – SECTION 1003 on Sheet 40 of Schedule A to this by-law:

1003.1 shall only be used for the purposes permitted in a R3B zone.

1003.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling or structures shall be located within 13.7 metres of the Highway No. 7 right-of-way;
- (2) no dwelling or structures shall be located within 30.0 metres of the Canadian National Railway right-of-way;
- (3) Minimum Lot Area: 168 square metres per dwelling unit;
- (4) Minimum Lot Width:  
  
Interior Lot: 16.8 metres per lot and 5.6 metres per dwelling unit;  
  
Corner Lot: 18.6 metres and 7.4 metres for the dwelling unit closest to the flankage lot line;
- (5) Minimum Lot Depth: 30 metres;
- (6) Minimum front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (8) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (9) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (11) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (12) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- (13) Maximum Lot Coverage: none;

(14) Maximum Garage Door Width:

- (a) the maximum garage door width per dwelling unit shall be 2.5 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

**1005** The lands designated R1C - SECTION 1005 on Sheet 23 of Schedule A to this by-law:

1005.1 shall only be used for the purposes permitted in an R1C zone.

1005.2 shall be subject to the following requirements and restrictions:

- (1) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- (2) Minimum Lot Area: 328 square metres;
- (3) Minimum Lot Width:
  - Interior Lot: 13.7 metres;
  - Corner Lot: 15.5 metres;
- (4) Minimum Lot Depth: 24 metres;
- (5) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (9) Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines

towards the front lot line result in an angle of less than 75 degrees at the front lot line;

- (10) Minimum Setback to a Garage Door: 5.4 metres;
- (11) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (13) Maximum Building Height:
  - (a) 2 storeys on a street having a road right-of-way width less than 17 metres;
  - (b) 10.6 metres on a street having a road right-of-way width greater than or equal to 17 metres.

**1006** The lands designated R1C- SECTION 1006 on Sheet 23 of Schedule A to this by-law:

1006.1 shall only be used for the purposes permitted in an R1C zone.

1006.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 366 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres;
  - Corner Lot: 14.0 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:

- (a) 1.2 metres on one side and 0.6 metres on the other side;
- (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1007** The lands designated R1D - SECTION 1007 on Sheet 23 of Schedule A to this by-law:

1007.1 shall only be used for the purposes permitted in an R1D zone.

1007.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 10.4 metres;
  - Corner Lot: 12.2 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

- (6) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (7) Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (8) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (9) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 4.0 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1008** The lands designated R1D - SECTION 1008 on Sheet 23 of Schedule A to this by-law:

1008.1 shall only be used for the following purposes:

- (1) those purposes permitted in an R1D zone

and/or:

- (2) those purposes permitted in an R2A-Section 1009 zone, subject to the requirements and restrictions as set out in an R2A-Section 1009 zone

1008.2 for those purposes permitted by section 1008.1 (1), the following requirements and restrictions:

- (1) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- (2) Minimum Lot Area: 218 square metres;
- (3) Minimum Lot Width:  
  
Interior Lot: 9.1 metres;  
  
Corner Lot: 10.9 metres;
- (4) Minimum Lot Depth: 24 metres;
- (5) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (9) Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (11) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (12) the following provisions shall apply to garages:

- (a) the maximum garage door width shall be 3.10 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

(13) Maximum Building Height: 2 storeys

**1009** The lands designated R2A - SECTION 1009 on Sheet 23 of Schedule A to this by-law:

1009.1 shall only be used for the following purposes:

- (1) those purposes permitted in an R2A zone

and/or:

- (2) those purposes permitted in an R1D-Section 1008 zone, subject to the requirements and restrictions as set out in an R1D-Section 1008 zone, namely all of the provisions of section 1008.2 and 1008.3

1009.2 for those purposes permitted by section 1009.1 (1), the following requirements and restrictions:

- (1) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- (2) Minimum Lot Area: 218 square metres per dwelling unit;
- (3) Minimum Lot Width:  
  
Interior Lot: 18.2 metres per lot and 9.1 metres per dwelling unit;  
  
Corner Lot: 20 metres per lot and 10.9 metres per dwelling unit;
- (4) Minimum Lot Depth: 24 metres;
- (5) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling;
- (6) Minimum Exterior Side Yard Depth: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (8) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.

- (9) Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.7 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1010** The lands designated R2A - SECTION 1010 on Sheet 23 of Schedule A to this by-law:

1010.1 shall only be used for the following purposes:

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

1010.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 220 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 14.7 metres per lot and 7.35 metres per dwelling unit;
  - Corner Lot: 16.5 metres per lot and 9.15 metres per dwelling unit;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Depth: 3.0 metres to the side wall of a dwelling;



- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- (8) Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1011** The lands designated R3B - SECTION 1011 on Sheet 23 of Schedule A to this by-law:

1011.1 shall only be used for the purposes permitted in an R3B zone.

1011.2 shall be subject to the following requirements and restrictions:

- (1) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- (2) Minimum Lot Area: 180 square metres per dwelling unit;
- (3) Minimum Lot Width:
  - Interior Lot: 22.5 metres per lot and 7.5 metres per dwelling unit;

Corner Lot: 24.3 metres per lot and 9.3 metres per dwelling unit;

- (4) Minimum Lot Depth: 24 metres;
- (5) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling;
- (6) Minimum Exterior Side Yard Depth: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (8) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- (9) Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (11) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater;
- (12) Maximum Lot Coverage: none;
- (13) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (14) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;

- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1018** The lands designated R1D - SECTION 1018 on Sheet 23 of Schedule A to this by-law:

1018.1 shall only be used for the purposes permitted in an R1D zone.

1018.2 shall be subject to the following requirements and restrictions:

- (1) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- (2) Minimum Lot Area: 227 square metres;
- (3) Minimum Lot Width:
  - Interior Lot: 9.1 metres;
  - Corner Lot: 10.9 metres;
- (4) Minimum Lot Depth: 25 metres;
- (5) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

- (11) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.10 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (13) Maximum Building Height: 2 storeys

1018.3 for the purpose of this section, for lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

**1019** The lands designated R1D - SECTION 1019 on Sheet 23 of Schedule A to this by-law:

1019.1 shall only be used for the purposes permitted in an R1D zone.

1019.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 275 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 25 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard

area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

- (9) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (12) Maximum Building Height: 2 storeys

1019.3 for the purpose of this section, for lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

**1020** The lands designated R1C - SECTION 1020 on Sheet 23 of Schedule A to this by-law:

1020.1 shall only be used for the purposes permitted in an R1C zone.

1020.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 275 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres;
  - Corner Lot: 14.3 metres;
- (3) Minimum Lot Depth: 25 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) Minimum Setback to a Garage Door: 5.4 metres
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (12) Maximum Building Height:
  - (a) 2 storeys on a street having a 15.2 metre wide road right-of-way;
  - (b) 10.6 metres on a street having a 17.0 metre wide road right-of-way.

1020.3 for the purpose of this section, for lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

**1021** The lands designated R1C - SECTION 1021 on Sheet 23 of Schedule A to this by-law:

1021.1 shall only be used for the purposes permitted in an R1C zone.

1021.2 shall be subject to the following requirements and restrictions:

- (1) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- (2) Minimum Lot Area: 342 square metres;
- (3) Minimum Lot Width:  
Interior Lot: 13.7 metres;  
Corner Lot: 15.5 metres;
- (4) Minimum Lot Depth: 25 metres;
- (5) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) Minimum Setback to a Garage Door: 5.4 metres
- (11) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (13) Maximum Building Height:

- (a) 2 storeys on a street having a 15.2 metre wide road right-of-way;
- (b) 10.6 metres on a street having a 17.0 metre wide or greater road right-of-way.

1021.3 for the purpose of this section, for lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

**1022** The lands designated R3B - SECTION 1022 on Sheet 23 of Schedule A to this by-law:

1022.1 shall only be used for the purposes permitted in an R3B zone and in an R2A zone.

1022.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: for those purposes permitted in an R2A zone, 175 square metres per dwelling unit; for those purposes permitted in an R3B zone, 161 square metres per dwelling unit,
- (2) Minimum Lot Width:
  - Interior Lot: for those purposes permitted in an R2A zone, 14.0 metres per lot and 7.0 metres per dwelling unit; for those purposes permitted in an R3B zone, 18.6 metres and 6.3 metres per dwelling unit;
  - Corner Lot: for those purposes permitted in an R2A zone, 15.8 metres per lot and 8.8 metres per dwelling unit; for those purposes permitted in an R3B zone, 20.4 metres and 8.0 metres per dwelling unit;
- (3) Minimum Lot Depth: 25 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Depth: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;



- (9) each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (10) no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater;
- (11) Maximum Lot Coverage: none;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width per semi detached dwelling unit shall be shall be 3.1 metres and the maximum garage door width per street townhouse dwelling unit shall be 2.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

1022.3 for the purposes of sections 1018 to 1022 inclusive, for lots adjacent to a daylight corner where the daylight corner exceeds 10 metres by 10 metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.

**1023** The lands designated R1D – SECTION 1023 on Sheet 22 of Schedule A to this by-law:

1023.1 shall only be used for the purposes permitted in a R1D zone.

1023.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (6) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;

- (b) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.
- (7) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- (8) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (9) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- (10) Minimum Interior Side Yard Width:
- (a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (11) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**1024** The lands designated R2A – SECTION 1024 on Sheet 22 of Schedule A to this by-law:

1024.1 shall only be used for the following purposes:

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

1024.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area 189.6 square metres per dwelling unit
- (2) Minimum Lot Width:  
  
Interior Lot: 15.8 metres per lot and 7.9 metres per dwelling unit  
  
Corner Lot: 17.6 metres per lot and 9.7 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- (7) Minimum Interior Side Yard Width: 1.2 metres except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1025** The lands designated C1 - SECTION 1025 on Sheet 29 of Schedule A to this by-law:

1025.1 shall only be used for the following purposes:

- (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 convenience restaurant and a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a commercial school;
- (12) a community club;
- (13) a health centre;
- (14) a custom workshop;
- (15) an animal hospital; and,
- (16) purposes accessory to the other permitted purposes.

1025.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Rear Yard Depth: 6.0 metres;
- (2) Maximum Building Height: 2 storeys;
- (3) a 3.0 metre wide landscaped open space area shall be provided along the front lot line except at approved access locations;
- (4) a 1.8 metre high opaque wood fence shall be provided along the south and east property line;
- (5) refuse storage for restaurant uses shall be contained in a climate controlled area within a building;
- (6) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed within a building;
- (7) an adult video store, an adult entertainment parlour, a billiard hall or an amusement arcade shall not be permitted;
- (8) a maximum of fifty (50) percent of gross floor area shall be permitted for any one, or a combination of, a pharmacy, a medical retail establishment, a medical laboratory, a health centre or a physician's, dentist's or drugless practitioner's office;

1025.3 for the purposes of this section,

Pharmacy shall mean a building or place where the primary business is the filling of prescriptions for drugs and medicines and where non-prescription medicines are sold or kept for sale to the general public.

**1026** the lands designated M4A – SECTION 1026 on Sheet 24 of Schedule A to this by-law:

1026.1 shall only be used for the following purposes:

- (1) the purposes permitted by section 186.1;
- (2) a religious institution; and,
- (3) purposes accessory to the other permitted purposes.

1026.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width: 9.0 metres;
- (2) Minimum Rear Yard Depth: 12.0 metres;
- (3) Minimum Number of Parking Spaces: for a religious institution shall be 1 parking space for every 6 fixed seats or 3.0 metres of open bench space or portion thereof.

**1029** The lands designated RC - SECTION 1029 on Sheet 26 of Schedule A to this by-law:

1029.1 shall only be used for the following purposes:

- (1) a golf course;
- (2) a driving range; and,
- (3) purposes accessory to the only permitted purposes.

**1030** The lands designated R2A - SECTION 1030 on Sheet 41 of Schedule A to this by-law:

1030.1 shall only be used for the following purposes:

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

1030.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Interior Lot: 411.0 square metres per lot, and 205 square metres per dwelling unit; and,  
  
Corner Lot: 465.0 square metres per lot, and 259.0 square metres for the dwelling unit closest to the flankage lot line.
- (2) Minimum Lot Width:  
  
Interior Lot: 13.7 metres and 6.85 metres per dwelling unit; and,

Corner Lot: 15.5 metres and 8.65 metres for the dwelling closest to the flankage lot line.

- (3) Minimum Front Yard Depth: 4.5 metres;
- (4) Minimum Interior Side Yard Width: 1.2 metres, except where a common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be zero.
- (5) Minimum Rear Yard Depth: 7.5 metres;
- (6) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (7) a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, then the side yard may be 0 metres.
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 2.5 metres, except where the lot width is 7.0 metres, or greater, in which case the maximum garage door width shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

**1031** The lands designated R2A - SECTION 1031 on Sheet 41 of Schedule A to this by-law;

1031.1 shall only be used for the purposes permitted in a R2A-Section 1031 zone;

1031.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot and Building Envelope Dimensions for each dwelling unit within a semi-detached dwelling shall be as shown on Schedule C – Section 1031; and,
- (2) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

1031.3 shall also be subject to the requirements and restrictions relating to the R2A-Section 1030 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1031.2.

**1032** The lands designated R1D – SECTION 1032 on Sheet 22 of Schedule A to this by-law:

1032.1 shall only be used for the purposes permitted in a R1D zone.

1032.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (6) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
  - (b) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.
- (7) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (8) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restrictions does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (10) Minimum Interior Side Yard Width:
  - (a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

- (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (11) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**1033** The lands designated R1C – SECTION 1033 on Sheet 22 of Schedule A to this by-law:

1033.1 shall only be used for the purposes permitted in a R1C zone.

1033.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 288 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.0 metres
  - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (6) Minimum Setback to a Garage Door: 5.4 metres
- (7) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (8) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a



minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

- (10) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (11) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**1034** The lands designated R1C – SECTION 1034 on Sheet 22 of Schedule A to this by-law:

1034.1 shall only be used for the purposes permitted in a R1C zone.

1034.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 328.8 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (6) Minimum Setback to a Garage Door: 5.4 metres
- (7) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (8) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;

- (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (10) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (11) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two street shall be 5.0 metres.

**1035** The lands designated R2A – SECTION 1035 on Sheet 22 of Schedule A to this by-law:

1035.1 shall only be used for the following purposes:

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

1035.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 219.6 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 18.3 metres per lot and 9.15 metres per dwelling unit
  - Corner Lot: 20.1 metres per lot and 10.95 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.7 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restrictions does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (10) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**1037** The lands designated R1C - SECTION 1037 on Sheet 6 of Schedule A to this by-law:

1037.1 shall only be used for those purposes permitted in a R1C zone.

1037.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior lot: 330 square metres
  - Corner lot: 384 square metres
- (2) Minimum Lot Width:
  - Interior lot: 11 metres
  - Corner lot: 12.8 metres
- (3) Minimum Lot Depth: 30 metres.
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

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

**1038** The lands designated R1C - SECTION 1038 on Sheet 6 of Schedule A to this by-law:

1038.1 shall only be used for those purposes permitted in a R1C zone.

1038.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior lot: 391 square metres
- (2) Minimum Lot Width: 17 metres
- (3) Minimum Lot Depth: 23 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling

- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

**1039** The lands designated M1A - SECTION 1039 on Sheet 62 of Schedule A to this by-law:

1039.1 shall only be used for the following purposes:

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.

Non-Industrial:

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure;
- (3) a furniture and appliance store;
- (4) a community club;
- (5) an animal hospital;
- (6) a dining room restaurant, a takeout restaurant;
- (7) a personal service shop, not including a massage parlour;
- (8) a service shop;

- (9) an office;
- (10) a bank, trust company and finance company;
- (11) a copying establishment;
- (12) a custom workshop;
- (13) a convenience store;
- (14) a place of commercial recreation;
- (15) a commercial school;
- (16) a laundromat;
- (17) a dry cleaning and laundry distribution station.

Accessory:

- (1) an associated educational use;
- (2) an associated office;
- (3) accessory retail sales; only one of the following shall be permitted:
  - (i) the retail sale of food and food related goods, operated in connection with a particular purpose permitted by the Industrial uses outlined above, provided that the total gross commercial floor devoted to retailing is not more than 30% of the total gross industrial floor area of the particular industrial uses to a maximum of 703 square metres, whichever is less and provided the floor area devoted to retailing is physically separated from the primary industrial use; or,
  - (ii) the retail sale of non-food related goods, operated in connection with a particular purpose by the Industrial uses, provided that the total gross commercial floor devoted to retailing is not more than 45% of the total gross industrial floor area of the particular industrial use to a maximum of 703 square metres, whichever is less and provided the floor area devoted to retailing is physically separated from the primary industrial use;
- (4) purposes accessory to the other permitted purposes.

1039.2 shall be subject to the following requirements and restrictions:

- (1) the Maximum Gross Floor Area of all buildings and structures shall not exceed 5,525 square metres;
- (2) Minimum Lot Area: 1.1 hectares.
- (3) Minimum Front Yard Depth: 15 metres.
- (4) Minimum Interior Side Yard:
  - (i) East Side Yard: 7.6 metres.
  - (ii) West Side Yard: 12 metres.

- (5) Maximum Building Height: 2 storeys.
- (6) Minimum Landscaped Open Space:
  - (i) Front Yard: a minimum 4.8 metre wide landscaped open space area, except at approved driveway locations, shall be provided in the front yard.
  - (ii) Side Yard: none required
- (7) Minimum Parking Spaces: 165 spaces
- (8) drive-through facilities shall not be permitted.
- (9) restaurant uses shall be limited to a maximum gross floor area of 929 square metres.
- (10) office uses shall be limited to a maximum gross floor area of 1190 square metres.
- (11) a maximum of one (1) convenience store shall be permitted.
- (12) adult entertainment establishments shall not be permitted.
- (13) commercial school uses shall be limited to a maximum floor area of 150 square metres.
- (14) the maximum number of restaurants shall not exceed six.

**1040** The lands designated R1C - SECTION 1040 on Sheet 23 of Schedule A to this by-law:

1040.1 shall only be used for the purposes permitted in an R1C zone.

1040.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (6) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone.

- (7) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (8) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
  - (b) 5.5 metres on the non-sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
  - (c) 5.5 metres on a street having a 20.0 metre wide right-of-way or greater; and
  - (d) 5.4 metres for lots on a street having a right-of-way width less than 17.0 metres.
- (9) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (10) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 5.5 metres for lots on a street having a right-of-way width greater than or equal to 17.0 metres, and 4.0 metres for lots less than 12.0 metres in width on a street having a right-of-way width less than 17.0 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (11) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (12) 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 5.0 metres.

**1041** The lands designated R1C - SECTION 1041 on Sheet 23 of Schedule A to this by-law:

1041.1 shall only be used for the purposes permitted in an R1C zone.

1041.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 288 square metres;
- (2) Minimum Lot Width:



Interior Lot: 12.0 metres

Corner Lot: 13.8 metres

- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (6) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone.
- (7) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (8) Maximum Building Height: 2 storeys
- (9) Minimum Setback to a Garage Door: 5.4 metres
- (10) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (12) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (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 5.0 metres.

**1042** The lands designated R2A - SECTION 1042 on Sheet 23 of Schedule A to this by-law:

1042.1 shall only be used for the following purposes:

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

1042.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 360 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 15.0 metres and 7.5 metres per dwelling unit  
  
Corner Lot: 16.8 metres and 9.3 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (8) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 3.1 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

**1043** The lands designated I1 – SECTION 1043 on Sheet 23 of Schedule A to this by-law:

1043.1 shall only be used for:

either:

(1) the following:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to other permitted purposes;

or:

(2) the following:

- (a) those purposes permitted in a R2A – Section 1042 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

1043.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in section 1043.1(1), the requirements and restrictions of the I1 zone;
- (2) for the purposes permitted in section 1043.1(2), the requirements and restrictions of the R2A – Section 1042 zone.

**1044** The lands designated R3B - SECTION 1044 on Sheet 23 of Schedule A to this by-law:

1044.1 shall only be used for the purposes permitted in an R3B zone.

1044.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 144 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres and 6.0 metres per dwelling unit
  - Corner Lot: 19.8 metres and 7.8 metres per dwelling unit
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

- (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (8) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 2.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) Front to Rear Access: each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.
- (11) Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- (12) Maximum Lot Coverage: none.

1044.3 for the purposes of this section, for lots adjacent to a daylight corner exceeding 10 metres by 10 metres, the lot abutting the daylight corner shall not be considered a corner lot and the minimum rear and side yard setback to the daylight corner shall be 3.0 metres.

**1045** The lands designated C1 – SECTION 1045 on Sheet 23 of Schedule A to this by-law:

1045.1 shall only be used for the following purposes:

- (1) an office, excluding a medical or dental office or the office of a drugless practitioner;
- (2) a day nursery;

- (3) a dry cleaning and laundry distribution station;
- (4) a personal service shop;
- (5) a library; and
- (6) purposes accessory to other permitted purposes.

1045.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Yard Setbacks: 3.0 metres from all lot lines and 6.0 metres where a yard abuts a residential zone.
- (b) Minimum Lot Width: none
- (c) Minimum Lot Area: 0.3 hectares
- (d) Maximum Building Height: 3 storeys
- (e) Minimum Landscaped Open Space: 25 percent of the lot area.
- (f) Garbage Storage: all garbage and refuse storage area, including containers for recyclable materials, shall be enclosed and located within the main building.

**1046** The lands designated R3B - SECTION 1046 on Sheet 23 of Schedule A to this by-law:

1046.1 shall only be used for the purposes permitted in an R3B zone.

1046.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 450 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres and 6.0 metres per dwelling unit
  - Corner Lot: 19.8 metres and 7.8 metres per dwelling unit
- (3) Minimum Lot Depth: 10.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 4.5 metres
- (6) Minimum Interior Side Yard Width: 4.5 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (8) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 2.5 metres,

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) Front to Rear Access: each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.
- (11) Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- (12) Maximum Lot Coverage: none.

**1048** The lands designated A - SECTION 1048 on Sheet 21 of Schedule A to this by-law:

1048.1 shall only be used for the following purposes:

- (a) those uses permitted in an A zone;
- (b) as a temporary use until April 10, 2003, a golf course and a golf academy; and,
- (c) purposes accessory to the other permitted purposes.

1048.2 shall also be subject to the following requirements and restrictions:

- (a) in respect of the purposes permitted by Section 1048.1(b), the following: parking shall be provided in accordance with the requirements of section 20.

**1049** The lands designated R1B – SECTION 1049 on Sheet 30 of Schedule A to this by-law:

1049.1 shall only be used for the purposes permitted in a R1B zone.

1049.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 367 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 15.3 metres

Corner Lot: 17.1 metres

- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (9) Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (11) no permanent building, structure or excavation shall be located closer than 10 metres to a Floodplain zone.

**1050** The lands designated R1C – SECTION 1050 on Sheet 30 of Schedule A to this by-law;

1050.1 shall only be used for the purposes permitted in a R1C zone.

1050.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 356 square metres;

- (2) Minimum Lot Width:  
  
Interior Lot: 13.7 metres  
  
Corner Lot: 15.5 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (9) Minimum Interior Side Yard Width:
  - (a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (11) no permanent building, structure or excavation shall be located closer than 10 metres to a Floodplain zone.



1051.1 shall only be used for the purposes permitted in a R1D zone.

1051.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 259 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 10.8 metres
  - Corner Lot: 12.6 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 4.12 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (9) Minimum Interior Side Yard Width:
  - (a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

- (11) no permanent building, structure or excavation shall be located closer than 10 metres to a Floodplain zone.

**1052** The lands designated I2 – SECTION 1052 on Sheet 27 of Schedule A to this by-law:

1052.1 shall only be used for the following purposes:

- (1) a community club; and,
- (2) purposes accessory to the other permitted purposes.

1052.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Landscaping: 3.0 metres wide where the site abuts a road, except at approved access locations.
- (2) Maximum Permitted Ground Floor Area: 355 square metres
- (3) Maximum Building Height: 1 storey

**1053** the lands designated F – SECTION 1053 on Sheet 27 of Schedule A to this by-law:

1053.1 shall only be used for the following purposes:

- (1) flood and erosion control;
- (2) conservation area or purpose; and,
- (3) purposes accessory to the other permitted purposes.

1053.2 shall be subject to the requirements and restrictions of the F zone.

**1054** The lands designated I2 – SECTION 1054 on Sheet 29 of Schedule A to this by-law:

1054.1 shall only be used for the following purposes:

- (1) nursing home;
- (2) a day care; and,
- (3) purposes accessory to the permitted purposes.

1054.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Lot Coverage: 50 percent;
- (2) Maximum Building Height: 4 storeys;
- (3) Minimum Front, Rear and Side Yard Depth: 6 metres or ½ building height, whichever is greater;

- (4) a maximum of 162 beds;
- (5) Parking: a minimum of 0.33 parking spaces per bed shall be provided;
- (6) a minimum 3.0 metre wide landscaped open space area shall be provided, except at approved driveway locations;

**1055** The lands designated R3B - SECTION 1055 on Sheet 25 of Schedule A to this by-law:

1055.1 shall only be used for the purposes permitted in an R3B zone.

1055.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 165 square metres.
  - Corner Lot: 247 square metres.
- (2) Minimum Lot Depth: 27.5 metres;
- (3) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling, provided that the front of any garage is not closer than 6.0 metres to the front lot line;
- (4) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- (5) Minimum Exterior Side Yard Depth: 3.0 metres to the side wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;
- (7) Minimum Landscaped Open Space: 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line to an angle larger than 20 degrees at the front lot line;
- (7) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (8) all buildings, structures and paved surfaces shall not be located any closer than 3.0 metres to the boundary of a Floodplain (F) zone.

**1056** The lands designated R1C – SECTION 1056 on Sheet 48 of Schedule A to this by-law:

1056.1 shall only be used for the purposes permitted in a R1C zone.

1056.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 332 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.8 metres
  - Corner Lot: 14.6 metres
- (3) Minimum Lot Depth: 26 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- (7) Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area higher than 6.75 metres above grade.
- (11) Maximum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170

metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

**1057** The lands designated R1C - SECTION 1057 on Sheet 48 of Schedule A to this by-law:

1057.1 shall only be used for the purposes permitted in a R1C zone.

1057.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 332 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.8 metres
  - Corner Lot: 14.6 metres
- (3) Minimum Lot Depth: 26 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- (7) Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;

- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area higher than 6.75 metres above grade.
- (11) in order to shield houses to the north and west from the noises that might be created by nearby industries, no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, east and west facades. No habitable area greater than 6.75 metres in height above grade shall be permitted.
- (12) Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

1057.3 for the purposes of this section:

Openings shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

South Façade shall mean the exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit;

Southerly Site Limit shall mean the outline of the lands shown on Schedule A of this by-law parallel to North Park Drive, such outline abutting the Har Tikvah Synagogue lands, McKinlay Transport lands and the industrial lands adjacent to North Park Drive.

East Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the easterly site limit and where the exterior wall or face of a building or structure is oriented such that it is defined as being both easterly and northerly facing, then the definition which shall apply be the easterly;

Easterly Site Limit shall mean the outline of the lands parallel to Torbram Road, shown on Schedule A of this by-law abutting the McKinlay Transport lands and the Bramport Shopping Centre lands;

West Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both westerly and northerly facing, then the definition which shall apply shall be the westerly;

Westerly Site Limit shall mean the outline of the lands shown on Schedule A of this by-law abutting Torbram Road.

**1058** The lands designated R1D – SECTION 1058 on Sheet 48 of Schedule A to this by-law;

1058.1 shall only be used for purposes permitted in a R1D zone.

1058.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 10.4 metres
  - Corner Lot: 12.2 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages
  - (a) the maximum garage door width shall be 4.12 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above grade.

- (11) in order to shield houses to the north and west from the noises that might be created by nearby industries, no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, east and west facades. No habitable area greater than 6.75 metres in height above grade shall be permitted.
- (12) Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the north property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

1058.3 for the purposes of this section:

Openings shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

South Façade shall mean the exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit;

Southerly Site Limit shall mean the outline of the lands shown on Schedule A of this by-law parallel to North Park Drive, such outline abutting the Har Tikvah Synagogue lands, McKinlay Transport lands and the industrial lands adjacent to North Park Drive.

East Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the easterly site limit and where the exterior wall or face of a building or structure is oriented such that it is defined as being both easterly and northerly facing, then the definition which shall apply be the easterly;

Easterly Site Limit shall mean the outline of the lands parallel to Torbram Road, shown on Schedule A of this by-law abutting the McKinlay Transport lands and the Bramport Shopping Centre lands;

West Façade shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both westerly and northerly facing, then the definition which shall apply shall be the westerly;

Westerly Site Limit shall mean the outline of the lands shown on Schedule A of this by-law abutting Torbram Road.

**1059** The lands designated R1D – SECTION 1059 on Sheet 48 of Schedule A to this by-law;

1059.1 shall only be used for the purposes permitted in a R1D zone

1059.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres;
- (2) Minimum Lot Width:
 

Interior Lot:	10.4 metres
Corner Lot:	12.2 metres



- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area
- (7) Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 4.12 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above grade.
- (11) Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

**1060** The lands designated R2C – SECTION 1060 on Sheet 48 of Schedule A to this by-law:

1060.1 shall only be used for the following purposes

- (1) a semi-detached dwelling; and
- (2) purposes accessory to the other permitted purposes

1060.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 207 square metres per dwelling unit
- (2) Minimum Lot Width:  
  
Interior Lot: 13.8 metres per lot and 6.9 metres per dwelling unit  
  
Corner Lot: 15.6 metres per lot and 8.7 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 2.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line

- (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Maximum Building Height: 10.6 metres provided that no dwelling units shall contain any habitable room higher than 6.75 metres above grade.
- (11) Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

**1061** The lands designated R2C – SECTION 1061 on Sheet 48 of Schedule A to this by-law:

1061.1 shall only be used for the following purposes

- (1) a semi-detached dwelling; and
- (2) purposes accessory to the other permitted purposes

1061.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 175 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 13.8 metres per lot and 6.9 metres per dwelling unit
  - Corner Lot: 15.6 metres per lot and 8.7 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 26 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero

- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 2.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Maximum Building Height: 10.6 metres provided that no dwelling unit shall contain any habitable are (inclusive of ceilings) higher than 6.75 metres above grade.
- (11) Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Daimler Chrysler Canada lands being 25 metres south of the North Park Drive right-of-way; a minimum separation distance of 170 metres shall be maintained between the boundary of the nearest residentially zoned property and the western property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001; and a minimum separation distance of 70 metres shall be maintained between the boundary of the nearest residentially zoned property and the northern property boundary of Universal Am-Can Ltd. as it existed on April 6, 2001.

**1062** The lands designated OS – SECTION 1062 on Sheet 48 of Schedule A to this by-law:

1062.1 shall only be used for the following purposes:

- (1) a public park or an acoustical barrier with associated landscaping under public or private ownership.

1062.2 shall be subject to the following requirements and restrictions:

- (1) no buildings or structures shall be permitted to be erected, nor shall the placing or removal of fill be permitted, except for purposes of an acoustic barrier.
- (2) the height of any acoustical barrier is measured from the grade measured at the midpoint of the closest residential façade on the perpendicular to the line of the acoustical barrier. The height of each required acoustical barrier shall taper downward at each end beyond its required minimum length in accordance with generally accepted structural,, grading and municipal engineering practices.

1062.3 for the purposes of this section:

Acoustic Barrier shall mean an earthen berm, acoustical fence, or combination berm/fence of solid construction, with no cracks or gaps; and having a minimum face weight of 19 kg/sq.m (4 lbs/sq.ft.).

Grade shall mean the finished surface elevation of the ground at the mid-point of the outside wall of any residential building, for any outside wall on a façade with a direct or partial (oblique) view of the Daimler Chrysler Canada property or plant.

**1064** The lands designated SC - SECTION 1064 on Sheet 26 of Schedule A to this by-law:

1064.1 shall only be used for the following purposes:

- (a) a retail establishment without the outside storage and display of goods and materials;
- (b) a service shop;
- (c) a personal service shop;
- (d) a bank, trust company and finance company;
- (e) an office, including medical offices;
- (f) a laundry distribution station;
- (g) a dining room restaurant, a convenience restaurant; a take-out restaurant, without a drive-through facility;
- (h) purposes accessory to the other permitted purposes.

1064.2 shall be subject to the following requirements and restrictions;

- (a) the following purposes shall not be permitted:
  - (i) adult entertainment parlour;
  - (ii) adult video store;
  - (iii) pool halls;
  - (iv) amusement arcades;
  - (v) temporary open air markets;
  - (vi) no storage of goods and materials outside a building
- (b) Maximum Gross Commercial Floor Area: 1,000 square metres;
- (c) Minimum Front Yard Depth: 15 metres
- (d) Minimum Rear Yard Depth: 9.0 metres;
- (e) Minimum Setback from the Southerly Property Line: 4.0 metres
- (f) Minimum Setback from the Northerly Property Line: 30 metres;
- (g) Landscaped Open Space:

- a 3.0 metre wide landscaped open space area shall be provided along the front lot line, except at approved access locations; and,
  - a 3.0 metre wide landscaped open space area shall be provided along the rear lot line.
- (h) Maximum Building Height: 2 storeys;
- (i) refuse storage for restaurant uses shall be contained in climate-controlled areas within a building;
- (j) Minimum Lot Area: 0.3 hectares; and,
- (k) any building on a lot zoned "Service Commercial – Section 1064" shall have a pitched roof design and all roof top mechanical equipment shall be screened from view.

**1065** the lands designated R1D – SECTION 1065 on Sheet 2 of Schedule A to this by-law:

1065.1 shall only be used for those purposes permitted in an R1D zone.

1065.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 261 square metres;
- (b) Minimum Lot Width: 9.0 metres
- (c) Minimum Lot Depth: 29 metres;
- (d) Minimum Front Yard Depth: 6.0 metres to the front garage and 4.5 metres to the front wall of a dwelling;
- (e) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (f) Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (g) Maximum Building Height: 2 storeys;
- (h) Minimum Landscaped Open Space:
- 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (i) the following provisions shall apply to garages;
- (a) the maximum garage door width shall be 3.10 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- (c) the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1066** The lands designated R2A – SECTION 1066 on Sheet 26 of Schedule A to this by-law:

1066.1 shall only be used for those purposes permitted in an R2A zone.

1066.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 210 square metres;
- (b) Minimum Lot Width: 14.0 metres per lot and 7.0 metres per dwelling unit;
- (c) Minimum Lot Depth: 30 metres;
- (d) Minimum Front Yard Depth: 6.0 metres to the front garage and 4.5 metres to the front wall of a dwelling;
- (e) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (f) Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (g) Maximum Building Height: 2 storeys;
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (i) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.10 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1067** The lands designated I2 - SECTION 1067 on Sheet 27 of Schedule A to this by-law:

1067.1 shall only be used for the following purposes:

- (a) an apartment dwelling, excluding a single room occupancy unit;

- (b) a nursing home;
- (c) a retirement home; and
- (d) purposes accessory to the other permitted purposes.

1067.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Setback from a Property Line: 6.0 metres;
- (b) Maximum Building Height: 5 storeys within 40 metres from the limits of Sandalwood Parkway with a maximum of 7 storeys beyond 40 metres;
- (c) Maximum Number of Apartment Dwelling Units: 60
- (d) Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the northerly and westerly property lines;
- (e) Parking:
  - 0.33 parking spaces per bed for a nursing home and a retirement home
  - 1.23 parking spaces for an apartment dwelling unit having a maximum floor area of 45 square metres
  - 1.41 parking spaces for an apartment dwelling unit having a maximum floor area of 65 square metres
  - 1.59 parking spaces for an apartment dwelling unit having a maximum floor area of 122 square metres
  - 2.0 parking spaces for an apartment dwelling unit having a maximum floor area greater than 122 square metres
- (f) all loading and waste disposal shall be screened.

1067.3 for the purposes of Section 1067:

A Single Room Occupancy Unit shall mean a habitable dwelling unit owned and operated by a public authority, or by a non-profit and non-commercial organization, within which kitchen, sleeping and sanitary facilities are not physically separated.

**1068** The lands designated R1D – SECTION 1068 on Sheet 26 of Schedule A to this by-law:

1068.1 shall only be used for the purposes permitted in an R1D zone.

1068.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres
  - Corner Lot: 14.3 metres;



- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

**1069** The lands designated R2A – SECTION 1069 on Sheet 26 of Schedule A to this by-law:

1069.1 shall only be used for the following purposes:

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

1069.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 225 square metres per dwelling unit;

- (2) Minimum Lot Width:
  - Interior Lot: 15.0 metres per lot, and 7.5 metres per dwelling unit;
  - Corner Lot: 16.8 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth; 30 metres;
- (4) Minimum front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages;
  - (a) the maximum garage door width shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

**1070** The lands designated I1 – SECTION 1070 on Sheet 29 of Schedule A to this by-law:

1070.1 shall only be used for the purposes permitted in an I1 zone;

1070.2 shall be subject to the following requirements and restrictions:

- (1) no portable classroom structures shall be located within 63 metres of Larkspur Road.

**1071** The lands designated C2 - SECTION 1071 on Sheet 74 of Schedule A to this by-law:

1071.1 shall only be used for the following purposes:

- (a) those uses permitted in a C2 Zone except a parking lot, a service station, and a taxi or bus station.
- (b) a convenience restaurant; and
- (c) purposes accessory to the other permitted uses.

1071.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Yards:
  - (i) abutting Mayfield Road: 3 metres;
  - (ii) abutting Hurontario Street: 3 metres
  - (iii) abutting Colonel Bertram Road: 4.5 metres;
  - (iv) abutting lands zoned Residential: 4.5 metres; and
  - (v) abutting lands zoned Commercial: 1.5 metres.
- (b) Maximum Building Height: 1 storey;
- (c) Minimum Landscaped Open Space:
  - (i) 3 metres abutting Hurontario Street and Mayfield Road, except at approved access locations;
  - (ii) 4.5 metres abutting Colonel Bertram Road, except at approved access locations;
  - (iii) 4.5 metres abutting lands zoned Residential
  - (iv) 1.5 metres abutting lands zoned Commercial.
- (d) no loading space, including loading doors, shall be located within 50 metres of the Colonel Bertram Road street line;
- (e) a stacking lane for a convenience restaurant with a drive through facility shall not be located closer than 3.0 metres to the Hurontario Street and Mayfield Road street lines and 50 metres to the Colonel Bertram Road street line, and the entrance to a stacking lane shall be a minimum of 6.0 metres from an approved access driveway.
- (f) a convenience restaurant and a take-out restaurant shall not be permitted within 50 metres of the Colonel Bertram Street line.

**1072** The lands designated R1A – SECTION 1072 on Sheet 7 of Schedule A to this by-law:

1072.1 shall only be used for those purposes permitted by a Residential Single Detached A (R1A) Zone:

1072.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 612 square metres
- (2) Minimum Lot Width
  - Interior Lot: 18 metres
  - Corner Lot: 19.8 metres
- (3) Minimum Lot Depth: 34 metres
- (4) Minimum Gross Floor Area of a dwelling: 167 square metres
- (5) the lands shown outlined as "Private Open Space" on Schedule C – Section 1072 shall only be used for private open space purposes wherein the erection of any buildings and structures, including swimming pools, decks and patios or part thereof is prohibited.

**1073** The lands designated R1D – SECTION 1073 on Sheet 23 of Schedule A to this by-law:

1073.1 shall only be used for the purposes permitted in a R1D zone.

1073.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 218.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 9.1 metres;
  - Corner Lot: 10.9 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

- (9) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
  - (b) 5.5 metres on the non-sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres; right-of-way;; and,
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (12) Maximum Building Height: 2 storeys;

**1074** The lands designated R1C – SECTION 1074 on Sheet 23 of Schedule A to this by-law:

1074.1 shall only be used for the purposes permitted in a R1C zone.

1074.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 268 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.2 metres;
  - Corner Lot: 13.0 metres
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;

- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door: 5.4 metres;
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1075** The lands designated RIC – SECTION 1075 on Sheet 23 of Schedule A to this by-law:

1075.1 shall only be used for the purposes permitted in a RIC zone.

1075.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 288.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.0 metres;
  - Corner Lot: 13.8 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door: 5.4 metres
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1076** The lands designated R1C – SECTION 1076 on Sheet 23 of Schedule A to this by-law:

1076.1 shall only be used for the purposes permitted in a R1C zone.

1076.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 328.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres;
  - Corner Lot: 15.5 metres

- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door: 5.4 metres;
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restrictions does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1077** The lands designated R1B – SECTION 1077 on Sheet 23 of Schedule A to this by-law:

1077.1 shall only be used for the purposes permitted in a R1B zone.

1077.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 336 square metres;



- (2) Minimum Lot Width:
  - Interior Lot: 14.0 metres;
  - Corner Lot: 15.8 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1078** The lands designated R1B – SECTION 1078 on Sheet 30 of Schedule A to this by-law:

1078.1 shall only be used for the purposes permitted in a R1B zone.

1078.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way
- (2) no dwelling unit shall be located closer than 10 metres to a Floodplain zone
- (3) Minimum Lot Area: 397.8 square metres
- (4) Minimum Lot Width:  
  
Interior Lot: 15.3 metres  
  
Corner Lot: 17.1 metres
- (5) Minimum Lot Depth: 26 metres
- (6) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (8) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (9) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

**1079** The lands designated R1C – SECTION 1079 on Sheet 30 of Schedule A to this by-law;

1079.1 shall only be used for the purposes permitted in a R1C zone.

1079.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- (2) no dwelling unit shall be located closer than 10 metres to a Floodplain zone.
- (3) Minimum Lot Area: 356.2 square metres;
- (4) Minimum Lot Width:  
  
Interior Lot: 13.7 metres  
  
Corner Lot: 15.5 metres
- (5) Minimum Lot Depth: 26 metres
- (6) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (8) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (9) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

**1080** The lands designated R1D – SECTION 1080 on Sheet 30 of Schedule A to this by-law:

1080.1 shall only be used for the purposes permitted in a R1D zone.

1080.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- (2) Minimum Lot Area: 280.8 square metres
- (3) Minimum Lot Width:
  - Interior Lot: 10.8 metres
  - Corner Lot: 12.6 metres
- (4) Minimum Lot Depth: 26 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (8) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 4.12 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
- (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1081** The lands designated R2A – SECTION 1081 on Sheet 30 of Schedule A to this by-law:

1081.1 shall only be used for the following purposes:

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

1081.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 191.1 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 14.7 metres per lot and 7.35 metres per dwelling unit;
  - Corner Lot: 16.5 metres per lot and 9.15 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 26 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

(9) the following provisions shall apply to garages:

- the maximum garage door width per dwelling unit shall be 3.1 metres;
- the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- the garage door width restriction does not apply to the garage door facing a flankage lot line;
- the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than
- the maximum garage door width permitted on the lot.

**1082** The lands designated R3B – SECTION 1082 on Sheet 30 of Schedule A to this by-law:

1082.1 shall only be used for the purposes permitted in a R3B zone.

1082.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit shall be located closer than 10 metres to a Floodplain zone.
- (2) Minimum Lot Area: 180 square metres per dwelling unit;
- (3) Minimum Lot Width:  
  
Interior Lot: 18 metres per lot and 6 metres per dwelling unit;  
  
Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line;
- (4) Minimum Lot Depth: 30 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area of the particular unit.
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (8) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres;
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines

extended beyond the front lot line  
is greater than 25 degrees.

- (10) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- (11) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater.
- (12) Maximum Lot Coverage: none
- (13) the following provisions shall apply to garages:
  - the maximum garage door width per dwelling unit shall be 2.5 metres;
  - the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.

**1083** The lands designated I2 – SECTION 1083 on Sheet 30 of Schedule A to this by-law:

1083.1 shall only be used for the purposed of the I2 zone and a public or private school.

1083.2 shall be subject to the following requirements and restrictions:

- (1) no permanent building, structure or excavation shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- (2) no permanent building, structure or excavation shall be located closer than 10 metres to a Floodplain zone.

**1084** The lands designated OS – SECTION 1084 on Sheet 30 of Schedule A to this by-law:

1084.1 shall only be used for the following purposes:

- (1) flood and erosion control;
- (2) conservation area or purpose; and,
- (3) purposes accessory to the other permitted purposes.

1084.2 shall be subject to the following requirements and restrictions:

- (1) no person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control.

**1085** The lands designated HC1 – SECTION 1085 on Sheet 30 of Schedule A to this by-law:

1085.1 shall only be used for the following purposes:

- (1) a service station;
- (2) a gas bar;
- (3) a motor vehicle washing establishment;
- (4) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (5) a banquet hall;
- (6) a community club;
- (7) a tool and equipment rental establishment within an enclosed building;
- (8) a retail establishment having no outside storage;
- (9) a convenience store;
- (10) a personal service shop;
- (11) a dry cleaning and laundry distribution station;
- (12) a bank, trust company or finance company;
- (13) an office;
- (14) an animal hospital; and,
- (15) purposes accessory to the other permitted purposes.

1085.2 shall be subject to the following requirements and restrictions:

- (1) no building shall be located closer than 10 metres to a Floodplain zone;
- (2) no drive through facility shall be located within 30 metres of Sandalwood Parkway East or within 35 metres of Airport Road;
- (3) Minimum Lot Area: 0.4 hectares
- (4) Minimum Lot Width: 40.0 metres
- (5) Minimum Lot Depth: 60.0 metres
- (6) Maximum Building Height: 2 storeys
- (7) Minimum Landscaped Open Space: a 6.0 metre wide landscaped open space strip shall be provided along Airport Road and Sandalwood Parkway East except at approved access locations
- (8) no open storage or display of goods in the open shall be permitted.

**1087** The lands designated R1D – SECTION 1087 on Sheet 22 of Schedule A to this by-law.

1087.1 shall only be used for the purposes permitted in a R1D zone.

1087.2 shall be subject to the following requirements and restrictions:



- (1) Minimum Lot Area: 330.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres;
  - (b) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres; and,
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restrictions does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1088** The lands designated R1D – SECTION 1088 on Sheet 22 of Schedule A to this by-law:

1088.1 shall only be used for the purposes permitted in a R1D zone.

1088.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;

- (b) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
- (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- (12) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

**1089** The lands designated R1D – SECTION 1089 on Sheet 22 of Schedule A to this by-law:

1089.1 shall only be used for the purposes permitted in a R1D zone.

1089.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 330.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

- (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres;
  - (b) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres; and,
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1090** The lands designated R1C – SECTION 1090 on Sheet 22 of Schedule A to this by-law:

1090.1 shall only be used for the purposes permitted in a R1C zone.

1090.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 366.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres;
  - Corner Lot: 14.0 metres;
- (3) Minimum Lot Depth: 30.0 metres;

- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door: 5.4 metres;
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

**1091** The lands designated R1C – SECTION 1091 on Sheet 22 of Schedule A to this by-law:

1091.1 shall only be used for the purposes permitted in a R1C zone.

1091.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 366.0 metres;
- (2) Minimum Lot Width:

Interior Lot: 12.2 metres;

Corner Lot: 14.0 metres;

- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door: 5.4 metres;
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1092** The lands designated R2A – SECTION 1092 on Sheet 22 of Schedule A to this by-law:

1092.1 shall only be used for the following purposes:

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

1092.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 205.0 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres per lot, and 6.85 metres per dwelling unit;
  - Corner Lot: 15.5 metres per lot, and 8.65 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 2.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;

- (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1093** The lands designated R3B – SECTION 1093 on Sheet 22 of Schedule A to this by-law:

1093.1 shall only be used for the purposes permitted in a R3B zone.

1093.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 144.0 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit;
  - Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (11) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- (12) Maximum Lot Coverage: none;



(13) the following provisions shall apply to garages:

- (a) the maximum garage door width per dwelling unit shall be 2.5 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

**1094** The lands designated A – SECTION 1094 on Sheet 22 of Schedule A to this by-law:

1094.1 shall only be used for agricultural purposes.

1094.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.5 hectares
- (2) except at approved access locations, landscaped open space areas shall be provided as follows: a minimum 4.5 metre wide strip abutting Chinguacousy Road and a minimum 3.0 metre wide strip abutting all other roads.
- (3) no building or structures shall be permitted;

**1095** the lands designated R1B – SECTION 1095 on Sheet 23 of Schedule A to this by-law:

1095.1 shall only be used for the purposes permitted in a R1B zone.

1095.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 420.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 14.0 metres;
  - Corner Lot: 15.8 metres;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:

- (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot line extended beyond the front lot line is greater than 25 degrees.
- (10) Minimum Setback to garage door: 5.4 metres
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) The following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1096** That land designated RIC – SECTION 1096 on Sheet 29 of Schedule A to this by-law;

1096.1 shall only be used for the purposes permitted in a RIC zone.

1096.2 shall be subject to the following requirements and restrictions:

- (1) no permanent building, structure or excavation shall be located closer than 10 metres to a Floodplain Zone
- (2) Minimum Lot Area: 356.2 square metres
- (3) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (4) Minimum Lot Depth: 26 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;

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

**1097** The land designated R1D – SECTION 1097 on Sheet 29 of Schedule A to this by-law:

1097.1 shall only be used for the purposes permitted in a R1D zone.

1097.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 280.8 square metres
- (2) Minimum Lot Width
  - Interior Lot: 10.8 metres
  - Corner Lot: 12.6 metres
- (3) Minimum Lot Depth: 26 metres

- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
    - (ii) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch of front wall of a dwelling.

**1098** The lands designated M1 - SECTION 1098 on Sheet 65 of Schedule A to this by-law:

1098.1 shall only be used for the following purposes:

- (1) either:

- (a) those purposes permitted in the M1 zone, or,
- (b) a motel, and only in conjunction with a motel, a dining room restaurant and an office;
- but not both, and;
- (c) purposes accessory to the other permitted purposes.

1098.2 shall be subject to the following requirements and restrictions:

- (1) for the purposes permitted by section 1098.1(b), the following shall apply:
  - (a) Maximum Number of Motel Rooms: 94;
  - (b) Minimum Setback from a Property Line: 11.0 metres, except the setback from Airport road shall be a minimum of 15 metres;
  - (c) Landscaped Open Space: except at approved driveway locations, landscaped open space strips shall have a minimum width of 12 metres abutting Airport Road, and, 4.5 metres abutting Coventry Drive;
  - (d) Maximum Building Height: 3 storeys;
  - (e) restaurant refuse storage shall be enclosed in a climate controlled area within a building; and,
  - (f) no outside storage of goods, materials or machinery shall be permitted.

**1099** The lands designated RID - SECTION 1099 on Sheet 23 of Schedule A to this by-law:

1099.1 shall only be used for the purposes permitted in an RID zone.

1099.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a

dwelling;

- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage door:
  - (a) 6.0 metres on the sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres;
  - (b) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres; and,
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1100** The lands designated as C3 - SECTION 1100 on Sheet 23 of Schedule A to this by-law:

1100.1 shall only be used for the following purposes:

- (a) those purposes permitted in the C3 zone
- (b) a supermarket
- (c) a convenience restaurant with a drive through facility
- (d) purposes accessory to the other permitted uses

1100.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Gross Leasable Commercial Floor Area of all buildings and structures shall not exceed 11,000 square metres.
- (b) the Maximum Gross Leasable Commercial Floor Area for a supermarket shall not exceed 5,574 square metres.
- (c) Minimum Building Setbacks:
  - (1) 20.0 metres from Highway Number 7;
  - (2) 15.0 metres from McLaughlin Road;
  - (3) 8.0 metres from all other lot lines.
- (a) Minimum Lot Width: none.
- (b) restaurant refuse storage shall be enclosed in a climate-controlled area within a building.
- (c) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- (d) any commercial unit having a floor area greater than 600 square metres shall have the opening of waste disposal and loading facilities facing away from residential uses and shall be appropriately screened.
- (e) a screened outdoor area devoted to year round display and sale of products and commodities shall be permitted only in conjunction with a retail establishment, temporary open air market, and a supermarket, and shall be restricted to areas not required for landscaping and parking.
- (f) except for approved access locations, Landscaped Open Space shall be provided as follows:
  - (1) a minimum 6.0 metre wide strip along Highway Number 7 and McLaughlin Road;
  - (2) a minimum 3.0 metre wide strip along all other public roads; and
  - (3) a minimum 3.0 metre wide strip along the westerly property limit where it abuts a Floodplain (F) zone boundary.
- (g) notwithstanding any other zoning provisions within this by-law, to the contrary, the lands zoned by this category shall be treated as a single lot for zoning purposes.

**1101** The lands designated R1C- SECTION 1101 on Sheet 23 of Schedule A to this by-law:

1101.1 shall only be used for the purposes permitted in an R1C zone.

1101.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 438 square metres;
- (2) Minimum Lot Width:  
  
Interior Lot: 14.6 metres;  
  
Corner Lot: 16.4 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit; and,
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;



- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres more than the maximum garage door width permitted on the lot.

**1102** The lands designated R1C - SECTION 1102 on Sheet 23 of Schedule A to this by-law:

1102.1 shall only be used for the purposes permitted in an R1C zone.

1102.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 375 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres;
  - Corner Lot: 14.3 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1103** The lands designated R1D - SECTION 1103 on Sheet 23 of Schedule A to this by-law:

1103.1 shall only be used for the purposes permitted in an R1D zone.

1103.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.

- (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
- (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1104** The lands designated R1D - SECTION 1104 on Sheet 23 of Schedule A to this by-law:

1104.1 shall only be used for the purposes permitted in an R1D zone.

1104.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 297 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 27 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard

area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

- (9) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1105** The lands designated R1D - SECTION 1105 on Sheet 23 of Schedule A to this by-law:

1105.1 shall only be used for the purposes permitted in an R1D zone.

1105.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 218 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 9.1 metres;
  - Corner Lot: 10.9 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;

- (7) Minimum Interior Side Yard Width:
- (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
- 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door:
- (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
  - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 3.10 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (12) Maximum Building Height: 2 storeys

**1106** The lands designated R1D - SECTION 1106 on Sheet 23 of Schedule A to this by-law:

1106.1 shall only be used for the purposes permitted in an R1D zone.

1106.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 245 square metres;

- (2) Minimum Lot Width:
- Interior Lot: 9.1 metres;
- Corner Lot: 10.9 metres;
- (3) Minimum Lot Depth: 27 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres;
- (7) Minimum Interior Side Yard Width:
- (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
- 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door:
- (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
- (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
- (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 3.1 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (d) the garage door width restriction does not apply to the garage door facing a flankage lot line;

- (e) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

(12) Maximum Building Height: 2 storeys

**1107** The lands designated C1 - SECTION 1107 on Sheet 23 of Schedule A of this by-law:

1107.1 shall only be used for the following purposes:

- (a) a convenience restaurant;
- (b) the purposes permitted in C1 Zone

1107.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9.0 metres;
- (b) Minimum Interior Side Yard Width: 6.0 metres;
- (c) Minimum Exterior Side Yard Width: 6.0 metres;
- (d) Minimum Rear Yard Depth: 3.0 metres;
- (e) Minimum Lot Width: 36 metres;
- (f) Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the property lines;
- (g) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (h) waste disposal shall be located in a main building;
- (i) waste disposal and loading facilities shall not be located within 20 metres from an R1D- Section 1105 and an R1D-Section 1106 zone.
- (j) the following purposes shall not be permitted: (i) adult entertainment parlour; (ii) adult video store; (iii) pool halls; (iv) amusement arcades; (v) temporary open air markets; (vi) a motor vehicle repair shop; (vii) a motor vehicle body shop; (viii) no storage of goods and materials outside a building; and, (ix) a restaurant drive-through facility.
- (k) a restaurant shall not be permitted within 20 metres from an R1D-Section 1105 and an R1D-Section 1106 zone.
- (l) Maximum Gross Leasable Floor Area: 1,400 square metres.

**1108** The lands designated C3 – SECTION 1108 on Sheet 24 of Schedule A to this by-law:

1108.1 shall only be used for the following purposes:

- (a) a retail warehouse;
- (b) a building supplies sales establishment;

- (c) a retail establishment, excluding a supermarket;
- (d) a furniture and appliance store;
- (e) a bank, a trust company, a finance company;
- (f) an office;
- (g) a dining room restaurant, a convenience restaurant and a take out restaurant;
- (h) a tavern;
- (i) a service shop;
- (j) a personal service shop;
- (k) a place of commercial recreation, but not including a billiard hall;
- (l) a garden centre sales establishment;
- (m) a motor vehicle sales and leasing establishment;
- (n) a motor vehicle repair shop;
- (o) a boat sales and leasing establishment;
- (p) a motor vehicle washing establishment;
- (q) a service station;
- (r) a gas bar;
- (s) a custom workshop;
- (t) a tools and equipment rental establishment;
- (u) a recreational facility or structure;
- (v) a community club;
- (w) a theatre;
- (x) a banquet facility;
- (y) a dry cleaning and laundry distribution station;
- (z) a printing or copying establishment;
- (aa) a temporary open air market; and,
- (bb) purposes accessory to other permitted uses.

1108.2 shall be subject to the following requirements and restrictions:

- (a) the Aggregate Maximum Gross Leasable Floor Area shall not exceed 27,870 square metres;
- (b) for the purpose of this section, any use permitted by sections 1108.1 (a) and (c) shall not include a supermarket or any establishment greater than 600 square metres in gross floor area which is primarily used for the sale of food;



- (c) Minimum Setback requirements shall be as follows:
  - (i) Highway 7 (Bovaird Drive): 14.0 metres
  - (ii) McLaughlin Road: 9.0 metres
  - (iii) Regan Road: 3.0 metres
  - (iv) Van Kirk Drive: 3.0 metres
  - (v) other yard setback: 3.0 metres
- (d) Minimum Landscaped Open Space shall be as follows:
  - (i) 6.0 metres abutting Highway 7 (Bovaird Drive) and McLaughlin Road; except at approved access locations;
  - (ii) 3.0 metres abutting Van Kirk Drive and Regan Road, except at approved access locations;
- (e) an adult entertainment parlour and adult videotape store shall not be permitted;
- (f) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be screened from public rights-of-way;
- (g) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (h) outdoor display of goods and materials shall be permitted in conjunction with a retail warehouse, a retail establishment, a motor vehicle and boat sales establishment, a temporary open air market, a farm produce stand and a garden centre sales establishment, and shall be restricted to areas not required for landscaping and parking.
- (i) ancillary outdoor storage shall be permitted for those uses set out in Section 1108.1(c) exceeding a gross floor area of 7,432 square metres, to a maximum of 200 square metres provided such storage is screened from public rights-of-way.
- (j) outdoor display or outdoor storage of goods and materials shall not be located within the required yard setbacks.
- (k) notwithstanding any other provision of this Zoning By-law, to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

1108.3 for the purpose of this section, a Retail Warehouse shall mean a building or structure or part of a building or structure occupied by a single user where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

**1110** The lands designated R1C- SECTION 1110 on Sheet 23 of Schedule A to this by-law:

1110.1 shall only be used for the purposes permitted in an R1C zone.

1110.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 356 square metres;

- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres;
  - Corner Lot: 15.5 metres;
- (3) Minimum Lot Depth: 26 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit; and,
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres more than the maximum garage door width permitted on the lot.

**1111** The lands designated RIC - SECTION 1111 on Sheet 23 of Schedule A to this by-law:

1111.1 shall only be used for the purposes permitted in an RIC zone.

1111.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 366 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres;
  - Corner Lot: 14.0 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1112** The lands designated R1D - SECTION 1112 on Sheet 24 of Schedule A to this by-law:

1112.1 shall only be used for the purposes permitted in an R1D zone.

1112.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 360 square metres;
- (2) Minimum Lot Width:  
  
Interior Lot: 12.0 metres;  
  
Corner Lot: 13.8 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;

- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres more than the maximum garage door width permitted on the lot.

**1113** The lands designated I2 – SECTION 1113 on Sheet 21 of Schedule A to this by-law:

1113.1 shall only be used for the following purposes:

- (1) a fire station;
- (2) a park, playground or recreation facility operated by a public authority; and,
- (3) purposes accessory to the other permitted purposes.

**1114** The lands designated R1C – SECTION 1114 on Sheet 29 of Schedule A to this by-law:

1114.1 shall only be used for the purposes permitted in a R1C zone.

1114.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way
- (2) Minimum Lot Area: 366 square metres
- (3) Minimum Lot Width:
  - Interior Lot: 12.2 metres
  - Corner Lot: 14 metres
- (4) Minimum Lot Depth: 30 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (8) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**1115** The lands designated R1D – SECTION 1115 on Sheet 29 of Schedule A to this by-law;

1115.1 shall only be used for the purposes permitted in a R1D zone.

1115.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- (2) Minimum Lot Area: 312 square metres;
- (3) Minimum Lot Width:
  - Interior Lot: 10.4 metres
  - Corner Lot: 12.2 metres
- (4) Minimum Lot Depth: 30 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (8) Minimum Interior Side Yard Width:

- (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (9) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 4.12 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**1116** The lands designated R2C – SECTION 1116 on Sheet 29 of Schedule A to this by-law:

1116.1 shall only be used for the following purposes:

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

1116.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- (2) Minimum Lot Area: 204 square metres per dwelling unit
- (3) Minimum Lot Width:
  - Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
  - Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line.

- (4) Minimum Lot Depth: 30 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (7) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (8) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 2.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**1117** The lands designated R1C – SECTION 1117 on Sheet 29 of Schedule A to this by-law:

1117.1 shall only be used for the purposes permitted in a R1C zone.

1117.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way
- (2) Minimum Lot Area: 366 square metres



- (3) Minimum Lot Width:
- Interior Lot: 12.2 metres
- Corner Lot: 14 metres
- (4) Minimum Lot Depth: 30 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (8) Minimum Interior Side Yard Width:
- (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (9) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and,
- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 5.5 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
- (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**1118** The lands designated R1D – SECTION 1118 on Sheet 29 of Schedule A to this by-law;

1118.1 shall only be used for the purposes permitted in a R1D zone.

1118.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- (2) no dwelling units shall be located closer than 10 metres to a Floodplain zone;
- (3) Minimum Lot Area: 312 square metres;
- (4) Minimum Lot Width:
  - Interior Lot: 10.4 metres
  - Corner Lot: 12.2 metres
- (5) Minimum Lot Depth: 30 metres
- (6) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (8) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (9) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 4.12 metres on a lot having a lot width of less than 11 metres but greater than or equal to 10.36 metres;
    - (ii) 5.5 metres on a lot having a lot width of 11 metres or greater.

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (12) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
  - (13) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**1119** The lands designated R2C – SECTION 1119 on Sheet 29 of Schedule A to this by-law:

1119.1 shall only be used for the following purposes:

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

1119.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- (2) no dwelling unit shall be located closer than 10 metres to a Floodplain zone;
- (3) Minimum Lot Area: 204 square metres per dwelling unit
- (4) Minimum Lot Width:
  - Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
  - Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line.
- (5) Minimum Lot Depth: 30 metres
- (6) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (8) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;

- (9) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres on a lot having a lot width of less than 7 metres;
    - (ii) 3.1 metres on a lot having a lot width of less than 8 metres but greater than 7 metres;
    - (iii) 3.7 metres on a lot having a lot width of 8 metres or greater.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (12) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- (13) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

**1120** The lands designated I2 - SECTION 1120 on Sheet 29 of Schedule A to this by-law:

1120.1 shall only be used for the following purposes:

- (1) a nursing home;
- (2) a retirement home; and
- (3) purposes accessory to the other permitted purposes.

1120.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback from Sandalwood Parkway East: 9.0 metres
- (2) Minimum Setback from lands zoned R2C – Section 1119 and R1D – Section 1118: 15.0 metres
- (3) Maximum Building Height: 3 storeys

- (4) Maximum Number of beds: 160
- (5) Minimum Landscaped Open Space: a 3.0 metre wide landscaped open space strip shall be provided abutting all roads except at approved access locations.
- (6) Parking: 0.33 parking spaces shall be provided per bed
- (7) all loading and waste disposal facilities shall be screened.

**1121** The lands designated R1D - SECTION 1121 on Sheet 22 of Schedule A to this by-law:

1121.1 shall only be used for the purposes permitted in a R1D zone.

1121.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline right-of-way;
- (2) Minimum Lot Area: 264.0 square metres;
- (3) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (4) Minimum Lot Depth: 24.0 metres;
- (5) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (6) Minimum Rear Yard Depth:
  - (a) 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area; and,
  - (b) 11.4 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Sandalwood Parkway West;
- (7) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (8) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

- (10) Minimum Setback to a Garage Door:
  - (a) for an 11.0 metre wide lot:
    - (i) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (ii) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (iii) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
    - (iv) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
    - (v) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
  - (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres;
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:
      - (1) 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;
      - (2) 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;
    - (ii) for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1122** The lands designated R1C - SECTION 1122 on Sheet 22 of Schedule A to this by-law:

1122.1 shall only be used for the purposes permitted in a R1C zone.

1122.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres;
  - Corner Lot: 14.3 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1123** The lands designated R1C - SECTION 1123 on Sheet 22 of Schedule A to this by-law:

1123.1 shall only be used for the purposes permitted in a R1C zone.

1123.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline right-of-way;
- (2) Minimum Lot Area: 328.8 square metres;
- (3) Minimum Lot Width:  
Interior Lot: 13.7 metres;  
Corner Lot: 15.5 metres;
- (4) Minimum Lot Depth: 24.0 metres;
- (5) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (8) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door: 5.4 metres;
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;



- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1124** The lands designated R2A - SECTION 1124 on Sheet 22 of Schedule A to this by-law:

1124.1 shall only be used for the following purposes:

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

1124.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 208.8 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit;
  - Corner Lot: 19.2 metres per lot, and 10.5 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth:
  - (a) 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit; and,
  - (b) 11.4 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Chinguacousy Road;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door:

- (a) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - (b) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres; and,
  - (c) 6.0 metres on a street having a 17.0 metres wide road right-of-way or greater;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (11) the following provisions shall apply to garages:
- (a) the maximum garage door width per dwelling unit shall be 3.7 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) Interior Garage Width:
    - (i) for a dwelling having a lot width of less than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
    - (ii) for a dwelling having a lot width equal to or greater than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1125** The lands designated F - SECTION 1125 on Sheet 22 of Schedule A to this by-law:

1125.1 shall only be used for the purposes permitted in an F zone.

1125.2 shall be subject to the following requirements and restrictions:

- (1) notwithstanding any other provision in this by-law, an unenclosed pedestrian amenity structure, including a pedestrian bridge, may be erected, provided that the footprint of any such structure does not exceed 200 square metres;

**1126** The lands designated OS - SECTION 1126 on Sheet 22 of Schedule A to this by-law:

1126.1 shall only be used for the following purposes:

- (1) a public park;
- (2) any conservation area or purpose; and,
- (3) purposes accessory to the other permitted purposes.

1126.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Yard Setback: none, save and except to a lot line abutting a residential zone, in which case a minimum yard setback of 1.6 metres shall apply;
- (2) no person shall erect any building or structure for any purpose except that of an outdoor playground and/or an unenclosed pedestrian amenity structure for public recreational use.

**1127** The lands designated SC – SECTION 1127 on Sheet 48 of Schedule A to this by-law:

1127.1 shall only be used for the following purposes:

either:

(a) Industrial Uses:

- (1) warehousing and storage of goods and products and materials within enclosed structures;
- (2) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; research and development facilities;
- (3) research and development facilities; and,
- (4) accessory uses including:
  - (a) an associated education purpose;
  - (b) an associated office;
  - (c) one dwelling unit, as part of an industrial building only for the use of a caretaker or night watchman employed in connection therewith;
  - (d) a retail outlet operated in conjunction with a particular use permitted by section 1127.1(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 a particular industrial use;
  - (e) purposes accessory to the other permitted purposes.

or:

(b) Non-Industrial, Highway and Service Commercial Uses:

- (1) motel;
- (2) a dining room restaurant, a convenience restaurant, a standard restaurant, a take out restaurant;
- (3) a banquet hall;
- (4) a bank, trust company, finance company;
- (5) offices, including business offices;
- (6) a service shop;

- (7) a personal service shop;
- (8) a place of commercial recreation;
- (9) a retail establishment having no outside storage (excluding retail establishments selling more than 929 square metres of food);
- (10) a garden sales establishment;
- (11) a convenience store;
- (12) a motor vehicle, sales and leasing establishment;
- (13) radio and television broadcasting and transmission facilities;
- (14) a bakery;
- (15) dry cleaning and laundry distribution establishment;
- (16) purposes accessory to the other permitted purposes.

1127.2 shall be subject to the following requirements and restrictions:

- (a) the following purposes shall not be permitted:
  - (i) adult entertainment parlours;
  - (ii) adult video stores;
  - (iii) pool halls;
  - (iv) amusement arcades;
  - (v) temporary open air markets;
- (b) Minimum Lot Area: 5000 square metres
- (c) Minimum Front Yard Depth: 5.0 metres
- (d) Minimum Side Yard Width: 3.0 metres
- (e) Minimum Rear Yard Depth: 6.0 metres
- (f) Minimum Building Height: no restriction
- (g) Minimum Landscaped Open Space:
  - except at approved driveway locations a landscaped open space area having a minimum width of 3.0 metres shall be provided along the westerly property line.
  - landscaped open space areas having a minimum width of 1.5 metres shall be provided along the northerly, southerly and easterly property lines.
- (h) restaurant refuse storage shall be enclosed in a climate controlled area within a building

- (i) all garbage and refuse storage, other than for a restaurant, including any containers for the storage of materials, shall be enclosed
- (j) truck loading or waste disposal facilities shall not be located in the front or exterior side yards
- (k) 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, exterior side yard, required interior side yard, or the required rear yard if such rear yard is abutting a street;
  - (2) the storage area shall be enclosed by an opaque fence or wall not less than 2.0 metres in height to screen the storage area from the street; and,
- (l) a 1.8 metres high chain link fence shall be provided and maintained where any lot line abuts a FLOODPLAIN (F) Zone; and,
- (m) the office uses permitted in section 1127.1(b)(5) shall not exceed and F.S.I. of 0.5

**1129** The lands designated R1D - SECTION 1129 on Sheet 22 of Schedule A to this by-law:

1129.1 shall only be used for the purposes permitted in a R1D zone.

1129.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 10.0 metres to the TransCanada Pipeline right-of-way;
- (2) Minimum Lot Area: 264.0 square metres;
- (3) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (4) Minimum Lot Depth: 24.0 metres;
- (5) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (8) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (9) Minimum Landscaped Open Space:

- (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door:
  - (a) for an 11.0 metre wide lot:
    - (i) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (ii) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (iii) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
    - (iv) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
    - (v) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
  - (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres;
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:
      - (1) 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;
      - (2) 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;
    - (ii) for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;

- (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1130** The lands designated R1C - SECTION 1130 on Sheet 22 of Schedule A to this by-law:

1130.1 shall only be used for the purposes permitted in a R1C zone.

1130.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 328.8 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres;
  - Corner Lot: 15.5 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1131** The lands designated R2A - SECTION 1131 on Sheet 22 of Schedule A to this by-law:

1131.1 shall only be used for the following purposes:

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

1131.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit or in ground swimming pool shall be located closer than 10.0 metres to the TransCanada Pipeline right-of-way;
- (2) Minimum Lot Area: 189.6 square metres per dwelling unit;
- (3) Minimum Lot Width:
  - Interior Lot: 15.8 metres per lot, and 7.9 metres per dwelling unit;
  - Corner Lot: 17.6 metres per lot, and 9.7 metres for the dwelling unit closest to the flankage lot line;
- (4) Minimum Lot Depth: 24.0 metres;
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (8) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;



- (10) the following provisions shall apply to garages:
- (a) the maximum garage door width per dwelling unit shall be:
    - (i) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres; and,
    - (ii) 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

**1132** The lands designated C2 – SECTION 1132 on Sheet 64 of Schedule A to this by-law:

1132.1 shall only be used for the following purposes:

- (1) those uses permitted in C2 Zone to this by-law; and,
- (2) movie theatres

1132.2 shall also be subject to the following requirements and restrictions:

- (1) the Maximum Gross Leasable Floor Area permitted for a supermarket shall be 2,229.6 square metres;
- (2) movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

**1133** The lands designated R1D - SECTION 1133 on Sheet 22 of Schedule A to this by-law:

1133.1 shall only be used for the purposes permitted in a R1D zone.

1133.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;

- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door:
  - (a) for an 11.0 metre wide lot:
    - (i) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (ii) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (iii) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
    - (iv) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
    - (v) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
  - (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:
      - (1) 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;

- (2) 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;
- (ii) for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1134** The lands designated R2A - SECTION 1134 on Sheet 22 of Schedule A to this by-law:

1134.1 shall only be used for the following purposes:

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

1134.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 189.6 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 15.8 metres per lot, and 7.9 metres per dwelling unit;
  - Corner Lot: 17.6 metres per lot, and 9.7 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres; and,
    - (ii) 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

**1135** The lands designated I1 - SECTION 1135 on Sheet 25 of Schedule A to this by-law:

1135.1 shall only be used for the following purposes:

Institutional:

- (a) a private school; and,
- (b) purposes accessory to the other permitted purposes.

1135.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 18.0 metres;
- (b) Minimum Interior Side Yard Depth: 8.5 metres;
- (c) Minimum Exterior Side Yard Depth: 11.0 metres;
- (d) Minimum Rear Yard Depth: 18.0 metres
- (e) Minimum Landscaped Open Space: except at the approved driveway location, a landscaped open space strip having a minimum width of 3.0 metres shall be provided abutting the front lot line and landscaped open spaces strips having a minimum width of 2.0 metres shall be provided along the interior, exterior and rear lot lines;

- (f) Maximum Building Height: two storeys;
- (g) Maximum Gross Floor Area: 1,836 square metres;
- (h) all garbage and refuse storage areas, including any containers for recyclable materials, shall be screened

**1136** The lands designated HC2 - SECTION 1136 on SCHEDULE A to this by-law:

1136.1 shall only be used for the following purposes:

- (1) a gas bar;
- (2) only in conjunction with a gas bar, a retail establishment having no outside storage, and a take out restaurant, excluding a drive through, and
- (3) purposes accessory to the other permitted purposes.

1136.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 22 metres.
- (2) Minimum Lot Depth: 130 metres.
- (3) Minimum Lot Area: 0.5 hectares.
- (4) the Maximum Floor Area of the gas bar kiosk shall not exceed 6 square metres.
- (5) the Maximum Floor Area of the take-out restaurant shall not exceed 205 square metres.
- (6) the Maximum Floor Area of the retail establishment shall not exceed 255 square metres.
- (7) the kiosk and gasoline pumps shall be located within a maximum distance of 25 metres from the front lot line.
- (8) the take-out restaurant and retail establishment shall be located totally within a maximum distance of 70 metres from the front lot line.
- (9) the Minimum Rear Yard Depth shall be 60 metres.
- (10) the Maximum Building Height shall not exceed one storey.

1136.3 for the purposes of this section, the lands located within the zone boundary shall be deemed to comprise one lot.

**1137** The lands designated SC – SECTION 1137 on Sheet 10 of Schedule A to this by-law:

1137.1 shall only be used for the following purposes:

- (a) convenience restaurant;
- (b) dining room restaurant;
- (c) take-out restaurant; and,
- (d) purposes accessory to the other permitted purposes.

1137.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard: 16.0 metres
- (b) Minimum Interior Side Yard: 5.0 metres
- (c) Maximum Building Height: 1 storey
- (d) Minimum Landscaped Open Space: a 3.0 metre wide landscaped open space strip shall be provided abutting Steeles Avenue East, except at approved access locations.

**1141** The lands designated HC2 - SECTION 1141 on Schedule A to this by-law:

1141.1 only be used for the following purposes:

- (a) a gas bar;
- (b) a motor vehicle washing establishment;
- (c) only in conjunction with a gas bar, a retail establishment having no outside storage of goods and materials, a convenience restaurant, a take-out restaurant and a bank with drive through facilities; and,
- (d) purposes accessory to other permitted uses.

1141.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Interior Side Yard Width: 1.5 metres
- (b) Minimum Exterior Side Yard Width: 6.0 metres
- (c) Minimum Rear Yard Depth: 6.0 metres.
- (d) a minimum 3.0 metre wide landscaped open space strip shall be provided in the front yard and exterior side yards except at approved driveway locations.
- (e) any drive through facility shall be located a minimum distance of 65.0 metres from McLaughlin Road.

**1142** The lands designated M2 – SECTION 1142 on Sheet 62 of Schedule A to this by-law:

1142.1 shall only be used for the following purposes:

- (a) the purposes permitted by the M2 zone
- (b) a place of worship
- (c) one residential unit contained within, and used only in conjunction with, a place of worship

1142.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Floor Area of Worship Area: 1,040 square metres
- (b) a minimum of 1 parking space shall be provided for the residential unit

**1143** The lands designated R3B – SECTION 1143 on Sheet 26 of Schedule A to this by-law:

1143.1 shall only be used for the purposes permitted in an R3B zone.

1143.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 180.0 square metres;
  - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 165.6 square metres;
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 129.6 square metres;
- (2) Minimum Lot Width:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 7.5 metres;
  - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 6.9 metres;
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 5.4 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Setback to Bovaird Drive: 13.7 metres;
- (5) Minimum Setback to Richvale Drive: 5.0 metres;
- (6) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (7) Minimum Rear Yard Depth:
  - (a) for a corner lot: 7.5 metres, which may be reduced to a minimum of 3.7 metres for a dwelling unit provided that the area of the rear yard is at least 20% of the minimum required lot area for the particular unit;
  - (b) for an interior lot: 7.5 metres for the particular unit;
- (8) Minimum Exterior Side Yard Width: 2.1 metres;
- (9) Minimum Interior Side Yard Width: 1.5 metres, except along the common wall lot line where the setback may be zero metres;
- (10) Minimum Landscaped Open Space:
  - (a) other than approved driveway locations, the areas of the front and side yards for a particular dwelling unit shall only be used as landscaped open space.

- (b) each dwelling unit shall have a minimum rear yard area of 30 square metres;
- (11) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (12) no more than 8 dwelling units shall be attached;
- (13) Maximum Lot Coverage: none;
- (14) the following provisions shall apply to garages:
  - (a) maximum garage door width:
    - (i) for a dwelling unit where the main entrance is located in an exterior side wall and the exterior side wall is located no closer than 3.5 metres to any exterior wall of any other dwelling unit: 5.2 metres;
    - (ii) in all other instances: 2.5 metres, which may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the main entrance of the dwelling unit;
  - (b) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot;
- (15) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (16) Maximum Driveway Width: 3.0 metres or 0.2 metres wider than the maximum permitted garage door width, whichever is the greater;
- (17) Fencing shall not be permitted in the front yard or within 1.0 metre of a road established through a common elements plan of condominium.
- (18) for each dwelling unit in a townhouse dwelling that provides 2 parking spaces in a private driveway or garage, an additional 0.3 parking spaces shall be provided in total for visitor/recreation equipment purposes;

1143.3 for the purposes of this section,

- (a) a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;
- (b) a Corner Lot shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of the common elements condominium; and,
- (c) a Townhouse Dwelling shall mean a building that is divided vertically above established grade into 3 or more dwelling units where each dwelling unit is



attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metres in area from the ground level to the roofline of the wall; and where each dwelling unit has independent entrances to a rear yard and a front or exterior side yard immediately abutting the rear wall and front or exterior side all of each unit.

**1147** The lands designated R1D - SECTION 1147 on Sheet 22 of Schedule A to this by-law:

1147.1 shall only be used for the purposes permitted in a R1D zone.

1147.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 274.5 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 9.15 metres;
  - Corner Lot: 10.95 metres;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door:
  - (a) for a lot having a lot width less than or equal to 11.0 metres: 5.5 metres;
  - (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:

- (a) the maximum garage door width shall be:
  - (i) for a lot having a lot width of less than 10.0 metres: 3.1 metres;
  - (ii) for a lot having a lot width of less than 11.0 metres but greater than or equal to 10.0 metres: 4.0 metres;
  - (iii) for a lot having a lot width greater than or equal to 11.0 metres: 5.5 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be:
  - (i) 0.6 metres more than the maximum garage door width permitted on the lot, if the particular lot has a lot width of less than 11.0 metres;
  - (ii) 0.9 metres more than the maximum garage door width permitted on the lot, if the particular lot has lot width greater than or equal to 11.0 metres;

**1148** The lands designated R1D - SECTION 1148 on Sheet 22 of Schedule A to this by-law:

1148.1 shall only be used for the purposes permitted in a R1D zone.

1148.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

- (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door:
  - (a) for a lot having a lot width less than or equal to 11.0 metres: 5.5 metres
  - (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:
      - (1) 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;
      - (2) 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;
    - (ii) for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1149** The lands designated R1C - SECTION 1149 on Sheet 22 of Schedule A to this by-law:

1149.1 shall only be used for the purposes permitted in a R1C zone.

1149.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 366.0 square metres;

- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres;
  - Corner Lot: 14.0 metres;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1150** The lands designated R2A - SECTION 1150 on Sheet 22 of Schedule A to this by-law:

1150.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;

- (2) . an auxiliary group home; and,
- (3) purposes accessory to the other permitted purposes.

1150.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 205.0 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres per lot, and 6.85 metres per dwelling unit;
  - Corner Lot: 15.5 metres per lot, and 8.65 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres;
    - (ii) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres; and,
    - (iii) 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

**1151** The lands designated I1 - SECTION 1151 on Sheet 22 of Schedule A to this by-law:

1151.1 shall only be used for the purposes permitted by section 1151.1(1), or the purposes permitted by section 1151.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) those purposes permitted in a R1D - SECTION 1148 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

1151.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D - SECTION 1148 zone, the requirements and restrictions as set out in a R1D - SECTION 1148 zone;

**1153** The lands designated R2A – SECTION 1153 on Sheet 24 of Schedule A to this by-law:

1153.1 shall only be used for those purposes permitted in a R2A zone:

1153.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- (a) Interior Lot: 420 square metres per lot and 210 square metres per dwelling unit.
- (b) Corner Lot: 474 square metres per lot and 264 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

- (a) Interior Lot: 14 metres and 7 metres per dwelling unit.
- (b) Corner Lot: 15.8 metres, and 8.8 metres for the dwelling closest to the flankage lot line.
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;
    - (ii) 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

**1154** The lands designated R2A - SECTION 1154 on Sheet 24 of Schedule A to this by-law:

1154.1 shall only be used for those purposes permitted in a R2A zone:

1154.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) Interior Lot: 476 square metres per lot and 238 square metres per dwelling unit.
- (2) Minimum Lot Width:
  - (a) Interior Lot: 14 metres and 7 metres per dwelling unit.
- (3) Minimum Lot Depth: 34 meters
- (4) Minimum Front Yard Depth: 6.0 meters to the front of the garage and 4.5 meters to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth: 10.5 metres
- (6) Minimum Exterior Side Yard Width: 3.0 meters, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 meters.
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 meters, except along the common wall lot line where the setback may be 0.0 metres.
- (8) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;
    - (ii) 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 metres.
  - (b) the garage door width may be widened by an extra 0.6 meters if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.



**1155** The lands designated M1 - SECTION 1155 on Sheet 65 of Schedule A to this by-law:

1155.1 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 research and development facility; and,
- (5) a parking lot.

(b) Non-Industrial:

- (1) a radio or television broadcasting and transmission establishment;
- (2) a community club;
- (3) an office;
- (4) a hotel or motel;
- (5) the following uses in conjunction with and within the same office building or hotel/motel, provided that the total gross floor area of the following uses combined is not more than 15 percent of the total gross floor area of the office building or hotel/motel:
  - (a) a bank, trust company or financial institution;
  - (b) a retail establishment;
  - (c) a personal service shop;
  - (d) a dry cleaning and laundry distribution establishment;
  - (e) a dining room restaurant;
  - (f) a convenience store; and,
  - (g) a recreational facility or structure;
- (6) the following uses as freestanding development in conjunction with any transitway station developed on abutting lands, provided that the total combined gross floor area of the following uses is not more than 929 square metres:
  - (a) a bank, trust company or financial institution;
  - (b) a personal service shop;
  - (c) a convenience restaurant or a take-out restaurant
  - (d) a dry cleaning and laundry distribution establishment; and,

- (e) a convenience store;
- (7) a banquet hall having a gross floor area of up to 6968 square metres, which may thereafter be expanded in size only in conjunction with an office building or hotel/motel having a gross floor area equivalent to at least half the gross floor area of the banquet hall;
- (c) Accessory:
  - (1) an associated educational purpose;
  - (2) a retail outlet operated in connection with a particular purpose permitted by section 1155.1(a)(1), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;
  - (3) purposes accessory to the other permitted purposes.

1155.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 1.2 hectares;
- (2) Minimum Setback to Highway 407: 14.0 metres;
- (3) Minimum Setback to Steeles Avenue East: 24.0 metres;
- (4) except at approved access locations, a minimum 9.0 metre wide landscaped open space strip shall be provided abutting Steeles Avenue East and the Highway 407 right-of-way corridor;
- (5) Maximum Building Height: 17.0 metres, save and except for an office building or hotel/motel, which shall be permitted having a maximum building height of 8 storeys;
- (6) Maximum Lot Coverage:
  - (a) for the purposes listed under sections 1155.1(a) and 1155.1(b)(1) to (3), (inclusive), and purposes accessory thereto: 45 percent;
  - (b) for the purposes listed under section 1155.1(b)(4) to (8), (inclusive), and purposes accessory thereto: 25 percent;
- (7) the purposes permitted under section 1155.1(a) shall not be permitted within a multi-unit industrial mall;
- (8) the opening for waste disposal and loading facilities of any building shall face away from Steeles Avenue East, Highway No. 407, and any abutting lands proposed to be developed for a transitway station;
- (9) refuse storage for restaurant purposes shall be contained in a climate controlled area within a building;
- (10) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a main building;
- (11) an adult video store, a massage parlour, an adult entertainment parlour or an amusement arcade shall not be permitted; and,

- (12) no outdoor display and/or sales or storage shall be permitted.

**1156** The lands designated R1D - SECTION 1156 on Sheet 24 of Schedule A to this by-law:

1156.1 shall only be used for the purposes permitted in an R1D zone.

1156.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.0 metres
  - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 26 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (a) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line; and,

- (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

**1157** The lands designated R1D - SECTION 1157 on Sheet 24 of Schedule A to this by-law:

1157.1 shall only be used for the purposes permitted in an R1D zone.

1157.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 10.4 metres
  - Corner Lot: 12.2 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area, except those lots that are adjacent to Torbram Road, where the minimum rear yard depth is 11.0 metres.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (a) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space
  - (a) 40 % of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 4.42 metres if the lot width for a particular unit is less than 11.0 metres but greater than or equal to 10.36 metres.

- (ii) 5.5 metres if the lot width for a particular unit is less than 16.0 metres, but greater than or equal to 11.0 metres.
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing the flankage lot line; and,
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

**1158** The lands designated R1D – SECTION 1158 on Sheet 44 of Schedule A to this by-law:

1158.1 in addition to the uses permitted in an R1D zone, the following uses shall also be permitted:

- (a) pedestrian walkway

1158.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 330 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Exterior Lot: 12.8 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
- (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,
- (15) no portion of any dwelling shall be closer than 14.0 metres from the Highway Number 410 right-of-way.

**1159** The lands designated R1C – SECTION 1159 on Sheet 44 of Schedule A to this by-law:

1159.1 shall only be used for the purposes permitted in an R1C zone, the following uses shall also be permitted:

- (a) pedestrian walkway.

1159.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 366 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres;
  - Exterior Lot: 14.0 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,

**1160** The lands designated R1C – SECTION 1160 on Sheet 44 of Schedule A to this by-law:

1160.1 shall only be used for the purposes permitted in an R1C zone, the following uses shall also be permitted:

1160.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 13.0 metres;
  - Exterior Lot: 14.8 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.



- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,

**1161** The lands designated R1C – SECTION 1161 on Sheet 44 of Schedule A to this by-law:

1161.1 shall only be used for the purposes permitted in an R1C zone, the following uses shall also be permitted:

- (a) pedestrian walkway.

1161.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 292 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres;
  - Exterior Lot: 14.0 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,

**1162** The lands designated R1D – SECTION 1162 on Sheet 22 of Schedule A to this by-law:

1162.1 shall only be used for the purposes permitted in a R1D zone.

1162.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 339.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.3 metres;
  - Corner Lot: 13.1 metres;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) no permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) Minimum Setback to the Garage Door: 5.4 metres;
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) for a lot having a lot width of less than 16.0 metres but greater than or equal to 11.3 metres: 5.5 metres;
    - (ii) for a lot having a lot width greater than or equal to 16.0 metres: no restriction, and the provisions of section 1162(12) do not apply;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1163** The lands designated R1D – SECTION 1163 on Sheet 22 of Schedule A to this by-law:

1163.1 shall only be used for the purposes permitted in a R1D zone.

1163.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 271.2 square metres;
- (2) Minimum Lot Width:  
  
Interior Lot: 11.3 metres;  
  
Corner Lot: 13.1 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) Minimum Setback to the Garage Door: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1164** The lands designated R2A – SECTION 1164 on Sheet 22 of Schedule A to this by-law;

1164.1 shall only be used for the following purposes:

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

1164.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 201.6 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 16.8 metres per lot, and 8.4 metres per dwelling unit;
  - Corner Lot: 18.6 metres per lot, and 10.2 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.7 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be:

- (i) 0.6 metres more than the maximum garage door width permitted on the lot for a particular dwelling unit, if the particular lot has a lot width of less than 11.0 metres;
- (ii) 0.9 metres more than the maximum garage door width permitted on the lot;

**1165** The lands designated R2A – SECTION 1165 on Sheet 22 of Schedule A to this by-law:

1165.1 shall only be used for the following purposes:

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

1165.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 252.0 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 16.8 metres per lot, and 8.4 metres per dwelling unit;
  - Corner Lot: 18.6 metres per lot, and 10.2 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.7 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be:
  - (i) 0.6 metres more than the maximum garage door width permitted on the lot for a particular dwelling unit, if the particular lot has a lot width of less than 11.0 metres;
  - (ii) 0.9 metres more than the maximum garage door width permitted on the lot;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the particular dwelling unit.

**1166** The lands designated SC - SECTION 1166 on Sheet 6 to this by-law:

1166.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) a retail establishment having no outside storage;
  - (2) a bank, trust company, finance company;
  - (3) an office;
  - (4) a personal service shop
  - (5) a service shop;
  - (6) a dry cleaning and laundry distribution station;
  - (7) a laundromat;
  - (8) a dining room restaurant, a convenience restaurant, and a takeout restaurant;
  - (9) a printing or copying establishment;
  - (10) a garden centre sales establishment;
  - (11) a community club;
  - (12) a health centre;
  - (13) a custom workshop; and,
  - (14) an animal hospital.
- (b) Non-Commercial:
  - (1) a day nursery;

- (2) a crisis care facility;
- (3) a religious institution including an associated place of public assembly;  
and,
- (4) purposes accessory to the other permitted uses.

1166.1 shall be subject to the following requirements and restrictions:

- (1) the following purposes shall not be permitted:
  - (a) an adult entertainment parlour;
  - (b) an adult video store;
  - (c) a pool hall;
  - (d) an amusement arcade;
  - (e) a temporary open air market;
  - (f) a motor vehicle repair shop; and,
  - (g) a motor vehicle body shop.
- (2) a free standing restaurant building with a drive through facility shall have a maximum building size of 165 sq.m. and shall maintain a minimum setback of 35 metres from the northern property boundary and a minimum setback of 70 metres from the western property boundary.
- (3) Minimum Interior Side Yard Width: 9.0 metres
- (4) Minimum Exterior Side Yard Width: 9.0 metres
- (5) Minimum Rear Yard Depth: 9.6 metres.
- (6) Minimum Front Yard Depth: 23.0 metres
- (7) a minimum 3.0 metre wide landscaped open space strip shall be provided around the perimeter of the property, except at approved driveway locations and along the Hurontario Street frontage where a minimum of 6.0 metres is required.
- (8) waste and recycling facilities shall be entirely enclosed within the building.
- (9) restaurant refuse storage shall be enclosed in a climate controlled area within the building.
- (10) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- (11) no storage of goods and materials shall be permitted outside of a building.
- (12) only one drive through facility shall be permitted.

**1167** The lands designated R1C – SECTION 1167 on Sheet 28 of Schedule A to this by-law:

1167.1 shall only be used for the purposes permitted in a R1C zone.

1167.2 shall be subject to the following requirements and restrictions:



- (1) Minimum Lot Area: 366 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres
  - Corner Lot: 14 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16.0 metres but greater than or equal to 11.0 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1168** The lands designated R1D – SECTION 1168 on Sheet 28 of Schedule A to this by-law:

1168.1 shall only be used for the purposes permitted in a R1D zone.

1168.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 330 square metres;
- (2) Minimum Lot Width:  
  
Interior Lot: 11.0 metres  
  
Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16.0 metres but greater than or equal to 11.0 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;

- (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

**1169** The lands designated R1D – SECTION 1169 on Sheet 28 of Schedule A to this by-law;

1169.1 shall only be used for the purposes permitted in a R1D zone.

1169.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 10.0 metres
  - Corner Lot: 11.8 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but great than or equal to 10 metres;

- (ii) 4.12 metres on a lot having a lot width of less than 11 metres but greater than or equal to 10.36 metres;
- (iii) 5.5 metres on a lot having a lot width of less than 16.0 metres but greater than or equal to 11 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

**1170** The lands designated R2C – SECTION 1170 on Sheet 28 of Schedule A to this by-law:

1170.1 shall only be used for the following purposes:

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

1170.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 204 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
  - Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (6) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the

common wall lot line where the setback may be zero metres.

- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres;
    - (ii) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres;
    - (iii) 3.7 metres if the lot width for a particular dwelling unit is greater than 8.0 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

**1171** The lands zoned I2 – SECTION 1171 on Sheet 42 of Schedule A to the by-law:

1171.1 shall be only used for the following purposes:

- (1) the uses permitted in an I2 zone; and,
- (2) one apartment building owned and operated by a public authority.

1171.2 the purpose permitted by Section 1171.1(2) above shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 6.5 metres
- (2) Minimum Number of Parking Spaces: 34
- (3) Maximum Number of Units: 55 bachelor dwelling units
- (4) Maximum Unit Size: 36 m<sup>2</sup>
- (5) Minimum Distance between Buildings: 25 metres, except for accessory

structures which distance may be  
reduced to 5 metres

**1172** The lands zoned A – SECTION 1172 of Schedule A to this by-law:

1172.1 shall only be used for the following purposes:

(a) the purposes permitted by the Agricultural (A) zone;

OR

(b) a golf driving range; and,

(c) purposes accessory to the other permitted purposes

1172.2 the purposes identified in Section 1172.1(b) and (c) shall be subject to the following requirements and restrictions:

(a) shall only be permitted for a period of three years from the 1<sup>st</sup> day of April, 2004;

(b) the total gross floor area of all structures or buildings shall not exceed 90 square metres;

(c) the tee blocks shall be located no closer than 92 metres to the right-of-way of Edenbrook Hill Drive;

(d) a minimum 30 metre wide landscaped buffer shall be provided along Edenbrook Hill Drive, except at the approved access points;

(e) there shall be no minimum floor area for a main building;

1172.3 shall also be subject to the requirements and restrictions of the Agricultural (A) zone and all the general provisions of this by-law, which are not in conflict with those set out in section 1172.2.

**1173** The lands designated HC1 – SECTION 1173 on Schedule A to this by-law:

1173.1 shall only be used for the following purposes:

(a) Commercial:

(1) a retail establishment having no outside storage;

(2) a bank, trust company, finance company;

(3) an office;

(4) a service shop;

(5) a dry cleaning and laundry distribution station;

(6) a laundromat;

(7) a dining room restaurant, a convenience restaurant, and a takeout restaurant;

(8) a printing or copy establishment;

- (9) a garden centre sales establishment;
- (10) a community club;
- (11) a health centre;
- (12) a custom workshop; and,
- (13) an animal hospital.

(b) Non-Commercial:

- (1) a day nursery;
- (2) a crisis care facility;
- (3) a religious institution including an associated place of public assembly; and,
- (4) purposes accessory to the other permitted uses.

1173.2 shall be subject to the following requirements and restrictions:

(1) the following purposes shall not be permitted:

- (a) a cold storage operation as a principal or accessory use except as a cold storage associated with a restaurant use;
- (b) refrigerated motor vehicles shall not be operated, loaded, unloaded, stored or parked in the interior side yard;
- (c) an adult entertainment parlour;
- (d) an adult video store;
- (e) a pool hall;
- (f) an amusement arcade;
- (g) a temporary open air market;
- (h) a motor vehicle repair shop;
- (i) a motor vehicle body shop; and,
- (j) the storage of goods and materials outside of a building.

(2) Minimum Interior Side Yard Width: 9.6 metres.

(3) Minimum Exterior Side Yard Width: 5.0 metres, except where the exterior side yard abuts a daylighting triangle, the minimum requirement shall be 3.0 metres.

(4) Minimum Rear Yard Depth: 9.6 metres.

(5) Minimum Front Yard Depth: 5.0 metres

(6) a minimum 3.0 metre wide landscaped open space strip shall be provided around the perimeter of the property, except at approved driveway locations

- (7) waste and recycling facilities shall be entirely enclosed within the building
- (8) restaurant refuse storage shall be enclosed in a climate-controlled area within the building
- (9) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.

**1174** The lands designated R3B - SECTION 1174 on Sheet 23 of Schedule A to this by-law:

1174.1 shall only be used for the purposes permitted in an R3B zone.

1174.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 200 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 22.5 metres per lot and 7.5 metres per dwelling unit;
  - Corner Lot: 24.3 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 27 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.0 metres;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (10) no more than 8 dwelling units shall be attached;
- (11) Maximum Lot Coverage: none;
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.7 metres;



- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1175** The lands designated R1D - SECTION 1175 on Sheet 23 of Schedule A to this by-law:

1175.1 shall only be used for the purposes permitted in an R1D zone.

1175.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 245 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 9.1 metres;
  - Corner Lot: 10.9 metres;
- (3) Minimum Lot Depth: 27 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Rear Yard Depth: 7.0 metres;
- (8) Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:

- (i) 3.1 metres if the lot width for a particular unit is less than 10 metres.
- (ii) 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres.
- (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres.
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1176** The lands designated C1 - SECTION 1176 on Sheet 22 to this by-law:

1176.1 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 dining room restaurant and takeout restaurant;
  - (10) an animal hospital; and,
  - (11) purposes accessory to the other permitted purposes.

1176.2 shall be subject to the following requirements and restrictions:

- (a) the following purposes shall not be permitted:
  - (1) a gas bar;
  - (2) an adult entertainment parlour;
  - (3) an adult video store;
  - (4) a pool hall;

- (5) an amusement arcade;
  - (6) a temporary open air market;
  - (7) a motor vehicle repair shop;
  - (8) a motor vehicle body shop; and,
  - (9) a drive through facility.
- (b) Maximum Front Yard Depth: 1.5 metres
  - (c) Maximum Exterior Side Yard Width: 1.5 metres
  - (d) Minimum Interior Side Yard Width: 1.2 metres.
  - (e) Minimum Rear Yard Depth: 1.2 metres.
  - (f) Minimum Lot Width: 60.0 metres
  - (g) Maximum Building Height: 1 storey
  - (h) a minimum 1.5 metres wide landscaped open space strip shall be provided in the front and exterior side yards and a minimum 1.2 metre wide landscaped open space strip shall be provided in the interior side yard and rear yard, except at approved access locations.
  - (i) waste and recycling facilities shall be entirely enclosed within a building
  - (j) restaurant refuse storage shall be enclosed in a climate controlled area within a building
  - (k) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
  - (l) no storage of goods and materials shall be permitted outside of a building.
  - (m) the requirements of providing a loading space shall not apply to the subject lands provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 sq.m.

**1177** The lands designated R4A - SECTION 1177 on Sheet 27 of Schedule A to this by-law:

1177.1 shall only be used for the following purposes:

- (a) apartment dwellings; and,
- (b) purposes accessory to the other permitted purposes.

1177.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Number of Dwelling Units: 98
- (2) Minimum Setback from the limits of a private road: 1.2 metres
- (3) Maximum Building Height: 3 storeys
- (4) Maximum Floor Area per apartment dwelling unit: 105 square metres

- (5) Minimum Outdoor Living Area: 10 square metres per apartment dwelling unit.
- (6) Parking: a minimum of one parking space per apartment dwelling unit, plus a minimum of 0.25 parking spaces per apartment dwelling unit devoted to visitor parking.
- (7) all loading, waste disposal and parking areas shall be screened.

1177.3 for the purposes of this section:

a Private Road shall mean a road that is not owned and maintained by the Corporation of the City of Brampton, the Regional Municipality of Peel, or by the Crown in Right of Ontario

**1178** The lands designated R4A(H) – SECTION 1178 on Sheet 27 of Schedule A to this by-law:

1178.1 shall only be used for the following purposes:

- (a) apartment dwellings; and,
- (b) purposes accessory to the other permitted purposes.

1178.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Number of Dwelling Units: 318.
- (2) Minimum Setback from the limits of a private road: 1.2 metres.
- (3) Maximum Building Height: 3 storeys.
- (4) Maximum Floor Area per apartment dwelling unit: 105 square metres.
- (5) Minimum Outdoor Living Area: 10 square metres per apartment dwelling unit.
- (6) Parking: a minimum of one parking space per apartment dwelling unit, plus a minimum of 0.25 parking spaces per apartment dwelling unit devoted to visitor parking.
- (7) the holding (H) symbol shall not be removed until the City of Brampton has confirmed that satisfactory arrangements have been made for the provision of the transportation infrastructure required to support an increase in the Springdale Transportation Development Cap and that capacity within the Cap has been allocated to the proposed 318 apartment units.
- (8) until the holding (H) symbol is removed, the lands designated R4A(H) – SECTION 1178, shall only be used for those purposes permitted in the A zone as set out in Section 46.1.1, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law.

1178.3 for the purposes of this section:

a Private Road shall mean a road that is not owned and maintained by the Corporation of the City of Brampton, the Regional Municipality of Peel, or by the Crown in Right of Ontario

**1179** The lands designated R1C – SECTION 1179 on Sheet 23 of Schedule A to this by-law:

1179.1 shall only be used for the purposes permitted in a R1C zone.

1179.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 383.6 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 13.7 metres  
  
Corner Lot: 15.5 metres
- (3) Minimum Lot Depth: 28 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (9) Minimum Interior Side Yard Width:
  - (a) 0.6 metres provided the combined total of the interior side yards on a n interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

**1180** The lands designated R1D – SECTION 1180 on Sheet 23 of Schedule A to this by-law;

1180.1 shall only be used for the purposes permitted in a R1D zone.

1180.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 308 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 28 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (9) Minimum Interior Side Yard Width:
  - (a) 0.6 metres provided the combined total of the interior side yards on a n interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone

- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

**1181** The lands designated R2C – SECTION 1181 on Sheet 23 of Schedule A to this by-law:

1181.1 shall only be used for the following purposes:

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

1181.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 229.6 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 16.4 metres per lot and 8.2 per dwelling unit
  - Corner Lot: 18.2 metres per lot and 10.0 metres for the dwelling unit closes to the flankage lot line
- (3) Minimum Lot Depth: 28 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.7 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

- (9) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

**1182** The lands designated as R3B – SECTION 1182 on Sheet 23 of Schedule A to this By-law:

1182.1 shall only be used for the purposes permitted in a R3B zone.

1182.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 196.0 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 21.0 metres per lot and 7.0 metres per dwelling unit;
  - Corner Lot: 22.8 metres per lot and 8.8 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 28.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.
- (6) Minimum Exterior Side Yard Width: 3.0 metres except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.



- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- (10) no more than 8 dwelling units shall be attached.
- (11) Maximum Lot Coverage: none
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres
    - (ii) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres over the garage door width permitted on the lot.
- (13) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

**1184** The lands designated M1 - SECTION 1184 on Sheet 24 of Schedule A to this by-law:

1184.1 shall only be used for the purposes permitted in section 1184.1(1), or the purposes permitted by section 1184.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a vehicle sales and leasing establishment
  - (b) an automotive detailing use accessory to a vehicle sales and leasing establishment
- (2) or:
  - (a) those uses permitted within the M1 zone.

1184.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 1184.1(1), the requirements and restrictions set out within the Highway Commercial One Zone (HC1).
- (2) for those uses permitted in section 1184.1(2), the requirements and restrictions set out within the Industrial One Zone (M1).

**1185** The lands designated R1D – SECTION 1185 on Sheet 23 of Schedule A to this by-law:

1185.1 shall only be used for the purposes permitted in a R1D zone.

1185.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 50 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 9 metres
  - Corner Lot: 10.8 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Maximum Building Height: 2 storeys when the lot width is less than 9.15 metres
- (7) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (8) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width for a particular unit is less than 10 metres;
    - (ii) 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres; and,
    - (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
    - (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance to the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Rear Yard Depth:
  - Interior Lot: 6.5 metres
  - Exterior Lot: 6.0 metres

- (10) Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (11) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

**1186** The lands designated R1D – SECTION 1186 on Sheet 23 of Schedule A to this by-law:

1186.1 shall only be used for the purposes permitted in a R1D zone.

1186.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 286 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 26.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width for a particular unit is less than 10 metres;
    - (ii) 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres; and,
    - (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
    - (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance to the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth:
- Interior Lot: 6.5 metres
- Exterior Lot: 6.0 metres
- (9) Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (10) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

**1187** The lands designated R1D – SECTION 1187 on Sheet 23 of Schedule A to this by-law:

1187.1 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 325 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12 metres
  - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 26.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:

- (i) 3.1 metres if the lot width for a particular unit is less than 10 metres;
- (ii) 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres; and,
- (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
- (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance to the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
- (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth:
  - Interior Lot: 6.5 metres
  - Exterior Lot: 6.0 metres
- (9) Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

**1188** The lands designated R2C – SECTION 1188 on Sheet 23 of Schedule A to this by-law:

1188.1 shall only be used for the following purposes:

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

1188.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 244 square metres per dwelling unit.
- (2) Minimum Lot Width:
  - Interior Lot: 15 metres per lot and 7.5 metres per dwelling unit.

- Corner Lot: 16.8 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 32 metres
  - (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
  - (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
  - (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
  - (7) the following provisions shall apply to garages:
    - (a) the maximum garage door width shall be:
      - (i) 3.1 metres if the lot width for a particular unit is less than 10 metres;
      - (ii) 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres; and,
      - (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
      - (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
    - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance to the dwelling unit;
    - (c) The garage door width restriction does not apply to the garage door facing the flankage lot line;
    - (d) The interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
  - (8) Minimum Rear Yard Depth: 7.5 metres
  - (9) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres
  - (10) Minimum Landscaped Open Space:
    - (a) 40% of the minimum front yard area; and,
    - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

1189.1 shall only be used for the purposes permitted in an R2B zone, the following uses shall also be permitted:

- (a) pedestrian walkway.

1189.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 204 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;
  - Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) Maximum Lot Coverage: none;
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres.
    - (ii) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres; and,
    - (iii) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 more than the maximum garage door width permitted on the lot.
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- (12) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (13) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (14) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- (15) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,
- (16) no portion of any dwelling shall be closer than 14.0 metres from the Highway Number 410 right-of-way.

**1190** The lands designated C1 – SECTION 1190 on Sheet 44 of Schedule A of this by-law:

1190.1 shall only be used for the following purposes:

- (a) those uses permitted in a Commercial One Zone;
- (b) a gas bar;
- (c) a motor vehicle washing establishment;
- (d) temporary sales office; and,
- (e) purposes accessory to the other permitted purposes.

1190.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 4.5 metres, measured from the westerly property line;
- (b) Minimum Interior Side Yard Width: 6.0 metres;
- (c) Minimum Exterior Side Yard Width: 4.5 metres;
- (d) Minimum Rear Yard Depth: 6.0 metres;
- (e) Minimum Lot Width: 6.0 metres;
- (f) Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 4.5 metres shall be provided along the northerly and



westerly property lines, a landscaped open space strip having a minimum width of 6.0 metres shall be provided along the southerly and easterly property lines;

- (g) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (h) the following purposes shall not be permitted:
  - (i) adult entertainment parlour;
  - (ii) adult video store;
  - (iii) pool halls;
  - (iv) amusement arcades;
  - (v) temporary open air markets;
  - (vi) a motor vehicle repair shop;
  - (vii) a motor vehicle body shop; and,
  - (viii) no storage of goods and materials outside a building;
- (i) Maximum Gross Leasable Floor Area: 2,500 square metres;
- (j) Maximum Building Height: 2 storey;
- (k) 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 point being a distant 15.0 metres from the intersection of the said lot lines;
- (l) 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. The minimum distance between ramps shall be 10.5 metres;
- (m) on-site waiting spaces behind the fuelling area shall be provided in the ratio of one 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 leave the site;
- (n) 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;
- (o) no underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to Residential Zones; and,
- (p) bell switchgear shall be exempted from the requirements and restrictions of Section 1190.2

**1191** The lands designated R1D – SECTION 1191 on Sheet 22 of Schedule A to this by-law:

1191.1 shall only be used for the purposes permitted in a R1D zone.

1191.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264.0 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth:
  - (a) 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area; and,
  - (b) 10.5 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Chinguacousy Road
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) Minimum Setback to a Garage Door:
  - (a) for an 11.0 metre wide lot:
    - (i) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (ii) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;

- (iii) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
  - (iv) 5.5 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
  - (v) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:
      - (1) 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;
      - (2) 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres
    - (ii) for a lot having a lot width of greater than or equal to 12.0 metres: 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flange lot line
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

**1192** The lands designated R1C – SECTION 1192 on Sheet 22 of Schedule A to this by-law:

1192.1 shall only be used for the purposes permitted in a R1C zone.

1192.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300.0 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres
  - Corner Lot: 14.3 metres

- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) Minimum Setback to a Garage Door: 5.4 metres
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

**1193** The lands designated R1C – SECTION 1193 on Sheet 22 of Schedule A to this by-law:

1193.1 shall only be used for the purposes permitted in a R1C zone.

1193.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 328.8 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres

Corner Lot: 15.5 metres

- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) Minimum Setback to a Garage Door: 5.4 metres
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

**1194** The lands designated R2A – SECTION 1194 on Sheet 22 of Schedule A to this by-law:

1194.1 shall only be used for the following purposes:

- (a) a semi-detached dwelling;
- (b) an auxiliary group home; and,

- (c) purposes accessory to the other permitted purposes

1194.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 208.8 square metres per dwelling unit
- (2) Minimum Lot Width:  
  
Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit  
  
Corner Lot: 19.2 metres per lot, and 10.5 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.7 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) Interior Garage Width:
    - (i) for a dwelling having a lot width of less than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

- (ii) for a dwelling having a lot width equal to or greater than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit

**1195** The lands designated R1D – SECTION 1195 on Sheet 22 of Schedule A to this by-law:

1195.1 shall only be used for the purposes permitted in a R1D zone.

1195.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264.0 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth:
  - (a) 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area; and,
  - (b) 10.5 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Chinguacousy Road;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) Minimum Setback to a Garage Door:
  - (a) for an 11.0 metre wide lot:

- (i) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - (ii) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
  - (iii) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
  - (iv) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
  - (v) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:
      - (1) 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;
      - (2) 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;
    - (ii) for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1196** The lands designated R1C – SECTION 1196 on Sheet 22 of Schedule A to this by-law:

1196.1 shall only be used for the purposes permitted in a R1C zone.

1196.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300.0 square metres



- (2) Minimum Lot Width:  
  
Interior Lot: 12.5 metres  
  
Corner Lot: 14.3 metres
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be: 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1197** The lands designated R1C – SECTION 1197 on Sheet 22 of Schedule A to this by-law:

1197.1 shall only be used for the purposes permitted in a R1C zone.

1197.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 336.0 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 14.0 metres  
  
Corner Lot: 15.8 metres
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area; and,
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be: 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

**1198** The lands designated I1 – SECTION 1198 on Sheet 22 of Schedule A to this by-law:

1198.1 shall only be used for the purposes permitted by section 1198.1(1), or the purposes permitted by section 1198.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority;  
and,
- (d) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) those purposes permitted in a R1D – SECTION 1195 zone;
- (b) a park, playground or recreation facility operated by a public authority;  
and,
- (c) purposes accessory to the other permitted purposes.

1198.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D – SECTION 1195 zone, the requirements and restrictions as set out in a R1D – SECTION 1195 zone;

**1199** The lands designated C1 – SECTION 1199 on Sheet 22 of Schedule A to this by-law:

1199.1 shall only be used for the following purposes:

- (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, or finance company;
- (6) only in conjunction with a bank, trust company or finance company, a drive-through facility;
- (7) an office;
- (8) a dry cleaning and laundry distribution station;
- (9) a laundromat;
- (10) a dining room restaurant and a takeout restaurant;
- (11) an animal hospital;

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

1199.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 4.2 metres;
- (2) Maximum Front Yard Depth: 5.9 metres;
- (3) Minimum Exterior Side Yard Width: 4.2 metres;
- (4) Maximum Exterior Side Yard Width: 5.9 metres;
- (5) Minimum Rear Yard Depth: 3.0 metres;
- (6) except at approved access locations, landscaped open space areas shall be provided as follows:
  - (a) a minimum 3.0 metre wide strip abutting Chinguacousy Road and Wanless Drive; and,
  - (b) a minimum 3.0 metre wide strip abutting the interior side lot line and the rear lot line;
- (7) the requirement of providing a loading space shall not apply to the subject lands provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465.0 square metres;
- (8) refuse storage for restaurant purposes, including any containers for the storage of recyclable materials, shall be contained in a climate controlled area within a building;
- (9) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a building;
- (10) no outdoor display and/or sales or storage shall be permitted;
- (11) a pool hall, an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted;

**1200** The lands designated C1 – SECTION 1200 on Schedule A to this by-law:

1200.1 shall only be used for the purposes permitted in a C1 zone.

1200.2 shall be subject to the following requirements and restrictions:

- (1) Front Yard Depth: 4 metres
- (2) Exterior Side Yard Width: 4 metres
- (3) 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.
- (4) 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.
- (5) Minimum Lot Width: 38 metres
- (6) Maximum Building Height: 2 storeys
- (7) Minimum Landscaped Open Space:
  - (a) Front Yard: 4 metres abutting the front lot line except at driveway locations.
  - (b) Exterior Side Yard: 4 metres abutting the exterior side lot line except at driveway locations.
- (8) a drive-thru shall not be permitted in association with any use within this zone.

**1201** The lands designated R1D – SECTION 1201 on Schedule A to this by-law:

1201.1 shall only be used for the purposes permitted in a R1D zone.

1201.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 10.0 metres
  - Corner Lot: 11.8 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

- (6) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
    - (ii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
    - (iii) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1202** The lands designated R1D – SECTION 1202 on Schedule A to this by-law:

1202.1 shall only be used for the purposes permitted in a R1D zone

1202.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 275 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- (6) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be: 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1203** The lands designated R1C – SECTION 1203 on Schedule A to this by-law:

1203.1 shall only be used for the purposes permitted in a R1C zone.

1203.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.0 metres
  - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- (6) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line



(d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

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

**1204** The lands designated I1 – SECTION 1204 on Sheet 23 of Schedule A to this by-law:

1204.1 shall only be used for the following purposes:

shall only be used for the purposes permitted by section 1204.1(1), or the purposes permitted by section 1204.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a public or private school
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) the purposes permitted in an R1D – SECTION 1186 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

1204.2 shall be subject to the following requirements and restrictions:

(1) for those purposes permitted in an R1D – SECTION 1186 zone, the requirements and restrictions as set out in an R1D – SECTION 1186 zone;

**1205** The lands designated R1D – SECTION 1205 on Sheet 22 of Schedule A to this by-law:

1205.1 shall only be used for the purposes permitted in a R1D zone.

1205.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 264.0 square metres

(2) Minimum Lot Width:

Interior Lot: 11.0 metres

Corner Lot: 12.8 metres

- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) Minimum Setback to a Garage Door:
  - (a) for an 11.0 metres wide lot:
    - (i) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (ii) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (iii) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metre but greater than or equal to 17.0 metres;
    - (iv) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
    - (v) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater
  - (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:

(i) for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:

(A) 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;

(B) 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;

(ii) for a lot having a lot width greater than or equal to 12.0 metres: 5.5 metres

(b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

(c) the garage door width restriction does not apply to the garage door facing a flankage lot line

(d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

**1206** The lands designated R1C – SECTION 1206 on Sheet 22 of Schedule A to this by-law:

1206.1 shall only be used for the purposes permitted in a R1C zone.

1206.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 300.0 square metres

(2) Minimum Lot Width:

Interior Lot: 12.5 metres

Corner Lot: 14.3 metres

(3) Minimum Lot Depth: 24.0 metres

(4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling

(5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

(6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling

(7) Minimum Interior Side Yard Width:

(a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

(b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone

- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees
- (9) Minimum Setback to a Garage Door: 5.4 metres
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be: 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

**1207** The lands designated R1C – SECTION 1207 on Sheet 22 of Schedule A to this by-law:

1207.1 shall only be used for the purposes permitted in a R1C zone.

1207.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 328.8 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (7) Minimum Interior Side Yard Width:

- (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees
- (9) Minimum Setback to a Garage Door: 5.4 metres
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be: 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot

**1208** The lands designated R2A – SECTION 1208 on Sheet 22 of Schedule A to this by-law:

1208.1 shall only be used for the purposes:

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

1208.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 189.6 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 15.8 metres per lot, and 7.9 metres per dwelling unit;
  - Corner Lot: 17.6 metres per lot, and 9.7 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front wall of a garage and

4.5 metres to the front wall of the dwelling

- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres; and,
    - (ii) 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

1208.3 shall also be subject to the requirements and restrictions of the R1D zone and all the general provisions of this by-law which are not in conflict with those in section 1208.2.

**1209** The lands designated R2A – SECTION 1209 on Sheet 22 of Schedule A to this by-law:

1209.1 shall only be used for the purposes:

- (1) a semi-detached dwelling;

- (2) an auxiliary group home; and,
- (3) purposes accessory to the other permitted purposes

1209.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 208.8 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit;
  - Corner Lot: 19.2 metres per lot, and 10.5 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front wall of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.7 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width:
    - (i) for a dwelling having a lot width of less than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0

metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

- (ii) for a dwelling having a lot width equal to or greater than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

**1210** The lands designated R1C – SECTION 1210 on Sheet 22 of Schedule A to this by-law:

1210.1 shall only be used for the purposes permitted in a R1C zone.

1210.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 328 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) Minimum Setback to a garage door: 5.4 metres
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling



- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

**1211** The lands designated R1D – SECTION 1211 on Sheet 22 of Schedule A to this by-law:

1211.1 shall only be used for the purposes permitted in a R1D zone.

1211.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (6) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

- (9) Minimum Setback to a garage door:
  - (a) for an 11.0 metre wide lot:
    - (i) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (ii) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (iii) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
    - (iv) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
    - (v) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.
  - (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

**1212** The lands designated R2A – SECTION 1212 on Sheet 22 of Schedule A to this by-law:

1212.1 shall only be used for the following purposes:

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

1212.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres per dwelling unit
- (2) Minimum Lot Width:
 

Interior Lot: 15.0 metres per lot and 7.5 metres per dwelling unit

Corner Lot: 16.8 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line

- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front wall of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres
- (8) Minimum Landscaped Open Space
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 3.1 metres if the lot width for a particular unit is less than 8.0 metres; and,
    - (ii) 3.7 metres if the lot width for a particular unit is 8.0 metres or greater
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

1213.1 shall only be used for the following purposes:

shall only be used for the purposes permitted by section 1213.1(1), or the purposes permitted by section 1213.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) the purposes permitted in an R1C – SECTION 1210 zone;
- (b) those purposes permitted in an R1D – SECTION 1211 zone; and,
- (c) purposes accessory to the other permitted purposes.

1213.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in an R1C - SECTION 1210 zone, the requirements and restrictions as set out in an R1C – SECTION 1210 zone; and,
- (2) for those purposes permitted in an R1D – SECTION 1211 zone, the requirements and restrictions as set out in an R1D – SECTION 1211 zone.

**1214** The lands designated R1D – SECTION 1214 on Sheet 23 of Schedule A to this by-law:

1214.1 shall only be used for the purposes permitted in a R1D zone.

1214.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 325 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12 metres
  - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 26.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage

faces the exterior side lot line the minimum setback to the front wall of the garage shall be 6.0 metres.

- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width of a particular unit is less than 10 metres;
    - (ii) 4.0 metres if the lot width for a par unit is less than 10.36 metres but greater than of equal to 10 metres;
    - (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
    - (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth:
  - Interior Lot: 6.5 metres
  - Corner Lot: 6.0 metres
- (9) Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

**1215** The lands designated R1C – SECTION 1215 on Sheet 44 of Schedule A to this by-law:

1215.1 shall only be used for the purposes permitted in an R1C zone, the following uses shall also be permitted:

- (a) pedestrian walkway.

1215.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 13.0 metres;
  - Corner Lot: 14.8 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

**1216** The lands designated R1C – SECTION 1216 on Sheet 44 of Schedule A to this by-law:

1216.1 shall only be used for the purposes permitted in an R1C zone, the following uses shall also be permitted:

- (a) pedestrian walkway.

1216.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres;
  - Corner Lot: 14.3 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

**1219** The lands designated R1D – SECTION 1219 on Sheet 44 of Schedule A to this by-law:

1219.1 in addition to the uses permitted in an R1D zone, the following uses shall also be permitted:

- (a) pedestrian walkway

1219.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5



metres to the front wall of the dwelling;

- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
- (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

**1220** The lands designated R1D – SECTION 1220 on Sheet 44 of Schedule A to this by-law:

1220.1 in addition to the uses permitted in an R1D zone, the following uses shall also be permitted:

- (a) pedestrian walkway

1220.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 219 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 9.15 metres;
  - Corner Lot: 10.95 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.7 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;

- (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
- (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

**1221** The lands designated R2B – SECTION 1221 on Sheet 44 of Schedule A to this by-law:

1221.1 shall only be used for the purposes permitted in an R2B zone, the following uses shall also be permitted:

- (1) Minimum Lot Area: 204 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;
  - Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metre, except along the common wall lot line where the setback may be 0.0 metres;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;

- (9) Maximum Lot Coverage: none;
- (10) the following provisions shall apply to garages:
- (a) the maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
    - (ii) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres; and,
    - (iii) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (11) no garage shall project into the front yard ore than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- (12) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (13) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (14) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- (15) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.
- (16) no portion of any dwelling shall be closer than 14.0 metres from the Highway Number 410 right-of-way.

**1222** The lands designated R2A – SECTION 1222 on Sheet 41 of Schedule A to this by-law:

1222.1 shall only be used for the following purposes:

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

1222.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 205 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit
  - Corner Lot: 16.7 metres per lot and 9.85 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (4) Minimum Rear Yard Depth:
  - (a) 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit; and
  - (b) where the rear lot line abuts a OS zone, the minimum setback shall be 14.0 metres;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (7) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (8) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres if the lot width for a particular unit is less than 7 metres
    - (ii) 3.1 meters if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
    - (iii) 3.7 metres if the lot width for a particular unit is greater than 8 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for a particular unit.

**1223** The lands designated R3B – SECTION 1223 on Sheet 41 of Schedule A to this by-law:

1223.1 shall only be used for the purposes permitted in a R3B zone.

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

1223.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 18 metres per lot and 6.0 metres per dwelling unit
  - Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth: 15.0 metres
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage
  - faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (8) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (9) no more than 8 dwelling units shall be attached

- (10) Maximum Lot Coverage: none
- (11) the following provisions shall apply to garages:
- (a) the maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres if the lot width for a particular unit is less than 7 metres
    - (ii) 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
    - (iii) 3.7 metres if the lot width for a particular unit is greater than 8 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (12) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- (13) no dwelling unit shall be located within 30.0 metres of a rail right-of-way.

**1224** The lands designated I1 – SECTION 1224 on Sheet 23 of Schedule A to this by-law:

1224.1 shall only be used for the purposes permitted by section 1224.1(1) or the purposes permitted by section 1224.1(2), but not both sections or not any combination of both sections:

either:

- (1)
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.

or:

- (2)
  - (a) those purposes permitted in a R1D – SECTION 1180 zone; and,
  - (b) a park, playground or recreation facility operated by a public authority.

1224.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D – SECTION 1180 zone, the requirements and restrictions as set out in a R1D – SECTION 1180 zone.

**1225** The lands designated I1 – SECTION 1225 on Sheet 23 of Schedule A to this by-law:

1225.1 shall only be used for the purposes permitted by section 1225.1(1) or the purposes permitted by section 1225.1(2), but not both sections or not any combination of both sections:

- (1)
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes

or:

- (2)
  - (a) those purposes permitted in a R2C – SECTION 1181 zone; and,
  - (b) a park, playground, recreation facility operated by a public authority.

1225.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R2C – SECTION 1181 zone, the requirements and restrictions as set out in a R2C – SECTION 1181 zone.

**1226** The lands designated I1 – SECTION 1226 on Schedule A to this by-law:

1226.1 shall only be used for the following purposes:

- (a) a public or private school

**1228** The lands designated M2 – SECTION 1228 on Schedule A to this by-law:

1228.1 shall only be used for the following purposes:

- (a) a waste transfer station, a waste processing station, including a reusable goods depot, all operated by a public authority;
- (b) an administrative office of a public authority only in conjunction with a waste transfer station or a waste processing station operated by a public authority;
- (c) a retail establishment devoted only to the sale of reusable goods, only in conjunction with a waste transfer station or a waste processing station operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

1228.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Width of Landscaped Open Space:
  - (a) Front Yard: 6 metres, except at approved access locations



- (b) Rear Yard: 3 metres
- (c) Interior Side Yard: 3 metres
- (2) Outside Storage:
  - (a) no storage shall be permitted outside a building, except where such storage is confined to the rear and side yards, and is screened from the streets and any abutting lots used for residential and institutional purposes;
  - (b) no outside storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space; and,
  - (c) all goods and materials stored outside shall be in bins or containers.

**1229** The lands designated R1C - SECTION 1229 on Sheet 23 of Schedule A to this by-law:

1229.1 shall only be used for the purposes permitted in a R1C zone.

1229.2 shall only be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 342 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;

- (d) the interior garage width as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (9) Minimum Interior Side Yard Width:
  - (a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

**1230** The lands designated R1C – SECTION 1230 on Sheet 23 of Schedule A to this by-law:

1230.1 shall only be used for the purposes permitted in a R1C zone.

1230.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres
  - Corner Lot: 14.3 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (9) Minimum Interior Side Yard Width:
- (a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (10) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

**1231** The lands designated RIC – SECTION 1231 on Sheet 23 of Schedule A to this by-law:

1231.1 shall only be used for the purposes permitted in a RIC zone.

1231.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 275 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

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

**1232** The lands designated R1D – SECTION 1232 on Sheet 23 of Schedule A to this by-law:

1232.1 shall only be used for the purposes permitted in a R1D zone.

1232.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 225 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 9.0 metres
  - Corner Lot: 10.8 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage

faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width for a particular unit is less than 10 metres;
    - (ii) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
    - (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
    - (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (9) Minimum Interior Side Yard Width:
  - (a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is great than 25 degrees.

**1233** The lands designated R2C – SECTION 1233 on Sheet 23 of Schedule A to this by-law:

1233.1 shall only be used for the following purposes:

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

1233.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 187 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 15.0 metres per lot and 7.5 metres per dwelling unit
  - Corner Lot: 16.8 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- (7) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 2.5 metres if the lot width for a particular unit is less than 7 metres;
    - (ii) 3.1 metres if the lot width of a particular unit is less than 8 metres but greater than or equal to 7 metres;
    - (iii) 3.7 metres if the lot width for a particular unit is greater than 8 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

- (9) Minimum Interior Side Yard Width: 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (10) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot liens extended beyond the front lot line is great than 25 degrees.

**1234** The lands designated R3B – SECTION 1234 on Sheet 23 of Schedule A to this by-law:

1234.1 shall only be used for the purposes permitted in a R3B zone

1234.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 187 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 22.5 metres per lot and 7.5 metres per dwelling unit
  - Corner Lot: 24.3 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 25.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.
- (6) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot liens extended beyond the front lot line is great than 25 degrees.

- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- (10) no more than 8 dwelling units shall be attached
- (11) Maximum Lot Coverage: none
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres;
    - (iii) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.
- (13) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

**1235** The lands designated I1 – SECTION 1235 on Sheet 23 of Schedule A to this by-law:

1235.1 shall only be used for the purposes permitted by section 1235.1(1) or the purposes permitted by section 1235.1(2) but not both sections or not any combination of both sections:

either:

- (1)
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.

or:

- (2)
  - (a) those purposes permitted in a R1C – SECTION 1231 zone; and,
  - (b) a park, playground or recreation facility operated by a public authority.

1235.2 shall be subject to the following requirements and restrictions:



- (1) for those purposes permitted in a R1C – SECTION 1231 zone, the requirements and restrictions as set out in a R1C – SECTION 1231 zone.

**1236** The lands designated R1C – SECTION 1236 on Sheet 44 of Schedule A to this by-law:

1236.1 shall only be used for the purposes permitted in an R1C zone, and the following:

- (a) pedestrian walkway.

1236.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 351 square metres;
- (2) Minimum Lot Width:  
  
Interior Lot: 13.0 metres  
  
Corner Lot: 14.8 metres
- (3) Minimum Lot Depth: 27 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres front the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
  - (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
  - (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
  - (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard.

**1237** The lands designated R1C – SECTION 1237 on Sheet 44 of Schedule A to this by-law:

1237.1 shall only be used for the purposes permitted in an R1C zone, and the following:

- (a) pedestrian walkway.

1237.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 329 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres
  - Corner Lot: 14.0 metres
- (3) Minimum Lot Depth: 27 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

**1238** The lands designated R1D – SECTION 1238 on Sheet 44 of Schedule A to this by-law:

1238.1 shall only be used for the purposes permitted in an R1D zone, and the following:

- (a) pedestrian walkway.

1238.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 297 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres

- (3) Minimum Lot Depth: 27 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
- (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,

- (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

**1239** The lands designated R1D – SECTION 1239 on Sheet 44 of Schedule A to this by-law:

1239.1 shall only be used for the purposes permitted in an R1D zone, and the following:

- (a) pedestrian walkway.

1239.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 280 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 10.4 metres
  - Corner Lot: 12.2 metres
- (3) Minimum Lot Depth: 27 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 4.12 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres front the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
  - (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
  - (13) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
  - (14) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard.

**1240** The lands designated R1D – SECTION 1240 on Sheet 44 of Schedule A to this by-law:

1240.1 shall only be used for the purposes permitted in an R1D zone, and the following:

- (a) pedestrian walkway.

1240.2 shall be subject to the following requirements and restrictions:

- (1) the northerly lot line shall be deemed to be the front lot line;
- (2) Minimum Lot Area: 264 square metres;
- (3) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (4) Minimum Lot Depth: 24 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Rear Yard Depth: 7.5 metres;
- (8) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

- (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (12) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (13) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
- (14) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- (15) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

**1241** The lands designated R3C(H) – SECTION 1241 on Sheet 30 of Schedule A to this by-law:

1241.1 shall only be used for the following purposes:

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

1241.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback from Torbram Road: 7.5 metres

- (2) Minimum Setback from the north and west property boundary abutting an Agricultural (A) zone shall be 9.2 metres;
- (3) Maximum Building Height: 2 storeys
- (4) Minimum Setback from Floodplain (F) zone: no dwelling and/or structure shall be located within 10.0 metres of a Floodplain (F) Zone.
- (5) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (6) no more than 8 dwelling units shall be attached;
- (7) the holding (H) symbol shall not be removed until the Council of the City of Brampton has received confirmation from the Ministry of Transportation that the transfer of the Highway 410 right-of-way lands from the owner has been completed;
- (8) until the holding (H) symbol is removed, the lands designated R3C(H) – SECTION 1241 shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of an Agricultural (A) zone.

**1242** The lands designated C1 – SECTION 1242 on Schedule A to this by-law:

1242.1 shall only be used for the following purposes:

- (a) an office; and
- (b) purposes accessory to the other permitted purposes.

1242.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Depth: 53.0 metres
- (b) Minimum Lot Width: 38.0 metres
- (c) Minimum Front Yard Depth: 22.0 metres
- (d) Minimum Rear Yard Depth: 10.0 metres
- (e) Minimum Exterior Side Yard Width: 6.0 metres
- (f) Minimum Interior Side Yard Width: 16.0 metres
- (g) Maximum Building Height: 2 storeys
- (h) Maximum Gross Floor Area: 697 square metres
- (i) Minimum Landscaped Open Space:
  - (i) a minimum 3.0 metre wide landscaped open space strip shall be provided in the interior side yard and the rear yard.



- (ii) a minimum 3.0 metre wide landscaped open space strip shall be provided in the front yard and the exterior side yard except at approved access locations and the daylighting triangle.
- (j) all garbage and refuse storage shall be enclosed within the main building.
- (k) a drive-through facility shall not be permitted.

**1244** The lands designated R1D – SECTION 1244 on Sheet 30 of Schedule A to this by-law:

1244.1 shall only be used for those purposes permitted in a R1D zone;

1244.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 270 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 9.0 metres
  - Corner Lot: 10.8 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (8) Minimum Setback from F zone: no dwelling shall be located within 10.0 metres of an F zone.
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:

- (i) 3.1 metres if the lot width for a particular unit is less than 10 metres;
- (ii) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
- (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
- (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

- (11) Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

1244.3 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 1244.2.

**1245** The lands designated R1D – SECTION 1245 on Sheet 30 of Schedule A to this by-law:

1245.1 shall only be used for those purposes permitted in a R1D zone;

1245.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 320 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 28 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

- (6) Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (8) Minimum Setback from F zone: no dwelling shall be located within 10.0 metres of an F zone.
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width for a particular unit is less than 10 meters;
    - (ii) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
    - (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
    - (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- (11) Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

1245.3 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 1245.2.

**1247** The lands designated R2A – SECTION 1247 on Sheet 30 of Schedule A to this by-law:

1247.1 shall only be used for the following purposes:

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

1247.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 375 square metres per lot and 185 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 14.0 metres per lot, and 7.0 metres per dwelling unit;
  - Corner Lot: 15.8 meters per lot, and 8.88 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 27 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Interior Side Yard Width:
  - (a) 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 2.5 metres on a lot having a lot width per dwelling unit of less than 7.0 metres;
    - (ii) 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;
    - (iii) 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (10) Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

1247.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1247.2.

**1248** The lands designated R3B – SECTION 1248 on Sheet 30 of Schedule A to this by-law:

1248.1 shall only be used for those purposes permitted in a R3B zone:

1248.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres per lot, and 6.0 metres per dwelling unit;
  - Corner Lot: 19.8 metres per lot, and 7.8 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Interior Side Yard Width:
  - (a) 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (10) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 2.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (12) Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

1248.3 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 1248.2.

**1249** The lands designated R2A – SECTION 1249 on Sheet 30 of Schedule A to this by-law:

1249.1 shall only be used for the following purposes:

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

1249.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 460 square metres per lot, and 230 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres per lot and 9.0 metres per dwelling unit;
  - Corner Lot: 19.8 metres and 10.8 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 26 metres;

- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres;
- (6) a garage shall not be permitted facing the exterior side yard lot line;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area for particular unit;
- (8) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot liens towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

1249.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1249.2.

**1250** The lands designated R3B – SECTION 1250 on Sheet 30 of Schedule A to this by-law:

1250.1 shall only be used for those purposes permitted in a R3B zone;

1250.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 22.5 metres per lot and, 7.5 per dwelling unit;
  - Corner Lot: 24.3 metres and 9.3 metres for the dwelling unit closest to the flankage lot line;

- (3) Minimum Lot Depth: 26 metres;
- (4) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;
- (5) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room;

1250.3 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 1250.2.

**1251** The lands designated R1C – SECTION 1251 on Sheet 30 of Schedule A to this by-law:

1251.1 shall only be used for those purposes permitted in a R1C zone;

1251.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 350 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.5 metres
  - Corner Lot: 15.3 metres
- (3) Minimum Lot Depth: 26.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;



- (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- (c) 1.2 meters where the side yard abuts a public walkway or a non-residential zone
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 meters closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;

1251.3 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 1251.2.

**1252** The lands designated R2A – SECTION 1252 on Sheet 30 of Schedule A to this by-law:

1252.1 shall only be used for the following purposes:

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

1252.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 375 square metres per lot and 185 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 17.0 metres per lot, and 8.5 metres per dwelling unit;
  - Corner Lot: 19.0 meters per lot, and 9.5 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 27 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5

metres to the front wall of the dwelling;

- (5) Minimum Interior Side Yard Width:
  - (a) 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line;
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 2.5 metres on a lot having a lot width per dwelling unit of less than 7.0 metres;
    - (ii) 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;
    - (iii) 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (10) Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres;

1252.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1252.2.

**1253** The lands designated R1C – SECTION 1253 of Schedule A to this by-law:

1253.1 shall only be used for those purposes permitted in a R1C zone;

1253.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 321 square metres, except for Interior Lots within 25 metres from Countryside Drive right-of-way, in which case the minimum Lot area shall be 290 square metres;
- (2) Minimum Lot Width:  
  
Interior Lot: 10.7 metres, except where a lot abuts a F zone, in which case the minimum lot width shall be 13.7 metres;  
  
Corner Lot: 14.0 metres;
- (3) Minimum Lot Depth: 26 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Setback of a dwelling to a Floodplain zone boundary, shall be 10 metres;
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area, and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line;
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;

- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot;

1253.3 shall 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 1253.2.

**1255** The lands designated R1C – SECTION 1255 to this by-law:

1255.1 shall only be used for the purposes permitted in an R1C zone;

1255.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 328 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the side lot line and the wall of a dwelling is less than 1.2 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

- (9) no garage door may project more than 1.5 metres beyond the porch or front wall of a dwelling unit provided that the minimum setback to a garage door is maintained.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (11) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, interior side yard, exterior side yard or rear yard;
- (12) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard;
- (13) minimum setback from a Floodplain (F) zone: 10 metres

1255.3 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 1255.2.

**1256** The lands designated R1C – SECTION 1256 to this by-law:

1256.1 shall only be used for the purposes permitted in an R1C zone;

1256.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.5 metres
  - Corner Lot: 14.3 metres
- (3) Minimum Lot Depth: 24.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the side lot line and the wall of a dwelling is less than 1.2 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (9) no garage door may project more than 1.5 metres beyond the porch or front wall of a dwelling unit.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (11) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, interior side yard, exterior side yard or rear yard;
- (12) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard;
- (13) minimum setback from a Floodplain (F) zone: 10 metres

1256.3 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 1256.2.

**1257** The lands designated R1D – SECTION 1257 to this by-law:

1257.1 shall only be used for the purposes permitted in an R1D zone;

1257.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (7) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the side lot line and the wall of a dwelling is less than 1.2 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (9) no garage door may project more than 1.5 metres beyond the porch or front wall of a dwelling unit provided that the minimum setback to a garage door is maintained.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (11) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, interior side yard, exterior side yard or rear yard;
- (12) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard;
- (13) minimum setback from a Floodplain (F) zone: 10 metres

1257.3 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 1257.2.

**1258** The lands designated R3B – SECTION 1258 to this by-law:

1258.1 shall only be used for the purposes permitted in an R3B zone;

1258.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 24.3 metres per lot (8.7 + 7.5 + 8.1) and 7.5 metres per dwelling unit
  - Corner Lot: 25.5 per lot (8.7 + 7.5 + 9.3) and 9.3 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along a common wall lot line, where the setback may be 0.0 metres
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard



area;

- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (10) no more than 8 dwelling units shall be attached or the total maximum lot width shall be 7.0 metre, whichever is less;
- (11) no garage door may project more than 1.5 metres beyond the porch or front wall of a dwelling unit provided that the minimum setback to a garage door is maintained.
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7.5 metres;
    - (ii) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (11) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, interior side yard, exterior side yard or rear yard;
- (12) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard;
- (13) minimum setback from a Floodplain (F) zone: 10 metres

1258.3 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 1258.2.

**1259** The lands designated R3B – SECTION 1259 to this by-law:

1259.1 shall only be used for the purposes permitted in an R3B zone;

1259.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 144 square metres
- (2) Minimum Lot Width:

Interior Lot: 19.8 metres per lot (7.2 + 6 + 6.6) and 6 metres per dwelling unit

Corner Lot: 21 per lot (7.2 + 6 + 7.8) and 7.8 metres for the dwelling unit closest to the flankage lot line

- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (7) Minimum Interior Side Yard Width: 1.2 metres
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area;
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (10) no more than 8 dwelling units shall be attached or the total maximum lot width shall be 7.0 metre, whichever is less;
- (11) no garage door may project more than 1.5 metres beyond the porch or front wall of a dwelling unit provided that the minimum setback to a garage door is maintained.
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres
    - (i) 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres;
    - (ii) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;

(d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

(11) porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, interior side yard, exterior side yard or rear yard;

(12) bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard;

(13) minimum setback from a Floodplain (F) zone: 10 metres

1259.3 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 1259.2.

**1260** The lands designated I1 – SECTION 1260 to this by-law:

1260.1 shall only be used for either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

- (e) those purposes permitted in an R1D – SECTION 1257 zone

1260.2 shall be subject to the following requirements and restrictions: for those uses permitted in a R1D – SECTION 1257 zone, the requirements and restrictions of the R1D – SECTION 1257 zone.

1260.3 shall also be subject to the requirements and restrictions of the I1 zone, and all the general provisions of this by-law which are not in conflict with those in section 1260.2.

**1261** The lands designated R1C – SECTION 1261 on Sheet 30 of Schedule A to this by-law:

1261.1 shall only be used for those purposes permitted in a R1C zone;

1261.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit shall be located closer than 10 metres to a floodplain zone.

- (2) Minimum Lot Area:

Interior Lot: 350 square metres

Corner Lot: 400 square metres

- (3) Minimum Lot Width:

Interior Lot: 13.5 metres

Corner Lot: 15.3 metres

- (4) Minimum Lot Depth: 26.0 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front garage shall be 6.0 metres;
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side; 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; 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area of an interior lot; 50% of the minimum front yard area of a corner lot; and, 40% of the minimum front yard area of a lot where the side lot lines converge towards the front yard;
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width for a particular unit is less than 10 metres;
    - (ii) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
    - (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
    - (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
    - (v) for lots having a garage width of 16 metres or greater, there is no maximum garage door restriction;
  - (b) the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;

- (11) Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres

1261.3 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 1261.2.

**1262** The lands designated R1D – SECTION 1262 on Sheet 30 of Schedule A to this by-law:

1262.1 shall only be used for those purposes permitted in a R1D zone;

1262.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit shall be located closer than 10 metres to a floodplain zone;
- (2) Minimum Lot Area:  
  
Interior Lot: 300 square metres  
  
Corner Lot: 345 square metres
- (3) Minimum Lot Width:  
  
Interior Lot: 11.5 metres  
  
Corner Lot: 13.3 metres
- (4) Minimum Lot Depth: 26.0 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front garage shall be 6.0 metres;
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side; where the distance between the walls of two dwellings is less than 2.4 metre, no door or no window below grade will be permitted in any such wall; 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area of an interior lot; 50% of the minimum front yard area of a corner lot; and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front yard;
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:

- (i) 3.1 metres if the lot width for a particular unit is than 10 metres;
- (ii) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
- (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
- (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
- (v) for lots having a garage width of 16 metres or greater, there is no maximum garage door width restriction;
- (b) the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;
- (11) Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres.

1262.3 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 1262.2.

**1263** The lands designated R1D – SECTION 1263 on Sheet 30 of Schedule A to this by-law:

1263.1 shall only be used for those purposes permitted in a R1D zone;

1263.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling unit shall be located closer than 10 metres to a floodplain zone;
- (2) Minimum Lot Area:
  - Interior Lot: 250 square metres
  - Corner Lot: 300 square metres
- (3) Minimum Lot Width:
  - Interior Lot: 9.7 metres
  - Corner Lot: 11.5 metres
- (4) Minimum Lot Depth: 26.0 metres
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage

faces the exterior side lot line the minimum setback to the front garage shall be 6.0 metres;

- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side; where the distance between the walls of two dwellings is less than 2.4 metre, no door or no window below grade will be permitted in any such wall; 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area of an interior lot; 50% of the minimum front yard area of a corner lot; and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front yard;
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width for a particular unit is less than 10 metres;
    - (ii) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
    - (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
    - (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
    - (v) for lots having a garage width of 16 metres or greater, there is no maximum garage door width restriction;
  - (b) the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;
- (11) Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres.

1263.3 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 1263.2.

**1264** The lands designated R3B – SECTION 1264 on Sheet 30 of Schedule A to this by-law:

1264.1 shall only be used for those purposes permitted in a R3B zone;

1264.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Interior Lot: 190 square metres per dwelling unit;  
  
Corner Lot: 240 square metres per dwelling unit;
- (2) Minimum Lot Width:  
  
Interior Lot: 24.9 metres per lot and, 7.5 metres per dwelling unit;  
  
Corner Lot: 26.7 metres per lot and 10.5 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 26.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres;
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30% of the front yard;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width for a particular dwelling unit is equal to or less than 8 metres;
    - (ii) 3.7 metres if the lot width of a particular dwelling unit is greater than 8 metres;
  - (b) the garage door width may be widened by an extra 0.9 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;



- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width;

- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (11) Maximum Number of Attached Dwelling Units: 8
- (12) Maximum Lot Coverage: none
- (13) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

1264.3 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 1264.2.

**1265** The lands designated I1 – SECTION 1265 on Sheet 30 of Schedule A to this by-law:

1265.1 shall only be used for the purposes permitted by section 1265.1(1), or the purposes permitted by section 1265.1(2), but not both sections or not any combination of both sections:

either:

- (1)
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.

or:

- (2)
  - (a) those purposes permitted in an R1C – SECTION 1261 zone; and,
  - (b) a park, playground or recreation facility operated by a public authority.

1265.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C – SECTION 1261 zone, the requirements and restrictions as set out in a R1C – SECTION 1261 zone.

1265.3 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 the ones set out in section 1265.2.

**1266** The lands designated OS – SECTION 1266 on Sheet 21 of Schedule A to this by-law:

1266.1 shall only be used for the following purposes;

- (1) sports fields;

(2) parking lot;

(3) temporary storage facility for equipment associated with the permitted use.

**1267** The lands designated R1C(H) – SECTION 12676 to this by-law:

1267.1 shall only be used for the purposes permitted in the A zone.

1267.2 shall be subject to the requirements and restrictions in the A zone.

1267.3 the holding symbol (H) is removed when the lands zoned R1C(H) – Section 1267 are determined to the satisfaction of the Commissioner of Planning, Design and Development, not to be part of the Countryside Drive right-of-way and any required noise buffer blocks.

**1267** The lands designated R1C – SECTION 1267 to this by-law:

1267.1 shall only be used for the purposes permitted by the R1C – Section 1256 zone.

1267.2 shall be subject to the requirements and restrictions of the R1C – Section 1256 zone.

**1268** The lands designated R1D(H) – SECTION 1268 to this by-law:

1268.1 shall be used for the purposes permitted in the A zone.

1268.2 shall be subject to the requirements and restrictions in the A zone.

1268.3 the holding symbol (H) is removed when the lands zone R1D(H) – Section 1268 are determined to the satisfaction of the Commissioner of Planning Design and Development, not to be part of the Countryside Drive right-of-way and any required noise buffer blocks.

**1268** The lands designated R1D – SECTION 1268 to this by-law:

1268.1 shall only be used for the purposes permitted by the R1D – Section 1257 zone.

1268.2 shall be subject to the requirements and restrictions of the R1D – Section 1257 zone.

**1270** The lands designated R3B – SECTION 1270 on Sheet 27 of Schedule A to this by-law:

1270.1 shall only be used for those purposes permitted in a R3B zone;

1270.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 175 square metres per dwelling unit;

Corner Lot: 260 square metres per dwelling unit;

(2) Minimum Lot Width:

Interior Lot: 21.0 metres per lot and, 6.2 metres per dwelling unit;

- Corner Lot: 22.8 metres and 9.2 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 28 metres
  - (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
  - (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
  - (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres; or, 4.0 metres where the side yard of a lot abuts a F-Section 1272 zone, and the lot area of that dwelling unit is in excess of 300 square metres;
  - (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
  - (8) minimum building, and structural setback (both above and below grade, including road pavement and services, but excluding berming and fencing) to Highway Number 410 right-of-way: shall be 14.0 metres;
  - (9) Minimum Building Height of the dwelling: 8.0 metres
  - (10) Minimum Landscaped Open Space: 40% of the front yard area; except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30% of the front yard;
  - (11) the following provisions shall apply to garages:
    - (i) the maximum garage door width shall be:
      - (a) 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
      - (b) 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres;
      - (c) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres;
    - (ii) the maximum garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
    - (iii) the garage door width restriction does not apply to the garage door facing a flankage lot line;

- (iv) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width;
- (12) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (13) no more than 8 dwelling units shall be attached, or the total maximum dwelling width shall be 5.1 metres, whichever is the greater;
- (14) Maximum Lot Coverage: none
- (15) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

1270.3 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 1270.2.

**1271** The lands designated FLOODPLAIN – SECTION 1271 on Sheet 27 of Schedule A to this by-law:

1271.1 shall only be used for the following purposes:

- (1) flood and erosion
- (2) conservation area or purpose;

1271.2 shall be subject to the following requirements and restrictions:

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

1271.3 shall also be subject to the requirements and restrictions relating to the F zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1271.2.

**1272** The lands designated OPEN SPACE – SECTION 1272 on Sheet 27 of Schedule A to this by-law:

1272.1 shall only be used for the following purposes:

- (1) an indoor or outdoor recreation facility operated by, or licensed by, or leased from, or managed under an agreement with a public authority, including a conservation authority;
- (2) any conservation area or purpose;
- (3) only in conjunction with an indoor or outdoor recreation facility a lounge or restaurant;
- (4) flood and erosion control; and,
- (5) purposes accessory to the other permitted purposes;

1272.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Lot Coverage: 33.3%

- (2) Minimum Yard Setback: 7.5 metres or ½ of the height of the building whichever is the greater;
- (3) minimum building, and structural setback (both above and below grade, including road pavement and services, but excluding fencing) to Highway Number 410 right-of-way: shall be 14.0 metres;
- (4) minimum building, and structural setback (both above and below grade, including road pavement and services, but excluding fencing) to F – Section 1272: shall be 5.0 metres;
- (5) Parking: parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 20.0 of this by-law;
- (6) a lounge or restaurant permitted by section 1273.1(3) shall not exceed 15% of the gross floor area on the site and shall not be located within 30 metres of a residentially zoned property.

1272.3 shall also be subject to the requirements and restrictions relating to the OS zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1272.2.

**1274** The lands designated M1A – SECTION 1274 of Schedule A to this by-law:

1274.1 shall only be used for the following Primary Permitted uses:

- (1) office uses;
- (2) research and development facilities;
- (3) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods or materials within an enclosed building, but excluding a motor vehicle repair and motor vehicle body shop as a principle or accessory use;
- (4) a radio or television broadcasting and transmission establishment;
- (5) only in conjunction with the uses permitted in Section 1274.1(1) through (4) the following Accessory uses:
  - (a) a conference centre;
  - (b) a bank, trust company or financial institution;
  - (c) a dry cleaning and laundry depot;
  - (d) a dining room restaurant; a cafeteria; a take-out restaurant;
  - (e) a personal service shop;
  - (f) a printing or copying establishment;
  - (g) a health centre;
  - (h) a day nursery;
- (6) purposes accessory to the other permitted purposes.

1274.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 60 metres
- (2) Minimum Front Yard Depth: 15.0 metres
- (3) Minimum Interior Side Yard Width: 6.0 metres
- (4) Minimum Exterior Side Yard Width: 6.0 metres
- (5) Minimum Rear Yard Depth: 12.0 metres
- (6) Minimum Lot Depth: 45 metres
- (7) Maximum Building Height: 3 storeys
- (8) Minimum Landscaped Open Space: 50% of the following:
  - (a) minimum required front yard area; and,
  - (b) minimum required side yard.
- (9) uses permitted in Section 1274.1(5) shall be limited to a maximum of 4% of the gross floor area of all buildings within the M1A – Section 1274, M1A – Section 1276, and M1A – Section 1277 zones up to a maximum gross floor area of 3716 square metres;
- (10) no outdoor storage, or display and/or sales of goods and materials shall be permitted;
- (11) all garbage and refuse storage, including any containers for the storage or recyclable materials, shall be enclosed within a building;
- (12) an adult entertainment parlour, an adult videotape store or an adult bookstore shall not be permitted;
- (13) an administrative office of a municipal or regional government or school board shall not be permitted;
- (14) the gross floor area of all buildings and structures, located on lands zoned M1A – Section 1274, M1A – Section 1276, and M1A – Section 1277 shall not exceed 96,100 square metres;
- (15) the minimum gross floor area for any office use permitted in Section 1274.1(1) through (4) shall be 9290 square metres and no tenancy shall be created or demised with respect to an area less than 9290 square metres;
- (16) for the purposes of calculating the parking supply in this zone, the total number of parking spaces located on lands zoned M1A – Section 1274, M1A – Section 1276, and M1A – Section 1277, shall be used.

1274.3 shall also be subject to the requirements and restrictions relating to the M1A zones and all the general provisions of this by-law, which are not in conflict with the ones set out in Section 1274.2.

1274.4 for the purposes of this section:

CONFERENCE CENTRE shall mean “a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable,

educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function”.

**1275** The lands designated R1D – SECTION 1275 on Sheet 22 of Schedule A to this by-law:

1275.1 shall only be used for the purposes permitted in a R1D zone;

1275.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 270 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 9.6 metres  
  
Corner Lot: 10.2 metres
- (3) Minimum Lot Depth: 27 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) Minimum Exterior Side Yard Width: 3.0 metres except where a garage faces exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Interior Side Yard Width: 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area
- (9) the maximum cumulative garage door width shall be:
  - (a) 3.7 metres if the lot width for a particular unit is less than 10.4 metres;
  - (b) 4.6 metres if the lot width for a particular units is less than 11.6 metres but greater than or equal to 10.4 metres;
  - (c) 4.9 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
  - (d) 5.5 metres if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;
- (10) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

1275.3 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 1275.2.

**1276** The lands designated M1A – SECTION 1276 of Schedule A to this by-law:

1276.1 shall only be used for the purposes allowed in the M1A – SECTION 1274 zone.

1276.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Gross Floor Area for any use permitted in an M1A – SECTION 1276 zone shall be 8361 square metres and no tenancy shall be created or demised with respect to an area less than 8361 square metres;

1276.3 shall also be subject to the requirements and restrictions relating to the M1A – Section 1274 and the M1A zones and all the general provisions of this by-law, which are not in conflict with the ones set out in Section 1276.2.

1276.4 for the purposes of this section:

CONFERENCE CENTRE shall mean “a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function”

**1277** The lands designated M1A – SECTION 1277 of Schedule A to this by-law:

1277.1 shall only be used for the purposes allowed in the M1A – SECTION 1274 zone and the following use:

- (1) a training facility;

1277.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Gross Floor Area for any use permitted in an M1A – SECTION 1277 zone shall be 1672 square metres and no tenancy shall be created or demised with respect to an area less than 1672 square metres;

1277.3 shall also be subject to the requirements and restrictions relating to the M1A – Section 1277 and the M1A zones and all the general provisions of this by-law, which are not in conflict with the ones set out in Section 1277.2.

1277.4 for the purposes of this section:

CONFERENCE CENTRE shall mean “a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function”

1277.5 for the purposes of this section:

TRAINING FACILITY shall mean “a building or place where training in language skills, secretarial skills or other trade skills, is provided with or without compensation. Training facilities as described above shall not include the outdoor storage of goods or materials or the operation of any training program outside of the building”.

**1278** The lands designated C2 – SECTION 1278 on Schedule A to this by-law:

1278.1 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 dining room restaurant, a convenience restaurant, and a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a commercial school;
- (12) a garden centre sales establishment, with no outside storage;
- (13) a temporary open air market;
- (14) a place of commercial recreation but not including a billiard hall;
- (15) a community club;
- (16) a health or fitness centre;
- (17) a custom workshop;
- (18) an animal hospital;
- (19) a day nursery

(b) Accessory

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

1278.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Gross Leasable Commercial Floor Area of a supermarket:  
5388 square metres;
- (b) Minimum Yard Depth or Width:
  - (i) abutting the Countryside Drive lot line: 6.0 metres;
  - (ii) abutting the Airport Road lot line: 6.0 metres;
  - (iii) abutting all public road lot lines: 4.5 metres;
  - (iv) abutting all other lot lines: 3.0 metres

- (c) Stacking Spaces for a drive through facility shall not be located closer than 3.0 metres to the north lot line (Countryside Drive), and shall not be located closer than 15.0 metres to the east lot line (Airport Road);
- (d) a supermarket shall not be located within 90 metres of Airport Road;
- (e) a dining room restaurant, a convenience restaurant, and a take-out restaurant; shall not be located within 40.0 metres of the rear lot line;
- (f) Maximum Building Height: 1 storey;
- (g) all garbage and refuse storage; including any containers for the storage of recyclable materials, shall be enclosed within a building;
- (h) the openings for waste disposal facilities of any buildings shall face away from residential uses and a public street, or shall be screened from view from residential uses or a public street;
- (i) truck loading doors shall not be located within 40.0 metres of any adjacent public road, unless screened from such public road;
- (j) Minimum Landscaped Open Space:
  - (i) a minimum 3.0 metre wide abutting all lot lines, except at approved access locations;
- (k) notwithstanding any other zoning provisions, to the contrary, the lands zoned C2 – Section 1278 shall be treated as a single lot for zoning purposes.

1278.3 shall also be subject to the requirements and restrictions of the C2 zone, and all the general provisions of this by-law which are not in conflict with those set out in Section 1278.2.

1278.4 for the purposes of Section 1278:

FRONT LOT LINE shall mean the lot line abutting Countryside Drive.

**1279** The lands designated R1C – SECTION 1279 on Sheet 56B of Schedule A to this by-law:

1279.1 shall only be used for the purposes in an R1C zone.

1279.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 360 square metres
  - Corner Lot: 410 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.0 metres
  - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 30.0 metres

- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) Minimum Interior Side Yard:
  - (a) 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (7) Minimum Exterior Side Yard Width: 3.0 metres
- (8) Minimum Landscaped Open Space:
  - (a) 40 percent of the minimum front yard area;
  - (b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall be applied to garages:
  - (a) the maximum garage door width shall be 5.0 metres or two – 2.5m doors;
  - (b) the maximum garage door may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (10) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (11) Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior side yard and front yard setback.
- (12) Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior side yard and front yard setback.
- (13) for the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;
- (14) for the purposes of this section, the front wall of a dwelling shall be defined as the dwelling wall closest to the front lot line whether it be at ground level or a second storey.

1279.3 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 the ones set out in section 1279.2.

**1280** The lands designated R1B – SECTION 1280 of Schedule A to this by-law:

1280.1 shall only be used for the purposes permitted in an R1B zone;

1280.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 405 square metres

Corner Lot: 460 square metres

(2) Minimum Lot Width:

Interior Lot: 13.5 metres

Corner Lot: 15.3 metres

(3) Minimum Lot Depth: 30.0 metres

(4) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling  
and 6.0 metres to the front of the garage  
door

(5) Minimum Rear Yard Depth: 7.5 metres

(6) Minimum Interior Side Yard: 1.2 metres

(7) Minimum Exterior Side Yard Width: 3.0 metres

(8) Minimum Landscaped Open Space:

(a) 40 percent of the minimum front yard area;

(b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is great than 25 degrees.

(9) the following provisions shall be applied to garages:

(a) the maximum garage door width shall be 5.5 metres or two – 2.75m doors;

(b) the maximum garage door may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

(c) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

(10) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

- (11) Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior side yard and front yard setback;
- (12) Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior side yard and front yard setback;
- (13) for the purposes of this section, the front wall of a dwelling shall be defined as the dwelling wall closest to the front lot line whether it be at ground level or second storey.

1280.3 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 the ones set out in Section 1280.2.

**1281** The lands designated R1B – SECTION 1281 of Schedule A to this by-law:

1281.1 shall only be used for the purposes permitted in an R1B zone.

1281.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 450 square metres
  - Corner Lot: 505 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 15.0 metres
  - Corner Lot: 16.8 metres
- (3) Minimum Lot Depth: 30.0 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door
- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) Minimum Interior Side Yard: 1.2 metres
- (7) Minimum Exterior Side Yard Width: 3.0 metres
- (8) Minimum Landscaped Open Space:
  - (a) 50 percent of the minimum front yard area;
  - (b) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is great than 25 degrees.
- (9) the following provisions shall be applied to garages:
  - (a) the maximum garage door width shall be 5.5 metres or two – 2.75m doors, on a lot having a lot width of less than 16 metres but greater than or equal to 15 metres;

- (b) the garage door may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 meters closer to the front lot line than the ground floor main entrance of the dwelling unit; and,
  - (c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey.
  - (11) Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior side yard and front yard setback.
  - (12) Maximum Bay Window Projection: 1.8 meters into the minimum rear yard, exterior side yard and front yard setback;
  - (13) for the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;

1281.3 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 the ones set out in Section 1281.2.

**1282** The lands designated SC – SECTION 1282 of Schedule A to this by-law:

1282.1 shall only be used for the following purposes:

- (a) the purposes permitted in the SC zone;
- (b) a convenience store;
- (c) a banquet facility;
- (d) a tool and equipment rental establishment;
- (e) and purposes accessory to the other permitted purposes.

And the following uses are specifically prohibited:

- (i) adult entertainment parlour;
- (ii) adult video store;
- (iii) pool hall or amusement arcade;
- (iv) temporary open air markets;
- (v) the storage of goods and materials outside of a building;
- (vi) a free-standing restaurant;
- (vii) a restaurant with a drive-through facility; and,

- (viii) a restaurant or waste disposal and loading facilities within 20 metres of a residential zone.

1282.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard and Exterior Side Yard Depth: 5.0 metres
- (b) Minimum Interior Side Yard Depth: 3.0 metres except abutting a residential or institutional zone the minimum interior side yard depth shall be 5.0 metres;
- (c) Minimum Rear Yard Depth: 5.0 metres except abutting a residential or institutional zone the minimum rear yard depth shall be 9.0 metres;
- (d) Minimum Landscaped Open Space: 3.0 metres abutting Steeles Avenue and Financial Drive, and 3.0 metres interior side yard and rear yard. Except at approved access locations

1282.3 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 the ones set out in Section 1282.2.

**1283** The lands designated OS – SECTION 1283 of Schedule A to this by-law:

1283.1 shall only be used for the following purposes:

- (a) the purposes permitted in the OS zone; and
- (b) existing agricultural uses and a single detached dwelling

1283.2 shall be subject to the following requirements and restrictions:

- (a) the purposes permitted by section 1283.1(b) shall be subject to the requirements and restrictions of the Agricultural (A) zone.

1283.3 shall also be subject to the requirements and restrictions relating to the OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1283.2.

**1284** The lands designated OS – SECTION 1284 of Schedule A to this by-law:

1284.1 shall only be used for the following purposes:

- (a) the purposes permitted in the OS zone; and that do not require any soil disturbance

1284.2 shall be subject to the following requirements and restrictions:

- (a) no person shall erect, alter or use any building or structure for any purpose and the land shall not be subject to any soil disturbance without the approval of the City.

1284.3 shall also be subject to the requirements and restrictions relating to the OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1284.2.



**1499** The lands designated A - SECTION 1499 on Sheet 49 of Schedule A to this by-law:

1499.1 shall only be used for the following purposes:

- (i) the outdoor storage of automobiles

1499.2 shall be subject to the following requirements and restrictions:

- (i) a Minimum Landscaped Buffer Area having a minimum width of 12.0 metres, containing a 2.0 metre high berm shall be provided and maintained in those areas shown outlined on Schedule C - Section 1499; and,
- (ii) the storage of automobiles shall only be permitted at grade level and shall not exceed the height of the landscaped open space berm required by section 1499.2(i);

**1500** The lands designated RE2 - SECTION 1500 on Sheets 32 & 33 of Schedule A to this by-law:

1500.1 shall only be used for those purposes permitted in the RE2 Zone.

1500.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 60 metres.

**1501** The lands designated HC1 - SECTION 1501 on Sheet 51 of Schedule A to this by-law:

1501.1 shall only be used for

- (1) a reception hall; and
- (2) single detached dwelling.

1501.2 shall be subject to the requirements and restrictions set out on SCHEDULE C - SECTION 1501.

**1502** The lands designated SC - SECTION 1502 on Schedule A to this by-law:

1502.1 (1) shall, until 30 October 1987, only be used for the following purposes:

- (a) an office, other than:
  - (i) an office for a physician, dentist or drugless practitioner, or
  - (ii) a real estate office,
- (b) a bank, trust company or finance company.

(2) shall, after 30 October 1987, only be used for the following purposes:

- (a) a bank, trust company or finance company.

1502.2 shall be subject to the following requirements and restrictions:

- (a) the side yard widths, rear yard depth and lot width shall be as shown on Schedule C - Section 1502;
- (b) all buildings shall be located within the area shown as Building Area on Schedule C - Section 1502;
- (c) the Maximum Gross Commercial Floor Area of the building shall be 160 square metres;
- (d) Landscaped Open Space shall be provided and maintained in the locations shown as landscaped Open Space on Schedule C - Section 1502;
- (e) a minimum of six parking spaces shall be provided in the locations shown as Driveway and Parking Area on Schedule C - Section 1502;
- (f) all garbage and refuse containers shall be located within the building, and
- (g) no outside storage or display of goods or vehicles shall be permitted.

**1503** The lands designated as F - SECTION 1503 on Sheet 69 of Schedule A to this by-law:

1503.1 shall only be used for

- (1) a private driveway and a bridge, but only as shown on SCHEDULE C - SECTION 1503; and
- (2) outdoor recreational facilities;

1503.2 shall be subject to the following restrictions and requirements:

- (1) no buildings or structures shall be permitted other than those necessary for flood and erosion control;
- (2) outdoor recreation facility development and additional landscaping which alters the natural landscape shall only be permitted as approved by the Toronto and Region Conservation Authority; and

1503.3 for the purposes of section 1503,

Landscaped Open Space shall mean open space on a lot which is used for growth, maintenance and preservation of grass, flowers, trees, shrubs and other vegetation.

Parking Space shall mean a rectangular area accessible from a driveway or aisle for the temporary storage of motor vehicles but shall not include any part of a driveway or aisle.

Recreation Club shall mean a building used for indoor recreation purposes and/or associated with outdoor recreation facilities, including an accessory office and accessory eating facility.

Restaurant shall mean a building or part thereof where food and drink are served to the public for consumption within the building.

**1504** The lands designated HC2 - SECTION 1504 on Schedule A to this by-law:

1504.1 shall only be used for the following purposes:

- (1) a gas bar;
- (2) a service station;
- (3) a convenience restaurant, and
- (4) purposes accessory to the other permitted purposes.

1504.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 14 metres
- (2) Maximum Gross Commercial Floor Area of all buildings and structures: 250 square metres
- (3) Maximum Building Height: 1 storey
- (4) Minimum Number of Parking Spaces:

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

for gas bar      1 parking space for each 23 square metres  
of gross commercial floor area or portion  
thereof

- (5) all buildings and structures shall be located in the areas identified as Building Area on SCHEDULE C - SECTION 1504;
- (6) Landscaped Open Space shall be provided and maintained in the areas identified as landscaped Open Space on SCHEDULE C - SECTION 1504;
- (7) no outside storage or display of goods, materials or machinery shall be permitted, and
- (8) no amusement devices or adult entertainment facilities shall be permitted.

**1505** The lands designated HC1 - SECTION 1505 on Sheet 69 of Schedule A to this by-law:

1505.1 shall only be used for:

- (1) a restaurant;
- (2) a recreation club, which may include one dwelling unit for a resident manager;
- (3) outdoor recreation facilities associated with the recreation club; and
- (4) purposes to the other permitted purposes.

1505.2 shall be subject to the following requirements and restrictions:

- (1) Restaurant and Recreation Club
  - (i) only permitted within the development envelope as shown on SCHEDULE C-SECTION 1505;
  - (ii) Maximum Combined Gross Floor Area: 1000 square metres; and
  - (iii) Maximum Height of any building: 10 metres.
- (2) Off-Street Parking
  - (i) only permitted within the development envelope as shown on SCHEDULE C - SECTION 1505;
  - (ii) 1 parking space per 5 square metres of restaurant use;
  - (iii) 8 parking spaces per bocce court;
  - (iv) 3 parking spaces for each tennis, squash, handball or racquetball court;
  - (v) 1 parking space per 20 square metres of office floor space;
  - (vi) 10 parking spaces per swimming pool;

- (vii) 1 parking space per 10 square metres of floor space devoted to other education, recreation, lounge or meeting room uses;
- (viii) each parking space shall have unobstructed access to an aisle leading to a driveway;
- (ix) 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>
0° to less than 55°	4 metres
55° to less than 75°	5.5 metres
75° to 90°	6.5 metres

- (x) every parking space shall be either a parallel parking space measuring 2.7 metres by 7.0 metres, or an angled parking space measuring 2.9 metres by 5.8 metres.
- (3) a private driveway is permitted outside the development envelope only as shown on Schedule C - SECTION 1505, and anywhere within the development envelope.
- (4) Landscaped Open Space shall be provided as shown on SCHEDULE C - SECTION 1505.
- (5) outdoor recreational facilities are only permitted within the development envelope and within the landscaped open space and outdoor recreation facilities area, as shown on SCHEDULE C- SECTION 1505.

**1506** The lands designated as I2 - SECTION 1506 on Sheet 51 of Schedule A to this by-law:

1506.1 shall only be used for the purpose of a fire hall.

1506.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.2 hectares
- (2) Minimum Lot Width: 30 metres
- (3) Minimum Lot Depth: 45.7 metres
- (4) Minimum Side Yard Width: 3 metres
- (5) Minimum Rear Yard Depth: 12 metres
- (6) Minimum Street Setback: 32 metres from centre line of a public highway
- (7) Minimum Parking: 5 spaces per bay

**1507** The lands designated as I2 - SECTION 1507 on Sheet 51 of Schedule A to this by-law:

1507.1 shall only be used for a community centre.

1507.2 shall be subject to the requirements and restrictions relating to the I2 zone.

**1508** The lands designated RE2 - SECTION 1508 on Sheet 32 of Schedule A to this by-law:

1508.1 shall be used for the purposes permitted in the RE2 Zone.

1508.2 shall be subject to the following restrictions:

- (1) all structures and excavation, including dwellings, accessory building, swimming pools, septic tanks and tile beds, may only be located in the areas shown in shaded tone as 'building areas' on SCHEDULE C - SECTION 1508.

**1509** The lands designated RE2 - SECTION 1509 on Sheet 36 of Schedule A to this by-law:

1509.1 shall only be used for those purposes permitted in an RE2 Zone.

1509.2 shall be subject to the following requirements and restrictions:

- (1) the minimum lot width and minimum yard depths shall be as shown on SCHEDULE C - SECTION 1509.
- (2) Minimum Lot Area: 1350 square metres
- (3) Minimum Ground Floor Area:  
  
One Storey: 150 square metres  
  
Greater than one storey: 97.5 square metres
- (4) Access: from Coleraine Drive

**1510** The lands designated M1A - SECTION 1510 on Sheet 35 of Schedule A to this by-law:

1510.1 shall only be used for dry industrial uses, but not for any use which is obnoxious by reason of the noise or vibration created or the emission of dust, dirt, objectionable odours or gases.

1510.2 shall be subject to the following requirements and restrictions:

- (1) (a) dry industrial operations shall only be permitted within an enclosed building; and  
  
(b) outdoor storage of goods, materials or machinery shall not be permitted.
- (2) Landscaped Open Space with a minimum width of 4.6 metres shall be provided and shall occupy an area indicated as Landscaped Open Space on SCHEDULE C-SECTION 1510.
- (3) development shall only be permitted in conformity with the following site development standards:  
  
(a) Minimum Lot Area: 0.8 metres  
  
(b) Minimum Lot Frontage: 40 metres measured in a straight line from points on the side lot lines which are 18 metres from the front lot line  
  
(c) Minimum Front Yard Depth: 18 metres

- (d) Minimum Side Yard Width: 8 metres
- (e) Maximum Lot Coverage of all Buildings and Structures: 50% of the lot area
- (f) Maximum Building Height: 10 metres

A tower, cupola, steeple or other roof structure which is used only as an ornament or to house the mechanical equipment of any building shall be disregarded in calculating the height of the building.

- (g) Off-Street Parking:
  - (i) at least one parking space on the same lot for each 55 square metres of gross floor area. (This parking space shall be used only for vehicles of employees, vehicles of customers and vehicles required in connection with the main use of the lot).
  - (ii) every parking space shall be either a parallel parking space measuring 2.7 metres by 7.0 metres, or angled parking space measuring 2.9 metres by 5.8 metres.
- (h) Front Yard Use: Where the floor area of the main building on the premises is greater than 200 metres, no fence shall be permitted in the front yard and no truck loading facilities shall be provided in the front yard.
- (i) Minimum Rear Yard Depth: 7 metres, but none if abutting a rail line and 15 metres if abutting a street, a 0.3 metre reserve or a Residential or Institutional Zone

(j) Off Street Loading

- |     |  |                                 |
|-----|--|---------------------------------|
| (a) | <u>Floor Area of Building</u>              | <u>Number of Loading Spaces</u> |
|     | 280 square metres                          | none                            |
|     | 280 square metres<br>to 1860 square metres | 1                               |
|     | each additional<br>1860 square metres      | 1                               |
- (b) no loading space within the front yard;
  - (c) each loading space shall have an unobstructed ingress and egress of not less than 6 metres in width to and from a public street.

1510.3 for the purposes of section 1510,

Landscaped Open Space shall mean open space on a lot which is used for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other vegetation.

Loading Space shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

- (a) is provided for the temporary parking of one (1) commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle;
- (b) consists of a space measuring a minimum of 7.5 metres long and 3.6 metres wide and having a minimum vertical clearance of 4.3 metres;
- (c) is not upon or partly upon any street or lane;
- (d) is accessible from a street or lane by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the temporary parking or storage of motor vehicles.

Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

Parking Space shall mean a rectangular area accessible from a driveway or aisle for the temporary storage of motor vehicles but shall not include any part of a driveway or aisle.

Dry Industrial Use shall mean any establishment involving repairing, servicing, processing, manufacturing, storing or shipping which does not require any water for cooling, manufacturing, processing or equipment washing, and water is merely to serve the domestic needs of the employees.

**1511** The lands designated M2 – SECTION 1511 on Sheet 35 of Schedule A to this by-law:

1511.1 shall only be used for dry industrial uses, but not for any use which is obnoxious by reason of the noise or vibration created or the emission of dust, dirt, objectionable odours or gases.

1511.2 shall be subject to the following requirements and restrictions:

- (1)
  - (a) dry industrial uses may involve the storage of goods and materials in the open including a bulk storage yard, truck terminal and contractors' yards and the storage of building supplies, heavy equipment and heavy machinery storage; and
  - (b) any area used for outside storage shall be surfaced and maintained with either concrete, asphalt, crushed stone or other hard surface and dustless materials.
- (2) Landscaped Open Space with a minimum width of 4.6 metres shall be provided and shall occupy an area indicated as Landscaped Open Space on SCHEDULE C - SECTION 1511.
- (3) development shall only be permitted in conformity with the following site development standards:
  - (a) Minimum Lot Area: 0.8 hectares.
  - (b) Minimum Lot Width: 40 metres measured in a straight line from points on the side lot lines which are 18 metres from the front lot line.
  - (c) Minimum Front Yard Depth: 18 metres.



- (d) Minimum Side Yard Width: 8 metres.
- (e) Maximum Lot Coverage of all buildings and structures: 50% of the lot
- (f) Maximum Building Height: 10 metres

A tower, cupola, steeple or other roof structure which is used only as an ornament or to house the mechanical equipment of any building shall be disregarded in calculating the height of the building.

- (g) Off-Street Parking:
  - (i) at least one parking space on the same lot for each 55 square metres of gross floor area. This parking space shall be used only for vehicles of employees, vehicles of customers and vehicles required in connection with the main use of the lot.
  - (ii) every parking space shall be either a parallel parking space measuring 2.7 metres by 7.0 metres, or angled parking space measuring 2.9 metres by 5.8 metres.
- (h) Front Yard Use: where the floor area of the main building on the premises is greater than 200 metres, no open storage shall be permitted between the main building and the street line, no fence shall be permitted in the front yard and no truck loading facilities shall be provided in the front yard.

- (i) Off-Street Loading:
  - (i)
 

<u>Floor Area of Building</u>	<u>Number of Loading Spaces</u>
280 square metres	none
280 square metres to 1860 square metres	1
each additional 1860 square metres	1
  - (ii) no loading space within the front yard; and
  - (iii) each loading space shall have an unobstructed ingress and egress of not less than 6 metres in width to and from a public street.

1511.2 for the purposes of section 1511,

Landscaped Open Space shall mean open space on a lot which is used for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other vegetation.

Loading Space shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

- (a) is provided for the temporary parking of one (1) commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle;

- (b) consists of a space measuring a minimum of 7.5 metres long and 3.6 metres wide and having a minimum vertical clearance of 4.3 metres;
- (c) is not upon or partly upon any street or lane; and
- (d) is accessible from a street or lane by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the temporary parking or storage of motor vehicle.

Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

Parking Space shall mean a rectangular area accessible from a driveway or aisle for the temporary storage of motor vehicles but shall not include any part of a driveway or aisle.

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.

Dry Industrial Use shall mean any establishment involving repairing, servicing, processing, manufacturing, storing or shipping which does not require any water for cooling, manufacturing, processing or equipment washing, and water is merely to serve the domestic needs of the employees.

**1512** The lands shown designated M4 - SECTION 1512 on Sheet 49 of Schedule A to this by-law:

1512.1 shall only be used for the following purposes:

- (1) the warehousing and storage of goods and products and materials within an enclosed building;
- (2) the manufacture and assembly of the following products:
  - (a) clothing and finished textile or fabric products;
  - (b) printing and bookbinding and lithographing;
  - (c) die castings involving the use of plastics and light metals including aluminum zinc;
  - (d) 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 purpose;
- (5) exhibition and conference halls;
- (6) radio, television broadcasting and transmission facilities;
- (7) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;

- (8) any use by a public body of the same general character as the other permitted purposes;
- (9) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use.

1512.2 shall be subject to the following requirements and restrictions:

- (1) The Minimum Front Yard Depth shall be 25 metres;
- (2) the Minimum Lot Area shall be 2,000 square metres;
- (3)
  - (a) the minimum side yard width on each side of the building constructed thereon shall be 8 metres;
  - (b) for any lot having a front lot line length in excess of 50 metres, the minimum side yard width on each side of the building constructed thereon shall be 8 metres or fifteen (15%) of the length of the said front lot line, whichever is more, up to a maximum side yard width requirement of 30 metres;
- (4) the Maximum Coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;
- (5) the Minimum Rear Yard Depth shall be 20 metres;
- (6) the required front yard, and all required side yards, from the front lot line to the rear wall of the rearmost building, shall be landscaped, such landscaping to consist of paved driveways and parking areas, lawns and planting strips, provided however that paved areas shall not exceed fifty percent (50%) of the area of the required front yard or the area of the required side yards.
- (7)
  - (a) no outdoor truck loading facilities are permitted in the front yard;
  - (b) if the building depth is less than 60 metres, no outdoor truck loading facilities are permitted within the front half of the building depth;
  - (c) if the building depth is greater than 60 metres, no outdoor truck loading facilities are permitted.
- (8) within the first 30 metres of the building depth; at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking space shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;
- (9) all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:
  - (a) two storeys in height, for manufacturing uses;
  - (b) five storeys in height, for office space;
- (10) outside storage of goods, material and equipment shall not be permitted;
- (11) a Landscaped Open Space of a minimum of 15 metres in width shall be provided

and maintained along Airport Road, Williams Parkway and the proposed Arterial Road, as shown on Schedule C - SECTION 1512.

**1513** The lands designated M3 - SECTION 1513 on Sheet 49 of Schedule A to this by-law:

1513.1 shall only be used for the following purposes:

- (1) the purposes permitted by section 1512.1;
- (2) the manufacturing, assembly, storage and distribution of semi-finished and finished products;
- (3) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;
- (4) dairy products plants and bakeries;
- (5) a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards;
- (6) any purposes accessory to the other permitted purposes.

1513.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth shall be:
  - 15 metres for a building less than 8 metres in height above grade,
  - 18 metres for a building less than 10 metres but greater than 8 metres in height above grade,
  - 21 metres for a building less than 12 metres but greater than 10 metres in height above grade,
  - 24 metres for a building less than 15 metres but greater than 22 metres in height above grade;
- (2) Minimum Lot Area shall be 2,000 square metres;
- (3) Minimum Rear Yard Depth shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;
- (4)
  - (a) minimum side yard width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;
  - (b) the required front yard, and all required side yards, from the front lot line to the rear wall of the rearmost building, shall be landscaped, such landscaping to consist of paved driveways and parking areas, lawns and planting strips, provided however that paved areas shall not exceed fifty (50%) of the area of the required front yard or the area of the required side yards.
- (5) 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;

- (6) outside storage of goods, material and equipment is permitted subject to the following conditions:
  - (a) the storage area shall not be 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, 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;
  - (b) the storage area is enclosed by a fence or wall not less than 2.4 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;
  - (c) where the storage area abuts a street or land zoned for purposes other than industrial, a landscaped strip 2 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s);
- (7) the provisions of section 1513.2(6) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:
  - (i) the total area so used does not exceed five percent (5%) of the lot area, and
  - (ii) such area is not closer to any street than the minimum distance from the street required for buildings and structures;
- (8) all manufacturing and processing operations other than:
  - (i) the moving of goods and materials in and out of buildings and structures;
  - (ii) associated minor preparatory and finishing work, and
  - (iii) associated assembly of components too large to be assembled within the buildings and structures, shall be carried out within buildings and structures;
- (9) no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas;
- (10) for the purposes permitted by section 1513.1(1), the parking requirements as described under section 512.2(8) shall apply;
- (11) for all other purposes, as permitted by sections 1513.1 (2) to (6), 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 of employees and customers, and for vehicles required in connection with the main use of the lot.

**1514** The lands designated SC - SECTION 1514 on Sheet 49 of Schedule A to this by-law:

1514.1 shall be used only for the following purposes:

- (1) one only of a bank or a trust company savings office or a similar financial institution;
- (2) offices, other than the offices for medical, dental and similar practitioners;
- (3) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (4) a retail store selling new merchandise only, barber shop, beauty parlour, shoe shine parlour, service or repair shop, tailor shop, postal station, self-service laundry, a laundry or dry cleaning distribution station, snack bar, ice cream parlour, photographer's or artist's studio, or a bake shop;
- (5) a service station, a gas bar and a motor vehicle washing establishment.

1514.2 shall be subject to the following requirements and restrictions:

- (1)
  - (a) not more than 465 square metres of gross floor area shall be used for any one particular commercial use.
  - (b) the Maximum Building Height shall be two (2) storeys, except that, for buildings fronting onto Automatic Road, the maximum building height shall be three (3) storeys.
- (2) one loading space shall be provided for each 2,000 square metres of gross commercial floor area;
- (3) parking spaces for commercial uses shall be provided in accordance with the following requirements:

bank, trust companies or financial institutions	1 parking space for each 15 square metres of gross floor area or portion thereof.
personal service shop	1 parking space for each 19 square metres of gross floor area or portion thereof.
furniture, furniture, appliances or floor coverings stores	1 parking space for each 62 square metres of gross floor area or portion thereof.
offices, other than office of medical, dental and similar of gross floor area or portion thereof practitioners	1 parking space for each 31 square metres of gross floor area or portion thereof.
dining room restaurants and taverns	1 parking space for each 4.6 square metres of gross commercial floor area or portion thereof.
mixed service restaurant	1 parking space for each 3.7 square metres of gross floor area or portion thereof.
take-out restaurant	1 parking space for each 3.7 square metres of gross floor area or portion thereof.
all other commercial	1 parking space for each 19 square metres of gross floor area or portion thereof.

- (4) Curb service, drive-in service, or any similar activity shall not be permitted.
- (5) Minimum Lot Width: 45 metres
- (6) Minimum Lot Depth: 45 metres
- (7) Minimum Front Yard: 15 metres
- (8) Minimum Side Yard Width: 8 metres
- (9) Minimum Rear Yard Depth: 8 metres
- (10) Maximum Building Height: 2 storeys
- (11) at least twenty (20) percent of the area of the lot shall be landscaped open space, free of all parking, driveway and paved areas.
- (12) subject to section 1514.2(13), landscaped open space with a minimum width of 15 metres shall be provided and maintained along Airport Road, Williams Parkway and the proposed Arterial Road, as shown on SCHEDULE C - SECTION 1512.
- (13)
  - (a) For a service station, the landscaped open space along Williams Parkway may be reduced to a minimum width of 5 metres, and, along Airport Road, to a minimum of 10 metres.
  - (b) For the lands designated SC - SECTION 1514, one right-in, right-out driveway access on Airport Road and two right-in, right-out driveway accesses on Williams Parkway shall be permitted through the required landscaped open space.
- (14) an adult entertainment parlour shall not be permitted.

1514.3 a service station, a gas bar, and a motor vehicle washing establishment shall be subject to the requirements and restrictions contained in HC2 Zone which are not in conflict with the ones set out in section 1514.2.

1514.4 for the purposes of section 1514;

Lot Width shall mean the straight line distance between the side lot lines, but:

- (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 points on the side lot lines measured on a line 6 metres back from the front lot line,
- (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 points on the side lot lines measured on a line 18 metres back from the front lot line,
- (c) in the case of a corner lot having a street line rounding at the corner lot 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.

**1515** The land designated RE1 - SECTION 1515 on Sheet 68 of Schedule A to this by-law:

1515.1 shall only be used for single detached dwellings and purpose accessory thereto.

1515.2 shall, in respect of part of Lot 1, Registered Plan M-345, be subject to the following requirements and restrictions:

Minimum Lot Width: 72.0 metres

Minimum Lot Area: 0.49 hectares

1515.3 shall in respect of part of Lot 2, Registered Plan M-345, be subject to the following requirements and restrictions:

Minimum Lot Width: 67.0 metres

Minimum Lot Area: 0.78 hectares

1515.4 shall, in respect of part of Lot 13, Registered Plan M-345, be subject to the following requirements and restrictions:

Minimum Lot Width: 72.0 metres

Minimum Lot Area: 1.0 hectares

1515.5 shall, in respect of part of Lot 14, Registered Plan M-345, be subject to the following requirements and restrictions:

Minimum Lot Width: 90.0 metres

Minimum Lot Area: 0.64 hectares

**1516** The lands designated M4 - SECTION 1516 on Sheet 49 of Schedule A to this by-law:

1516.1 shall only be used for the following purposes, subject to the requirements and restrictions relating to the M4 zone:

- (a) a motel, and
- (b) the purposes permitted in an M4 zone.

**1517** The lands designated SC – SECTION 1517 on Sheet 67 of Schedule A to this by-law

1517.1 shall only be used for the following purposes:

- (a) Commercial
  - (1) a garden centre;
  - (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 convenience restaurant; a take out restaurant;
- (6) a taxi or bus station;
- (7) a banquet facility;
- (8) a community club;
- (9) a tool and equipment rental establishment;
- (10) a gas bar
- (11) a service station;
- (12) a motor vehicle washing establishment;
- (13) an animal hospital;
- (14) a retail establishment having no outside storage;
- (15) a health centre;
- (16) a service shop;
- (17) a personal service shop;
- (18) a dry cleaning and laundry distribution station;
- (19) a bank, trust company or finance company;
- (20) an office;
- (21) a retail warehouse;
- (22) a radio or television broadcasting and transmission establishment; and
- (23) a recreation facility or structure.

(b) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, food, or materials within an enclosed building;
- (2) a printing establishment; and
- (3) a warehouse.

(c) Non-Commercial

- (1) a crisis care facility.

(d) Accessory

- (1) purposes accessory to other permitted uses.

1517.2 shall be subject to the following requirements and restrictions:

- (1) no outside storage or display of goods shall be permitted;

- (2) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (3) all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;
- (4) an adult video store or an adult entertainment parlour shall not be permitted;
- (5) the uses permitted in section 1517.1(a)(20) shall be restricted to a maximum gross commercial floor area of 930 square metres;
- (6) the uses permitted in section 1517.1(a)(14) shall be restricted to 15% of the total gross commercial floor area to a maximum of 1,395 square metres;
- (7) the Maximum Gross Commercial Floor Area devoted to the sale of food within any retail establishment shall not exceed 930 square metres;
- (8) for the uses permitted in section 1517.1(a)(5) the following shall apply:
  - (i) a maximum of two restaurants shall be permitted on a lot;
  - (ii) when a restaurant is located in an industrial mall, a maximum of one restaurant shall be permitted in the industrial mall; and
  - (iii) shall have a maximum gross commercial area of 465 square metres per restaurant;
- (9) a 12 metre wide landscaped area shall be provided along Goreway Drive and Highway #7 and a 3.5 metre wide landscaped open space shall be provided along an F zone; and
- (10) all buildings and structures shall be set back a minimum of 14 metres from the right-of-way of Highway #7.

1517.3 for the purpose of this section,

Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1,860 square metres and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

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

**1518** The lands designated M4 - SECTION 1518 on Sheet 36 of Schedule A to this by-law:

1518.1 shall only be used for:

- (a) a woodworking plant engaged in the manufacturing of finished wood products
- (b) limited retail sales of finished wood products manufactured on the premises with an area of not more than ten (10) percent of the gross floor area
- (c) agricultural use.

1518.2 shall be subject to the following requirements and restrictions:

- (a) off-street parking shall be provided on the basis of one parking space for each 93 square metres of gross floor area and one additional parking space for each 18.5 square metres of retail floor area
- (b) one driveway access shall be permitted only to Coleraine Drive, and no access shall be permitted to King's Highway Number 50

**1519** The lands designated RHm1 - SECTION 1519 on Sheet 33, 34, 52 of Schedule A to this by-law:

1519.1 shall only be used for the purposes permitted in the RHm1 Zone

1519.2 shall be subject to the following restriction:

- (1) Minimum Lot Area: 0.8 hectares

**1520** The lands designated A - SECTION 1520 on Sheet 14, 15, 16, 31, 32, 33, 34, 49, 50, 51 of Schedule A to this by-law:

1520.1 shall only be used for:

- (1) agricultural use;
- (2) a single detached dwelling;
- (3) a home occupation; and
- (4) purposes accessory to the other permitted purposes.

1520.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 4 hectares; and
- (2) on a lot greater than 2 hectares in size, an accessory building having a ground floor area greater than 75 square metres shall only be of wood or metal frame construction with wood or metal cladding.

**1521** The lands designated M4 - SECTION 1521 on Sheet 66 of Schedule A to this by-law:

1521.1 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 warehouse; and,
  - (3) a printing establishment; and,
- (b) Non-Industrial
  - (1) only in conjunction with an industrial use permitted in section 1521.1(a) a corporate office building;

- (2) only in conjunction with an industrial mall, one of the following:
  - (i) one dining room restaurant; or,
  - (ii) one convenience restaurant; or,
  - (iii) one take-out restaurant;
- (3) only in conjunction with an industrial mall, an office use, excluding a real estate office or an office for medical, health care, or dental practitioners;
- (4) only in conjunction with an industrial mall;
  - (i) a retail establishment, having no outside storage and excluding a supermarket;
  - (ii) a service shop;
  - (iii) a community club;
  - (iv) a health centre;
  - (v) a custom workshop;
  - (vi) an animal hospital;
  - (vii) a day nursery;
  - (viii) a dry cleaning and laundry establishment;
  - (ix) a radio or television broadcasting and transmission establishment;
  - (x) a recreation facility or structure;
  - (xi) a religious institution, including an associated place of public assembly; and,
  - (xii) a crisis care facility; and,
- (5) only in conjunction with an industrial mall;
  - (i) a bank, trust company or financial institution;
  - (ii) banquet facility; and,
  - (iii) a commercial, technical or recreational school.

(c) Accessory

- (1) an ancillary educational purpose;
- (2) an ancillary office use operated in connection with a particular purposes permitted by section 1521.1(a), provided that the total gross floor area of the office is not more than 50 percent of the total gross floor area of the particular industrial use;

- (3) an ancillary retail outlet operated in connection with a particular use permitted by section 1521.1.(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,
- (4) purposes accessory to the other permitted purposes.

1521.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Commercial Floor Area devoted to those restaurant type uses permitted in section 1521.1(b)(2) shall be restricted to 5% of the gross floor area of the entire building, to a maximum of 465 square metres;
- (b) Maximum Gross Commercial Floor Area devoted to those office type uses permitted in section 1521.1(b)(3) shall be restricted to 5% of the gross floor area of the entire building, to a maximum of 465 square metres;
- (c) Maximum Gross Commercial Floor Area devoted to those commercial and institutional type uses permitted in section 1521.1(b)(4) shall be restricted to 5% of the gross floor area of the entire building, to a maximum of 465 square metres;
- (d) Landscaped Open Space having minimum widths of 9.0 metres and 6.0 metres shall be provided and maintained along Airport Road and Intermodal Drive, respectfully, except at approved driveway locations; and,
- (e) an adult entertainment parlour, an adult video store or adult book store shall not be permitted.

1521.3 for the purpose of section 1521:

Front Lot Line shall mean the lot line nearest and parallel to Intermodal Drive.

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

1522 The lands designated A - SECTION 1522 on Sheet 34 of Schedule A to this by-law:

1522.1 shall only be used for:

- (1) a motor vehicle repair shop;
- (2) purposes accessory to a motor vehicle repair shop;
- (3) the purposes permitted in an A zone.

1522.2 shall be subject to the following requirements and restrictions:

- (1) a motor vehicle repair shop shall be located only within the area shown as Building Area on SCHEDULE C - SECTION 1522;
- (2) the Gross Floor Area of the motor vehicle repair shop shall not exceed 117 square metres;
- (3) outdoor storage and parking of vehicles shall be permitted only in the area designated as OPEN STORAGE AND PARKING AREA on SCHEDULE C.

SECTION 1522, provided that outside storage shall be permitted only to the rear of the Building Area;

- (4) access to the motor vehicle repair shop shall be permitted only by the DRIVEWAY as shown on SCHEDULE C - SECTION 1522; and
- (5) the motor vehicle repair shop shall no longer be permitted as a use after March 31, 1986.

**1525** The lands designated HC1 - SECTION 1525 on Schedule A to this by-law:

1525.1 shall only be used for the following purposes:

- (1) church, church hall, Sunday school, private school;
- (2) retail establishment with no outside storage;
- (3) a service shop;
- (4) an office, including the office of a physician, dentist or drugless practitioner;
- (5) a dining room restaurant with no adult entertainment;
- (6) a custom workshop;
- (7) a bowling alley;
- (8) a service station, and
- (9) purposes accessory to the other permitted purposes.

1525.2 shall be subject to the following restriction:

- (1) no vehicular access or egress shall be permitted to or from Highway Number 50.

**1526** The lands designated SC - SECTION 1526 on schedule A to this by-law:

1526.1 shall only be used for the following purposes:

- (a) one dwelling unit;
- (b) a real estate office; and
- (c) an insurance office.

1526.2 shall be subject to the following restrictions:

- (a) the Total Gross Commercial Floor Area used for office purposes shall not exceed 235 square metres;
- (b) the Total Gross Commercial Floor Area used for offices shall not exceed the gross residential floor area of a dwelling unit located on the same lot; and
- (c) parking spaces for the office uses shall be provided in accordance with section 20.0 of this by-law.

SECTION 1522, provided that outside storage shall be permitted only to the rear of the Building Area;

- (4) access to the motor vehicle repair shop shall be permitted only by the DRIVEWAY as shown on SCHEDULE C - SECTION 1522; and
- (5) the motor vehicle repair shop shall no longer be permitted as a use after March 31, 1986.

**1525** The lands designated HC1 - SECTION 1525 on Schedule A to this by-law:

1525.1 shall only be used for the following purposes:

- (1) church, church hall, Sunday school, private school;
- (2) retail establishment with no outside storage;
- (3) a service shop;
- (4) an office, including the office of a physician, dentist or drugless practitioner;
- (5) a dining room restaurant with no adult entertainment;
- (6) a custom workshop;
- (7) a bowling alley;
- (8) a service station, and
- (9) purposes accessory to the other permitted purposes.

1525.2 shall be subject to the following restriction:

- (1) no vehicular access or egress shall be permitted to or from Highway Number 50.

**1526** The lands designated SC - SECTION 1526 on schedule A to this by-law:

1526.1 shall only be used for the following purposes:

- (a) one dwelling unit;
- (b) a real estate office; and
- (c) an insurance office.

1526.2 shall be subject to the following restrictions:

- (a) the Total Gross Commercial Floor Area used for office purposes shall not exceed 235 square metres;
- (b) the Total Gross Commercial Floor Area used for offices shall not exceed the gross residential floor area of a dwelling unit located on the same lot; and
- (c) parking spaces for the office uses shall be provided in accordance with section 20.0 of this by-law.

**1527** The lands designated HC2 - SECTION 1527 on Sheet 50 of Schedule A to this by-law:

1527.1 shall only be used for the following purposes, subject to the requirements and restrictions relating to the HC2 zone and all the general provisions of this by-law:

- (a) a gas bar,
- (b) a service station, and
- (c) a motor vehicle washing establishment.

**1528** The lands designated M4 - SECTION 1528 on Schedule A to this by-law:

1528.1 shall only be used for the following purposes:

- (1) the warehousing and storage of goods and products and materials within an enclosed building;
- (2) the manufacture and assembly of the following products:
  - (a) clothing and finished textile or fabric products;
  - (b) printing and bookbinding and lithographing;
  - (c) die casting involving the use plastics and light metals, including aluminum and zinc;
  - (d) 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) beverage and food processing plants excluding any obnoxious uses such as a slaughter house, a fowl killing establishment, blood boiling, bone boiling, animal or fish glue or fertilizer factory, tannery, storage of hides, rags and bones;
- (4) shops for the repair or manufacturing of small goods and wares;
- (5) exhibition and conference halls;
- (6) radio, television broadcasting and transmission facilities;
- (7) research establishment;
- (8) business, professional and administrative offices connected with another permitted purpose;
- (9) any use by a public body of the same general character as the other permitted purposes;
- (10) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use;



- (11) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith.

1528.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth shall be:
  - 12 metres for a building 8 metres or less in height above grade,
  - 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
  - 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
  - 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
  - 24 metres for a building greater than 15 metres in height above grade.
- (2) Minimum Lot Area shall be 2,000 square metres;
- (3) Minimum Side Yard Width shall be:
  - (a) for a lot width of 50 metres or less: 8 metres,
  - (b) for a lot with a width greater than 50 metres but less than 100 metres: 8 metres plus 12 percent of the lot width in excess of 50 metres,
  - (c) for a lot with a width of 100 metres or more: 14 metres.
- (4) the Maximum Coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;
- (5) the Minimum Rear Yard Depth shall be 20 metres;
- (6) Minimum Landscaped Open Space for a corner or interior lot having an area greater than 1 hectare shall be provided as follows:
  - (a) 50 percent of the required front yard, and
  - (b) 50 percent of the required side yard from the required front yard to the rear wall of the rearmost building;
- (7) Minimum Landscaped Open Space for a lot having an area of 1 hectare or less shall be provided as follows:
  - (a) for a corner lot:
    - (i) 50 percent of the required front yard;
    - (ii) 50 percent of the required exterior side yard, and
    - (iii) none required for an interior side yard;
  - (b) for an interior lot;
    - (i) 50 percent of the required front yard, and

- (ii) 50 percent of one required side yard and none for the other side yard;
- (8) truck loading facilities are permitted in the front and side yard provided that the landscaping requirements of sections 1528.2(6) and 1528.2(7) are fulfilled, and
- (9) access to a truck loading facility may be from the rear yard, provided that the truck loading facility is located entirely within the building and that loading and unloading occur only within the building;
- (10) at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking space shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;
- (11) all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:
  - (a) two storeys in height, for manufacturing uses;
  - (b) five storeys in height, for office space;
- (12) outside storage of goods, material and equipment shall not be permitted;
- (13) a Landscaped Buffer Area of minimum of 12 metres in width shall be provided and maintained along Airport Road, as shown on SCHEDULE C-SECTION 1528.

**1529** The lands designated M3 - SECTION 1529 on Schedule A to this by-law:

1529.1 shall only be used for the following purposes:

- (1) ~~the~~ purposes permitted by section 1528.1;
- (2) the manufacturing, assembly, storage and distribution of semi-finished and finished products, and a truck terminal;
- (3) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;
- (4) dairy products plants and bakeries;
- (5) a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards;
- (6) any purpose accessory to the other permitted purposes.
- (7) a personal service shop.

1529.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth shall be:
  - 12 metres for a building 8 metres or less in height above grade,
  - 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,

- 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
  - 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
  - 24 metres for a building greater than 15 metres in height above grade.
- (2) an area of at least 50 percent (50%) of the required front yard shall be landscaped open space free of parking, driveway and paved area.
  - (3) the Minimum Lot Area shall be 2,000 square metres;
  - (4) Minimum Rear Yard Width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;
  - (5)
    - (a) minimum side yard width shall be 8 metres, except where the side lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;
    - (b) an area of at least 50 percent (50%) of the required side yard shall be landscaped open space, free of parking, driveway and pavement;
  - (6) truck loading facilities may be located in the front, side or rear yard, provided the landscape requirements of sections 1529.2(2) and 1529.2(5)(b) are fulfilled;
  - (7) no 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;
  - (8) outside storage of goods, material and equipment is permitted subject to the following conditions:
    - (a) the storage area shall not be 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, 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;
    - (b) 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, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement;
    - (c) in addition to requirements of section 1529.2(8)(b), where the storage area abuts a street, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required;
  - (9) the provisions of section 1529.2(8) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:

- (i) the total area so used does not exceed five percent (5%) of the lot area, and
  - (ii) such area is not closer to any street than the minimum distance from the street required for buildings and structures;
- (10) all manufacturing and processing operations other than:
- (i) the moving of goods and materials in and out of buildings and structures;
  - (ii) associated minor preparatory and finishing work, and
  - (iii) associated assembly of components too large to be assembled within the buildings and structures,
- shall be carried out within buildings and structures;
- (11) no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas;
- (12) for the purposes permitted by section 1529.1(1), the parking requirements set out in section 1528.2(10) shall apply;
- (13) for all other uses, as permitted by sections 1529.1(2) to 1529.1(6), 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 of employees and customers, and for vehicles required in connection with the main use of the lot.
- (14) the Maximum Gross Floor Area of devoted to a personal service shop shall be 145 square metres and parking for a personal service shop shall be provided at a ratio of 1 space per 23 square metres of gross floor area devoted to a personal service shop use.

**1530** The lands designated OC – SECTION 1530 on Sheet 68 of Schedule A to this by-law:

1530.1 shall only be used for the following purposes:

- (a) an office;
- (b) a bank, trust company, finance company;
- (c) a dining room restaurant, a convenience restaurant;
- (d) a retail establishment; and,
- (e) purposes accessory to the other permitted purposes.

1530.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.8 hectares;
- (b) the Minimum Building Setback from Regional Road No. 107 shall be 15 metres and the minimum building setback from The Gore Road shall be 9 metres;
- (c) Minimum Building Height: 4 storeys;

- (d) Maximum Building Height: 12 storeys;
- (e) except at driveway locations, landscaped open space areas shall be provided as follows:
  - a minimum 9 metre wide strip abutting Regional Road No. 107;
  - a minimum 4.5 metre wide strip abutting The Gore Road;
- (f) the opening for waste disposal and loading facilities of any building shall face away from Regional Road No. 107 and The Gore Road;
- (g) no development shall take place unless it is in conjunction with or subsequent to the development of a minimum of 5000 square metres of gross leasable floor area for office purposes;
- (h) a maximum of 15 percent of the gross leasable floor area of any building shall be permitted for purposes permitted by Section 1530.1(c) and (d);
- (i) refuse storage for restaurant purposes shall be contained in a climate controlled area within a building;
- (j) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a main building;
- (k) no storage shall be permitted outside a building;

**1531** The lands designated OC – SECTION 1531 on Sheet 68 of Schedule A to this by-law:

1531.1 shall only be used for the following purposes:

- (a) an office;
- (b) a retail establishment;
- (c) a supermarket;
- (d) a service shop;
- (e) a personal service shop;
- (f) a bank, trust company, finance company;
- (g) a dry cleaning establishment and laundry distribution station;
- (h) a laundromat;
- (i) a parking lot;
- (j) a dining room restaurant, a convenience restaurant, a drive-through restaurant, a take-out restaurant;
- (k) a banquet hall;
- (l) a conference and/or convention centre;
- (m) a printing or copying establishment;

- (n) a commercial school;
- (o) a place of commercial recreation, but not including a billiard hall;
- (p) a community club;
- (q) a health and fitness centre;
- (r) a taxi or bus station;
- (s) a fire station;
- (t) a theatre;
- (u) a swimming pool sales and service establishment;
- (v) a day nursery;
- (w) an animal hospital; and,
- (x) purposes accessory to the other permitted purposes.

1531.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 4.0 hectares;
- (b) the Minimum Building Setback from Regional Road No. 107 shall be 15 metres and the minimum building setback from The Gore Road shall be 9 metres;
- (c) the Minimum Building Setback to a rear or interior side lot line shall be 6 metres, except that where the lot line abuts an AGRICULTURAL – SECTION 1535 (A – SECTION 1535) zone, the minimum building setback shall be 9 metres;
- (d) Maximum Building Height: 12 storeys;
- (e) except at driveway locations, landscaped open space areas shall be provided as follows:
  - a minimum 9 metre wide strip abutting Regional Road No. 107;
  - a minimum 4.5 metre wide strip abutting The Gore Road;
- (f) a convenience restaurant shall not be permitted within a building having less than 500 square metres of gross leasable floor area or within a building having a setback less than 21 metres to a road;
- (g) a maximum of two (2) convenience restaurants shall be permitted for the total of all buildings having less than 1000 square metres of gross leasable floor area;
- (h) the opening for waste disposal and loading facilities of any building shall face away from Regional Road No. 107 and The Gore Road;
- (i) the Maximum Gross Leasable Floor Area for the purposes permitted by Section 1531.1, excluding an office, shall not exceed a Floor Space Index (FSI) of 0.208 which may be increased to a Floor Space Index of 0.296 provided that for every square metre of gross leasable floor provided in excess of the lower limit,

6 square metres of gross leasable floor area for office purposes shall also be provided;

- (j) a maximum of one supermarket shall be permitted, and the maximum gross leasable floor area of a supermarket shall not exceed 5,110 square metres;
- (k) a theatre shall be limited to a maximum of 3 screens and a total of 780 seats;
- (l) refuse storage for restaurant purposes shall be contained in a climate controlled area within a building;
- (m) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a main building;
- (n) above ground storage tanks for fuel shall be entirely enclosed within a building;
- (o) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted;
- (p) no outdoor display and/or sales or storage shall be permitted;

**1532** The lands designated as RE2 - SECTION 1532 on Schedule A to this by-law:

1532.1 shall only be used for the purposes permitted in a RE2 zone

1532.2 shall be subject to the following requirement and restriction:

- (1) No buildings or structures shall be permitted within 7.6 metres of the rear lot line.

**1533** The lands designated M2 - SECTION 1533 on Schedule A to this by-law:

1533.1 shall only be used for the purposes permitted in an M2A - SECTION 1511 zone by section 1511.1.

1533.2 shall be subject to the following requirements and restrictions:

- (1) Landscaped open space with a minimum width of 2.1 metres abutting the flankage lot line, and with a minimum width of 4.6 metres abutting the rear lot line, shall be provided and maintained in the area shown as Landscaped Open Space on SCHEDULE C - SECTION 1533.
- (2) A solid opaque fence with a minimum height of 2.4 metres shall be erected and maintained along the flankage lot line within the area shown as Landscaped Open Space on SCHEDULE C - SECTION 1533.

**1534** The lands designated as REH - SECTION 1534 on Schedule A to this by-law:

1534.1 shall only be used for the following purposes:

- (1) purposes permitted in a REH zone;
- (2) a landscaping business as a home occupation;
- (3) a tree farm.

1534.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area: 5.6 hectares
- (2) Minimum lot width: 105 metres
- (3) all buildings and structures shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 1534.

1534.3 for the purposes of section 1534,

Tree Farm shall mean an area of land used for the growth and storage of trees, vegetation and landscaping materials.

Landscaping Business As A Home Occupation shall mean the use of land for the purpose of operating a landscaping business from a single detached dwelling, and for the storage of equipment used in connection therewith, but shall not include the retail sale of plants, gardening supplies, and related goods and materials.

**1535** The lands designated as A - SECTION 1535 on Schedule A to this by-law:

1535.1 shall only be used for the following purposes:

- (a) the purposes permitted in an AGRICULTURAL (A) zone;
- (b) a religious institution;
- (c) a parsonage; and
- (d) purposes accessory to the other permitted purposes.

1535.2 shall be subject to the following requirements and restrictions:

- (a) the gross floor area of all buildings and structures shall not exceed 2550 square metres,
- (b) no building shall exceed a maximum height of 9 metres above the established grade,
- (c) 1 parking space shall be provided for every 6 fixed seats, or for every 3 metres of open bench space or portion thereof,
- (d) all buildings and structures shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 1535, and
- (e) landscaped open space shall be provided and maintained within the area shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 1535.

1535.3 shall also be subject to the requirements and restrictions relating to the AGRICULTURAL (A) zone which are not in conflict with the ones set out in section 1534.2.

1535.4 for the purposes of section 1535,



Gross Floor Area 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.

Parsonage shall mean a dwelling provided for a clergyman by a religious institution.

**1536** The lands designated M1 - SECTION 1536 on Schedule A to this by-law:

1536.1 shall only be used for the following purposes:

(a) Industrial

- (1) dry industrial uses;
- (2) a printing establishment; and,
- (3) a parking lot

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a furniture and appliance store;
- (3) a recreation facility or structure, excluding water oriented or water based activities; and,
- (4) an office use, excluding offices uses for: medical, health care practitioners, dental practitioners, and administrative offices of school boards and governments, shall be permitted to a maximum gross floor area of 575.3 square metres, for three abutting units of which the closest wall shall not be more than 10 metres from Brewster Road.

(c) Accessory

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

1536.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.8 metres
- (b) Minimum Lot Width: 35 metres
- (c) Maximum Lot Coverage by all buildings and structures: 35% of the lot area
- (d) Maximum Building Height: 10 metres
- (e) Landscaped Open Space shall be provided and maintained in the areas shown as Landscaped Open Space on SCHEDULE C – SECTION 1536
- (f) no outside storage or display of goods, materials or machinery shall be permitted
- (g) no loading spaces or areas may be located in yards abutting Highway 7

**1537** The lands designated HC1 - SECTION 1537 on Sheet 66 of Schedule A to this by-law:

1537.1 shall only be used for the following purposes:

(a) Commercial

- (1) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (2) a service station;
- (3) a motor vehicle washing establishment
- (4) only in conjunction with a non-commercial operation permitted in section 1537.1(b), a corporate office building;
- (5) only in conjunction with an industrial mall, an office use, but excluding a real estate office or an office for medical, health care, or dental practitioners, or for accredited or licensed professionals such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/brokers/appraisers, and urban planners;
- (6) only in conjunction with an industrial mall;
  - (i) a retail establishment, having no outside storage and excluding a supermarket;
  - (ii) a service shop;
  - (iii) a health centre;
  - (iv) a custom workshop;
  - (v) a day nursery;
  - (vi) a dry cleaning and laundry establishment
  - (vii) a religious institution, including an associated place of public assembly;
  - (viii) a crisis care facility;
  - (ix) a bank, trust company or financial institution;
  - (x) a banquet facility; and
  - (xi) a commercial, technical or recreational school.

(b) Non-Commercial

- (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 warehouse;
- (3) a community club;

- (4) a radio or television broadcasting and transmission establishment;
- (5) an animal hospital;
- (6) a recreation facility or structure; and
- (7) a printing establishment

(c) Accessory

- (1) an ancillary educational purpose;
- (2) an ancillary office use operated in connection with a particular purpose permitted by section 1537.1(b), provided that the total gross floor area of the office is not more than 50 percent of the total gross floor area of the particular industrial use;
- (3) an ancillary retail outlet operated in connection with a particular use permitted by section 1537.1(b), 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 use; and,
- (4) purposes accessory to the other permitted uses.

1537.2 shall be subject to the following requirements and restrictions:

- (a) no more than two restaurant uses shall be permitted;
- (b) Maximum Gross Commercial Floor Area devoted to the restaurant uses permitted in section 1537.1(a)(1) shall not exceed 511.0 square metres in total, and with no individual restaurant exceeding 279.0 square metres of gross leasable floor area;
- (c) Maximum Gross Commercial Floor Area devoted to the office uses permitted in section 1537.1(a)(5) shall be restricted to 5% of the gross floor area of the entire building, to a maximum of 465 square metres;
- (d) Maximum Gross Commercial Floor Area devoted to the commercial and institutional uses permitted in section 1537.1(a)(6) shall be restricted to 5% of the gross floor area of the entire building to a maximum of 465 square metres;
- (e) Landscaped Open Space having minimum widths of 9.0 metres, 4.0 metres, and 3.0 metres shall be provided and maintained along Airport Road, Intermodal Drive, and Devon Road, respectfully, except at approved driveway locations;
- (f) the Minimum Building Setbacks to Airport Road, Intermodal Drive, and Devon Road shall be 15.0 metres, 15.0 metres, and 6.0 metres respectfully;
- (g) an adult entertainment parlour, an adult video store or adult book store shall not be permitted;
- (h) all garbage and refuse storage, other than restaurant refuse storage, but including any containers for recyclable materials shall be enclosed;
- (i) for those non-commercial uses permitted in Section 1537.1(b) and (c), the requirements and restrictions as set out in a M4 zone.

**1538** The lands designated M4 - SECTION 1538 on Schedule A to this by-law:

1538.1 shall only be used for the purposes permitted by M4 Zone of this by-law.

1538.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth shall be:
  - 12 metres for a building 8 metres or less in height above grade,
  - 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
  - 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
  - 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
  - 24 metres for a building greater than 15 metres in height above grade.
- (2) Minimum Lot Area shall be 2,000 square metres;
- (3) Minimum Side Yard Width shall be:
  - (a) for a lot with a width of 50 metres or less: 8 metres,
  - (b) for a lot with a width greater than 50 metres but less than 100 metres: 8 metres plus 12 percent of the lot width in excess of 50 metres,
  - (c) for a lot with a width of 100 metres or more: 14 metres.
- (4) the Maximum Coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;
- (5) the Minimum Rear Yard Depth shall be 20 metres;
- (6) Minimum Landscaped Open Space for a corner or interior lot having an area greater than 1 hectare shall be provided as follows:
  - (a) 50 percent of the required front yard, and
  - (b) 50 percent of the required side yard from the required front yard to the rear wall of the rearmost building;
- (7) Minimum Landscaped Open Space for a lot having an area of 1 hectare or less shall be provided as follows:
  - (a) for a corner lot:
    - (i) 50 percent of the required front yard;
    - (ii) 50 percent of the required exterior side yard, and
    - (iii) none required for an interior side yard;
  - (b) for an interior lot:
    - (i) 50 percent of the required front yard, and

- (ii) 50 percent of the required side yard and none for the other side yards;
- (8) truck loading facilities are permitted in the front and side yard provided that the landscaping requirements of sections 1538.2(6) and 1538.2(7) are fulfilled, and
- (9) access to a truck loading facility may be from the rear yard, provided that the truck loading facility is located entirely within the building and that loading and unloading occur only within the building;
- (10) all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:
  - (a) two storeys in height, for manufacturing uses;
  - (b) five storeys in height, for office space;
- (11) outside storage of goods, material and equipment shall not be permitted;
- (12) a Landscaped Buffer Area, a minimum of 12 metres in width, shall be provided and maintained along the rear lot line where it abuts Airport Road or a 0.3 metre reserve abutting Airport Road.

**1539** The lands designated M3 - SECTION 1539 on Schedule A to this by-law:

1539.1 shall only be used for the purposes permitted by M3 Zone of this by-law, but excluding any scrap metal storage or salvage yards.

1539.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth shall be:
  - 12 metres for a building 8 metres or less in height above grade,
  - 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
  - 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
  - 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
  - 24 metres for a building greater than 15 metres in height above grade.
- (2) an area of at least 50 percent (50%) of the required front yard shall be landscaped open space free of parking, driveway and paved area;
- (3) the Minimum Lot Area shall be 2,000 square metres;
- (4) Minimum Rear Yard Width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;
- (5) (a) minimum side yard width shall be 8 metres, except where the side lot

line abuts a railway right-of-way or easement, in which case no side yard shall be required;

- (b) an area of at least 50 percent (50%) of the required side yard shall be landscaped open space, free of parking, driveway and pavement;
- (6) truck loading facilities may be located in the front, side or rear yard, provided the landscape requirements of section 1539.2(2) and 1539.2(5)(b) are fulfilled
- (7) no 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;
- (8) outside storage of goods, material and equipment is permitted subject to the following conditions:
  - (a) the storage area shall not be 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, 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;
  - (b) 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, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement;
  - (c) in addition to requirements of section 1539.2(8)(b), where the storage area abuts a street, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required;
- (9) the provisions of section 1539.2(8) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:
  - (i) the total area so used does not exceed five percent (5%) of the lot area, and
  - (ii) such area is not closer to any street than the minimum distance from the street required for buildings and structures;
- (10) all manufacturing and processing operations other than:
  - (i) the moving of goods and materials in and out of buildings and structures;
  - (ii) associated minor preparatory and finishing work, and
  - (iii) associated assembly of components too large to be assembled within the buildings and structures,

shall be carried out within buildings and structures;

- (11) no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas;

**1542** The lands designated A - SECTION 1542 on Schedule A to this by-law:

1542.1 shall only be used for:

- (1) agricultural uses;
- (2) a single detached dwelling;
- (3) until 13 April 1989, not more than one mobile home;
- (4) a home occupation; and,
- (5) purposes accessory to the other permitted purposes.

142.2 shall be subject to the following requirements and restrictions:

- (1) the mobile home may only be located within the area identified as the Building Envelope on Schedule C - Section 1542;
- (2) the mobile home may only be used by persons employed on the site in connection with the farm operation;
- (3) Minimum Lot Area: 7.7 hectares; and,
- (4) the driveway shall be located as shown on Schedule C - Section 1542.

**1543** The lands designated M3A - SECTION 1543 on Schedule A to this by-law:

1543.1 shall only be used for the following purposes:

- (a) metal recycling plant;
- (b) metal fabrication plant, and
- (c) purposes accessory to the other permitted purposes.

1543.2 shall be subject to the following requirements and restrictions:

- (a) the minimum front, rear and side yard depths and widths shall be as shown on Schedule C-Section 5143;
- (b) all buildings shall be located within the area shown as Building Area on Schedule C - Section 5143;
- (c) outside storage area shall be located within the area shown as Outside Storage Area on Schedule C - Section 1543;
- (d) Building Area shown as Phase II and Phase III may be used for outside storage purposes until the Area is occupied by a building;
- (e) no outside storage shall be permitted until:
  - (i) a building is erected within the location shown as Phase I on Schedule C - Section 1543 to create a visual screen, and

- (ii) a visual screen encloses the outside storage area, which visual screen shall comprise a wall on a landscaped earth berm and a wall respectively located within the areas shown as Earth Berm and Wall Visual Screen and Wall Visual Screen on Schedule C - Section 1543;
- (f) the visual screen shall be erected and maintained with a minimum height of 6.1 metres, except for permitted gate openings, where the minimum height of the gate shall be 3 metres;
- (g) gate openings shall be located as shown on Schedule C - Section 1543;
- (h) outside storage shall not exceed a height of 6.1 metres;
- (i) all buildings shall have a minimum height of 7.5 metres and shall not have more than 2 storeys;
- (j) the Gross Industrial Floor Area of all buildings shall not exceed 11,150 square metres;
- (k) Landscaped Open Space shall be provided and maintained in the locations as shown on Schedule C - Section 1543, and
- (l) truck parking and automobile parking shall be permitted in the required front yard, but no motor vehicle shall be permitted to occupy a required yard area for a continuous period exceeding 24 hours.

**1544** The lands designated H - SECTION 1544 on Schedule A to this by-law shall not have any buildings or structures erected thereon.

**1545** The lands designated RE2 - SECTION 1545 on Schedule A to this by-law:

1545.1 shall only be used for the following purposes:

- (1) a single detached dwelling, and
- (2) a group home, and
- (3) purposes accessory to the other permitted purposes.

1545.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.4 hectares

**1546** The lands designated M3 - SECTION 1546 on Schedule A to this by-law:

1546.1 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 use;
- (b) a contractor's yard involving the storage of goods and materials in the open;
- (c) an office accessory to the permitted industrial uses;



- (d) a warehouse;
- (e) a parking lot; and,
- (f) purposes accessory to the other permitted purposes.

1546.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Floor Area of all buildings and structures: 5,250 square metres;
- (b) Maximum Building Height: 2 storeys;
- (c) Minimum Rear Yard Depth: 14 metres;
- (d) Minimum Landscaped Open Space requirements:
  - (1) 5 metres abutting the front lot line, except at approved access points
  - (2) 7.5 metres abutting the rear lot line
  - (3) 3.0 metres abutting the interior side lot lines
- (e) maximum area for outdoor storage: 3,500 square metres

**1547** The lands designated I1 - SECTION 1547 on Sheet 52 of Schedule A to this by-law:

1547.1 shall only be used for the following purposes:

- (1) a religious institutions;
- (2) a parsonage; and,
- (3) purposes accessory to the other permitted purposes.

1547.2 shall be subject to the following requirements and restrictions:

- (1) the Gross Floor Area of all buildings and structures shall not exceed 2090.0 square metres;
- (2) the Maximum Height of all buildings shall not exceed 11.0 metres;
- (3) Minimum Front Yard Depth: 25.0 metres;
- (4) Minimum Side Yard Width: 15.0 metres; and
- (5) Landscaped Open Space, a minimum of 6.0 metres in width, shall be provided and maintained along the front lot line except at approved access point(s).

1547.3 for the purposes of section 1547,

Gross Floor Area means 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.

Parsonage shall mean a dwelling provided for a clergyman by a religious institution.

**1548** The lands designated M4 - SECTION 1548 on Sheet 49 of Schedule A to this by-law:

1548.1 shall only be used for the following purposes:

- (1) the warehousing and storage of goods and products and materials within an enclosed building;
- (2) the manufacture and assembly of the following products:
  - (a) clothing and finished textile or fabric products;
  - (b) printing and bookbinding and lithographing;
  - (c) die castings involving the use of plastics and light metals including aluminum and zinc;
  - (d) light manufacturing of tubing, pipes, tools, 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 purpose;
- (5) exhibition and conference halls;
- (6) radio, television broadcasting and transmission facilities;
- (7) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
- (8) any use by a public body of the same general character as the other permitted purposes;
- (9) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use.

1548.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 20 metres
- (2) Minimum Lot Area: 2,000 square metres
- (3) Minimum Side Yard on either side of the building constructed
  - (a) for a lot width of 50 metres or less: 8 metres,
  - (b) for a lot with a width greater than 50 metres but less than 100 metres: 8 metres plus 12 percent of the lot width in excess of 50 metres,
  - (c) for a lot width of 100 metres or more: 14 metres
- (4) Maximum Coverage of buildings and structures: 50 percent of the lot area

- (5) Minimum Rear Yard Depth: 20 metres
- (6) the required front yard, and all required side yards, from the front lot line to the rear wall of the rearmost building, shall be landscaped as follows:
  - (a) the minimum landscaped open space for a corner or interior lot having an area greater than 1 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 rearmost building;
  - (b) the minimum landscaped open space for a lot having an area of 1 hectare or less shall be provided as follows:
    - (i) for a corner lot:
      - (A) 50 percent of the required front yard;
      - (B) 50 percent of the required exterior side yard, and
      - (C) none required for an interior side yard;
    - (ii) for an interior lot:
      - (A) 50 percent of the required front yard, and
      - (B) 50 percent of one required side yard and none for the other side yard;
- (7) a Landscaped Buffer Strip of a minimum of 12 metres in width shall be provided and maintained along Airport Road, Williams Parkway and the proposed Arterial Road, as shown on Schedule C - SECTION 1548.
- (8)
  - (a) no outdoor truck loading facilities are permitted in the front yard;
  - (b) if the building depth is less than 60 metres, no outdoor truck loading facilities are permitted within the front half of the building depth; and
  - (c) if the building depth is greater than 60 metres, no outdoor truck loading facilities are permitted within the first 30 metres of the building depth;
- (9) at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking space shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;
- (10) all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:
  - (a) two storeys in height, for manufacturing uses;
  - (b) five storeys in height, for office space;
- (11) outside storage of goods, material and equipment shall not be permitted, and

**1549** The lands designated M4 - SECTION 1549 on Schedule A to this by-law:

1549.1 shall only be used for the following purposes permitted by M4 Zone of this by-law.

1549.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth shall be:
  - 12 metres for a building 8 metres or less in height above grade,
  - 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
  - 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
  - 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
  - 24 metres for a building greater than 15 metres in height above grade.
- (2) Minimum Lot Area shall be 2,000 square metres;
- (3) Minimum Side Yard Width shall be:
  - (a) for a lot with a width of 50 metres or less: 8 metres,
  - (b) for a lot with a width greater than 50 metres but less than 100 metres: 8 metres plus 12 percent of the lot width in excess of 50 metres,
  - (c) for a lot with a width of 100 metres or more: 14 metres.
- (4) the Maximum Coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;
- (5) the Minimum Rear Yard Depth shall be 20 metres;
- (6) Minimum Landscaped Open Space for a corner or interior lot having an area greater than 1 hectare shall be provided as follows:
  - (a) 50 percent of the required front yard, and
  - (b) 50 percent of the required side yard from the required front yard to the rear wall of the rearmost building;
- (7) Minimum Landscaped Open Space for a lot having an area of 1 hectare or less shall be provided as follows:
  - (a) for a corner lot:
    - (i) 50 percent of the required front yard;
    - (ii) 50 percent of the required exterior side yard, and
    - (iii) none required for an interior side yard;
  - (b) for an interior lot:

- (i) 50 percent of the required front yard, and
  - (ii) 50 percent of one required side yard and none for the other side yard;
- (8) truck loading facilities are permitted in the front and side yard provided that the landscaping requirements of sections 1549.2(6) and 1549.2(7) are fulfilled, and
- (9) access to a truck loading facility may be from the rear yard, provided that the truck loading facility is located entirely within the building and that loading and unloading occur only within the building;
- (10) all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:
  - (a) two storeys in height, for manufacturing uses;
  - (b) five storeys in height, for office space;
- (11) outside storage of goods, material and equipment shall not be permitted;
- (12) a landscaped buffer area of a minimum of 12 metres in width shall be provided and maintained along Airport Road and Highway Number 407 right-of-way, as shown on SCHEDULE C - SECTION 1549.

**1550** The lands designated M3 - SECTION 1550 on Schedule A to this by-law:

1550.1 shall only be used for the purposes permitted by M3 Zone of this by-law, but excluding any scrap metal storage or salvage yards.

1550.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth shall be:
  - 12 metres for a building 8 metres or less in height above grade,
  - 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
  - 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
  - 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
  - 24 metres for a building greater than 15 metres in height above
- (2) an area of at least 50 percent (50%) of the required front yard shall be landscaped open space free of parking, driveway and paved area;
- (3) the Minimum Lot Area shall be 2,000 square metres;
- (4) Minimum Rear Yard Width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;
- (5) (a) minimum side yard width shall be 8 metres, except where the side lot

line abuts a railway right-of-way or easement, in which case no side yard shall be required;

- (b) an area of at least 50 percent (50%) of the required side yard shall be landscaped open space, free of parking, driveway and pavement;
- (6) truck loading facilities may be located in the front, side or rear yard, provided the landscape requirements of sections 1550.2(2) and 1550.2(5)(b) are fulfilled;
- (7) no 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;
- (8) outside storage of goods, material and equipment is permitted subject to the following conditions:
  - (a) the storage area shall not be 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, 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;
  - (b) 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, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement;
  - (c) in addition to requirements of section 1550.2(8)(b), where the storage area abuts a street, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required;
- (9) the provisions of section 1550.2(8) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:
  - (i) the total area so used does not exceed five percent (5%) of the lot area, and
  - (ii) such area is not closer to any street than the minimum distance from the street required for buildings and structures;
- (10) all manufacturing and processing operations other than:
  - (i) the moving of goods and materials in and out of buildings and structures;
  - (ii) associated minor preparatory and finishing work, and
  - (iii) associated assembly of components too large to be assembled within the buildings and structures,

shall be carried out within buildings and structures;

- (11) no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas.

**1551** The lands designated HC2 - SECTION 1551 on Sheet 66 of Schedule A to this by-law:

1551.1 shall only be used for the following purposes:

- (1) a take-out restaurant;
- (2) a gas bar;
- (3) a muffler sales and repair shop;
- (4) a hydraulic equipment sales repair and supply shop;
- (5) a tire sales and repair shop;
- (6) an automobile glass sales and repair shop, and
- (7) purposes accessory to the other permitted purposes.
- (8) a dining room restaurant, a convenience restaurant;
- (9) a furniture and appliance store;
- (10) an office, excluding offices for:
  - (i) medical, health care and dental practitioners;
  - (ii) administrative offices of school boards and governments; and
  - (iii) offices of accredited or licensed professionals such as accountants, financial advisors, insurance agents/brokers, landscape architects, lawyers and real estate agents/brokers/appraisers;
- (11) a retail establishment having no outside storage;
- (12) a recreation facility or structure.
- (13) a day nursery;
- (14) a research and development facility; and
- (15) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods, or materials within an enclosed building.

1551.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 70 metres.
- (2) Minimum Lot Depth: 50 metres.
- (3) Minimum Front Yard Depth: 15 metres.
- (4) Minimum Interior Side Yard Width: 4 metres.
- (5) Minimum Exterior Side Yard Width (for all uses except those permitted by section 1551.1(2): 18 metres.

- (6) Minimum Rear Yard Depth: 6 metres.
- (7) Maximum Building Height: 1 storey.
- (8) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Schedule C - SECTION 1551.
- (9) no outside storage or display of goods shall be permitted;
- (10) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (11) all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;
- (12) an adult video store or an adult entertainment parlour shall not be permitted;
- (13) the Total Gross Leasable Floor Area for retail establishments which have an individual gross leasable floor area of less than 1,860 square metres shall be restricted to 15% of all buildings on the site;
- (14) the Maximum Gross Leasable Floor Area devoted to the sale of food within any retail establishment shall not exceed 930 square metres; and
- (15) restaurants shall be restricted to two to a maximum gross leasable area of 930 square metres per restaurant.

1551.3 shall also be subject to the requirements and restrictions in the HC2 zone and all the general provisions of this by-law which are not in conflict with those specified in Section 1551.2 with the exception of the uses permitted by Section 1551.2(15) which shall 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 specified in Section 1551.2.

**1552** The lands designated OC - SECTION 1552 on Sheet 66 of Schedule A to this by-law:

1552.1 shall only be used for the following purposes:

- (1) purposes permitted by an M1 zone;
- (2) offices;
- (3) bank, trust company or finance company, and
- (4) purposes accessory to the other permitted purposes.

1552.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 9 metres
- (2) Minimum Lot Width: 60 metres
- (3) Minimum Lot Area: 2 hectares
- (4) Minimum Street Line Setback:
  - from Airport Road: 46 metres



- from Highway No. 407 right-of-way: 46 metres
  - from any other street: 15 metres
- (5) Maximum Lot Coverage by all buildings and structures: 25 percent of the lot area
- (6) Maximum Building Height: 7 storeys
- (7) Minimum Landscaped Open Space Width, except where a driveway is permitted:
- abutting Airport Road: 9 metres
  - abutting Highway No. 407 right-of-way: 9 metres
  - abutting any other road: 3 metres
- (8) no outside storage of goods, materials or machinery shall be permitted.
- (9) no building or structures shall be located closer than 13.7 metres to any lands zoned A.

**1553** The lands designated SC - SECTION 1553 on Sheet 66 of Schedule A to this by-law:

1553.1 shall only be used for the following purposes:

- (1) offices;
- (2) bank, trust company or finance company;
- (3) retail establishment;
- (4) personal service shop;
- (5) dry cleaning and laundry establishment;
- (6) dining room restaurant;
- (7) convenience restaurant;
- (8) take-out restaurant;
- (9) grocery store;
- (10) community club;
- (11) health and fitness club;
- (12) purposes permitted by an M1 zone, and
- (13) purposes accessory to the other permitted purposes.

1553.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 9 metres
- (2) Minimum Lot Width: 45 metres
- (3) Minimum Lot Area: 0.75 hectares
- (4) Minimum Street Line Setback:
  - from Steeles Avenue: 46 metres
  - from any other road: 15 metres
- (5) Maximum Lot Coverage by all buildings and structures: 25 percent of the lot area
- (6) Maximum Building Height: 2 storeys
- (7) Minimum Landscaped Open Space Width, except where a driveway is permitted:
  - abutting Steeles Avenue: 12 metres
  - abutting any other road: 3 metres
- (8) no outside storage of goods, materials or machinery shall be permitted.

**1554** The lands designated M1 - SECTION 1554 on Sheet 66 of Schedule A to this by-law:

1554.1 shall only be used for the following purposes:

- (1) purposes permitted by an M1 zone.

1554.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 9 metres
- (2) Minimum Lot Width: 60 metres
- (3) Minimum Lot Area: 3.0 hectares
- (4) Minimum Street Line Setback:
  - from the Highway No. 407 right-of-way: 46 metres
  - abutting any other road: 15 metres
- (5) Maximum Lot Coverage by all buildings and structures: 35 percent of the lot area
- (6) Maximum Building Height: 2 storeys
- (7) Minimum Landscaped Open Space Width, except where a driveway is permitted:
  - abutting the Highway No. 407 right-of-way: 9 metres

- abutting any other road: 3 metres
- (8) no outside storage of goods, materials or machinery shall be permitted.
- (9) no buildings or structures shall be located closer than 13.7 metres to any lands zoned A.

**1555** The lands designated M1 - SECTION 1555 on Sheet 66 of Schedule A to this by-law:

1555.1 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 not any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases;
- (b) a warehouse;
- (c) furniture and appliance store;
- (d) retail establishment;
- (e) health and fitness club;
- (f) community club;
- (g) garden Centre sales establishment;
- (h) one only convenience restaurant with drive-through facility, and
- (i) purposes accessory to the other permitted purposes.

1555.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15 metres
- (2) Minimum Lot Width: 60 metres
- (3) Minimum Lot Area: 2.0 hectares
- (4) Minimum Street Line Setback:
  - from Steeles Avenue: 46 metres
  - from Highway No. 407 right-of-way: 46 metres
  - from any other road: 15 metres
- (5) Maximum Lot Coverage by all buildings and structures: 35 percent of the lot area
- (6) Maximum Building Height: 13.7 metres
- (7) Minimum Landscaped Open Space Width, except where a driveway is permitted:
  - abutting Steeles Avenue: 15 metres

- abutting Highway No. 407 right-of-way: 15 metres
  - abutting any other road: 3 metres
- (8) no outside storage of goods, materials or machinery shall be permitted.
  - (9) drive-through facilities for convenience restaurants shall comply with the following:
    - (i) the drive-through facility must be effectively separated from the parking area;
    - (ii) the stacking lane must be clearly identified;
    - (iii) the stacking lane must be located behind the pick-up windows and must accommodate a minimum of 10 cars;
    - (iv) the entrance to a stacking lane must be not less than 6.0 metres from the street line, and
    - (v) the access points must be located so as to minimize the impact of the stacking lane on the internal traffic circulation.

**1556** The lands designated RE2 - SECTION 1556 on Sheet 50 of Schedule A to this by-law:

1556.1 shall only be used for the purposes permitted by RE2 Zone

1556.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 68 metres
- (2) Minimum Lot Area:
  - (a) for Lot A: 0.55 hectare
  - (b) for Lot B: 0.57 hectare

**1557** The lands designated M4 - SECTION 1557 on Schedule A to this by-law:

1557.1 shall only be used for the following purposes:

- (1) the warehousing and storage of goods and products and materials within an enclosed building;
- (2) the manufacture and assembly of the following products:
  - (a) clothing 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 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) beverage and food processing plants, excluding any obnoxious uses such as a slaughter house, a fowl killing establishment, blood boiling, bone boiling, animal or fish glue or fertilizer factory, tannery, storage of hides, rags and bones;
- (4) shops for the repair or manufacturing of small goods and wares;
- (5) exhibition and conference halls;
- (6) radio, television broadcasting and transmission facilities;
- (7) research establishment;
- (8) business, professional and administrative offices connected with another permitted purpose;
- (9) any use by a public body of the same general character as the other permitted purposes;
- (10) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use, provided that the total gross floor area of the retail outlet is not more than fifteen (15%) of the total gross floor area of the industrial use, and
- (11) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith.

1557.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth shall be:
  - 12 metres for a building less than 8 metres in height above grade,
  - 15 metres for a building less than 10 metres but greater than 8 metres in height above grade,
  - 18 metres for a building less than 12 metres but greater than 10 metres in height above grade,
  - 21 metres for a building less than 15 metres but greater than 12 metres in height above grade,
  - 24 metres for a building greater than 15 metres in height above grade.
- (2) the Minimum Lot Area shall be 2,000 square metres;
- (3) the Minimum Side Yard Width on each side of a building shall be:
  - (a) 8 metres for a lot with frontage of 50 metres or less;
  - (b) 8 metres plus 12% of the lot width in excess of 50 metres.
- (4) the Maximum Coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;

- (5) the Minimum Rear Yard Depth shall be 20 metres;
- (6) the Minimum Landscaped Open Space for a corner lot or interior lot having an area greater than 1 hectare shall be provided as follows:
  - (a) 50% of the required front yard,
  - (b) 50% of the required side yard from the required front yard to the rear wall of the rear most building.
- (7) the Minimum Landscaped Open Space for a lot having an area of 1 hectare or less shall be provided as follows:
  - (a) for a corner lot;
    - (i) 50% of the required front yard,
    - (ii) 50% of one required side yard none for the other side yard.
    - (iii) none required for an interior side yard.
  - (b) for an interior lot:
    - (i) 50% of the required front yard,
    - (ii) 50% of one required side yard, none for the other side yard.
- (8) truck loading facilities are permitted in the front and side yards if the landscaping requirements for those yards are complied with;
- (9) at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;
- (10) all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:
  - (a) two storeys in height, for manufacturing uses;
  - (b) five storeys in height, for office space;
- (11) outside storage of goods, material and equipment shall not be permitted;
- (12) a Landscaping Strip of a minimum of 12 metres in width shall be provided and maintained along Airport Road, as shown on SCHEDULE C- SECTION 1557.

**1558** The lands designated M3 - SECTION 1558 on Schedule A to this by-law:

1558.1 shall only be used for the following purposes:

- (1) the purposes permitted by section 1557.1.
- (2) the manufacturing, assembly, storage and distribution of semi-finished and finished products, and a truck terminal;
- (3) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;

- (4) dairy product plants and bakeries;
- (5) a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards;
- (6) any purpose accessory to the other permitted purposes.

1558.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth shall be:
  - 12 metres for a building less than 8 metres in height above grade,
  - 15 metres for a building less than 10 metres but greater than 8 metres in height above grade,
  - 18 metres for a building less than 12 metres but greater than 10 metres in height above grade,
  - 21 metres for a building less than 15 metres but greater than 12 metres in height above grade,
  - 24 metres for a building greater than 15 metres in height above grade.
- (2) an area of at least 50 percent (50%) of the required front yard shall be landscaped open space free of parking, driveway and paved area.
- (3) the Minimum Lot Area shall be 2,000 square metres;
- (4) the Minimum Rear Yard Width shall be 8 metres, except that where the rear lot line abuts a railway right-of-way or easement, no rear yard shall be required;
- (5)
  - (a) the minimum side yard width shall be 8 metres, except that where the side lot line abuts a railway right-of-way or easement, no side yard shall be required;
  - (b) an area of at least 50 percent (50%) of the required side yard shall be landscaped open space, free of parking, driveway and pavement;
- (6) truck loading facilities may be located in the side or rear yards;
- (7) a hydro electric transformer shall not be located within the front yard or closer to the street than any part of the front wall of the building;
- (8) the outside storage of goods, material and equipment is permitted subject to the following conditions:
  - (a) the storage area shall not be 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, 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;
  - (b) the storage area shall be enclosed by a fence or wall not less than 2.4 metres in height, constructed of metal, wood or masonry, which is

- (c) where the storage area abuts a street, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except that where the storage area abuts a railway right-of-way or easement, no landscaping shall be required;
- (9) the provisions of clause 1558.2(8) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:
  - (i) the total area so used does not exceed five percent (5%) of the lot area, and
  - (ii) such area is not closer to any street than the minimum distance from the street required for buildings and structures;
- (10) all manufacturing and processing operations other than:
  - (i) the moving of goods and materials in and out of buildings and structures;
  - (ii) associated minor preparatory finishing work, and
  - (iii) associated assembly of components too large to be assembled within the buildings and structures

shall be carried out within the buildings and structures.
- (11) the height of a building shall not exceed four storeys for a manufacturing use, or five storeys for an office use, exclusive of mechanical or elevator areas;
- (12) for the purposes permitted by clause 1558.1(1), the parking requirements set out in clause 1557.2(9) shall apply;
- (13) for all other purposes, as permitted by clauses 1558.1(2) to (6), 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 of employees and customers, and for vehicles required in connection with the main use of the lot.

**1559** The lands designated RE2 - SECTION 1559 on Sheet 33 of Schedule A to this by-law:

1559.1 shall only be used for:

- (1) a single detached dwelling
- (2) a group home
- (3) a home occupation
- (4) a detached private garage
- (5) an enclosed swimming pool



- (6) purposes accessory to the other permitted purposes not requiring an accessory building or structure, and not including an attached private garage.

1559.2 shall be subject to the following requirement and restrictions:

- (1) the Gross Floor Area of a detached private garage shall not exceed 84 square metres.
- (2) enlargement of the single detached dwelling shall be permitted in accordance with the following procedure:

firstly: conversion of the existing attached private garage into single detached unit purposes, and then

secondly: enlargement of the single detached dwelling and the former attached private garage.

**1560** The lands designated M4 - SECTION 1560 on Sheet 49 of Schedule A to this by-law:

1560.1 shall only be used for the purposes permitted in a M4 zone

1560.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 20 metres
- (2) Minimum Lot Area: 2,000 square metres
- (3) Minimum Side Yard Width
  - (a) for a lot width of 50 metres or less: 8 metres
  - (b) for a lot with a width greater than 50 metres but less than 100 metres - 8 metres plus 12 percent of the lot width in excess of 50 metres
  - (c) for a lot width of 100 metres or more: 14 metres
- (4) Maximum Coverage of buildings and structures: 50 percent of the lot area
- (5) Minimum Rear Yard Depth: 20 metres
- (6) the required front yard, and all required side yards, from the front lot line to the rear wall of the rearmost building, shall be landscaped as follows:
  - (a) the minimum landscaped open space for a corner or interior lot having an area greater than 1 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 rearmost building
  - (b) the Minimum Landscaped Open Space for lot having an area of 1 hectare or less shall be provided as follows:
    - (i) for a corner lot:
      - (A) 50 percent of the required front yard

- (B) 50 percent of the required exterior side yard, and
  - (C) none required for an interior side yard
- (ii) for an interior lot:
  - (A) 50 percent of the required front yard, and
  - (B) 50 percent of one required side yard and none for the other side yard;
- (7) a Landscaped Buffer Area of a minimum of 12 metres in width shall be provided and maintained along the proposed Arterial Road, as shown on Schedule C - SECTION 1560.
- (8) truck loading facilities are not permitted:
  - (a) in the front yard,
  - (b) within the front half of the building depth if the building depth is less than 60 metres, and
  - (c) within the first 30 metres of the building depth if the building depth is greater than 60 metres
- (9) all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:
  - (a) two storeys in height, for manufacturing uses;
  - (b) five storeys in height, for office space;
- (10) Outside storage of goods, material and equipment shall not be permitted.

**1561** The lands designated M3 - SECTION 1561 on Sheet 49 of Schedule A to this by-law:

1561.1 shall be used for the purposes permitted in a M3 zone.

1561.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth
  - 12 metres for a building 8 metres or less in height above grade
  - 15 metres for a building 10 metres or less but greater than 8 metres in height above grade
  - 18 metres for a building 12 metres or less but greater than 10 metres in height above grade
  - 21 metres for a building 15 metres or less but greater than 12 metres in height above grade
  - 24 metres for a building greater than 15 metres in height above grade
- (2) Minimum Lot Area: 2,000 square metres;

- (3) Minimum Rear Yard Width: 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;
- (4) Minimum Side Yard Width: 8 metres, except where the side lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;
- (5) no 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;
- (6) outside storage of goods, material and equipment is permitted subject to the following conditions:
  - (a) the storage area shall not be 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, 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.
  - (b) 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, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement.
  - (c) where the storage area abuts a street, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required.
- (7) the provisions of section 1561.2(6) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:
  - (a) the total area so used does not exceed 5 percent of the lot area, and
  - (b) such area is not closer to any street than the minimum distance from the street required for buildings and structures.
- (8) all manufacturing and processing operations other than:
  - (a) the moving of goods and materials in and out of buildings and structures;
  - (b) associated minor preparatory and finishing work, and
  - (c) associated assembly of components too large to be assembled within the buildings and structures

shall be carried out within buildings and structures;
- (9) no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas.

- (10) Minimum Landscaped Open Space: 50 percent of all of the following:
  - (a) minimum required front yard area,
  - (b) minimum required exterior side yard area, and
  - (c) minimum required interior side yard area.

**1562** The lands designated HC2 - SECTION 1562 on Sheet 18 of Schedule A to this by-law:

1562.1 shall only be used for the following purposes:

- (1) a gas bar;
- (2) agricultural purposes, and
- (3) purposes accessory to the other permitted purposes.

1562.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Lot Width shall be 60.0 metres;
- (2) the Minimum Lot Depth shall be 110.0 metres;
- (3) the Minimum Lot Area shall be 0.85 hectares;
- (4) the Maximum Building Height shall not exceed one storey;
- (5) the Maximum Floor Area of the kiosk shall not exceed 28 square metres;
- (6) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Schedule C - SECTION 1562;
- (7) all buildings shall be located within the area shown as BUILDING AREA on SCHEDULE C - Section 1562 to this by-law, and
- (8) the garbage enclosure area shall be provided in the location shown on SCHEDULE C - SECTION 1562.

**1565** The lands designated M3 - SECTION 1565 on Sheet 67 of Schedule A, to this by-law:

1565.1 shall only be used for the purposes permitted in the M3 zone.

1565.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 50.0 metres, and
- (b) Outside 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 an Open Space Zone, by an opaque fence having a minimum height of 1.8 metres;

- (2) in cases where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening;
- (3) no storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
- (4) the storage area shall be enclosed by the building and an opaque fence the same as along the rear lot line a maximum of 2.4 metres in height;
- (5) the screening, where required abutting an Open Space Zone:
  - (a) shall be constructed as an opaque fence with a minimum height of 1.8 metres on top of berm with a minimum height of 0.6 metres, or
  - (b) shall comprise an opaque fence with a maximum height of 2.4 metres.
- (6) where the storage area abuts a street, a landscaped strip of 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required.
- (c) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 1565.

**1566** The lands designated M4 - SECTION 1566 on Sheet 67 of Schedule A to this by-law:

1566.1 shall only be used for the purposes permitted in a M4 zone.

1566.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 50.0 metres;
- (b) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Schedule C, Section 1566

**1567** The lands designated SC(H) - SECTION 1567 on Sheet 66 of Schedule A to this by-law:

1567.1 shall only be used for the following purposes:

- (1) a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;
- (2) retail warehousing;
- (3) a furniture and appliance store;
- (4) a recreation facility and structure;
- (5) a community club;
- (6) an automobile sales dealership and establishment;
- (7) a garden centre sales establishment;

- (8) a public and utility use;
- (9) a service shop;
- (10) a banquet hall; and,
- (11) purposes accessory to the other permitted purposes.

1567.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 6070 square metres;
- (2) Maximum Coverage: 35 percent;
- (3) Minimum Lot Frontage: 50 metres;
- (4) all buildings and structures shall have a minimum setback of 14.0 metres from the Highway Number 7 right-of-way, as widened;
- (5) all buildings and structures shall have a minimum setback of 15.0 metres from the Canadian National Railway right-of-way;
- (6) a Landscaped Area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road other than Highway Number 7 or Goreway Drive;
- (7) a Landscaped Area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Highway Number 7 and Goreway Drive;
- (8) no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking space or landscaped area;
- (9) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Highway Number 7 and Goreway Drive;
- (10) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted;
- (11) the holding symbol (H) shall not be removed until the owner of the lands has entered into a subdivision agreement in a form satisfactory to the City and the Region of Peel, and has registered a plan of subdivision which includes the subject lands; and,
- (12) until the holding (H) symbol is removed, the subject lands shall only be used for those purposes permitted in an Agricultural (A) zone, subject to the requirements and restrictions of the Agricultural (A) zone, and all general provisions thereto

1567.3 for the purpose of this section,

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

**1568** The lands designated SC - SECTION 1568 on Sheet 66 of Schedule A to this by-law:

1568.1 shall only be used for the following purposes:

- (1) a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;
- (2) retail warehousing;
- (3) a furniture and appliance store;
- (4) a recreation facility and structure;
- (5) a community club;
- (6) an automobile sales dealership and establishment;
- (7) a garden centre sales establishment;
- (8) a public and utility use;
- (9) a service shop;
- (10) a banquet hall; and,
- (11) purposes accessory to the other permitted purposes.

1568.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 6070 square metres;
- (2) Maximum Coverage: 35 percent;
- (3) Minimum Lot Frontage: 50 metres;
- (4) all buildings and structures shall have a minimum setback of 15.0 metres from the Canadian National Railway right-of-way;
- (5) Maximum Building Height: no restriction;
- (6) a Landscaped Area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road;
- (7) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted;
- (8) all buildings, structures, sheds and other appurtenances, including paved surfaces shall have a minimum setback of 10 metres from any Floodplain (F) zone.

1568.3 for the purpose of this section,

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

**1569** The lands designated M4 - SECTION 1569 on Sheet 66 of Schedule A to this by-law:

1569.1 shall only be used for the purposes permitted by SECTION 1567.1;

1569.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth shall be:
  - 12 metres for a building less than 8 metres in height above grade;
  - 15 metres for a building less than 10 metres but greater than 8 metres in height above grade;
  - 18 metres for a building less than 12 metres but greater than 10 metres in height above grade;
  - 21 metres for a building less than 15 metres but greater than 12 metres in height above grade, and
  - 24 metres for a building greater than 15 metres in height above grade.
- (2) Minimum Lot Area: 2,000 square metres;
- (3) Minimum Lot Width: 30 metres;
- (4) Minimum Side Yard Width:
  - (a) 8 metres for a lot with a frontage of 50 metres or less, and
  - (b) 8 metres plus 12 percent of the lot width in excess of 50 metres;
- (5) Minimum Rear Yard Depth: 20 metres;
- (6) Minimum Landscaped Open Space for a lot having an area greater than 1 hectare shall be provided as follows:
  - (a) 50 percent of the required front yard, and
  - (b) 50 percent of the required side yard from the required front yard to the rear wall of the rear most building;
- (7) Minimum Landscaped Open Space for a lot having an area of 1 hectare or less shall be provided as follows:
  - (a) for a corner lot:
    - (i) 50 percent of the required front yard,
    - (ii) 50 percent of one required side yard none for the other side yard, and
    - (iii) none required for an interior side yard.
  - (b) for an interior lot:
    - (i) 50 percent of the required front yard, and
    - (ii) 50 percent of one required side yard, none for the other side yard.
- (8) all operations are to be carried out within buildings;



- (9) Maximum Height of a building shall not exceed two storeys in height, for industrial uses exclusive, of mechanical or elevator areas;
- (10) outside storage of goods, materials and equipment shall not be permitted, and
- (11) a Landscaped Open Space of a minimum of 12 metres in width shall be provided and maintained along Airport Road, and wherever the lot line abuts a 0.3 metre reserve block.

**1570** The lands designated M3 - SECTION 1570 on Sheet 66 of Schedule A to this by-law:

1570.1 shall only be used for the purposes permitted by SECTION 1568.1;

1570.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth shall be:
  - 12 metres for a building less than 8 metres in height above grade;
  - 15 metres for a building less than 10 metres but greater than 8 metres in height above grade;
  - 18 metres for a building less than 12 metres but greater than 10 metres in height above grade;
  - 21 metres for a building less than 15 metres but greater than 12 metres in height above grade, and
  - 24 metres for a building greater than 15 metres in height above grade.
- (2) Minimum Lot Area: 2,000 square metres;
- (3) Minimum Lot Width: 30 metres;
- (4) Minimum Side Yard Width shall be:
  - (a) 8 metres for a lot with a frontage of 50 metres or less, and
  - (b) 8 metres plus 12 percent of the lot width in excess of 50 metres;
- (5) Minimum Rear Yard Depth: 20 metres;
- (6) Minimum Landscaped Open Space for a lot having an area greater than 1 hectare shall be provided as follows:
  - (a) 50 percent of the required front yard, and
  - (b) 50 percent of the required side yard from the required front yard to the rear wall of the rear most building;
- (7) Minimum Landscaped Open Space for a lot having an area of 1 hectare or less shall be provided as follows:
  - (a) for a corner lot:
    - (i) 50 percent of the required front yard,

- (ii) 50 percent of one required side yard none for the other side yard, and
  - (iii) none required for an interior side yard.
- (b) for an interior lot:
  - (i) 50 percent of the required front yard, and
  - (ii) 50 percent of one required side yard, none for the other side yard.
- (8) all operations are to be carried out within buildings;
- (9) Maximum Height of a building shall not exceed two storeys in height, for industrial uses, exclusive of mechanical or elevator areas;
- (10) outside storage of goods, materials and equipment is permitted subject to the following conditions:
  - (a) the storage area shall not be 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, 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;
  - (b) the storage area shall be enclosed by a fence or wall not less than 2.4 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, and
  - (c) in addition to requirements of (b) above, where the storage area abuts a street or land zoned for purposes other than industrial, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s);
- (11) the provisions of section 1570.2(10) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:
  - (i) the total area so used does not exceed five percent (5%) of the lot area, and
  - (ii) such area is not closer to any street than the minimum distance from the street required for buildings and structures;

**1574** The lands designated M4 - SECTION 1574 on Sheet 66 of Schedule A to this by-law:

1574.1 shall only be used for the purposes permitted in a M4 zone.

1574.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 80.0 metres, and

- (2) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 1574 and SECTION 1575 (SPECIAL RESERVE), except for only one approved driveway access.

**1575** The lands designated M4 - SECTION 1575 (SPECIAL RESERVE) on Schedule A to this by-law:

1575.1 shall only be used for the following purposes:

- (a) a landscaped buffer area, and
- (b) purposes permitted on lands designated M4 - SECTION 1574, but only after the lands shown as ADJACENT LANDS on SCHEDULE C - SECTION 1574 and SECTION 1575 (SPECIAL RESERVE), which are used for residential purposes, have been rezoned for industrial purposes in accordance with the M4 - SECTION 1574 zone.

1575.2 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 metres 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 1574 and SECTION 1575 (SPECIAL RESERVE) is not impaired.

**1576** The lands designated SC - SECTION 1576 on Sheet 49 of Schedule A to this by-law:

1576.1 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 parking lot;
  - (8) a printing or copying establishment;
  - (9) a garden centre sales establishment;
  - (10) a health centre, and
  - (11) a custom workshop.
- (b) Non-Commercial
- (1) a religious institution, including an associated place of public assembly;
  - (2) a day nursery; and,
  - (3) a crisis care facility.
- (c) Accessory
- (1) purposes accessory to the other permitted purposes.

1576.3 for the purpose of Section 1576:

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

1577 The lands designated M3A - SECTION 1577 on Sheet 66 of Schedule A to this by-law:

1577.1 shall only be used for the following purposes:

- (a) a metal recycling plant;
- (b) a metal fabrication plant;
- (c) a retail outlet operated in connection with a metal recycling plant or a metal fabrication plant, provided that the 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 provided that any outside storage associated with the retail outlet does not comply more than 15 percent of the land area;
- (d) open storage, and
- (e) purposes accessory to the other permitted purposes.

1577.2 shall be subject to the following requirements and restrictions:

- (a) open storage of goods and materials shall only be permitted within the area shown as BUILDING AND OPEN STORAGE AREA on Schedule C-Section 1577;

- (b) except for driveway locations, LANDSCAPED OPEN SPACE having a width of not less than 17.0 metres shall be provided and maintained in the locations shown on Schedule C - Section 1577. The width of a portion of the LANDSCAPED OPEN SPACE may be reduced to a minimum of 11.0 metres where the LANDSCAPED OPEN SPACE is located in a required front yard directly between a building and Intermodal Drive.
- (c) no open storage of goods and materials shall be permitted until a visual screen encloses the BUILDING AND OPEN STORAGE AREA, which visual screen shall comprise a solid fence or wall having a maximum height of 3.0 metres located on top of a landscaped berm having a minimum height of 3.0 metres for a total minimum height of 6.0 metres, to be located and maintained within the area shown as LANDSCAPED OPEN SPACE on Schedule C-Section 1577. The required visual screen may be reduced to a landscaped berm only, having a minimum height of 1.8 metres, in that portion of LANDSCAPE OPEN SPACE located within a required front yard directly between a building and Intermodal Drive;
- (d) open storage of goods and materials shall not exceed the height of the visual screen;
- (e) truck parking or open storage of goods and materials shall not be permitted in any required front yard;
- (f) the Minimum Building Height shall be 6.0 metres, and
- (g) the slope of the landscaped berm behind the visual screen may have a minimum ratio of 2:1 facing towards the property zoned M3A-SECTION 1577, whereas for all other circumstances the minimum ratio of the berm shall be 3:1.

1577.3 for the purpose of Section 1577:

Landscaped Open Space shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surfaced walk, patio, screening, pool or similar visual amenity, and an area not exceeding a maximum of 10 metres by 10 metres located in the required front yard, directly between a building and Intermodal Drive for the display of one new or reconditioned machine or piece of equipment, 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.

**1578** The Lands designated SC - SECTION 1578 on Sheet 69 of Schedule A to this by-law:

1578.1 shall only be used for:

- (1) a Home Design Centre;
- (2) only in conjunction with a Home Design Centre, a Home Improvement Centre;
- (3) only in conjunction with a Home Design Centre, a Home Furnishing Centre;
- (4) an Office dealing specifically with home design, improvement or decorating;
- (5) only in conjunction with the uses permitted in Section 1578.1(1) to 1578.1(3), a Bank, Trust Company, or Financial Institution;
- (6) only in conjunction with the uses permitted in Section 1578.1(1) to 1578.1(3),

one Convenience restaurant; and

- (7) purposes accessory to other permitted purposes.

1578.2 shall be subject to the following requirements and restrictions:

- (1) the Maximum Gross Commercial Floor Area of the convenience restaurant shall not exceed 10 percent of the total gross commercial floor area of all buildings on the site.
- (2) the Minimum Exterior Side Yard Width shall be 15 metres.
- (3) the Minimum Lot Width shall be 70 metres.
- (4) the Minimum Lot Area shall be 1.2 hectares.
- (5) the Gross Commercial Floor Area of all buildings and structures shall not exceed 35 percent of the lot area.
- (6) the Maximum Building Height shall be one storey except where the second storey is occupied only by an office, the maximum height shall be 2 storeys.
- (7) the Minimum Landscaped Open Space shall be:
  - (a) in the front yard, 60 percent of the required front yard depth;
  - (b) in an exterior side yard, 60 percent of the required exterior side yard width, and
  - (c) 15 metres in width abutting Highway Number 7 and Highway Number 50.
- (8) no buildings or structures shall be located closer than 15 metres to Highway 7 or Highway Number 50.
- (9) no outside storage or display of goods, materials or machinery shall be permitted.
- (10) refuse storage shall be enclosed and shall be screened from all highways and streets.
- (11) refuse storage for a convenience restaurant shall be enclosed in a climate controlled area within the building.
- (12) all buildings shall have a sloped style roof treatment.

1578.2 for the purpose of section 1578:

Home Design Centre shall mean a building or buildings where new home improvement and home furnishing products are stored, displayed or kept for sale and shall include a model home and showroom for the display of home improvement and furnishing products, ideas and services.

Home Improvement Centre shall mean a building or part thereof where new home improvement products, such as electrical supplies, plumbing supplies, building materials, including wood products, plants, gardening and landscaping supplies and hardware are stored, displayed or kept for sale.

Home Furnishing Centre shall mean a building or part thereof where new home furnishing and decorating products such as furniture, appliances, draperies, carpets, floor coverings, paint and wall coverings are stored, displayed or kept for sale.

**1579** The lands designated SC - SECTION 1579 on Sheet 69 of Schedule A to this by-law:

1579.1 shall only be used for:

- (1) a Home Improvement Centre;
- (2) a Home Furnishing Centre;
- (3) an Office dealing specifically with home design, improvement or decorating;
- (4) only in conjunction with the uses permitted in Section 1579.1(1) to 1579.1(2), a Bank, Trust Company, or Financial Institution; and
- (5) purposes accessory to other permitted purposes.

1579.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Exterior Side Yard Width shall be 15 metres.
- (2) the Minimum Lot Width shall be 70 metres.
- (3) the Minimum Lot Area shall be 1.2 hectares.
- (4) the Gross Commercial Floor Area of all buildings and structures shall not exceed 35 percent of the lot area.
- (5) the Maximum Building Height shall be one storey except where the second storey is occupied only by an office, the maximum height shall be 2 storeys.
- (6) the Minimum Landscaped Open Space shall be:
  - (a) in the front yard, 60 percent of the required front yard depth;
  - (b) in an exterior side yard, 60 percent of the required exterior side yard width, and
  - (c) 15 metres in width abutting Highway Number 50.
- (7) no buildings or structures shall be located closer than 15 metres to Highway Number 50.
- (8) no outside storage or display of goods, materials or machinery shall be permitted.
- (9) refuse storage shall be enclosed and shall be screened from all highways and streets.
- (10) all buildings shall have a sloped style roof treatment.

1579.3 or the purpose of section 1579;

Home Improvement Centre shall mean a building or part thereof where new home improvement products, such as electrical supplies, plumbing supplies, building materials,

including wood products, plants, gardening and landscaping supplies and hardware are stored, displayed or kept for sale.

Home Furnishing Centre shall mean a building or part thereof where new home furnishing and decorating products such as furniture, appliances, draperies, carpet, floor coverings, paint and wall coverings are stored, displayed or kept for sale.

**1580** The lands designated M4 - SECTION 1580 on Sheet 69 of Schedule A to this by-law:

1580.1 shall only be used for those uses permitted in the M4 zone provided that the use is a dry use, namely a use that does not require water for cooling, processing or equipment washing and where water use is to serve the domestic needs of employees only.

1580.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Interior Side Yard Width shall be 6 metres.
- (2) the Minimum Lot Width shall be 50 metres.
- (3) the Minimum Lot Area shall be 0.7 hectares.
- (4) the Gross Industrial Floor Area of all buildings and structures shall not exceed 40 percent of the lot area.
- (5) the Maximum Building Height shall be one storey except where the second storey is occupied only by an office, the maximum height shall be 2 storeys.
- (6) the Minimum Landscaped Open Space shall be:
  - (a) in the front yard, 60 percent of the required front yard depth;
  - (b) 15 metres in width abutting Highway Number 50 or The Gore Road, and
  - (c) 7.5 metres in width abutting an F zone.
- (7) no buildings or structures shall be located closer than 15 metres to Highway Number 50 of The Gore Road.
- (8) no outside storage or display of goods, materials or machinery shall be permitted.
- (9) refuse storage shall be enclosed and shall be screened from all highways and streets.
- (10) loading areas shall be screened from all highways and streets.
- (11) no obnoxious industrial use shall be permitted.
- (12) no building or structures shall be located closer than 60 metres to any residential property within a RE1 or RE1 Section 1515 zone.

**1581** The lands designated M3 - SECTION 1581 on Sheet 66 of Schedule A to this by-law:

1581.1 shall only be used for the following purposes:

- (a) the purposes permitted by section 1529.1;



- (b) the sale and leasing of new and used trucks in connection with the industrial use;
- (c) the outside storage of new and used trucks in connection with the industrial use;
- (d) the service and repair of new and used trucks in connection with the industrial use, and
- (e) purposes accessory to the other permitted purposes including 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 twenty percent (20%) of the total gross floor area of the industrial use.

1581.2 shall be subject to the following requirements and restrictions:

- (a) the requirements and restrictions of section 1529.2, and
- (b) the storage area will not be permitted in the front yard.

**1582** The lands designated RE2 - SECTION 1582 on Sheet 33 of Schedule A to this by-law:

1582.1 shall only be used for the purposes permitted by RE2 Zone.

1582.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Lot Width shall be 25.0 metres

**1589** The lands designated I1 - SECTION 1589 on Sheet 50 of Schedule A to this by-law:

1589.1 shall only be used for the following purposes:

- (a) a religious institution;
- (b) a retirement home;
- (c) a nursing home;
- (d) only in conjunction with a religious institution, a day nursery, a conference centre and one (1) residential dwelling unit;
- (e) only in conjunction with a conference centre, a conference centre lodging facility; and,
- (f) purposes accessory to other permitted purposes.

1589.2 shall be subject to the following requirements and restrictions:

- (a) no building or structure shall be located closer than 10.0 metres or half the height of the building, whichever is the greater, from any non-institutional zone boundary, and from the easterly limit of the Goreway Drive right-of-way;
- (b) Landscaped Open Space, having a minimum width of 6.0 metres, shall be provided and maintained where the subject lands abut Goreway Drive, except at approved driveway locations;

- (c) Maximum Gross Commercial Floor Area devoted to those uses permitted in sections 1589.1(b) and (c) – 3,400 square metres; and,
- (d) Maximum Gross Commercial Floor Area devoted to those uses permitted in sections 1589.1 (d) and (e) – 3,100 square metres.

1589.3 for the purposes of Section 1589:

Conference Centre shall mean a building or place which is used for the assembly of persons for private and public activities of a religious, political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function.

Conference Centre Lodging Facility shall mean a building or place operating in conjunction with a conference centre which provides overnight sleeping accommodation for persons engaging in the activities associated with the conference centre, and which does not contain individual cooking facilities, 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 and alcohol.

**1595** The lands designated HC1 - SECTION 1595 on Schedule A to this by-law:

1595.1 shall only be used for the following purposes:

- (a) Commercial
  - (1) a hotel;
  - (2) only in conjunction with a hotel:
    - (i) a convenience restaurant, a dining room restaurant and a take-out restaurant excluding a drive through facility;
    - (ii) a retail establishment;
    - (iii) a conference centre;
    - (iv) a parking lot; and
    - (v) a recreation facility.
- (b) Accessory
  - (1) purposes accessory to the other permitted purposes.

1595.2 for the purposes of section 1595.1,

Hotel shall mean a building or place that provides, for gain or profit, sleeping accommodation for the transient public within the meaning of the Hotel Registration of Guests Act, R.S.O. 1990, Chapter H17 but does not include a hostel, rooming house, tourist or guest home, or apartment dwelling.

1595.3 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 100 metres
- (b) Maximum Building Height: 10 storeys
- (c) a total of 550 hotel rooms shall be permitted.
- (d) all restaurant uses shall be provided with a climate controlled garbage room.
- (e) all garbage and refuse containers shall be enclosed within the main building.
- (f) a free standing shopping centre shall not be allowed.

**1596** The lands designated RC - SECTION 1596 on Schedule A to this by-law:

1596.1 shall only be used for the following purposes:

- (1) a golf course; and
- (2) purposes accessory to the other permitted uses.

**1597** The lands designated F - SECTION 1597 on Schedule A to this by-law:

1597.1 shall only be used for the following purposes:

- (1) the uses permitted in F Zone; and
- (2) a golf course and accessory purposes.

**1598** The land designated R1A - SECTION 1598 on Schedule A to this by-law:

1598.1 shall only be used for the purposes permitted by R1A Zone.

1598.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - Interior Lot: 548 square metres
  - Exterior Lot: 640 square metres

**1599** The lands designated R4A - SECTION 1599 on Schedule A to this by-law:

1599.1 shall only be used for the purposes permitted by R4A Zone

1599.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 100.0 metres
- (b) Maximum Density: 125 units per hectare

**1601** The lands designated M3 - SECTION 1601 on Sheet 67 of Schedule A to this by-law:

1601.1 shall only be used for the purposes permitted in the M3 zone.

1601.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 50.0 metres
- (b) Maximum Rear Yard Depth: 0 metres
- (c) Outside Storage:
  - (1) outside storage shall be confined to the rear yard and shall be screened by solid fence screening having a minimum height of 1.8 metres;
  - (2) in cases 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 outside storage shall be permitted on any portion of a lot required for parking, loading,
  - (4) driveways or landscaped open space.

**1602** The lands designated M3 - SECTION 1602 on Sheet 67 of Schedule A to this by-law:

1602.1 shall only be used for the purposes permitted in the M3 zone.

1602.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 50.0 metres;
- (b) Maximum Front Yard Depth: 0 metres;
- (c) Outside Storage:
  - (1) outside storage shall be confined to the rear yard and shall be screened by solid fence screening having a minimum height of 1.8 metres;
  - (2) in cases where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening;
  - (3) no outside storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space, and
- (d) Minimum Lot Area: 0.33 hectares.

1602.3 for the purposes of section 1602:

Lot shall mean a parcel of land which is permitted to be conveyed by Section 49 of the Planning Act, 1983.

Lot Line, Front shall mean the lot line nearest and parallel to Deerhurst Drive.

**1603** The lands designated HC1 - SECTION 103 on Sheet 66 of Schedule A to this by-law:

1603.1 shall only be used for either one of the following: purposes permitted by section

1603.1(1), purposes permitted by section 1603.1(2), or purposes permitted by section 1603.1(3), but not any combination of the purposes permitted by section 1603.1(1), section 1603.1(2) or section 1603.1(3):

- (1) (a) a motor vehicle sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle parts and accessories sales establishment;
- (b) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop, and
- (c) purposes accessory to the other permitted purposes.

or:

- (2) (a) an office;
- (b) only in conjunction with the uses permitted in Section 1603.1(2)(a), the following purposes:
  - (i) a bank, trust company or financial institution;
  - (ii) a retail establishment having no outside storage;
  - (iii) a personal service shop;
  - (iv) a dry cleaning and laundry establishment;
  - (v) a dining room restaurant;
  - (vi) a convenience store;
- (c) a recreation facility or structure, and
- (d) purposes accessory to the other permitted purposes.
- (e) the Maximum Gross Floor Area for the uses permitted in Section 1603.1(2)(b) shall not exceed 15% of the total gross floor area for the uses permitted in Section 1603.1(2)(a).

or:

- (3) (a) a motel;
- (b) a convenience restaurant, a take-out restaurant;
- (c) a banquet hall; and,
- (d) purposes accessory to the other permitted purposes.

1603.2 shall be subject to the following requirements and restrictions:

- (i) Minimum Front Yard Depth: 6.0 metres;
- (ii) Minimum Interior Side Yard Width: 3.0 metres;
- (iii) Minimum Exterior Side Yard Width: 9.0 metres;
- (iv) Minimum Rear Yard Depth: 3.0 metres;

- (v) Maximum Building Height: 7 storeys for a motel, 12 storeys for an office and 2 storeys for all other uses;
- (vi) Minimum Landscaped Open Space:
  - except at driveway locations, a 6.0 metre wide landscaped open space strip shall be provided along the Delta Park Boulevard frontage;
  - except at driveway locations, a 9.0 metre wide landscaped open space strip shall be provided along the Regional road Number 107 frontage; and,
  - a 3.0 metre wide landscaped open space strip shall be provided where the site does not abut a street.
- (vii) maximum number of restaurants: two;
- (viii) all garbage and refuse storage areas, including containers for recycling materials, shall be located within a building;
- (ix) with the exception of new or used motor vehicles displayed for the purposes of sale, no outside storage of goods, materials or machinery shall be permitted;
- (x) the Maximum Gross Floor Area for a restaurant shall not exceed 540 square metres;
- (xi) the Maximum Gross Floor Area for public meeting rooms within a motel shall not exceed 300 square metres; and,
- (xii) for the purposes permitted by Section 1603.1(1), one display area not more than 18 square metres in size, for one automobile will be permitted within the required landscaped open space area along the Regional Road Number 107 frontage as set out in section 1603.2(vi).

**1604** The lands designated SC - SECTION 1604 on Sheet 66 of Schedule A to this by-law:

1604.1 shall only be used for the purposes permitted by section 1604.1(1), or the purposes permitted by section 1604.1(2), but not for purposes permitted by section 1604.1(1) in conjunction with any of the purposes permitted by 1604.1(2), or any combination of the purposes permitted by section 1604.1(1) and section 1604.1(2):

either:

- (1) (a) a motor vehicle sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle parts and accessories sales establishment;
- (b) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop, and
- (c) purposes accessory to the other permitted purposes.

or:

- (2) (a) a home design centre;
- (b) an office dealing specifically with home design, improvement or decorating;

- (c) only in conjunction with the uses permitted in Section 1604.1(2)(a), the following purposes:
  - (i) bank, trust company, or financial institution;
  - (ii) one convenience restaurant;
  - (iii) a service shop;
- (d) a recreation facility or structure;
- (e) a community club;
- (f) a garden centre sales establishment;
- (g) public or utility uses;
- (h) manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage within wholly enclosed buildings;
- (i) retail warehousing and other space extensive retail activities not food related, and
- (j) purposes accessory to the permitted purposes.

1604.2 shall be subject to the following requirements and restrictions:

- (1) Landscaped Open Space, not less than 12.0 metres in width shall be provided and maintained adjacent to and contiguous with Highway Number 7;
- (2) Landscaped Open Space, not less than 6.0 metres in width shall be provided and maintained adjacent to and contiguous with Delta Park Boulevard;
- (3) Landscaped Open Space, not less than 3.0 metres in width shall be provided and maintained adjacent to and contiguous with Tracey Boulevard;
- (4) the Maximum Building Height shall be 2 storeys;
- (5) Minimum Setback from CNR right-of-way: 15 metres;
- (6) Minimum Setback from Highway Number 7 right-of-way: 14 metres;
- (7) with the exception of new or used motor vehicles displayed for the purposes of sale, no outdoor storage is permitted;
- (8) for lots abutting Highway Number 7, one display area, not more than 18 square metres in size, for one automobile will be permitted within the required landscaped open space area as set out in section 1604.2(1), and
- (9) all garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed and screened from Highway Number 7.

**1605** The lands designated SC - SECTION 1605 on Sheet 66 of Schedule A to this by-law:

1605.1 shall only be used for the purposes permitted by section 1605.1(1), or for the purposes permitted by section 1605.1(2), but not for purposes permitted by section 1605.1(1) in conjunction with any of the purposes permitted by section 1605.1(2), or any combination of the purposes permitted by section 1605.1(1) and section 1605.1(2):

either;

- (1)
  - (a) a bank, finance company or trust company;
  - (b) motor vehicle parts and accessories retail sales;
  - (c) motor vehicle repair shop;
  - (d) only in conjunction with another permitted use, an automated teller machine;
  - (e) a motor vehicle washing establishment, and
  - (f) purposes accessory to the other permitted purposes.

or:

- (2)
  - (a) purposes permitted by section 604.1(2)

1605.2 shall be subject to the following requirements and restrictions:

- (1) those uses permitted by section 1604.1(2) shall be subject to the requirements and restrictions as set out in section 1604.2;
- (2) for those purposes permitted by section 1605.1(1), the following requirements and restrictions shall apply:
  - (a) Minimum Front Yard Depth: 5 metres;
  - (b) Maximum Building Height: 2 storeys;
  - (c) all operations are to be carried out within enclosed buildings;
  - (d) no outdoor storage of goods or materials shall be permitted;
  - (e) Minimum Building Setback from CNR right-of-way: 15 metres;
  - (f) all garbage containers, including containers for the storage of recyclable materials, shall be enclosed and screened from view, and
  - (g) Landscaped Open Space not less than 3.0 metres shall be provided and maintained adjacent to and contiguous with Tracey Boulevard.

1605.3 for the purposes of section 1605, an Automated Teller Machine shall mean any computerized terminal which performs any or all of the following banking functions: cash withdrawals, deposits, transfer of funds, payment of bills from accounts, account balance enquiries, and credit card cash advances. An automated teller machine shall be either a freestanding unit or incorporated into a building.

**1606** The lands designated M4 - SECTION 1606 on Sheet 66 of Schedule A to this by-law:

1606.1 shall only be used for those purposes permitted in a M4-zone.

1606.2 shall be subject to the following requirements and restrictions:

- (1) all buildings and structures shall be located a minimum of 10.0 metres from a Floodplain zone; and,



- (2) a Landscaped Area not less than 12 metres in width, shall be provided and maintained abutting Goreway Drive.

**1607** The lands designated R1A – SECTION 1607 on Sheet 31 of Schedule A to this by-law:

1607.1 shall only be used for the purposes permitted in an R1A zone.

1607.2 shall be subject to the following requirements and restrictions:

a Landscaped Open Space Area shall be provided abutting the dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 93 square metres and a width and depth of 7.5 metres, and shall not be located in the front yard or an exterior side yard.

**1608** The lands designated R1A – SECTION 108 on Sheet 31 of Schedule A to this by-law:

1608.1 shall only be used for the following purposes:

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

1608.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 170 square metres per dwelling unit
- (b) Minimum Lot Width:
  - Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit.
  - Corner Lot: 15.5 metres per lot and 8.65 metres for the dwelling unit closest to the flankage lot line.
- (c) Minimum Lot Depth: 0 metres
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Interior Side Yard Width: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the setback may be 0.
- (g) Minimum Rear Yard Depth: 7.5 metres
- (h) the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (i) Minimum Landscaped Open Space: 45% of the minimum front yard

area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line result in an angle of less than 75 degrees at the front lot line.

**1609** The lands designated M3 - SECTION 1609 on Sheet 49 of Schedule A to this by-law:

1609.1 shall only be used for the following:

- (a) those purposes permitted in a M3 zone;
- (b) a transport terminal; and,
- (c) purposes accessory to the other permitted purposes.

1609.2 shall be subject to the following requirements and restrictions:

- (a) a Landscaped Open Space area having a minimum width of 6.0 metres shall be provided and maintained:
  - (i) abutting Ward Road, except at approved driveway locations; and,
  - (ii) contiguous to the side lot lines for a distance of 30.0 metres from Ward Road.
- (b) Outdoor Storage shall:
  - (i) not be permitted in the required front yard;
  - (ii) not exceed a height of two transport containers, or 6 metres, whichever is less, at the west property line and increasing in height at a 45 degree angle to a maximum of five containers or 15 metres, whichever is less; and,
  - (iii) not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

**1611** The lands designated R1A - SECTION 1611 on Sheet 31 of Schedule A to this by-law:

1611.1 shall only be used for the purposed permitted in a R1A zone.

1611.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 12.5 metres
  - Corner Lot: 14.3 metres
- (c) Minimum Lot Depth: 0 metres
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres
- (g) the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the Minimum Lot Area.
- (h) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side.
  - 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.
  - 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (i) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (j) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1612** The lands designated R1A - SECTION 1612 on Sheet 31 of Schedule A to this by-law:

1612.1 shall only be used for the following purposes:

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

1612.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 205 square metres per dwelling unit.
- (b) Minimum Lot Width:
  - Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit.
  - Corner Lot: 15.5 metres per lot and 8.65 metres for the dwelling unit closest to the flankage lot line.
- (c) Minimum Lot Depth: 0.0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage

faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the Minimum Lot Area.
- (h) Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the setback may be 0.
- (i) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

**1613** The lands designated R1A - SECTION 1613 on Sheet 31 of Schedule A to this by-law:

1613.1 shall only be used for the purposes permitted in an R1A zone.

1613.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 13.75 metres.
  - Corner Lot: 15.55 metres.
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line
- (f) the Minimum Setback to the front of the garage shall be 6.0 metres.
- (g) Minimum Rear Yard Depth: 7.5 metres.
- (h) the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (i) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side.
  - where the distance between the walls of two dwelling is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.

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

- (j) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (k) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1614** The lands designated R1A - SECTION 1614 on Sheet 31 of Schedule A to this by-law:

1614.1 shall only be used for the purposes permitted in an R1A zone

1614.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres.
- (b) Minimum Lot Width:
- Interior Lot: 16.80 metres.
- Corner Lot: 18.60 metres
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (h) Minimum Interior Side Yard Width:
- 1.2 metres on one side and 0.6 metres on the other side.
  - 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.
  - 1.2 metres where the side yard abuts a public walkway or non-residential zone.
- (i) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard if the extension of the side lot lines toward the front lot

line results in an angle of less than 75 degrees.

- (j) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1615** The lands designated R1A – SECTION 1615 on Sheet 49 of Schedule A to this by-law:

1615.1 shall only be used for the purposes permitted in the R1A Zone.

1615.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 550 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.75 metres
  - Corner Lot: 15.55 metres
- (3) Minimum Lot Depth: 40.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- (8) Maximum Building Height: 11.0 metres, provided that residential units are restricted to single storey dwellings which shall contain no habitable space more than 3.75 metres in height above established grade.
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
- (10) the following provisions shall apply to garages:

- (a) the maximum garage door width shall be 5.5 metres.
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
- (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more the garage door width.

**1616** The lands designated R1A – SECTION 1616 on Sheet 49 of Schedule A to this by-law:

1616.1 shall only be used for the purposes permitted in the R1A Zone.

1616.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 350 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.75 metres
  - Corner Lot: 15.55 metres
- (3) Minimum Lot Depth: 26.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- (8) Maximum Building Height: 11.0 metres, provided that residential units are restricted to single storey dwellings which shall contain no habitable space more than 3.75 metres in height above established grade.
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot

line result in an angle of less than  
75 degrees at the front lot line.

- (10) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 5.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more the garage door width.

**1617** The lands designated R1A – SECTION 1617 on Sheet 49 of Schedule A to this by-law:

1617.1 shall only be used for the purposes permitted in the R1A Zone.

1617.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 280 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 26.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- (8) Maximum Building Height: 11.0 metres, provided that residential units shall contain no habitable space more than 6.75 metres in height above established grade.



- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more the garage door width.

**1618** The lands designated R1A – SECTION 1618 on Sheet 49 of Schedule A to this by-law:

1618.1 shall only be used for the purposes permitted in the R1A Zone.

1618.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 280 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 26.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- (8) Maximum Building Height: 11.0 metres

- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
- (10) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 5.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more the garage door width.
- (11) Minimum Setback from F Zone: no dwelling shall be setback closer than 10 metres from an F Zone.

**1619** The lands designated R2A – SECTION 1619 on Sheet 49 of Schedule A to this by-law:

1619.1 shall only be used for the purposes permitted in the R2A Zone.

1619.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 410 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.75 metres and 6.8 metres per dwelling unit
  - Corner Lot: 15.55 metres and 8.6 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 30.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width: 1.2 metres, and 0.0 metres where the common wall of dwelling units coincide with a side lot line.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.

- (8) Maximum Building Height: 11.0 metres, provided that residential units are restricted to single storey dwellings which shall contain no habitable space more than 6.75 metres in height above established grade.
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 2.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more the garage door width.

**1620** The lands designated R2A – SECTION 1620 on Sheet 49 of Schedule A to this by-law:

1620.1 shall only be used for the purposes permitted in the R2A Zone.

1620.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 470 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 18.3 metres and 9.15 metres per dwelling unit
  - Corner Lot: 20.1 metres and 10.95 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 26.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width: 1.2 metres, and 0.0 metres where the common wall of dwelling units coincide with a side lot line.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.

- (8) Maximum Building Height: 11.0 metres, provided that residential shall contain no habitable space more than 6.75 metres in height above established grade.
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.7 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more the garage door width.

**1621** The lands designated R2A – SECTION 1621 on Sheet 49 of Schedule A to this by-law:

1621.1 shall only be used for the purposes permitted in the R2A Zone.

1621.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 540 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 18.3 metres and 9.15 metres per dwelling unit
  - Corner Lot: 20.1 metres and 10.95 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 30.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width: 1.2 metres, and 0.0 metres where the common wall of dwelling units coincide with a side lot line.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.

- (8) Maximum Building Height: 11.0 metres, provided that residential units are restricted to single storey dwellings which shall contain no habitable space more than 3.75 metres in height above established grade.
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.7 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more the garage door width.

**1622** The lands designated R2A – SECTION 1622 on Sheet 49 of Schedule A to this by-law:

1622.1 shall only be used for the purposes permitted in the R2A Zone.

1622.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 410 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.75 metres and 6.8 metres per dwelling unit
  - Corner Lot: 15.55 metres and 8.6 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 30.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width: 1.2 metres, and 0.0 metres where the common wall of dwelling units coincide with a side lot line.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area.
- (8) Maximum Building Height: 11.0 metres,
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 2.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more the garage door width.
- (11) Minimum Setback from F Zone: no dwelling shall be setback closer than 10 metres from an F Zone.

**1623** The lands designated R1A – SECTION 1623 on Sheet 49 of Schedule A to this by-law:

1623.1 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 auxiliary group home.

1623.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 200 square metres per dwelling unit.
- (b) Minimum Front Yard Depth: 4.5 metres
- (c) Minimum Interior Side Yard Width: 1.8 metres
- (d) Minimum Exterior Side Yard Width: 3.0 metres
- (e) Minimum Rear Yard Depth: 7.0 metres
- (f) Maximum Building Height: 11.0 metres, provided that residential units

shall contain no habitable space more than 6.75 metres in height above established grade.

- (g) Maximum Lot Coverage of principal buildings: 30 percent of lot area
- (h) Minimum Landscaped Open Space: 50 percent of lot area
- (i) Minimum Distance between dwellings:
  - (a) between exterior walls which contain no windows to habitable rooms: 1.8 metres;
  - (b) between two exterior walls, on of which contains windows to habitable rooms: 7.6 metres;
  - (c) between two exterior walls, both of which contain windows to habitable rooms: 15.0 metres;
  - (d) notwithstanding clauses (a), (b) and (c) of this subsection, the minimum distance between two exterior walls shall be increase by the width of any driveway running between such walls.

**1624** The lands designated R1A – SECTION 1624 on Sheet 49 of Schedule A to this by-law:

1624.1 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 auxiliary group home.

1624.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 200 square metres per dwelling unit.
- (b) Minimum Front Yard Depth: 4.5 metres
- (c) Minimum Interior Side Yard Width: 1.8 metres
- (d) Minimum Exterior Side Yard Width: 3.0 metres
- (e) Minimum Rear Yard Depth: 7.0 metres
- (f) Maximum Building Height: 11.0 metres
- (g) Maximum Lot Coverage of principal buildings: 30 percent of lot area
- (h) Minimum Landscaped Open Space: 50 percent of lot area
- (i) Minimum Distance Between Dwellings:
  - (a) between exterior walls which contain no windows to habitable rooms: 1.8 metres;

- (b) between two exterior walls, on of which contains windows to habitable rooms: 7.6 metres;
- (c) between two exterior walls, both of which contain windows to habitable rooms: 15.0 metres;
- (d) notwithstanding clauses (a), (b) and (c) of this subsection, the minimum distance between two exterior walls shall be increase by the width of any driveway running between such walls.

**1625** The lands designated SC – SECTION 1625 on Schedule A to this by-law:

1625.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) animal hospital;
  - (2) bank, trust company, finance company;
  - (3) banquet facilities;
  - (4) commercial school;
  - (5) convenience store;
  - (6) dry cleaning & laundry establishment;
  - (7) garden centre sales establishment;
  - (8) gas bar;
  - (9) gymnastic facility;
  - (10) health centre;
  - (11) furniture and appliance store;
  - (12) laundromat;
  - (13) motor vehicle sales, rental, leasing or service establishment, motor vehicle repair shop, and motor vehicle parts and accessories sales establishment;
  - (14) motor vehicle washing establishment;
  - (15) business, professional and administrative office;
  - (16) personal service shop;
  - (17) place of commercial recreation;
  - (18) printing or copying establishment;
  - (19) dining room restaurant, convenience restaurant, and take-out restaurant subject to a maximum of two dining room restaurants;



- (20) retail establishment having no outside storage, including the sales of food to a maximum GFA of 600 square metres;
- (21) service station;
- (22) tavern;
- (23) tool & equipment rental establishment;
- (b) Accessory:
  - (1) purposes accessory to the other permitted purposes.

**1626** The lands designated HC2 – SECTION 1626 on Sheet 49 of Schedule A to this by-law:

1626.1 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 grocery store, a personal service shop, a convenience restaurant, a take-out restaurant, a dry cleaning and laundry distribution station, or a bank, trust company or finance company; and,
- (e) a convenience store.

**1627** The lands designated M4 – SECTION 1627 on Sheet 49 of Schedule A to this by-law:

1627.1 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 body shop as a principal or accessory use;
  - (2) a printing establishment; and
  - (3) a warehouse.
- (b) Non-Industrial:
  - (1) a radio or television broadcasting and transmission establishment;
  - (2) a recreation facility or structure;
  - (3) a community club; and
  - (4) an office, excluding offices for medical, health care and dental practitioners; administrative offices of school boards and governments, and offices of accredited or licensed professionals such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/brokers/appraisers and urban planners.

- (c) Accessory:
- (1) an associated educational purpose;
  - (2) an associated office;
  - (3) a retail outlet operated in connection with a particular use permitted by sections 1627.1(a) and (b), 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 use; and
  - (4) purposes accessory to the other permitted purposes.

**1628** The lands designated R1C - SECTION 1628 on Schedule A to this by-law:

1628.1 shall only be used for those purposes permitted in a R1C zone;

1628.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 315 square metres;
- (2) Minimum Lot Width:  
  
Interior Lot: 10.5 metres;  
  
Corner Lot: 12.3 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) the following provisions shall apply to garages:

- (a) the maximum garage door width shall be 4.12 metres.
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

**1629** The lands designated M1 - SECTION 1629 on Sheet 49 of Schedule A to this by-law:

1629.1 shall only be used for the following:

- (a) a transport terminal;
- (b) a warehouse;
- (c) an office use; and,
- (d) purposes accessory to the other permitted purposes;

1629.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 8.0 hectares;
- (b) Minimum Lot Width: 6.0 metres;
- (c) Maximum Lot Coverage: 40 percent
- (d) Minimum Landscaped Open Space:
  - (i) a minimum of 15.0 metres shall be provided and maintained abutting the west limit of the property, except at approved driveway locations;
  - (ii) a minimum of 9.0 metres shall be provided and maintained abutting the south limit of the property, except at approved driveway locations
- (e) Outdoor Storage:
  - (i) shall only be permitted in connection with a building;
  - (ii) shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
  - (iii) shall be limited to the parking and storage of trucks, trailers, and intermodal containers and chassis;
  - (iv) shall not exceed a maximum height of 4.5 metres (or 1 container on a truck chassis) when located within 200 metres from Queen Street East;
  - (v) shall permit a maximum height of 6.0 metres (or 2 containers) when located within 120 metres of the westerly property limit and when located a minimum distance of 200.0 metres from Queen Street East; and,

- (vi) shall permit a maximum height of 15.0 metres (or 5 containers) when located a minimum distance of 120 metres from the westerly property limit and a minimum distance of 260 metres from Queen Street East;
- (f) Minimum Setback from Queen Street East to a loading space or loading door shall be 100.0 metres.

**1630** The lands designated M3 - SECTION 1630 on Sheet 49 of Schedule A to this by-law:

1630.1 shall only be used for the following purposes:

either:

- (1) the outside storage of goods and materials without the necessity of constructing a building on the site, as a temporary use until February 13, 1997, and,
- (2) purposes accessory to the other permitted purposes.

or:

- (3) the purposes permitted in the M3 - Section 1561 zoning designation.

1630.2 shall be subject to the following requirements and restrictions:

- (1) for the purposes permitted by Section 1630.1(1), the following shall apply:
  - (a) the outside storage area shall be enclosed by a chain link fence not less than 2.0 metres in height.
  - (b) the outside storage area shall be located a minimum of 67 metres from the front property line.
  - (c) the maximum height of any materials stored on the site shall be 2.5 metres.
  - (d) the use permitted under Section 1630.1(1) shall be considered as a temporary use under Section 39 of the Planning Act, R.S.O. 1990, c.P.13, and no claim of legal non-conforming use shall be permitted.
- (2) for the purposes permitted in the M3 - Section 1561 zone, the requirements and restrictions related to the M3 - Section 1561 zone shall apply.

**1632** The lands designated M3 - SECTION 1632 on Schedule A to this by-law:

1632.1 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;
- (b) a motor vehicle repair shop and a motor vehicle body shop as a principle or accessory use;
- (c) industrial uses involving the storage of goods and materials in the open;
- (d) a printing establishment;
- (e) a warehouse;

- (f) a parking lot;
- (g) the non-industrial purposes permitted in M3 Zone of this by-law;
- (h) purposes accessory to the other permitted purposes.

1632.2 shall be subject to the following requirements and restrictions:

- (1) no motor vehicle repair facility or body shop shall be located within 25 metres of the front lot line.

**1633** The lands designated M3 - SECTION 1633 on Sheet 66 of Schedule A to this by-law:

1633.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
- (2) a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (3) industrial uses involving the storage of goods and materials in the open;
- (4) a printing establishment;
- (5) a warehouse;
- (6) a parking lot; and
- (7) purposes permitted by section 33.1.1(b) and section 33.1.1(c) of this by-law.

1633.2 shall be subject to the following requirements and restrictions:

- (1) parking shall be provided in accordance with section 20 of this by-law as amended;
- (2) no outdoor storage of vehicles associated with the uses permitted by section 1633.1(2) shall be permitted;
- (3) the uses permitted by section 1633.1(2) shall be located a minimum of 50 metres from Clark Boulevard and Delta Boulevard right-of-ways; and
- (4) the uses permitted by section 1633.1(2) shall have a maximum gross floor area of 710 square metres.

**1634** The lands designated M3 – SECTION 1634 on Sheet 67 of Schedule A to the by-law:

1634.1 shall only be used for the following purposes:

- (1) either:
  - (a) those purposes permitted in the M3 – Section 1565 zone or,
  - (b) a concrete mixing plant,
 but not both, and
  - (c) purposes accessory to the other permitted purposes.

1634.2 shall be subject to the following requirements and restrictions:

- (1) for the purposes permitted by section 1634.1(1)(b), the following shall apply:
  - (a) the maximum height for any materials stored on the lands shall be 6.0 metres; and,
  - (b) a 3.5 metre wide landscaped area shall be provided along the east and south limit of the subject property.

1634.3 shall also be subject to the requirements and restrictions relating to the M3 – Section 1565 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1634.2

**1635** The lands designated SC(H) - SECTION 1635 on Sheet 49 of Schedule A to this by-law:

1635.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company and financial company;
- (3) a retail establishment subject to the requirement set out in section 1635.2(7);
- (4) a personal service shop;
- (5) a dry cleaning and laundry distribution station;
- (6) a dining room restaurant, a convenience restaurant and a take-out restaurant;
- (7) a community club;
- (8) a recreation facility or structure;
- (9) a hotel or motel;
- (10) a banquet hall; and,
- (11) purposes accessory to the other permitted purposes.

1635.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 4047 square metres;
- (2) Maximum Coverage: 28 percent;
- (3) all buildings and structures shall be located a minimum of 14.0 metres from the Highway Number 7 right-of-way, as widened;
- (4) Maximum Building Height: no restriction;
- (5) a Landscaped Area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road;
- (6) a Landscaped Area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Highway Number 7;

- (7) the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (8) the Maximum Floor Space Index for office purposes shall be 0.5;
- (9) the Maximum Floor Space Index for office purposes may exceed 0.5, to a maximum of 1.0, provided that:
  - (i) the lot has a minimum lot area of 12,141 square metres;
  - (ii) the lot has a minimum lot width of 60 metres;
  - (iii) the lot has a maximum coverage of 25 percent; and,
  - (iv) the maximum gross commercial floor area of an office building devoted to those uses permitted in 1635.1(2) to (11), shall not exceed 15 percent of an office building;
- (10) parking shall be provided in accordance with Section 20 of this by-law;
- (11) no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking space or landscaped area;
- (12) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Highway Number 7 and Airport Road;
- (13) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted;
- (14) the holding (H) symbol on any portion of the lot shall not be removed until the Council of the City of Brampton has determined that satisfactory arrangements have been made with the City and the Ministry of Transportation (Ontario) to obtain vehicular access to the property; and,
- (15) in addition to Section 1635.2(14), the holding (H) symbol shall not be removed until the Council of the City of Brampton has determined that a tertiary plan, for the most northerly 80 metres and the most westerly 85 metres of the site, has been approved by the Commissioner of Planning, Design and Development, indicating how these lands can be developed in a comprehensive manner with the abutting lands to the north and west, respectively; and,
- (16) until the holding (H) symbol is removed, the lands designated SC(H)-SECTION 1635 shall only be used for those purposes permitted in an A zone, subject to the requirements and restrictions of an A zone.

**1636** The lands designated SC - SECTION 1636 on Sheet 49 of Schedule A to this by-law:

1636.1 shall only be used for the following purposes:

- (1) a garden centre sales establishment, within an enclosed building;
- (2) furniture and appliance store;
- (3) a service station;
- (4) a dining room restaurant, a convenience restaurant, and a takeout restaurant;

- (5) a personal service shop;
- (6) a bank, trust company, and finance company;
- (7) a retail establishment having no outside storage;
- (8) an office;
- (9) a motor vehicle repair shop;
- (10) a recreation facility or structure;
- (11) a hotel or motel;
- (12) a banquet hall; and,
- (13) purposes accessory to the other permitted purposes.

1636.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 4047 square metres;
- (2) Maximum Coverage: 28 percent;
- (3) all buildings and structures shall be located a minimum of 14.0 metres from Humberwest Parkway and the Regional Road Number 107 (Queen Street) right-of-way;
- (4) except for approved access locations, landscaped open space shall be provided as follows:
  - (a) a minimum 9.0 metre wide strip along Humberwest Parkway and Regional Road #107 (Queen Street); and,
  - (b) a minimum 3.0 metre wide strip along all other public roads; and,
- (5) the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (6) Maximum Floor Space Index:
  - (a) for office purposes shall be 0.5; and,
  - (b) for all other purposes, other than offices, shall be 0.38;
- (7) a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking.
- (8) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road #107 (Queen Street) and Humberwest Parkway;
- (9) the uses permitted within section 1636.1(9) will not be permitted on lands that abuts Humberwest Parkway;
- (10) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.



**1637** The lands designated SC - SECTION 1637 on Sheet 49 of Schedule A to this by-law:

1637.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company and financial company;
- (3) a personal service shop;
- (4) a retail establishment, having no outside storage;
- (5) a dry cleaning and laundry distribution station;
- (6) a dining room restaurant, a convenience restaurant and a take-out restaurant;
- (7) a community club;
- (8) a recreation facility or structure;
- (9) a hotel or motel;
- (10) a banquet hall; and,
- (11) purposes accessory to the other permitted purposes.

1637.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 4047 square metres;
- (2) Maximum Lot Coverage: 28 percent;
- (3) all buildings and structures shall be located a minimum of 14.0 metres from the Humberwest Parkway right-of-way;
- (4) except for approved access locations, landscaped open space shall be provided as follows:
  - (a) a minimum 9.0 metre wide strip along Humberwest Parkway; and,
  - (b) a minimum 3.0 metre wide strip along all other public roads;
- (5) the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (6) the Maximum Floor Space Index:
  - (a) for office purposes shall be 0.5; and,
  - (b) for all other purposes, other than offices, shall be 0.38;
- (7) a screened outdoor area devoted to the year round display and sale of products and commodities shall only be permitted in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking;
- (8) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Humberwest Parkway; and,

- (9) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

**1638** The lands designated SC - SECTION 1638 on Sheet 49 of Schedule A to this by-law:

1638.1 shall only be used for the following purposes:

- (1) a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;
- (2) a furniture and appliance store;
- (3) a recreation facility and structure;
- (4) a community club;
- (5) an automobile sales dealership and establishment;
- (6) a garden centre sales establishment;
- (7) a service shop;
- (8) a banquet hall;
- (9) a heavy equipment sales, rental or leasing, establishment, with associated servicing and storage;
- (10) a retail warehouse;
- (11) purposes accessory to the other permitted purposes.

1638.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 6070 square metres;
- (2) Maximum Coverage: 38 percent;
- (3) Minimum Lot Frontage: 50 metres;
- (4) Maximum Floor Space Index: 0.45;
- (5) except for approved access locations, landscaped open space shall be provided as follows:
  - (a) a minimum 3.0 metre wide strip along all public roads;
- (6) a screened outdoor area devoted to the year round display and sale of products and commodities shall only be permitted in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking;
- (7) outdoor storage shall only be permitted in conjunction with the uses permitted within section 1638.1, shall be within a screened side yard, and/or a rear yard, and shall only be permitted on lands located west of Sun Pac Boulevard;
- (8) the uses permitted within section 1638.1(9) shall only be permitted on lands located west of Sun Pac Boulevard; and,

- (9) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

1638.3 for the purpose of this section:

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

**1641** The lands designated M4(H) - SECTION 1641 on Sheet 66 of Schedule A to this by-law:

1641.1 shall only be used for the following:

- (a) those purposes permitted in a M4 - SECTION 1574 zone; and,
- (b) purposes accessory to the other permitted purposes.

1641.2 shall be subject to the following requirements and restrictions:

- (1) the holding (H) symbol shall not be removed until either:
  - (a) the two abutting residential properties to the north and east are rezoned for non-residential purposes; or,
  - (b) the owner has submitted a satisfactory concept site plan to the satisfaction of the Council of the City of Brampton, illustrating that the two abutting residential properties, to the north and east, can be comprehensively developed in conjunction with both the M4 - SECTION 1575 (SPECIAL RESERVE) and the M4(H)-SECTION 1641 zones; and
- (2) until the holding (H) symbol is removed, the lands designated M4(H) - SECTION 1641 shall:
  - (a) only be used for those purposes permitted in the A zone, subject to the requirements and restrictions of the A zone, and all general provisions of this by-law; and,
  - (b) until November 13, 1998 may be temporarily used for the parking of trucks and trailers, subject to the requirements and restrictions of the M4-SECTION 1574 zone.

1641.3 shall also be subject to the requirements and restrictions relating to the M4 - SECTION 1574 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1641.2.

**1643** The lands designated SC - SECTION 1643 on Sheet 49 of Schedule A to this by-law:

1643.1 shall only be used for the following purposes:

- (1) a building supplies outlet within an enclosed building;
- (2) a garden centre sales establishment within an enclosed building;
- (3) a retail warehouse not engaged in the selling of food;
- (4) a furniture and appliance store;

- (5) a service station;
- (6) a motor vehicle repair shop;
- (7) a dining room restaurant, a convenience restaurant, and a take-out restaurant;
- (8) a personal service shop;
- (9) an office;
- (10) a bank, trust company and finance company;
- (11) a retail establishment, subject to the requirement set out in section 1643.2(6)
- (12) a hotel/motel; and,
- (13) purposes accessory to the other permitted purposes.

1643.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 4047 square metres;
- (2) Maximum Coverage: 28 percent;
- (3) all buildings and structures shall be located a minimum of 14.0 metres from the Highway Number 7 right-of-way, as widened;
- (4) Maximum Building Height: no restriction;
- (5) Minimum Landscaped Area:
  - (a) not less than 9.0 metres in width, shall be provided and maintained where the lands abut Highway Number 7;
  - (b) not less than 3.0 metres in width, shall be provided and maintained where the lands abut any other road;
- (6) the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (7) the Maximum Floor Space Index for office purposes shall be 0.5;
- (8) parking shall be provided in accordance with Section 20 of this by-law;
- (9) no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking space or landscaped area
- (10) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- (11) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Highway Number 7; and,
- (12) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

1643.3 for the purpose of this section,

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

**1647** The lands designated C1 - SECTION 1647 on Sheet 50 of Schedule A to this by-law:

1647.1 shall only be used for those purposes permitted in a C1 zone.

1647.2 shall be subject to the following requirements and restrictions:

- (a) no building shall be located closer than:
  - (1) 6.0 metres to a public street; and,
  - (2) 1.2 metres to a zone boundary.
- (b) Maximum Gross Commercial Floor Area shall not exceed 475.0 square metres;
- (c) Minimum Lot Width: 30.0 metres; and,
- (d) Landscaped Open Space, having a minimum width of 6.0 metres, shall be provided and maintained where the subject lands abut Goreway Drive, as widened, except at approved driveway locations.

**1648** The lands designated R4A - SECTION 1648 on Sheet 50 of Schedule A to this by-law:

1648.1 shall only be used for the following purposes:

- (a) multiple residential dwellings;
- (b) apartment dwellings;
- (c) only in conjunction with an apartment dwelling, a visitor lodging unit, subject to the requirements set out in Section 1648.2(e); and,
- (d) purposes accessory to the other permitted purposes.

1648.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: 210
- (b) Maximum Number of Apartment Dwelling Units: 185
- (c) Maximum Number of Multiple Residential Dwelling Units: 28
- (d) Maximum Number of dwelling units in a multiple residential dwelling: 8
- (e) Maximum Number of visitor lodging units: 4
- (f) Minimum Front Yard Depth: 11.0 metres
- (g) Minimum Side Yard Width and Rear Yard Depth for all dwellings: 0 metres, except for the following:
  - (1) where the side yard or rear yard abuts an OS zone, in which case 7.5 metres shall be provided; and,

- (2) where the side yard or rear yard abuts a C1-Section 1647 zone, in which case 9.0 metres shall be provided;
- (h) no apartment dwelling shall be located closer than 70.0 metres to Goreway Drive;
- (i) no apartment dwelling greater than 6 storeys in height shall be located closer than 140.0 metres to Goreway Drive;
- (j) no apartment dwelling greater than 8 storeys in height shall be located closer than 170.0 metres to Goreway Drive;
- (k) Minimum Separation Distance between dwellings: 15.0 metres;
- (l) notwithstanding section 1648.2(k) the minimum separation distance between multiple residential dwellings shall be provided as follows:
- (1) between two exterior walls which contain no windows or doors to habitable rooms: 3 metres;
- (2) between two exterior walls, one or both of which contains windows to habitable rooms: 7.5 metres; and,
- (3) between two exterior walls one or both of which contains doors to habitable rooms: 10.0 metres;
- (m) Maximum Building Height:
- (1) for an apartment dwelling: 9 storeys;
- (2) for a multiple residential dwelling: 1 storey;
- (3) notwithstanding clause (2), of this subsection, two units of the multiple residential dwellings may be increased to 2 storeys in height;
- (n) Maximum Floor Area per dwelling unit:
- (1) for an apartment dwelling:
- (i) 45.0 square metres for a bachelor dwelling unit;
- (ii) 65.0 square metres for a one (1) bedroom dwelling unit; and,
- (iii) 122.0 square metres for a two (2) bedroom apartment dwelling unit; and,
- (2) for a multiple residential dwelling:
- (i) 130.0 square metres;
- (o) maximum number of bedrooms per dwelling unit: 2
- (p) parking shall be provided in accordance with the following standards:
- (1) apartment and multiple residential dwellings shall provide the following number of parking spaces per dwelling unit:

UNIT TYPE	RESIDENT	VISITOR	TOTAL
Bachelor	1.00	0.23	1.23
1 Bedroom	1.18	0.23	1.41

2 Bedroom      1.36      0.23      1.59

- (q) an underground parking garage shall not be located closer than 1.5 metres to Goreway Drive as widened or any property zoned OS, REH, or RE2 - Section 1556;
- (r) Minimum Landscaped Open Space:      35 percent of the lot area;
- (s) Landscaped Open Space, having a minimum width of 6.0 metres, shall be provided and maintained where the subject lands abut a RE2 - Section 1556 zone and any portion of Goreway Drive, as widened, except at approved driveway locations;
- (t) all garbage and refuse containers shall be enclosed within a building or structure.

1648.3 for the purposes of Section 1648:

Visitor Lodging Unit shall mean one or more habitable rooms designed or intended to be used for overnight sleeping accommodation for persons visiting residents of apartment dwellings and multiple residential dwellings, and which does not contain individual cooking facilities.

**1649** The lands designated R4A - SECTION 1649 on Sheet 50 of Schedule A to this by-law:

1649.1 shall only be used for the following purposes:

- (a) multiple residential dwellings;
- (b) apartment dwellings; and,
- (c) purposes accessory to the other permitted purposes.

1649.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units:      236
- (b) minimum side yard width and rear yard depth for all dwellings: 0 metres, except for the following:
  - (1) no multiple residential dwelling shall be located closer than 9.0 metres to a RE2 - Section 1556 zone;
  - (2) no apartment dwelling shall be located closer than 40.0 metres to a RE2 - Section 1556 zone;
  - (3) no multiple residential or apartment dwelling shall be located closer than 10.0 metres to an OS zone;
  - (4) notwithstanding clause (3) of this subsection, the minimum setback for a multiple residential dwelling to an OS zone, may be reduced to 7.5 metres, provided that the dwelling unit is fully located within 202.0 metres of Goreway Drive.
- (c) Maximum Number of Dwelling Units in a multiple residential dwelling: 9
- (d) Minimum Landscaped Open Space:      55 percent of the lot area;

- (e) no apartment dwelling shall be located closer than 70.0 metres to Goreway Drive;
- (f) no apartment dwelling greater than 7 storeys in height shall be located closer than 120.0 metres to Goreway Drive;
- (g) no apartment dwelling greater than 9 storeys in height shall be located closer than 170.0 metres to Goreway Drive;
- (h) Maximum Building Height:
  - (1) for an apartment dwelling: 12 storeys; and,
  - (2) for a multiple residential dwelling: 2 storeys;
- (i) parking shall be provided in accordance with the following standards:
  - (1) apartment and multiple residential dwellings shall provide the following number of parking spaces per dwelling unit:
 

UNIT TYPE	RESIDENT	VISITOR	TOTAL
Bachelor	0.83	0.23	1.06
1 Bedroom	0.83	0.23	1.06
2 Bedroom	1.36	0.23	1.59
- (j) Maximum Floor Area per dwelling unit:
  - (1) for an apartment dwelling:
    - (i) 45.0 square metres for a bachelor dwelling unit;
    - (ii) 69.0 square metres for a one (1) bedroom dwelling unit; and,
    - (iii) 125.4 square metres for a two (2) bedroom apartment dwelling unit; and,
  - (2) for a multiple residential dwelling:
    - (i) 130.0 square metres per dwelling unit;
- (k) maximum number of bedrooms per dwelling unit: 2

1649.3 shall also be subject to the requirements and restrictions relating to the R4A - SECTION 1648 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1649.2.

**1650** The lands designated R4A(H) -SECTION 1650 on Sheet 50 of Schedule A to this by-law:

1650.1 shall only be used for the following:

- (a) apartment dwellings; and,
- (b) purposes accessory to the other permitted purposes.

1650.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: 160



- (b) no dwelling shall be located closer than 10.0 metres to lands within any other zone, except along the easterly boundary where it shall be 7.5 metres;
- (c) Minimum Lot Width: 0 metres
- (d) section 6.6 of the by-law shall not apply;
- (e) Maximum Floor Space Index: 1.2
- (f) Minimum Landscaped Open Space: 55 percent of the lot area;
- (g) the holding (H) symbol shall not be removed until:
  - (1) 70 percent of the units located within both the R4A - Section 1648 and R4A - Section 1649 zones have been occupied; and,
  - (2) the owner has submitted documentation satisfactory to the Council of the City of Brampton which demonstrates that:
    - (i) the need for the next phase is justified;
    - (ii) essential services and facilities to serve the existing residential phase(s) including a private transit service integrated with the City's public transit system, have been provided and will be expanded to meet the needs of the next residential phase;
    - (iii) the impact of the existing residential phases on public community services including traffic impact on the surrounding road network is minimal; and,
    - (iv) the continued use of the rental parking standards for the residential phase is appropriate through the submission of a parking demand analysis of earlier phases; and,
- (h) until the holding (H) symbol is removed, the lands designated R4A(H) - SECTION 1650, shall only be used for those purposes permitted in the OS zone, subject to the requirements and restrictions of the OS zone, and all the general provisions of this by-law.

1650.3 shall also be subject to the requirements and restrictions relating to the R4A - SECTION 1648 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1650.2.

**1651** The lands designated R4A(H) - SECTION 1651 on Sheet 50 of Schedule A to this by-law:

1651.1 shall only be used for the following purposes:

- (a) apartment dwellings; and,
- (b) purposes accessory to the other permitted purposes;

1651.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: 123 units per hectare;
- (b) the holding (H) symbol shall not be removed until:
  - (1) the re-alignment of Goreway Drive has been approved by City Council;

- (2) 70 percent of the units located within the R4A - Section 1648, R4A - Section 1649 and R4A - Section 1650 zones have been occupied;
- (3) the owner has submitted documentation satisfactory to the Council of the City of Brampton which demonstrates that the site can be developed in a comprehensive manner with the abutting residential property to the west and for these combined lands that:
  - (i) the need for the next phase is justified;
  - (ii) essential services and facilities to serve the existing residential phase(s) including a private transit service integrated with the City's public transit system, have been provided and will be expanded to meet the needs of the next residential phase;
  - (iii) the impact of the existing residential phases on public community services including traffic impact on the surrounding road network is minimal; and,
  - (iv) the continued use of the rental parking standards for the residential phase is appropriate through the submission of a parking demand analysis of earlier phases; and,
- (c) until the holding (H) symbol is removed, the lands designated R4A(H) - SECTION 1651, shall only be used for those purposes permitted in the OS zone, subject to the requirements and restrictions of the OS zone, and all the general provisions of this by-law.

1651.3 shall also be subject to the requirements and restrictions relating to the R4A - SECTION 1648 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1651.2.

**1652** The lands designated I1 – SECTION 1652 on Sheet 50 of Schedule A to this by-law:

1652.1 shall only be used for the following purposes:

- (a) those uses permitted in an I1 – SECTION 1589 zone; and,
- (b) a parking lot.

1652.2 shall be subject to the following requirements and restrictions:

- (1) a Landscaped Area having a minimum width of 15.0 metres shall be provided and maintained along the southerly property boundary;
- (2) no building or structure shall be located closer than 7.9 metres or half the height of the building, whichever is the greater, from any non-institutional zone boundary;
- (3) no building or structure shall be located closer than 10 metres or half the height of the building, whichever is the greater, from the easterly limit of the Goreway Drive right-of-way, as widened and/or realigned;
- (4) the Maximum Permitted Gross Floor Area for the purpose of a nursing home shall be 8525 square metres;
- (5) parking shall be provided in accordance with the following requirements:

- (i) for the purpose of a nursing home, a minimum of 50 parking spaces shall be provided, of which 25 spaces may be provided off-site on abutting lands but which shall all be located within 30 metres of the zone boundary;
- (ii) for every building or structure erected or lot used for purposes other than a nursing home, one or more parking spaces shall be provided and maintained in accordance with Sections 6.0, 10.0 and 20 of this by-law;

1652.3 shall also be subject to the requirements and restrictions relating to the I1 – SECTION 1589 zone and all the general provisions of this by-law which are not in conflict with those set out in section 1652.2.

1652.4 for the purposes of this section,

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.

**1653** The lands designated R1A – SECTION 1653 on Sheet 31 of Schedule to this by-law:

1653.1 shall only be used for the purposes permitted in an R1A zone.

1653.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 13.75 metres
  - Corner Lot: 15.55 metres
- (c) Minimum Lot Depth: 0 metres
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (h) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side.
  - 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.

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

- (i) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (j) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1654** The lands designated R1A – SECTION 1654 on Sheet 31 of Schedule A to this by-law:

1654.1 shall only be used for the purposes permitted in an R1A zone.

1654.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.80 metres.
  - Corner Lot: 18.60 metres
- (c) Minimum Lot Depth: 0 metres
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) the rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (h) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side.
  - 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.
  - 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (i) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard if the extension of the side lot lines toward the front lot

line results in an angle of less than  
75 degrees.

- (j) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1659** The lands designated R1B - SECTION 1659 on Sheet 52 of Schedule A to this by-law:

1659.1 shall only be used for those purposes permitted in a R1B zone;

1659.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 450 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 15.0 metres;
  - Corner Lot: 16.8 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side;
  - 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;
  - 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (7) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) where a rear yard abuts an F zone, no dwelling shall be located closer than 10.0 metres to the F zone;
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) the following provisions shall apply to garages:

- (a) the maximum garage door width shall be 5.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.
- (11) where a lot has width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

**1660** The lands designated R1C - SECTION 1660 on Sheet 52 of Schedule A to this by-law:

1660.1 shall only be used for those purposes permitted in a R1C zone;

1660.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 390 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 13.0 metres
  - Corner Lot: 14.8 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side;
  - 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;
  - 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of

the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line

- (9) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 5.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.
- (10) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

**1661** The lands designated R1C - SECTION 1661 on Sheet 52 of Schedule A to this by-law:

1661.1 shall only be used for those purposes permitted in a R1C zone;

1661.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 13.0 metres;
  - Corner Lot: 14.8 metres
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side;
  - 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;

- 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
  - (9) the following provisions shall apply to garages:
    - (a) the maximum garage door width shall be 5.5 metres.
    - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
    - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
    - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.
  - (10) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

**1662** The lands designated R1D - SECTION 1662 on Sheet 52 of Schedule A to this by-law:

1662.1 shall only be used for those purposes permitted in a R1D zone;

1662.2 shall be subject to the following requirements and restrictions;

- (1) Minimum Lot Area: 300 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 10.0 metres
  - Corner Lot: 11.8 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:



- 1.2 metres on one side and 0.6 metres on the other side;
  - 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;
  - 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) the following provisions shall apply to garages;
- (a) the maximum garage door width shall be 3.1 metres; except where the lot exceeds 10.36 metres in width and is less than 11.0 metres in width in which case the maximum garage door width shall be 4.12 metres; and except where the lot is 11.0 metres or greater in width in which case the maximum garage door width shall be 5.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply too the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.
- (10) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

**1663** The lands designated R2A - SECTION 1663 on Sheet 52 of Schedule A to this by-law:

1663.1 shall only be used for the following purposes:

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

1663.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 210 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 15.0 metres per lot and 7.0 metres per dwelling unit;
  - Corner Lot: 16.8 metres and 8.8 metres for the dwelling unit closest to the flankage lot line;

- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

**1664** The lands designated R2A - SECTION 1664 on Sheet 52 of Schedule A to this by-law:

1664.1 shall only be used for the following purposes:

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

1664.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 168 square metres per dwelling unit;
- (2) Minimum Lot Depth: 24 metres.

1664.3 shall also be subject to the requirements and restrictions relating to the R2A - Section 1663 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1664.2.

**1665** The lands designated R3B - SECTION 1665 on Sheet 52 of Schedule A to this by-law:

1665.1 shall only be used for those purposes permitted in a R3B zone;

1665.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres per dwelling unit;
- (2) Minimum Lot Width:  
  
Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit;  
  
Corner Lot: 19.8 metres and 7.8 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide a side lot line the setback may be zero;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 2.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

- (10) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (11) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- (12) Maximum Lot Coverage: none;

**1666** The lands designated I1 - SECTION 1666 on Sheet 52 of Schedule A to this by-law:

1666.1 shall only be used for the purposes permitted by Section 1666.1(1), or the purposes permitted by Section 1666.1(2), but not both sections or not any combination of both sections:

either:

- (1)
  - (a) a religious institution;
  - (b) a public or private school;
  - (c) a day nursery;
  - (d) a park, playground or recreation facility operated by a public authority; and,
  - (e) purposes accessory to the other permitted purposes.

or:

- (2)
  - (a) those purposes permitted in an R1D - Section 1662 zone; and,
  - (b) a park, playground or recreation facility operated by a public authority.

1666.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1D - Section 1662 zone, the requirements and restrictions as set out in a R1D - Section 1662 zone;

**1667** The lands designated R1D - SECTION 1667 on Sheet 52 of Schedule A to this by-law:

1667.1 shall only be used for those purposes permitted in a R1D zone;

1667.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Rear Yard Depth: 12.0 metres;
- (2) Minimum Lot Depth: 0 metres

1667.3 shall also be subject to the requirements and restrictions relating to the R1D - Section 1662 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1667.2.

**1668** The lands designated M4 - SECTION 1668 on Sheet 49 of Schedule A to this by-law:

1668.1 shall only be used for the following purposes:

- (1) purposes permitted by an M4 zone;
- (2) business, professional and administrative offices connected with another permitted purpose;
- (3) exhibition and conference halls;
- (4) one dwelling unit, as part of an industrial building, only for the use of caretaker or night watchman employed in connection therewith;
- (5) any use by a public body of the same general character as the other permitted purposes.

1668.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Front Yard Depth shall be 9.0 metres;
- (2) the Minimum Lot Area shall be 2,000 square metres;
- (3) the Minimum Interior Side Yard Width shall be 4.0 metres;
- (4) the Minimum Rear Yard Depth shall be 20 metres;
- (5) a minimum 3.0 metre wide Landscaped Open Space Strip shall be provided along the front lot line except at approved driveway locations;
- (6) landscaping shall not be required in any interior side yard;
- (7) no outdoor truck loading facilities are permitted in the front yard;
- (8) at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot;
- (9) all operations are to be carried out within buildings, and the height of a building shall not exceed the following:
  - (a) two storeys in height, for manufacturing uses;
  - (b) five storeys in height, for office space.
- (10) Outside Storage of goods, material and equipment shall not be permitted;
- (11) a Landscaped Open Space Area having a minimum width of 9.0 metres shall be provided and maintained along Williams Parkway;

**1669** The lands designated M4 - SECTION 1669 on Sheet 69 of Schedule A to this by-law:

1669.1 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 warehouse;

- (3) a utility installation; and
- (4) a printing establishment.

(b) Non-Industrial

- (1) only in conjunction with an industrial use permitted in section 1669.1(a):
  - (i) a retail outlet, 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;
  - (ii) a day care centre;
  - (iii) a recreation facility or structure; and,
  - (iv) an associated office.
- (2) a retail warehouse;
- (3) a retail establishment
- (4) a restaurant;
- (5) a hotel or motel;
- (6) a motor vehicle sales establishment;
- (7) a service shop;
- (8) a banquet hall;
- (9) a community club;
- (10) an office;
- (11) purposes permitted by an Institutional Two (I2) zone; and,
- (12) purposes permitted by an Open Space (OS) zone;

(c) Accessory

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

1669.2 shall be subject to the following requirements and restrictions:

(a) Setback of Building(s):

- (1) Industrial Uses: a minimum of 12 metres and a maximum of 33 metres to either the Ebenezer Road or The Gore Road;
- (2) Non-Industrial Uses: a minimum of 6 metres or half the building height, whichever is the greater to Ebenezer Road, The Gore Road, an "Open Space (OS)" zone, a "Floodplain (F)" zone, an "Agricultural (A)" zone, and residentially zoned properties;

- (3) notwithstanding the above, a distribution centre or an operation involving cold storage as a principle or accessory use, other than a restaurant or banquet hall, shall not be located within 200 metres from either The Gore Road or Ebenezer Road;
- (4) notwithstanding the above, a motor vehicle sales establishment shall not be located within 90 metres from either The Gore Road or Ebenezer Road;
- (5) notwithstanding the above, those purposes permitted in Section 1669.1(b)(10) shall only be permitted within 120 metres from the intersection of The Gore Road and Ebenezer Road;
- (6) notwithstanding the above, no building or structure shall be located within 10.0 metres from a "Floodplain (F)" zone;
- (b) Maximum Floor Space Index shall be 0.5;
- (c) Minimum Landscaped Open Space (except at approved driveway locations):
  - (1) for Industrial Uses: 12 metres along Ebenezer Road and The Gore Road;
  - (2) for Non-Industrial Uses: 6 metres; and,
  - (3) along all other public roads, and lands zoned "Open Space (OS)", "Floodplain (F)", "Agricultural (A)", and a residential zone category: 3 metres;
- (d) Outside Storage: no outside storage shall be permitted, except for:
  - (1) motor vehicles for sale in association with the purposes permitted within Section 1669.1(b)(6); and,
  - (2) seasonal goods associated with a Non-Industrial use permitted by Section 1669.1(b), but such storage shall not be located within a yard abutting Ebenezer road, The Gore Road, an "Open space (OS)" zone, a "Floodplain (F)" zone, and residentially zoned properties; and
  - (3) notwithstanding the above, such storage shall not occupy any required parking space or landscaped area;
- (e) Minimum Lot Area: 1.0 hectares, except where lands abut a residential zone, in which case a minimum lot size of 0.65 hectares may be permitted;
- (f) Maximum Building Height:
  - (1) Industrial Uses: 1 storey, except for an ancillary office component in which case the maximum height limit shall be 3 storeys;
  - (2) Non-Industrial Uses: 2 storeys, except for an office use located within 120 metres from the Ebenezer Road and The Gore Road intersection, in which case the maximum height limit shall be 3 storeys;
- (g) Loading Doors:

- (1) for all uses, there shall be no overhead doors on a building wall that faces Ebenezer Road, The Gore Road, a "Floodplain (F)" zone or residentially zoned properties, unless screened from a public road;
- (2) for Industrial Uses, there shall be no overhead doors within 60 metres of Ebenezer Road and The Gore Road, unless screened from a public road;
- (h) Screening:
  - (1) all waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenezer Road, The Gore Road, an "Open Space (OS)" zone, a "Floodplain (F)" zone, and residentially zoned properties;
  - (2) all rooftop units located within 90 metres from either The Gore Road or Ebenezer Road shall be screened in their entirety;
- (i) Parking:
  - (1) truck parking and loading/unloading areas shall not be located within 60 metres of Ebenezer Road and The Gore Road, unless screened from public roads; and,
- (j) Architecture: the Non-Industrial uses permitted by Sections 1669.1(b)(3), through (10), shall contain a sloped roof treatment;
- (k) Accessory Building(s): no accessory building(s) shall be located within 60 metres of Ebenezer Road or The Gore Road;
- (l) the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (m) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- (n) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted; and,

1669.3 shall also be subject to the requirements and restrictions relating to the M4 zone for those uses permitted by Section 1669.1(a) or the SC zone for those uses permitted by Section 1669.1(b), and all the general provisions of this by-law which are not in conflict with those set out in Section 1669.2.

1669.4 for the purpose of this section,

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

**1670** The lands designated R3B - SECTION 1670 on Sheet 52 of Schedule A to this by-law:

1670.1 shall only be used for those purposes permitted in a R3B zone;

1670.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres per dwelling unit;



(2) Minimum Lot Width:

Interior Lot: 22.5 metres per lot and 7.5 metres per dwelling unit;

Corner Lot: 24.3 metres and 9.3 metres for the dwelling unit closest to the flankage lot line;

(3) Minimum Lot Depth: 24 metres;

(4) the following provisions shall apply to garages:

(a) the maximum garage door width shall be 3.1 metres.

(b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

(c) the garage door width restriction does not apply to the garage door facing a flankage lot line.

(d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

1670.3 shall also be subject to the requirements and restrictions relating to the R3B - Section 1665 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1670.2.

**1671** The lands designated R1B - SECTION 1671 on Sheet 52 of Schedule A to this by-law:

1671.1 shall only be used for those purposes permitted in a R1B zone;

1671.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Depth: 0 metres;

1671.3 shall also be subject to the requirements and restrictions relating to the R1B - Section 1659 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1671.2.

**1672** The lands designated R1A - SECTION 1672 on Sheet 31 of Schedule A to this by-law:

1672.1 shall only be used for the purposes permitted in an R1A zone.

1672.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 330 square metres.

(b) Minimum Lot Width:

Interior Lot: 16.80 metres.

Corner Lot: 18.60 metres.

(c) Minimum Lot Depth: 0 metres.

(d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 9.0 metres.
- (g) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 meters on the other side.
  - 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
  - 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (h) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1673** The lands designated R1A - SECTION 1673 on Sheet 31 of Schedule A to this by-law:

1673.1 shall only be used for the purposes permitted in an R1A zone.

1673.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres.
- (b) Minimum Lot Width:
  - Interior Lot: 13.75 metres.
  - Corner Lot: 15.55 metres.
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres
- (g) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side.

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

- (h) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1674** The lands designated R1C - SECTION 1674 on Schedule A to this by-law:

1674.1 shall only be used for those purposes permitted in a R1C zone;

1674.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 228 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12 metres;
  - Corner Lot: 13.8 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the

side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

**1675** The lands designated R1B - SECTION 1675 on Schedule A to this by-law:

1675.1 shall only be used for those purposes permitted in a R1B zone;

1675.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 324 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 13.5 metres;
  - Corner Lot: 15.3 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot

line result in an angle of less than  
75 degrees at the front lot line;

- (9) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 5.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

**1676** The lands designated R1B - SECTION 1676 on Schedule A to this by-law:

1676.1 shall only be used for those purposes permitted in a R1B zone;

1676.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 324 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 13.5 metres;
  - Corner Lot: 15.3 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (8) Minimum Setback From F Zone: no dwelling shall be located closer than 10 metres to an F Zone;
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard

area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

**1677** The lands designated M1A – SECTION 1677 on Sheet 68 of Schedule A to this by-law:

1677.1 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;
  - (2) a warehouse; and
  - (3) a parking lot.
- (b) Accessory
  - (1) an associated office;
  - (2) a retail outlet operated in connection with a permitted industrial use; and
  - (3) purposes accessory to the permitted purposes.

1677.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Rear Yard Depth: 4.8 metres;
- (2) the Maximum Gross Floor Area for all buildings shall not exceed 4450 square metres.
- (3) the Maximum Gross Floor Area devoted to associated office and/or accessory retail outlet purposes shall not exceed 830 square metres;
- (4) a minimum of ninety (90) parking spaces shall be provided;
- (5) Minimum Landscaped Open Space: 55 percent of the minimum required front yard area, including a minimum 3.0 metre wide landscaped open space area along the front lot line, except at

approved driveway locations, shall  
be landscaped open space.

- (6) no outside storage shall be permitted.
- (7) Minimum Front Yard Depth: 9 metres
- (8) Minimum Interior Side Yard Width: 4 metres except where it abuts an Institutional or Residential Zone, in which case the minimum requirement is 9 metres, and where it abuts a rail line, in which case there is no requirement

**1678** The lands designated M3 - SECTION 1678 on Sheet 66 of Schedule A to this by-law:

1678.1 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 warehouse;
- (4) a power generation plant; and,
- (5) a printing establishment.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) only in conjunction with an industrial use permitted in section 1678.1(a):
  - (i) a day care centre;
  - (ii) a recreation facility or structure; and,
  - (iii) an associated office.

(c) Accessory

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

1678.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 100.0 metres from the lot line abutting Goreway Drive;
- (b) Minimum Interior and Exterior Side Yard Widths: 20.0 metres, except for structures which are set back in excess of 510.0

metres from Goreway Drive, then the side yard setback may be reduced to 4.0 metres;

- (c) all buildings and structures shall be located a minimum of 10.0 metres from a Floodplain and Open Space zone;
- (d) Minimum Landscaped Open space:
  - (i) a minimum of 15.0 metres in width, for a minimum distance of 200.0 metres, shall be provided and maintained abutting the north limit of the property, except at approved driveway locations;
  - (ii) a minimum of 20.0 metres in width, for a minimum distance of 300.0 metres, shall be provided and maintained abutting the south limit of the property, except at approved driveway locations;
- (e) parking shall be provided in accordance with the general provisions of this by-law, with the exception of the use permitted within Section 1678.1(a)(4), in which case the minimum number of on-site parking spaces shall be 71 spaces;
- (f) a fence shall be permitted within the front yard, provided that it is set back a minimum distance of 40 metres from the front lot line.

1678.3 for the purpose of section 1678:

Front Lot Line shall mean the lot line abutting Goreway Drive.

Power Generation Plant shall mean any building, structure, plant or equipment essential to the provision and operation of electricity.

**1679** The lands designated R1C - SECTION 1679 on Schedule A to this by-law:

1679.1 shall only be used for those purposes permitted in a R1C zone;

1679.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 360 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 12 metres
  - Corner Lot: 13.8 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:



- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (h) Minimum Setback from F Zone: no dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- (k) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1680** The lands designated R1C - SECTION 1680 on Schedule A to this by-law:

1680.1 shall only be used for those purposes permitted in a R1C zone;

1680.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 300 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 10 metres
  - Corner Lot: 12.8 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage

- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (h) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 4.0 metres
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- (k) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1681** The lands designated R1D - SECTION 1681 on Schedule A to this by-law:

1681.1 shall only be used for those purposes permitted in an R1D zone;

1681.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 270 square metres
- (b) Minimum Lot Width:

- Interior Lot: 9 metres
- Corner Lot: 10.8 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:
- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (h) Minimum Setback from F Zone: no dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
- (1) 40 percent of the minimum front yard area
- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- (j) Maximum Garage Door Width:
- (1) the maximum garage door width shall be 3.1 metres
- (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line
- (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- (k) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

1682.1 shall only be used for those purposes permitted in a R1D zone;

1682.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 216 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 9 metres
  - Corner Lot: 10.8 metres
- (c) Minimum Lot Depth: 24 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (h) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 3.1 metres
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

- (k) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1683** The lands designated R2A - SECTION 1683 on Sheet 51 of Schedule A to this by-law:

1683.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
- (1) for a Single Detached Dwelling: 270 square metres
  - (2) for a Semi-Detached Dwelling: 450 square metres
- (b) Minimum Lot Width:
- (1) for a Single Detached Dwelling:
    - Interior Lot: 9 metres
    - Corner Lot: 10.8 metres
  - (2) for a Semi-Detached Dwelling:
    - Interior Lot: 15 metres and 7.5 metres per dwelling unit
    - Corner Lot: 16.8 metres and 9.3 metres for the dwelling unit closest to the flankage lot line
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:
- (1) for a Single Detached Dwelling:
    - (i) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
    - (ii) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
  - (2) for a Semi-Detached Dwelling: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

- (h) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 3.1 metres
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (4) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- (k) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1684** The lands designated R3A - SECTION 1684 on Sheet 51 of Schedule A to this by-law:

1684.1 shall only be used for the following purposes:

- (a) a townhouse dwelling;
- (b) purposes accessory to the other permitted purposes; and
- (c) an auxiliary group home.

1684.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 200 square metres per dwelling unit
- (b) Minimum Front Yard Depth: 4.5 metres
- (c) Minimum Rear Yard Depth: 7.0 metres
- (d) Minimum Interior Side Yard Width: 3.6 metres
- (e) Minimum Exterior Side Yard Width: 4.6 metres
- (f) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone
- (g) Maximum Building Height: 10.6 metres
- (h) Maximum Lot Coverage of principal buildings: 35 percent of lot area

- (i) Minimum Landscaped Open Space: 50 percent of lot area
- (j) Minimum Distance between buildings:
  - (1) between exterior walls which contain no windows to habitable rooms: 1.8 metres;
  - (2) between two exterior walls, one of which contains windows to habitable rooms: 3.0 metres;
  - (3) between two exterior walls, both of which contain windows to habitable rooms: 10.0 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.
- (k) Maximum Number of Units per building: 8

**1685** The lands designated OS - SECTION 1685 on Sheet 51 of Schedule A to this by-law:

1685.1 shall only be used for the following purposes:

- (a) flood and erosion control;
- (b) conservation area or purposes; and
- (c) purposes accessory to other permitted purposes.

1685.2 shall be subject to the following requirements and restrictions:

- (a) no person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control.

**1686** The lands designated R2A - SECTION 1686 on Sheet 51 of Schedule A to this by-law:

1686.1 shall only be used for the following purposes:

- (a) a semi-detached dwelling;
- (b) an auxiliary group home; and
- (c) purposes accessory to other permitted purposes.

1686.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 195 square metres per dwelling unit
- (b) Minimum Lot Width:
  - Interior Lot: 13 metres and 6.5 metres per dwelling unit
  - Corner Lot: 14.8 metres and 8.3 metres for the dwelling unit closest to the flankage lot line
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling

and 6.0 metres to the front of the garage

- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (h) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be:
    - (i) 2.5 metres on a lot having a lot width per dwelling unit of less than 7 metres;
    - (ii) 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7 metres but less than 8 metres;
    - (iii) 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8 metres.
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (4) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- (k) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1687** The lands designated R1C - SECTION 1687 on Schedule A to this by-law:

1687.1 shall only be used for those purposes permitted in a R1C zone;



1687.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 264 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 11 metres
  - Corner Lot: 12.8 metres
- (c) Minimum Lot Depth: 24 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (h) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 11 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres;

- (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

- (k) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1688** The lands designated R3B - SECTION 1688 on Sheet 51 of Schedule A to this by-law:

1688.1 shall only be used for the purposes permitted in an R3B zone.

1688.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 144 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.0 metres, and 6.0 metres per dwelling unit
  - Corner Lot: 19.8 metres, and 7.8 metres for the dwelling unit closest to the flankage lot line
- (c) Minimum Lot Depth: 24.0 metres
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (e) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be:
    - (i) 2.5 metres on a lot having a lot width per dwelling unit of less than 7 metres;
    - (ii) 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7 metres but less than 8 metres;
    - (iii) 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8 metres.
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line
- (4) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- (i) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (j) Minimum Landscaped Open Space:
  - (1) 40% of the minimum front yard area; and
  - (2) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (k) Front to Rear Access: each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.
- (l) Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- (m) Maximum Lot Coverage: none

**1689** The lands designated R1C - SECTION 1689 on Schedule A to this by-law:

1689.1 shall only be used for those purposes permitted in a R1C zone;

1689.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 315 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 10.5 metres
  - Corner Lot: 12.3 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres

- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (h) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be:
    - (i) 4.12 metres on a lot having a lot width less than 11 metres but greater than or equal to 10.5 metres;
    - (ii) 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 11 metres.
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- (k) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1690** The lands designated M3 - SECTION 1690 on Sheet 66 of Schedule A to this by-law

1690.1 shall only be used for the following purposes:

- (a) the outdoor storage of motor vehicles; and,
- (b) purposes accessory to the other permitted purposes

1690.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Landscaped Open Space:

- (1) a minimum 5.0 metre wide landscaped open space strip, shall be provided and maintained along the southerly limit of this zone boundary; and,
  - (2) a minimum 12.0 metre wide landscaped open space strip, containing a 2.0 metre high berm, shall be provided and maintained along the easterly zone boundary that abuts Goreway Drive, and which shall extend across the site triangle at the road intersection, and shall further extend westerly, along the northerly zone boundary for a distance of 100 metres from the as-widened portion of Goreway Drive:
- (b) Outdoor Storage:
- (1) any Motor Vehicle having a weight greater than 3,500 kilograms or an overall height greater than 2.75 metres shall not be permitted to be stored on the site;
  - (2) no more than 10 percent of the site shall be used for the storage of Oversized Motor Vehicles, and any Oversized Motor Vehicle shall be set back a minimum distance of 100 metres from Goreway Drive;
  - (3) the storage of motor vehicles shall only be permitted at grade level; and,
  - (4) no storage shall be permitted within any required landscaped area; and,
- (c) a solid opaque fence shall not be required, and a chain link fence may be permitted in the front yard.

**1691** The lands designated RIC - SECTION 1691 on Schedule A to this by-law:

1691.1 shall only be used for those purposes permitted in a RIC zone.

1691.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 324 square metres;
- (b) Minimum Lot Width:
  - Interior Lot: 13.5 metres;
  - Corner Lot: 15.3 metres;
- (c) Minimum Lot Depth: 24 metres;
- (d) Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (g) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 % of the minimum lot area;
- (h) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) the following provisions shall apply to garages:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than or equal to 16 metres but greater than or equal to 13.5 metres.
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.
  - (4) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more the garage door width.

**1692** The lands designated R1C - SECTION 1692 on Schedule A to this by-law:

1692.1 shall only be used for those purposes permitted in a R1C zone;

1692.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 360 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 12 metres
  - Corner Lot: 13.8 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (h) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than or equal to 16 metres but greater than or equal to 12metres.
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- (k) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1693** The lands designated R1B - SECTION 1693 on Sheet 51 of Schedule A to this by-law:

1693.1 shall only be used for those purposes permitted in a R1B zone;

1693.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 450.0 square metres.
- (2) Minimum Lot Width:
  - Interior Lot: 15.0 metres.
  - Corner Lot: 16.8 metres.
- (3) Minimum Lot Depth: 30.0 metres.

- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (8) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone.
- (9) Minimum Landscaped Open Space:
  - (a) 40 percent of the minimum front yard area; and,
  - (b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres, but greater than or equal to 15.0 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line, and on a lot having a lot width greater than or equal to 16.0 metres;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (12) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;



**1694** The lands designated R1C - SECTION 1694 on Sheet 51 of Schedule A to this by-law:

1694.1 shall only be used for those purposes permitted in a R1C zone;

1694.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 285.0 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 12.0 metres.  
  
Corner Lot: 13.8 metres.
- (3) Minimum Lot Depth: 24.0 metres.
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (8) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone.
- (9) Minimum Landscaped Open Space:
  - (a) 40 percent of the minimum front yard area; and,
  - (b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres, but greater than or equal to 12.0 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line, and on a lot having a lot width greater than or equal to 16.0 metres;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

- (11) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1695** The lands designated R2A - SECTION 1695 on Sheet 51 of Schedule A to this by-law:

1695.1 shall only be used for the following purposes:

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

1695.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 216 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres per lot, and 9.0 metres per dwelling unit;
  - Corner Lot: 19.8 metres per lot, and 10.8 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 24.0 metres.
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth:
  - (a) 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25 percent of the minimum required lot area for the particular unit; and,
  - (b) 10.0 metres where the rear yard abuts a HC1-Section 501 zone category.
- (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (8) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone.

- (9) Minimum Landscaped Open Space:
  - (a) 40 percent of the minimum front yard area; and,
  - (b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.7 metres on a lot having a dwelling unit width of 9.0 metres or greater;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (11) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1696** The lands designated R2A - SECTION 1696 on Sheet 51 of Schedule A to this by-law:

1696.1 shall only be used for the following purposes:

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

1696.2 shall be subject to the requirements and restrictions permitted by section 1696.2(1), or the requirements and restrictions permitted by section 1696.2(2), but not both sections or not any combination of both sections:

either:

- (1) the requirements and restrictions as set out in a R2A - Section 1765 zone;

or:

- (2) the requirements and restrictions as set out in a R2A - Section 1695 zone.

**1697** The lands designated I1 - SECTION 1697 on Sheet 51 of Schedule A to this by-law:

1697.1 shall only be used for the purposes permitted by section 1697.1(1), or the purposes permitted by section 1697.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in an R1C - Section 1694 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

1697.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C - Section 1694 zone, the requirements and restrictions as set out in a R1C - Section 1694 zone.

**1698** The lands designated SC - SECTION 1698 on Sheet 69 of Schedule A to this by-law:

1698.1 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 convenience restaurant, and a takeout restaurant;
  - (11) a gas bar;
  - (12) a printing or copying establishment;
  - (13) a commercial school;
  - (14) a garden centre sales establishment;
  - (15) an amusement arcade, but not including a billiard hall;
  - (16) a temporary open air market;

- (17) a place of commercial recreation but not including a billiard hall;
- (18) a community club;
- (19) a health centre
- (20) a tavern;
- (21) a theatre;
- (22) a custom workshop;
- (23) a motor vehicle or boat sales establishment;
- (24) a motor vehicle repair shop, but excluding a motor vehicle body shop;
- (25) a motor vehicle washing establishment;
- (26) a swimming pool sales and service establishment;
- (27) an animal hospital;
- (28) a banquet hall;
- (29) a hotel / motel

(b) Accessory

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

1698.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9.0 metres, except at a street intersection and/or at a full turns access driveway location, in which case the minimum front yard setback may be reduced to 6.0 metres when the area between the building and property limit are landscaped and not used for parking or driveway purposes.
- (b) Minimum Interior Side Yard Width: 6.0 metres.
- (c) Minimum Exterior Side Yard Width: 6.0 metres.
- (d) Minimum Rear Yard Depth: 10.0 metres.
- (e) no building, structure, parking space or driveway shall be located within 10.0 metres of a Floodplain (F) zone boundary.
- (f) Minimum Lot Width: None.
- (g) Maximum Building Height: no restrictions, except when a building is within 60 metres from a residentially zoned property, the maximum building height shall be 2 storeys.
- (h) the Maximum Gross Leasable Commercial Floor Area for a supermarket shall not exceed 9,500 square metres.
- (i) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.

- (j) a screened outdoor area devoted to the year round display and sale of products only in conjunction with a supermarket, and shall be restricted to areas not required for parking and landscaping.
- (k) except for approved access locations, landscaped open space shall be provided as follows:
  - (1) a minimum 9.0 metre wide strip along Regional Road 50, except at a street intersection and/or at a full turns access driveway location, in which case the minimum landscaped open space may be reduced to 6.0 metres when the area between the building and property limit are landscaped and not used for parking or driveway purposes;
  - (2) a minimum 6.0 metre wide strip along Ebenezer Road;
  - (3) a minimum 10.0 metre wide strip abutting a Floodplain (F) zone boundary;
  - (4) a minimum 3.0 metre wide strip along all other roads or property limits
- (l) all rooftop units shall be screened.
- (m) truck parking and loading/unloading areas shall not be located within 60 metres of any adjacent public road, unless screened from such public road.
- (n) notwithstanding any other zoning provisions, within this by-law, to the contrary, the lands zoned by this zone category shall be treated as a single lot for zoning purposes.

1698.3 for the purposes of Section 1698:

Front Lot Line shall mean the lot line abutting Regional Road Number 50.

**1702** The lands designated R1A - SECTION 1702 on Sheet 31 of Schedule A to this by-law:

1702.1 shall only be used for the purposes permitted in an R1A zone.

1702.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 13.75 metres.
  - Corner Lot: 15.55 metres
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (g) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (h) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) Where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1703** The lands designated R1A - SECTION 1703 on Sheet 31 of Schedule A to this by-law:

1703.1 shall only be used for the purposes permitted in an R1A zone.

1703.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.80 metres

Corner Lot: 18.60 metres

- (c) Minimum Lot Depth: 0 metres
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (g) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (h) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) Where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1705** The lands designated M3 - SECTION 1705 on Sheet 66 of Schedule A to this by-law:

1705.1 shall only be used for the following purposes:

- (1) the purposes permitted by SECTION 1568.1;
- (2) as a temporary use, until October 1, 2003, motor vehicle sales;
- (3) purposes accessory to the other permitted purposes.

1705.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restrictions of SECTION 1570.2.
- (2) a maximum of 10 motor vehicles will be displayed for sale within a building.
- (3) the display area for motor vehicle sales shall not exceed 92 metres.
- (4) a motor vehicle body shop and a motor vehicle repair shop shall not be permitted.



**1706** The lands designated R1A - SECTION 1706 on Sheet 31 of Schedule A to this by-law:

1706.1 shall only be used for the following purposes:

- (a) The purposes permitted by SECTION 1612.1;
- (b) a single detached dwelling;
- (c) purposes accessory to the other permitted purposes.

1706.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted by Section 1706.1(a), the requirements and restrictions of SECTION 1612.2.
- (2) for those purposes permitted by Section 1706.1(b) the following:
  - (1) Minimum Lot Area: 216 square metres;
  - (2) Minimum Lot Width:
    - Interior Lot: 9.0 metres.
    - Corner Lot: 10.8 metres
  - (3) Minimum Lot Depth: 24 metres;
  - (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
  - (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
  - (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
  - (7) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side.
  - (8) Minimum Landscaped Open Space:
    - (a) 40% of the minimum front yard area; and,
    - (b) 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
  - (9) the following provisions shall apply to garages:
    - (a) the maximum garage door width shall be 3.10 metres;

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1707** The lands designated R1A – SECTION 1707 on Sheet 31 of Schedule A to this by-law:

1707.1 shall only be used for the following purposes:

- (a) the purposes permitted by SECTION 1614.1;
- (b) a single detached dwelling;
- (c) purposes accessory to the other permitted purposes.

1707.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted by Section 1707.1(a), the requirements and restrictions of SECTION 1614.2.
- (2) for those purposes permitted by Section 1707.1(b) the following:
  - (1) Minimum Lot Area: 216 square metres;
  - (2) Minimum Lot Width:
    - Interior Lot: 9.0 metres
    - Corner Lot: 10.8 metres.
  - (3) Minimum Lot Depth: 24 metres;
  - (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
  - (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
  - (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
  - (7) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side.

- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.10 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

**1708** The lands designated R1A – SECTION 1708 on Sheet 31 of Schedule A to this by-law:

1708.1 shall only be used for the purposes permitted in an R1A zone.

1708.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.3 metres
  - Corner Lot: 20.1 metres
- (c) Minimum Lot Depth: 24.4 metres.
- (d) Minimum Front Yard Depth: 4.5 metres, but 6.0 metres to the opening of a garage.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;

- (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
- (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (j) Minimum Setback from F Zone: no permanent structures and excavations shall be located closer than 10 metres to a Floodplain Zone.
- (k) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

**1709** The lands designated R1A – SECTION 1709 on Sheet 31 of Schedule A to this by-law:

1709.1 shall only be used for the purposes permitted in an R1A zone.

1709.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 24.4 metres
  - Corner Lot: 26.2 metres.
- (c) Minimum Lot Depth: 24.4 metres.
- (d) Minimum Front Yard Depth: 4.5 metres, but 6.0 metres to the opening of a garage.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 10 metres.
- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;

- (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (j) Minimum Setback from F Zone: no permanent structures and excavations shall be located closer than 10 metres to a Floodplain Zone.

**1710** The lands designated R1A – SECTION 1710 on Sheet 31 of Schedule A to this by-law:

1710.1 shall only be used for the purposes permitted in an R1A zone.

1710.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.80 metres.
  - Corner Lot: 18.60 metres
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (j) Minimum Setback from F Zone: no permanent structures or excavations shall be located closer than 10 metres to a Floodplain Zone.
- (k) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

**1711** The lands designated R1A – SECTION 1711 on Sheet 31 of Schedule A to this by-law:

1711.1 shall only be used for the purposes permitted in an R1A zone.

1711.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 13.75 metres.
  - Corner Lot: 15.55 metres.
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

- (h) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1712** The lands designated R1A – SECTION 1712 on Sheet 31 of Schedule A to this by-law:

1712.1 shall only be used for the purposes permitted in an R1A zone.

1712.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 13.75 metres
  - Corner Lot: 15.55 metres
- (c) Minimum Lot Depth: 0 metres
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 10 metres.
- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (h) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1713** The lands designated R1A – SECTION 1713 on Sheet 31 of Schedule A to this by-law:

1713.1 shall only be used for the purposes permitted in an R1A zone.

1713.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.80 metres
  - Corner Lot: 18.60 metres
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (h) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1714** The lands designated R1A - SECTION 1714 on Sheet 31 of Schedule A to this by-law:

1714.1 shall only be used for the purposes permitted in an R1A zone.

1714.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres



- (b) Minimum Lot Width:
  - Interior Lot: 16.80 metres
  - Corner Lot: 18.60 metres
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 10 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (h) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1715** The lands designated R1A – SECTION 1715 on Sheet 31 of Schedule A to this by-law:

1715.1 shall only be used for the purposes permitted in an R1A zone.

1715.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.3 metres.
  - Corner Lot: 20.1 metres.
- (c) Minimum Lot Depth: 0 metres

- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres. The rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (h) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1716** The lands designated R1A - SECTION 1716 on Sheet 31 of Schedule A to this by-law:

1716.1 shall only be used for the purposes permitted in an R1A zone.

1716.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.3 metres
  - Corner Lot: 20.1 metres
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

- (f) Minimum Rear Yard Depth: 10 metres.
- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (h) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1717** The lands designated C1 - SECTION 1717 on Sheet 31 of Schedule A of this by-law:

1717.1 shall only be used for the following purposes:

- (a) a convenience restaurant;
- (b) the purposes permitted in C1 Zone

1717.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 6.0 metres;
- (b) Minimum Interior Side Yard Width: 3.0 metres;
- (c) Minimum Exterior Side Yard Width: 3.0 metres;
- (d) Minimum Rear Yard Depth: 3.0 metres
- (e) Minimum Lot Width: 36 metres;
- (f) Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the property lines;
- (g) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (h) the following purposes shall not be permitted:
  - (i) adult entertainment parlour;
  - (ii) adult video store;
  - (iii) pool halls;

- (iv) amusement arcades;
- (v) temporary open air markets;
- (vi) a motor vehicle repair shop;
- (vii) a motor vehicle body shop;
- (viii) no storage of goods and materials outside a building; and
- (ix) a restaurant drive-through facility.
- (i) a restaurant shall not be permitted within 20 metres from an R1A-Section 1711 and an R1A-Section 1713 zone.
- (j) Maximum Gross Leasable Floor Area: 1,400 square metres.

**1719** The lands designated R1A – SECTION 1719 on Sheet 31 of Schedule A to this by-law:

1719.1 shall only be used for the purposes permitted in an R1A zone.

1719.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 13.75 metres.
  - Corner Lot: 15.55 metres.
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 10 metres.
- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (h) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front

lot line results in an angle of less than 75 degrees at the front lot line.

- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (j) Minimum Setback from F Zone: no permanent structures or excavations shall be located closer than 10 metres to a Floodplain Zone.
- (k) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

**1720** The lands designated R2A – SECTION 1720 on Sheet 52 of Schedule A to this by-law:

1720.1 shall only be used for the following purposes:

- (a) a semi-detached dwelling;
- (b) an auxiliary group home; and,
- (c) purposes accessory to the other permitted purposes.

1720.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 225 square metres.
- (2) Minimum Lot Width:
  - Interior Lot: 15.0 metres per lot and 7.5 metres per dwelling unit
  - Corner Lot: 16.8 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 30 metres.
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit, provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 3.10 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.
- (10) Minimum Setback From F Zone: no dwelling, building or structure, including fill that is not for the purposes of flood erosion control or resource management, shall be located closer than 10 metres to an F Zone.

**1721** The lands designated R1C – SECTION 1721 on Sheet 52 of Schedule A to this by-law:

1721.1 shall only be used for the purposes permitted in an R1C zone.

1721.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 360 square metres.
- (2) Minimum Lot Width:
  - Interior Lot: 12.0 metres.
  - Corner Lot: 13.8 metres.
- (3) Minimum Lot Depth: 30 metres.
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

- (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.9 metres more than the maximum garage door width permitted on the lot.
- (10) Minimum Setback From F Zone: no dwelling, building or structure, including fill that is not for the purposes of flood erosion control or resource management, shall be located closer than 10 metres to an F Zone.

**1722** The lands designated R1D – SECTION 1722 on Sheet 52 of Schedule A to this by-law:

1722.1 shall only be used for the purposes permitted in an R1D zone.

1722.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres.
- (2) Minimum Lot Width:
  - Interior Lot: 10.0 metres
  - Corner Lot: 11.8 metres.
- (3) Minimum Lot Depth: 30 metres.
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 3.1 metres; except where the lot exceeds 10.36 metres in width and is less than 11.0 metres in width in which case the maximum garage door width shall be 4.12 metres; and except where the lot is 11.0 metres or greater in width in which case the maximum garage door width shall be 5.5 metres.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.
- (10) Minimum Setback From F Zone: no dwelling, building or structure, including fill that is not for the purposes of flood erosion control or resource management, shall be located closer than 10 metres to an F Zone.

**1723** The lands designated R3B – SECTION 1723 on Sheet 52 of Schedule A to this by-law:

1723.1 shall only be used for the purposes permitted in an R3B zone.

1723.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres per dwelling unit.
- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit.
  - Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line.



- (3) Minimum Lot Depth: 30 metres.
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line, where the setback may be zero.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- (10) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater.
- (11) Maximum Lot Coverage: none.
- (12) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 2.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - (d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.
- (13) Minimum Setback From F Zone: no dwelling, building or structure, including fill that is not for the purposes of flood erosion control or resource management, shall be located closer than 10 metres to an F Zone.

1726.1 shall only be used for the following purposes:

- (a) those purposes permitted in the M3 zone,
- (b) a concrete batching plant, and;
- (c) purposes accessory to the other permitted purposes.

1726.2 shall be subject to the following requirements and restrictions:

- (a) for the purposes permitted by Section 1726.1
- (b) the following shall apply:
  - (1) Outside Storage:
    - (i) no storage shall be permitted outside a building, except where such storage is confined to the rear yard;
    - (ii) the maximum height of any materials stored outside shall be 6.0 metres; and,
    - (iii) outside storage shall be screened from any abutting Open Space zone by an opaque fence having a minimum height of 1.8 metres.

**1730** The lands designated M4 – SECTION 1730 on Sheet 49 of Schedule A to this by-law:

1730.1 shall only be used for the purposes identified in the M4 zone.

1730.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Gross Commercial Floor Area devoted to those office type uses permitted in section 34.1.1(c)(2) shall be restricted to 5% of the gross floor area of the entire building, to a maximum of 465 square metres;
- (2) Landscaped Open Space having minimum width of 9.0 metres shall be provided and maintained along Airport Road except at approved driveway locations;
- (3) Landscaped Open Space having minimum widths of 3.0 metres shall be provided and maintained along all other road except any road abutting the south property line and at approved driveway locations;
- (4) a 9.0 metre wide landscaped area shall be provided along the road abutting the south property line, except at approved driveway locations;
- (5) there shall be no overhead doors within 60 metres of Airport Road;
- (6) there shall be no overhead doors on a building wall that faces Airport Road;
- (7) Screening:
  - (i) all waste disposal facilities, including containers for recyclable materials, shall be screened from Airport Road;
  - (ii) all rooftop units located within 90 metres from Airport Road shall be screened in their entirety.

- (8) Parking: truck parking and loading/unloading areas shall not be located within 60 metres of Airport Road;
- (9) Accessory Buildings: no accessory building(s) shall be located within 60 metres of Airport Road.

**1731** The lands designated R1A - SECTION 1731 on Sheet 31 of Schedule A to this by-law:

1731.1 shall only be used for the purposes permitted in an R1A zone.

1731.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 530 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.3 metres.
  - Corner Lot: 20.1 metres.
- (c) Minimum Lot Depth: 29.0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (g) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (b) 1.2 metres where the side yard abuts a public walkway or a non residential zone.
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (i) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (j) no dwelling or inground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline Easement.

**1732** The lands designated R1A- SECTION 1732 on Sheet 31 of Schedule A to this by-law:

1732.1 shall only be used for the purposes permitted in an R1A zone.

1732.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 475 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.3 metres.
  - Corner Lot: 20.1 metres.
- (c) Minimum Lot Depth: 26.0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (g) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (b) 1.2 metres where the side yard abuts a public walkway or a non residential zone.
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (i) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1733** The lands designated R1A - SECTION 1733 on Sheet 31 of Schedule A to this by-law:

1733.1 shall only be used for the purposes permitted in an R1A zone.

1733.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 512 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.3 metres.

Corner Lot: 20.1 metres.

- (c) Minimum Lot Depth: 28.0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (g) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (i) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (j) no dwelling or inground swimming pool shall be located closer than 10 metres to a Floodplain Zone.

**1734** The lands designated R1A - SECTION 1734 on Sheet 31 of Schedule A to this by-law:

1734.1 shall only be used for the purposes permitted in an R1A zone.

1734.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 512 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.3 metres.
  - Corner Lot: 20.1 metres.
- (c) Minimum Lot Depth: 28 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage

faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

- (f) Minimum Interior Side Yard Width: 0.6 metres.
- (g) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (i) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (j) no dwelling or inground swimming pool shall be located closer than 10 metres to a Floodplain zone.
- (k) no dwelling or inground swimming pool shall be located closer than 3.25 metres to the TransCanada Pipeline easement.

**1735** The lands designated A - SECTION 1735 on Sheet 36 of Schedule A to this by-law:

1735.1 shall only be used for the following purposes:

- (a) the purposes permitted by the Agricultural (A) zone;
- OR:
- (b) a golf driving range and accessory purposes.

1735.2 shall be subject to the following requirements and restrictions:

- (a) the purposes permitted in 1735.1 (b) shall only be permitted until December 12, 2004.
- (b) the Maximum Gross Floor Area for all buildings associated with the purposes permitted in 1735.1 (b) shall be 180.0 square metres.

**1736** The lands designated R1C- SECTION 1736 on Sheet 49 of Schedule A to this by-law:

1736.1 shall only be used for the purposes permitted in an R1C zone.

1736.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 340 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 13.5metres;
  - Corner Lot: 15.3 metres;

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

**1737** The lands designated R1C - SECTION 1737 on Sheet 49 of Schedule A to this by-law:

1737.1 shall only be used for the purposes permitted in an R1C zone.

1737.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 405 square metres;
- (2) Minimum Lot Width:

Interior Lot: 13.5 metres;

Corner Lot: 15.3 metres;

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



1738.1 shall only be used for the purposes permitted in an R1C zone.

1738.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 360 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.0 metres;
  - Corner Lot: 13.8 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

**1739** The lands designated R1B - SECTION 1739 on Sheet 49 of Schedule A to this by-law:

1739.1 shall only be used for the purposes permitted in an R1B zone.

1739.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 450 square metres;
- (2) Minimum Lot Width:  
  
Interior Lot: 15.0 metres;  
  
Corner Lot: 16.8 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;

- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.
- (11) no dwelling or inground swimming pool shall be located closer than 10 metres to a Floodplain zone.

**1748** The lands designated HC1 - SECTION 1748 on Schedule A to this by-law:

1748.1 shall only be used for the following purposes:

- (a) a gas bar and shall include a convenience store,
- (b) a motor vehicle washing establishment, only in conjunction with a gas bar and convenience store,
- (c) a dining room restaurant, a convenience restaurant, and a take out restaurant,
- (d) a personal service shop,
- (e) a bank, trust company or finance company,
- (f) a dry cleaning and laundry distribution station, and
- (g) purposes accessory to other permitted uses.

1748.2 shall be subject to the following requirements and restrictions:

- (a) a convenience store/gas bar kiosk shall be located within 35 metres of the westerly limits of the Goreway Drive right-of-way and 35 metres from the southerly limits of the Castlemore Road right-of-way.
- (b) Minimum Front Yard Depth: 3 metres.
- (c) Minimum Setback from Floodplain (F) Zone: 10 metres
- (d) restaurant refuse storage shall be enclosed in a climate-controlled area within a building.
- (e) the following provisions shall apply to drive-through facilities:
  - (i) the drive-through facility must be physically separated from the parking area, and
  - (ii) Minimum Number of Stacking Spaces:
    - (a) 10 spaces for a facility associated with a restaurant or a convenience store;
    - (b) 8 spaces for a facility associated with a bank, trust company or finance company; and
    - (c) 3 spaces for a facility associated with any other land use.
- (f) Minimum Landscaped Open Space:
  - (i) 10 metres abutting an F zone.

- (ii) 3 metres abutting the front lot line and exterior lot line, except at approved access locations.

**1749** The lands designated SC(H) - SECTION 1749 on Schedule A to this by-law:

1749.1 shall only be used for the purposes permitted in the SC zone.

1749.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 3 metres.
- (b) Minimum Setback from Floodplain (F) Zone: 10 metres
- (c) Minimum Landscaped Open Space:
  - (i) 10 metres abutting an F zone.
  - (ii) 3 metres abutting the front lot line, except at approved access locations.
- (d) the holding symbol (H) shall not be removed until it is determined to the satisfaction of the Commissioner of Works and Transportation that an approved alignment of an east-west collector road connecting Humberwest Parkway with Goreway Drive does not to interfere with the development of the lands zoned SC-Section 1749.
- (e) Until the holding symbol (H) is removed, the lands designated SC-Section 1749 shall only be used for the purposes permitted by the A zone, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law, that are not in conflict with those set out above.

**1750** The lands designated Residential Estate Two – Section 1750 on Schedule A to this by law:

1750.1 shall only be used for the purposes permitted in a RE2 zone;

1750.2 shall be subject to the following requirements and restrictions:

- (a) no dwelling unit or inground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way; and,
- (b) no permanent building, structure, or excavation shall be located closer than 10 metres to a Floodplain zone.

**1751** The lands designated M4 - SECTION 1751 on Sheet 68, Schedule A to this by-law

1751.1 shall be used only for the following:

- (1) the purposes permitted by M4 Zone
- (2) animal hospital
- (3) building supply and sales with no outside storage
- (4) cold storage locker plant
- (5) custom workshop
- (6) fruit, vegetable and flower retail sales

- (7) furniture and appliance sales
- (8) garden centre sales establishment
- (9) self-storage warehouse
- (10) small equipment rental with no outside storage
- (11) trailer sales, accessories and service
- (12) caretaker's residence, but only as a purpose accessory to another permitted purpose.

1751.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 194 metres
- (2) Minimum Lot Depth: 151 metres
- (3) Minimum Lot Area: 1.47 hectares
- (4) Minimum Front Yard Depth: 13.7 metres
- (5) Minimum Side Yard Width: 6.09 metres
- (6) Minimum Rear Yard Depth: 6.09 metres
- (7) Maximum Building Height: 10.5 metres
- (8) Minimum Front Yard Landscaped Open Space: 80 percent of front yard area
- (9) Maximum Coverage: 50 percent
- (10) accessory buildings shall not occupy any required front, side or rear yard

**1752** The lands designated M4 - SECTION 1752 on Sheet 68, Schedule A to this by-law:

1752.1 shall only be used for landscaped open space.

1752.2 shall be subject to the following requirements and restrictions:

- (a) no access to Highway Number 7 shall be permitted from these lands;
- (b) no buildings, structures or open storage shall be permitted.

1752.3 For the purposes of this section,

Landscaped Open Space shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation.

**1753** The lands designated SC - SECTION 1753 on Sheet 66 on Schedule A to this by-law:

1753.1 shall only be used for the following purposes:

- (1) an automobile sales dealership and establishment;

- (2) an automobile reconditioning facility;
- (3) purposes accessory to the other permitted purposes.

1753.2 shall also be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 6070 square metres
- (2) Maximum Lot Coverage: 35 percent
- (3) Minimum Lot Frontage: 50 metres;
- (4) all buildings and structures shall be located within the areas outlined as BUILDING ENVELOPE on SCHEDULE C-SECTION 1753, with the exception of accessory buildings less than 10.0 square metres;
- (5) except for driveway locations, LANDSCAPED OPEN SPACE shall be provided and maintained in the locations and at the minimum widths shown outlined on SCHEDULE C-SECTION 1753;
- (6) no outdoor storage of goods materials shall be permitted except for the temporary parking of automobiles associated with an automobile reconditioning facility;
- (7) rooftop mechanical equipment shall be enclosed and/or screened from view from abutting roads including Queen Street East; and,
- (8) truck and trailer parking shall only be permitted within those areas outlined as TRUCK/TRAILER PARKING on Schedule C - Section 1753.

1753.3 for the purposes of this section, an Automobile Reconditioning Facility shall mean a building or place where automobile vehicles are washed, cleaned and prepared for sale in conjunction with an automobile sales establishment, and shall only include a motor vehicle repair shop or body shop as an accessory use.

**1756** The lands designated R1A – SECTION 1756 on Sheet 31 of Schedule A to this by-law:

1756.1 shall only be used for the purposes permitted in a R1A zone.

1756.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 570 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 16.8 metres
  - Corner Lot: 18.6 metres
- (3) Minimum Lot Depth: 34 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space
  - (a) 40% of the minimum front yard area; and ,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (10) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard.
- (11) Minimum Dwelling Unit Setback from the limit of a Floodplain (F) zone: 10 metres.

**1757** The lands designated R1A – SECTION 1757 on Sheet 31 of Schedule A to this by-law:

1757.1 shall only be used for the purposes permitted in a R1A zone.

1757.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 420 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 16.8 metres
  - Corner Lot: 18.6 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space
  - (a) 40 % of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (10) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard.

**1758** The lands designated R1A – SECTION 1758 on Sheet 31 of Schedule A to this by-law:

1758.1 shall only be used for the purposes permitted in a R1A zone.

1758.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 340 square metres
- (2) Minimum Lot Width:
 

Interior Lot:	13.7 metres
Corner Lot:	15.5 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.



- (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (10) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard.

**1759** The lands designated R1A – SECTION 1759 on Sheet 31 of Schedule A to this by-law:

1759.1 shall only be used for the purposes permitted by section 1759.1(1), or the purposes permitted by section 1759.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a golf course; and,
  - (b) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in an R1A-SECTION 1758.

1759.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in an R1A-SECTION 1758 zone, the requirements and restrictions set out in an R1A-SECTION 1758 zone.
- (2) for those uses permitted by section 1759.1(1), the requirements and restrictions set out in the RC zone.

**1760** The lands designated R1A – SECTION 1760 on Sheet 31 of Schedule A to this by-law:

1760.1 shall only be used for the purposes permitted by section 1760.1(1), or the purposes permitted by section 1760.1 (2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) a golf course; and,
  - (b) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) those purposes permitted in an R1A-SECTION 1758.

1760.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in an R1A-SECTION 1758 zone, the requirements and restrictions set out in an R1A-SECTION 1758 zone.
- (2) for those uses permitted by section 1760.1(1), the requirements and restrictions set out in the RC zone.

**1761** The lands designated R2A – SECTION 1761 on Sheet 31 of Schedule A to this by-law:

1761.1 shall only be used for the following purposes:

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

1761.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 229.8 square metres per dwelling unit
- (2) Minimum Lot Width:  
  
Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit  
  
Corner Lot: 15.5 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 33.5 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 12.0 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:

- (i) 3.1 metres, if the lot width for the particular dwelling unit is less than 8.0 metres; and,
- (ii) 3.7 metres, if the lot width for the particular dwelling unit is 8.0 metres or greater.
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or a front wall of a dwelling for a particular unit.

**1762** The lands designated R2A – SECTION 1762 on Sheet 31 of Schedule A to this by-law:

1762.1 shall only be used for the following purposes:

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

1762.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 205.8 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit
  - Corner Lot: 15.5 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.

- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area and
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 3.1 metres, if the lot width for the particular dwelling unit is less than 8.0 metres; and,
    - (ii) 3.7 metres, if the lot width for the particular dwelling unit is 8.0 metres or greater.
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or a front wall of a dwelling for a particular unit.

**1763** The lands designated R1A – SECTION 1763 on Sheet 31 of Schedule A to this by-law:

1763.1 shall only be used for the purposes permitted in a R1A zone.

1763.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 360 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.0 metres
  - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a

minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area

- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (8) Minimum Landscaped Open Space
  - (a) 40 % of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) Minimum Dwelling Unit Setback from a Floodplain (F) zone: 10 metres.

**1764** The lands designated R3B - SECTION 1764 on Sheet 51 of Schedule A to this by-law:

1764.1 shall only be used for the following purposes:

- (1) Residential
  - (a) a townhouse dwelling;
- (2) Non-Residential
  - (a) purposes accessory to the other permitted purposes; and,
  - (b) an auxiliary group home.

1764.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.95 hectares.
- (2) Minimum Lot Width: 30.0 metres.

- (3) Minimum Lot Depth: 200.0 metres.
- (4) Minimum Yard Setbacks: minimum 4.6 metres from all lot lines, except where a lot line abuts an F zone, in which case a minimum yard setback of 10.0 metres shall be required.
- (5) Minimum Setback to Garage Door: minimum 6 metres, between the edge of an internal roadway as measured in a parallel line to the edge of a garage door, of any particular unit.
- (6) Distance Between Buildings: minimum 3.0 metres shall be maintained between all main buildings within the lot.
- (7) Maximum Building Height: 10.6 metres.
- (8) Maximum Lot Coverage by principal building(s): 30 percent of lot area.
- (9) Minimum Landscaped Open Space: 40 percent of lot area.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres for a dwelling unit having a width of less than 7.0 metres;
    - (ii) 3.1 metres for a dwelling unit having a width of less than 8.0 metres, but greater than or equal to 7.0 metres;
    - (iii) 3.7 metres for a dwelling unit having a width of 8.0 metres or greater.
  - (b) the garage door width for a dwelling unit may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted for the dwelling unit.
- (11) Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- (12) Maximum Number of Dwelling Units per townhouse dwelling: 8
- (13) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

**1765** The lands designated R2A - SECTION 1765 on Sheet 51 of Schedule A to this by-law:

1765.1 shall only be used for the following purposes:

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

1765.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 195 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 13.0 metres per lot, and 6.5 metres per dwelling unit;
  - Corner Lot: 14.8 metres per lot, and 8.38 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 30.0 metres.
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth:
  - (a) 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25 percent of the minimum required lot area for the particular unit; and,
  - (b) 10.0 metres where the rear yard abuts a HC1-Section 1501 zone category.
- (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (8) Minimum Setback From F Zone: no dwelling shall be located within 10.0 metres of an F Zone.
- (9) Minimum Landscaped Open Space:
  - (a) 40 percent of the minimum front yard area; and,
  - (b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres on a lot having a lot width per dwelling unit of less than 7.0 metres;
    - (ii) 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;

- (iii) 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (11) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**1766** The lands designated M4 - SECTION 1766 on Sheet 69 on Schedule A to this by-law:

1766.1 shall only be used for the purposes permitted by section 1670.1(1), or the purposes permitted by section 1670.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a religious institution;
- (b) a day nursery; and,
- (c) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in an M4-Section 1669 zone.

1766.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a M4-Section 1669 zone, the requirements and restrictions as set out in a M4-Section 1669 zone;

1766.3 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 the ones set out in section 1766.2

**1768** The lands designated R1C - SECTION 1768 on Sheet 13 of Schedule A to this by-law:

1768.1 shall only be used for those purposes permitted in a R1C zone:

1768.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 300 square metres
- (b) Minimum Lot Width:  
  
Interior Lot: 12.0 metres.



Corner Lot: 13.8 metres.

- (c) Minimum Lot Depth: 25 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 12 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- (k) Minimum setback from a Floodplain (F) zone: 10 metres.

1769.1 shall be used for:

- (a) the purposes permitted in a R1C zone;
- (b) flood and erosion control purposes.

1769.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 360 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 12.0 metres.
  - Corner Lot: 13.8 metres.
- (c) Minimum Lot Depth: 30 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 12 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door

facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and

- (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

- (j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

- (k) Minimum Setback from a Floodplain (F) zone: 10 metres.

**1770** The lands designated R1C - SECTION 1770 on Sheet 13 of Schedule A to this by-law:

1770.1 shall only be used for those purposes permitted in a R1C zone:

1770.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 350 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 13.5 metres.
  - Corner Lot: 15.3 metres.
- (c) Minimum Lot Depth: 25 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

- (i) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- (k) Minimum Setback from a Floodplain (F) zone: 10 metres.

**1771** The lands designated R1A - SECTION 1771 on Sheet 13 of Schedule A to this by-law:

1771.1 shall only be used for those purposes permitted in a R1A zone:

1771.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 375 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 15.0 metres.
  - Corner Lot: 16.8 metres.
- (c) Minimum Lot Depth: 25 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage

faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

- (h) Maximum Gross Floor Area of a detached garage: 40 square metres.
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (k) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- (l) Minimum Setback from a Floodplain (F) zone: 10 metres.

**1772** The lands designated R1A - SECTION 1772 on Sheet 13 of Schedule A to this by-law:

1772.1 shall only be used for those purposes permitted in a R1A zone:

1772.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 450 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 15.0 metres.
  - Corner Lot: 16.8 metres.
- (c) Minimum Lot Depth: 30 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres.

- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Maximum Gross Floor Area of a detached garage: 40 square metres.
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (k) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- (l) Minimum Setback from a Floodplain (F) zone: 10 metres.

**1773** The lands designated R1A - SECTION 1773 on Sheet 13 of Schedule A to this by-law:

1773.1 shall only be used for those purposes permitted in a R1A zone:

1773.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 495 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 15.0 metres.

Corner Lot: 16.8 metres.

- (c) Minimum Lot Depth: 33 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres.
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Maximum Gross Floor Area of detached garage: 40 square metres.
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (k) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- (l) Minimum Setback from a Floodplain (F) zone: 10 metres.

1774.1 shall only be used for those purposes permitted in a R1A zone:

1774.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 430 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.5 metres.
  - Corner Lot: 18.3 metres.
- (c) Minimum Lot Depth: 26 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and



(4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

(j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

(k) Minimum Setback from a Floodplain (F) zone: 10 metres.

**1775** The lands designated R1A - SECTION 1775 on Sheet 13 of Schedule A to this by-law:

1775.1 shall only be used for those purposes permitted in a R1A zone:

1775.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 590 square metres

(b) Minimum Lot Width:

Interior Lot: 18.0 metres.

Corner Lot: 19.8 metres.

(c) Minimum Lot Depth: 33 metres.

(d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

(e) Minimum Rear Yard Depth: 7.5 metres

(f) Minimum Interior Side Yard Width: 1.2 metres

(g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

(h) Maximum Gross Floor Area of a detached garage: 60 square metres.

(i) Minimum Landscaped Open Space:

(1) 40 percent of the minimum front yard area;

(2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

(j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

(k) Minimum Setback from a Floodplain (F) zone: 10 metres.

**1776** The lands designated R1A - SECTION 1776 on Sheet 13 of Schedule A to this by-law:

1776.1 shall be use for:

- (a) those purposes permitted in a R1A zone,
- (b) flood and erosion control purposes.

1776.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 690 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 21.0 metres.
  - Corner Lot: 22.8 metres.
- (c) Minimum Lot Depth: 33 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) 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.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Maximum Gross Floor Area of a detached garage: 60 square metres.
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (k) Minimum Setback from a Floodplain (F) zone: 10 metres.

**1777** The lands designated R1A - SECTION 1777 on Sheet 13 of Schedule A to this by-law:

1777.1 shall be used for:

- (a) those purposes permitted in a R1A zone,
- (b) flood and erosion control purposes.

1777.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 790 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 24.0 metres.
  - Corner Lot: 25.8 metres.
- (c) Minimum Lot Depth: 33 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width: 2 metres.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Maximum Gross Floor Area of a detached garage: 60 square metres.
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (k) Minimum Setback from a Floodplain (F) zone: 10 metres.

**1778** The lands designated I1 - SECTION 1778 on Sheet 13 of Schedule A to this by-law:

1778.1 shall only be used for either:

- (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and,
  - (d) purposes accessory to the other permitted purposes.
- or:
- (e) those purposes permitted in an R1A-Section 1771 zone.

1778.2 shall be subject to the following requirements and restrictions: for those uses permitted in a R1A-Section 1771 zone, the requirements and restrictions of the R1A-Section 1771 zone.

**1779** The lands designated OS - SECTION 1779 on Sheet 13 of Schedule A to this by-law:

1779.1 shall only be used for the following purposes:

- (a) flood and erosion control;
- (b) conservation area or purposes; and
- (c) purposes accessory to other permitted purposes.

1779.2 shall be subject to the following requirements and restrictions: no person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control.

**1780** The lands designated R1A - SECTION 1780 on Sheet 31 of Schedule A to this by-law:

1780.1 shall only be used for the purposes permitted in an R1A zone.

1780.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 549 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.3 metres.
  - Corner Lot: 20.1 metres.
- (c) Minimum Lot Depth: 30.0 metres.
- (d) Minimum Front Yard Depth: 4.5 metres, but 6.0 metres to the opening of a garage.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.0 metres.
- (g) Minimum Interior Side Yard Width:
  - 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - 1.2 metres where the side yard abuts a public walkway or a non-residential use.
- (h) Minimum Landscaped Open Space:
  - (i) 40% of the minimum front yard area; and,

- (ii) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) where a lot has a width greater than 13.5 metres and the width of the porch is 50% or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (j) no dwelling shall be located closer than 10.0 metres to a Floodplain zone.

**1781** The lands designated C1 - SECTION 1781 on Sheet 13 of Schedule A to this by-law:

1781.1 shall only be used for the following purposes:

- (a) Commercial
  - (1) a retail establishment having no outside storage;
  - (2) a bank, trust company, finance company;
  - (3) an office;
  - (4) a personal service shop;
  - (5) a health centre;
  - (6) a dry cleaning and laundry distribution station;
  - (7) a laundromat;
  - (8) a dining room restaurant, a convenience restaurant, and a take-out restaurant;
  - (9) an animal hospital
  - (10) a supermarket.
- (b) Non-Commercial
  - (1) a library;
  - (2) a community club.
- (c) Accessory
  - (1) purposes accessory to other permitted uses.

1781.3 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 6 metres
- (b) Minimum Exterior Side Yard Width: 4 metres
- (c) Minimum Rear Yard Depth: 15 metres
- (d) Landscaped Open Space:
  - (1) 100 percent of the minimum required front yard depth

- (2) 75 percent of the minimum required exterior side yard width
- (3) 15 percent of the minimum required interior side yard width
- (4) 20 percent of the minimum required rear yard depth.
- (e) a supermarket shall have a maximum gross leasable area of 1,858 square metres.

**1782** The lands designated R1A - SECTION 1782 on Sheet 31 of Schedule A of this by-law:

1782.1 shall only be used for the purposes permitted in an R1A zone.

1782.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 720 square metres.
- (b) Minimum Lot Width: 24.3 metres.
- (c) Minimum Lot Depth: 30 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) Minimum Interior Side Yard Width: 2 metres.
- (h) Minimum landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (j) Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

1782.3 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

**1783** The lands designated R1A - SECTION 1783 on Sheet 31 of Schedule A to this by-law:

1783.1 shall only be used for the purposes permitted in an R1A zone.

1783.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 549 square metres.
- (b) Minimum Lot Width:
  - Interior Lot: 18.3 metres.
  - Corner Lot: 20.1 metres.
- (c) Minimum Lot Depth: 30 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (j) Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (k) no dwelling or inground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline Easement.

1783.3 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

**1784** The lands designated R1A – SECTION 1784 on Sheet 31 of Schedule A to this by-law:

1784.1 shall only be used for the purposes permitted in an R1A zone.

1784.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 456 square metres.
- (b) Minimum Lot Width:
  - Interior Lot: 15.2 metres.
  - Corner Lot: 17 metres.
- (c) Minimum Lot Depth: 30 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) Minimum Interior Side Yard Width: 1.2 metres.
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metre closer to the front wall of the dwelling;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres;
  - (4) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (k) Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the



porch may encroach 2.0 metres into the minimum front yard depth.

1784.3 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

**1785** The lands designated R1A - SECTION 1785 on Sheet 31 of Schedule A to this by-law:

1785.1 shall only be used for the purposes permitted in an R1A zone.

1785.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 540 square metres.
- (b) Minimum Lot Width:
  - Interior Lot: 24 metres.
  - Exterior Lot: 25.8 metres.
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 4.5 metres.
- (g) Minimum Interior Side Yard Width: 1.5 metres.
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

**1786** The lands designated R1B - SECTION 1786 on Sheet 31 of Schedule A to this by-law:

1786.1 shall only be used for the purposes permitted in an R1B zone.

1786.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 456 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 15.2 metres.
  - Corner Lot: 17 metres.
- (c) Minimum Lot Depth: 30 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) Minimum Interior Side Yard Width: 1.2 metres.
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metre closer to the front lot line than the ground floor main entrance of the dwelling;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres;
  - (4) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (k) Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the

porch may encroach 2.0 metres into the maximum front yard depth.

1786.3 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

**1787** The lands designated R1A - SECTION 1787 on Sheet 31 of Schedule A to this by-law:

1787.1 shall only be used for the purposes permitted in an R1A zone.

1787.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 549 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.3 metres.
  - Corner Lot: 20.1 metres.
- (c) Minimum Lot Depth: 30 metres.
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (j) Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

1787.3 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

**1788** The lands designated R1A - SECTION 1788 on Sheet 31 of Schedule A to this by-law:

1788.1 shall only be used for the purposes permitted in an R1A zone.

1788.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 639 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 21.3 metres.
  - Corner Lot: 23.1 metres.
- (c) Minimum Lot Depth: 30 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) Minimum Interior Side Yard Width: 1.5 metres for the first storey, and an additional 0.3 metres for each additional storey.
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (j) Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

1788.3 in this section, for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling wall not be considered.

**1789** The lands designated R1A - SECTION 1789 on Sheet 31 of Schedule A to this by-law:

1789.1 shall only be used for the purposes permitted in an R1A zone.

1789.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 732 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 24.4 metres.
  - Corner Lot: 26.2 metres.
- (c) Minimum Lot Depth: 30 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) Minimum Interior Side Yard Width: 2 metres.
- (h) Minimum Landscaped Open Space:
  - 40% of the minimum front yard area; and,
  - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (j) Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

1789.3 for the purposes of section 1789:

For the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling will not be considered.

**1790** The lands designated R1A - SECTION 1790 on Sheet 31 of Schedule A to this by-law:

1790.1 shall only be used for the purposes permitted in an R1A-Section 1783 zone.

1790.2 shall be subject to the following requirements and restrictions:

- (a) the requirements and restrictions as set out in an R1A-Section 1783 zone.
- (b) Minimum Setback from a Floodplain (F) zone: 10 metres.

1790.3 for the purposes of section 1790:

for the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling will not be considered.

**1791** The lands designated Residential Estate Two – SECTION 1791 on Schedule A to this by-law:

1791.1 shall be only used for the purposes permitted in a RE2 zone;

1791.2 shall be subject to the following requirement and restriction:

- (a) Minimum Lot Width: 29 metres

**1792** The lands designated M1 – SECTION 1792 on Sheet 67 of Schedule A to this by-law:

1792.1 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 research and development facility;
- (b) Non-Industrial:
  - (1) a radio or television broadcasting and transmission establishment;
  - (2) a furniture and appliance store;
  - (3) a recreation facility or structure; and,
  - (4) a community club;
- (c) Accessory:
  - (1) an associated educational purpose;
  - (2) an associated office;
  - (3) a retail outlet operated in connection with a particular purpose permitted by section 1792.1(a)(1), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;

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

1792.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 1.2 hectares;
- (b) Minimum Lot Width: 60.0 metres;
- (c) Setback of Building(s):
  - (1) where a single building is proposed on any particular lot: a minimum of 14.0 metres to and a maximum of 35 metres from Highway No. 407;
  - (2) where multiple buildings are proposed on any particular lot:
    - (i) at least one building having a minimum Gross Floor Area of 1858.0 square metres shall be located a minimum of 14.0 metres to and a maximum of 35 metres from Highway No. 407; and,
    - (ii) all other buildings shall be located a minimum of 14.0 metres from Highway No. 407;
  - (3) a minimum of 15.0 metres to Intermodal Drive;
- (d) except at approved access locations, landscaped open space areas shall be provided as follows:
  - (1) a minimum 12.0 metre wide strip abutting the Highway 407 right-of-way corridor;
  - (2) a minimum 6.0 metre wide strip along the lot line segment adjacent and parallel to Goreway Drive; and,
  - (3) a minimum 3.0 metres wide strip along all other perimeter lot lines which are not shared by another lot in a M1 – SECTION 1792 zone;
- (e) Maximum Building Height: 13.7 metres, save and except for an ancillary office component in which case the maximum building height shall be 8 storeys;
- (f) Maximum Floor Space Index: 0.55
- (g) Loading Doors: no overhead doors shall be permitted on a building wall that faces:
  - (1) Goreway Drive;
  - (2) Intermodal Drive, unless screened from a public road(s);
  - (3) a Floodplain Zone, unless screened from a public road(s);
  - (4) Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,
  - (5) Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);
- (h) Waste Disposal:

- (1) no opening for waste disposal facilities shall be permitted on a building wall that faces:
  - (i) Goreway Drive;
  - (ii) Intermodal Drive, unless screened from a public road(s); or,
  - (iii) a Floodplain Zone, unless screened from a public road(s);
  - (iv) Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,
  - (v) Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);
- (2) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building;
- (i) Parking and Loading/Unloading:
  - (1) trucks and trailers shall not be loaded, unloaded or parked:
    - (i) in a yard between a building face and Highway 407 or Goreway Drive;
    - (ii) within 40.0 metres of Highway No. 407;
    - (iii) within 80.0 metres of Goreway Drive; or,
    - (iv) within 15.0 metres of Intermodal Drive;
  - (2) outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from public roads;
- (j) all rooftop mechanical units located within 100.0 metres of Highway No. 407, Goreway Drive, or Intermodal Drive shall be screened;
- (k) the purposes permitted under section 1792.1 shall not be permitted within a multi-unit industrial mall;
- (l) no outdoor display and/or sales or storage shall be permitted.

1792.3 for the purposes of this section:

- (a) a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 500.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,
- (b) a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaping buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road.

**1793** The lands designated M1 – SECTION 1793 on Sheet 67 of Schedule A to this by-law:



1793.1 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 research and development facility;
- (b) Non-Industrial:
  - (1) a radio or television broadcasting and transmission establishment;
  - (2) a furniture and appliance store;
  - (3) a recreation facility or structure; and,
  - (4) a community club;
- (c) Accessory:
  - (1) an associated educational purpose;
  - (2) an associated office;
  - (3) a retail outlet operated in connection with a particular purpose permitted by section 1793.1(a)(1), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;
  - (4) purposes accessory to the other permitted purposes.

1793.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 1.2 hectares;
- (b) Minimum Lot Width: 60.0 metres;
- (c) Setback of Building(s):
  - (1) a minimum of 15.0 metres to Intermodal Drive; and,
  - (2) a minimum of 20.0 metres to a Residential Zone; however, an operation involving cold storage as a principal or accessory use shall not be located within 30.0 metres of a Residential Zone;
- (d) except at approved access locations, landscaped open space areas shall be provided as follows:
  - (1) a minimum 18.0 metre wide strip abutting a lot line which also forms the rear lot line of a lot within a Residential zone, but in all other instances where a lot abuts a Residential Zone, a minimum 12.0 metre wide strip shall be provided;

- (2) a minimum 3.0 metre wide strip abutting Intermodal Drive; and,
- (3) a minimum 3.0 metre wide strip along all other perimeter lot lines which are not shared by another lot in a M1 – SECTION 1793 zone;
- (e) Maximum Building Height: 13.7 metres, save and except for an ancillary office component in which case the maximum building height shall be 2 storeys or 13.7 metres, whichever is the lesser;
- (f) Maximum Floor Space Index: 0.55
- (g) Loading Doors: no overhead doors shall be permitted on a building wall that faces:
  - (1) Intermodal Drive;
  - (2) a Residential Zone;
  - (3) a Floodplain Zone, unless screened from a public road(s);
  - (4) Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,
  - (5) Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);
- (h) Waste Disposal:
  - (1) no opening for waste disposal facilities shall be permitted on a building wall that faces:
    - (i) Intermodal Drive;
    - (ii) a Residential Zone;
    - (iii) a Floodplain Zone, unless screened from a public road(s);
    - (iv) Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407; or,
    - (v) Highway No. 407, if the face of the wall is located further than 180.0 metres from Highway No. 407, unless screened from a public road(s);
  - (2) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building;
- (i) Parking and Loading/Unloading:
  - (1) trucks and trailers shall not be loaded, unloaded or parked:
    - (i) in a yard between a building face and Intermodal Drive or an abutting Residential Zone;
    - (ii) within 30.0 metres of Intermodal Drive or a Residential Zone; or,

- (iii) in a yard between a building face and Highway No. 407, if the face of the wall is located 180.0 metres or less from Highway No. 407;
- (2) outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from public roads;
- (3) outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from any Residential Zone using a 3.2 metre high combination berm/fence barrier consisting of 1.0 metre high berm and a 2.2 metre high opaque fence; and,
- (4) trucks and trailers having refrigeration units shall not be operated, loaded, unloaded or parked within 100.0 metres of a Residential Zone;
- (j) all rooftop mechanical units located within 100.0 metres of Highway No. 407, Intermodal Drive, or a Residential Zone shall be screened;
- (k) for industrial buildings containing multiple units, each individual unit shall have a minimum Gross Floor Area of 1858.0 square metres, but in instances where the building has a total Gross Floor Area of 9290.0 square metres or greater, a maximum of two (2) individual units, each having a minimum Gross Floor Area of 465.0 square metres, shall also be permitted within the building;
- (l) a bank, trust company or financial institution, a restaurant, a banquet hall, or a commercial, technical or recreational school shall not be permitted;
- (m) no outdoor display and/or sales or storage shall be permitted.

1793.3 for the purpose of this section:

- (a) a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 300.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building;
- (b) a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road;

**1794** The lands designated M1 – SECTION 1794 on Sheet 67 of Schedule A to this by-law:

1794.1 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) non-obnoxious industrial uses involving the storage of goods and materials in the open, including such uses as the storage of trucks, trailers, and intermodal containers and chassis as a principal use, a construction contractor's yard, a landscaping supply yard, a junk or salvage yard, a landscaping yard, an automobile impound facility, a taxi or bus station, a waste transfer station, quarry or pit;

- (3) a printing establishment;
- (4) a warehouse; and,
- (5) a research and development facility;
- (b) Non-Industrial:
  - (1) a radio or television broadcasting and transmission establishment;
  - (2) a furniture and appliance store;
  - (3) a recreation facility or structure; and,
  - (4) a community club;
- (c) Accessory:
  - (1) an associated educational purpose;
  - (2) an associated office;
  - (3) a retail outlet operated in connection with a particular purpose permitted by section 1794.1.1(a)(1), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;
  - (4) purposes accessory to the other permitted purposes.

1794.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 1.2 hectares;
- (b) Minimum Lot Width: 60.0 metres;
- (c) Minimum Setback to Intermodal Drive: 15.0 metres;
- (d) except at approved access locations, landscaped open space areas shall be provided as follows:
  - (1) a minimum 3.0 metre wide strip abutting Intermodal Drive; and,
  - (2) a minimum 3.0 metre wide strip along all other perimeter lot lines which are not shared by another lot in a M1 – SECTION 1794 zone;
- (e) Maximum Building Height: 13.7 metres,
- (f) Maximum Floor Space Index: 0.55
- (g) Loading Doors: no overhead doors shall be permitted on a building wall that faces:
  - (1) Intermodal Drive;
  - (2) a Floodplain Zone, unless screened from a public road(s);
- (h) Waste Disposal:

- (1) no opening for waste disposal facilities shall be permitted on a building wall that faces:
  - (i) Intermodal Drive; or,
  - (ii) a Floodplain Zone, unless screened from a public road(s);
- (2) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building, unless contained in an enclosure that is screened from view from a public road(s); and,
- (3) refuse storage for food processing purposes, a banquet hall or a restaurant, including any containers for the storage of recyclable materials, shall be contained in a climate controlled area within a building;
- (i) Parking and Loading/Unloading:
  - (1) trucks and trailers shall not be loaded, unloaded or parked:
    - (i) in a yard between a building face and Intermodal Drive; or,
    - (ii) within 30.0 metres of Intermodal Drive;
  - (2) outdoor areas used for truck and trailer loading, unloading and/or parking shall be screened from view from public roads;
- (j) Outside Storage:
  - (1) shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
  - (2) shall not exceed a maximum height of 3.5 metres, or 1 container on a truck chassis, within 30.0 metres of a barrier erected for screening purposes, which may be increased to 5.0 metres for storage located beyond 30.0 metres from a screen barrier;
  - (3) where a building does not provide concealment, outside storage shall be screened from view from public roads by an opaque screen barrier having a height equal to the height of any stored material located within 30.0 metres of the screen barrier, but which in all instances shall have a minimum height of 2.2 metres and a maximum height of 3.5 metres;
  - (4) shall only be permitted in conjunction with a building having a minimum Gross Floor Area of 1858.0 square metres; and,
  - (5) shall be confined to the defined rear yard and interior side yard, but in all instances, shall not be located within 60.0 metres of Intermodal Drive; and,
- (k) any barrier erected for the purpose of screening outside storage shall consist of a berm and/or fence/wall where the maximum height of the fence/wall shall be 2.2 metres and the berm shall be constructed at a maximum 3:1 slope;
- (l) all rooftop mechanical units located within 100.0 metres of Intermodal Drive shall be screened;

1794.3 for the purpose of this section:

- (a) a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 250.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,
- (b) a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road.

**1795** The lands designated M1(H) – SECTION 1795 on Sheet 67 of Schedule A to this by-law:

1795.1 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) non-obnoxious industrial uses involving the storage of goods and materials in the open, including such uses as the storage and rental of equipment and the storage of trucks, trailers, and intermodal containers and chassis, but excluding a construction contractor's yard, a landscaping supply yard, a junk or salvage yard, a wrecking yard, an automobile impound facility, a taxi or bus station, a waste transfer station, quarry or pit;
  - (3) a printing establishment;
  - (4) a warehouse; and,
  - (5) a research and development facility;
- (b) Non-Industrial:
  - (1) a radio or television broadcasting and transmission establishment;
  - (2) a furniture and appliance store;
  - (3) a recreation facility or structure; and,
  - (4) a community club;
- (c) Accessory:
  - (1) an associated educational purpose;
  - (2) an associated office;
  - (3) a retail outlet operated in connection with a particular purpose permitted by section 1795.1(a)(1), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;
  - (4) purposes accessory to the other permitted purposes.

1795.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 1.2 hectares;
- (b) Minimum Lot Width: 60.0 metres;
- (c) Minimum Setback to Intermodal Drive: 15.0 metres;
- (d) except at approved access locations, landscaped open space areas shall be provided as follows:
  - (1) a minimum 3.0 metre wide strip abutting Intermodal Drive; and,
  - (2) a minimum 3.0 metre wide strip along all other perimeter lot lines which are not shared by another lot in a M1 – SECTION 1795 zone;
- (e) Maximum Building Height: 13.7 metres,
- (f) Maximum Floor Space Index: 0.55
- (g) Loading Doors: no overhead doors shall be permitted on a building wall that faces:
  - (1) Intermodal Drive;
  - (2) a Floodplain Zone, unless screened from a public road(s);
- (h) Waste Disposal:
  - (1) no opening for waste disposal facilities shall be permitted on a building wall that faces:
    - (i) Intermodal Drive; or,
    - (ii) a Floodplain Zone, unless screened from a public road(s);
  - (2) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be located within a building, unless contained in an enclosure that is screened from view from a public road(s); and,
  - (3) refuse storage for food processing purposes, a banquet hall or a restaurant, including any containers for the storage of recyclable materials, shall be contained in a climate controlled area within a building;
- (i) Truck and Trailer Loading/Unloading:
  - (1) trucks and trailers shall not be loaded or unloaded:
    - (i) in a yard between a building face and Intermodal Drive; or,
    - (ii) within 30.0 metres of Intermodal Drive;
  - (2) outdoor areas used for truck and trailer loading and/or unloading parking shall be screened from view from public roads;
- (j) Outside Storage:

- (1) outside storage of goods and materials shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
- (2) shall not exceed a maximum height of 3.5 metres, or 1 container on a truck chassis, within 30.0 metres of a barrier erected for screening purposes, which may be increased to 5.0 metres for storage located beyond 30.0 metres from a screen barrier;
- (3) where a building does not provide concealment, outside storage shall be screened from view from public roads by an opaque screen barrier having a height equal to the height of any stored material located within 30.0 metres of the screen barrier, but which in all instances shall have a minimum height of 2.2 metres and a maximum height of 3.5 metres;
- (4) shall only be permitted in conjunction with a building having a minimum Gross Floor Area of 929.0 square metres;
- (5) outside storage of goods and materials shall be confined to the defined rear yard and interior side yard, but in all instances, shall not be located within 60.0 metres of Intermodal Drive; and,
- (6) outside storage of truck and trailer parking shall be confined to the defined rear yard and interior side yard;
- (k) any barrier erected for the purpose of screening outside storage shall consist of a berm and/or fence/wall where the maximum height of the fence/wall shall be 2.2 metres and the berm shall be constructed at a maximum 3:1 slope;
- (l) all rooftop mechanical units located within 100.0 metres of Intermodal Drive shall be screened;
- (m) the holding (H) symbol shall not be lifted until a permanent maintenance easement satisfactory to the Commissioner of Planning, Design and Development of the City of Brampton and the Toronto and Region Conservation Authority is confirmed and formally granted in writing, together with a Reference Plan detailing the exact limits of the easement, in favour of the City, in perpetuity, for an appropriate storm water wetland facility, and written confirmation is received from any and all authorities having easements which would be affected by such works agreeing to the permanent easement for wetland maintenance purposes within their respective easement(s);
- (n) until the 'H' is removed, the lands designated M1(H) – Section 1795 shall only be used for the purposes permitted in the FLOODPLAIN (F) zone, subject to the requirements and restrictions of the F zone and all the general provisions of this by-law;

1795.3 for the purpose of this section:

- (a) a building wall, or portion thereof, shall be deemed to face a public road or a specific zone designation if, within a distance of 200.0 metres, a line drawn perpendicular to the alignment of the road or the boundary of the zone in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,
- (b) a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road.



**1796** The lands designated F – SECTION 1796 on Sheet 67 of Schedule A to this by-law:

1796.1 shall only be used for the purposes permitted in an F zone.

1796.2 shall be subject to the following requirements and restrictions:

- (1) no buildings, structures or excavations, including a road or storm water management facility, shall be located closer than 14.0 metres to the Highway No. 407 right-of-way.

**1797** The lands designated HC2 – SECTION 1797 on Sheet 67 of Schedule A to this by-law:

1797.1 shall only be used for the following purposes:

- (a) a gas bar;
- (b) a service station;
- (c) a motor vehicle washing establishment;
- (d) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (e) only in conjunction with a gas bar or service station, a convenience store; and,
- (f) purposes accessory to the other permitted purposes.

1797.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 35.0 metres;
- (b) for the purposes of this section, the lot line abutting Goreway drive shall be considered the front lot line and the lot line abutting Intermodal drive shall be considered the flankage lot line,
- (c) the Minimum Building Setback to an Agricultural Zone shall be 1.5 metres;
- (d) except at approved access locations, landscaped open space areas shall be provided as follows:
  - (1) a minimum 6.0 metre wide strip abutting Goreway Drive; and,
  - (2) a minimum 3.0 metre wide strip abutting Intermodal Drive and Deerhurst Drive;
- (e) for the purposes of this section, all or a portion of the parking required in connection with a particular purpose permitted by section 1797.1 may be provided off-site on abutting lands zoned AGRICULTURAL – SECTION 1798 (A – SECTION 1798);
- (f) a maximum of two (2) restaurants shall be permitted; and the combined gross leaseable floor area devoted to the restaurants shall be limited to 929.0 square metres in total, with no individual restaurant exceeding a gross leaseable floor area of 465.0 square metres.
- (g) Loading Doors: no overhead doors shall be permitted on a building wall that faces:
  - (1) Goreway Drive;

- (2) Intermodal Drive; or,
  - (3) Deerhurst Drive, unless screened from a public road(s);
- (h) Waste Disposal:
- (1) no opening for waste disposal facilities shall be permitted on a building wall that faces:
    - (i) Goreway Drive;
    - (ii) Intermodal Drive; or,
    - (iii) Deerhurst Drive, unless screened from a public road(s);
  - (2) refuse storage for restaurant purposes, including any containers for the storage of recyclable materials, shall be contained in a climate controlled area within a building; and,
  - (3) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a building;
- (i) no outdoor display and/or sales or storage shall be permitted.

1797.3 for the purposes of this section:

- (a) a building wall, or portion thereof, shall be deemed to face a public road if, within a distance of 200.0 metres, a line drawn perpendicular to the alignment of the road in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,
- (b) a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the particular public road.

**1798** The lands designated A – SECTION 1798 on Sheet 67 of Schedule A to this by-law:

1798.1 shall only be used for the following purposes:

- (a) agricultural purposes;
- (b) a driveway access(es) in conjunction and association with the uses permitted by an abutting HC2 – SECTION 1797 zone;
- (c) a surface parking lot in conjunction and association with the uses permitted by an abutting HC2 – SECTION 1797 zone;
- (d) purposes accessory to the other permitted purposes.

1798.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.2 hectares;
- (b) Minimum Lot Width: 80.0 metres;

- (c) for the purposes of this section, the lot line abutting Intermodal Drive shall be considered the front lot line and the lot line abutting Deerhurst Drive shall be considered the flankage lot line;
- (d) except at approved access locations, a minimum 3.0 metre wide landscaped open space strip shall be provided abutting Intermodal Drive and Deerhurst Drive;
- (e) a surface parking lot permitted under section 1798.1(c) shall functionally serve as parking provided specifically for and accessory to the uses permitted by an abutting HC2 – SECTION 1797 zone;
- (f) no buildings or structures shall be permitted;

**1799** The lands designated M4 – SECTION 1799 on Sheet 66 of Schedule A to this by-law:

1799.1 shall only be used for the purposes permitted by section 1799.1(1), or the purposes permitted by section 1799.1(2), but not both sections or not any combination of both sections:

either:

- (1) (a) a warehouse,
- (b) an associated office; and,
- (c) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in an SC(H) – Section 1567 zone;

1799.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a Section 1799.1(1), the following requirements and restrictions shall apply:
  - (a) Minimum Lot Area: 1.5 hectares;
  - (b) Minimum Lot Width: 50 metres;
  - (c) Minimum Rear Yard Depth: 3 metres;
  - (d) Minimum Exterior Side Yard Width: 3 metres;
  - (e) a landscaped area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road other than Goreway Drive;
  - (f) a landscaped area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Goreway Drive;
  - (g) no outside storage of goods, materials or machinery shall be permitted;
  - (h) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Goreway Drive;
  - (i) an adult entertainment parlour, a massage parlour, and adult video store or an adult bookstore shall not be permitted.

1799.3 for the purposes of this Section:

Front Lot Line shall mean the lot line abutting Goreway Drive.

**1800** The lands designated M4A – SECTION 1800 on Schedule A to this by-law:

1800.1 shall be used for the purposes permitted by M4A Zone

1800.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 9 metres
- (2) Minimum Rear Yard Depth: 7 metres except (a) where it abuts a rail line, in which case, there is no requirement; and, (b) where it abuts a street, a 0.3 metre reserve, or a lot in a Residential or Institutional Zone, in which case, the minimum requirement is 15 metres
- (3) Minimum Exterior Side Yard Width: 6 metres except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres
- (4) Minimum Interior Side Yard Width: 4 metres except (a) where it abuts a rail line, in which case, there is no requirement; and (b) where it abuts a lot in a Residential or Institutional Zone, in which case, the minimum requirement is 9 metres.

**1801** The lands designated R1C – SECTION 1801 on Schedule A to this by-law:

1801.1 shall only be used for purposes permitted in an R1C zone.

1801.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 344 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 13.5 metres  
  
Corner Lot: 15.3 metres
- (3) Minimum Lot Depth: 25.5 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 0.6 metres provided the combined

total of the interior side yards on an interior lot is not less than 1.8 metres.

- (8) Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- (9) Maximum Garage Door Width:
- (a) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres but greater than or equal to 13.5 metres;
  - (b) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (c) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
  - (d) these restrictions shall not apply for lots having a lot width greater than 16.0 metres.
- (10) Maximum Garage Projection:
- (a) for lots less than 15 metres in width no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;
  - (b) for lots 15 metres or greater in width, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (11) Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1802** The lands designated R1C – SECTION 1802 on Schedule A to this by-law:

1802.1 shall only be used for purposes permitted in an R1C zone.

1802.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 550 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 16.7 metres
  - Corner Lot: 18.5 metres
- (3) Minimum Lot Depth: 33 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a

minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.

- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- (8) Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- (9) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (10) Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1803** The lands designated R1C – SECTION 1803 on Schedule A to this by-law:

1803.1 shall only be used for purposes permitted in an R1C zone.

1803.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 390 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.0 metres
  - Corner Lot: 14.8 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width:
  - (a) for lots less than 15.0 metres in width, 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

- (b) for lots 15.0 metres or greater in width, 1.2 metres.
- (8) Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- (9) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres but greater than or equal to 13.0 metres;
  - (b) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (c) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
  - (d) these restrictions shall not apply for lots having a lot width greater than 16.0 metres.
- (10) Maximum Garage Projection:
  - (a) for lots less than 15.0 metres in width no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;
  - (b) for lots 15.0 metres or greater in width, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (11) Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1804** The lands designated R1A – SECTION 1804 on Schedule A to this by-law:

1804.1 shall only be used for purposes permitted in an R1A zone.

1804.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 590 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres
  - Corner Lot: 19.8 metres
- (3) Minimum Lot Depth: 33 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres



- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 1.2 metres for the first storey and 1.5 metres for the second storey.
- (8) Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.
- (9) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.
- (10) Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (11) Setback to OS-1807 Zone: notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an OS – Section 1807 zone shall be 10 metres.

**1805** The lands designated R1A – SECTION 1805 on Schedule A to this by-law:

1805.1 shall only be used for purposes permitted in an R1A zone.

1805.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 690 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 21.0 metres
  - Corner Lot: 22.8 metres
- (3) Minimum Lot Depth: 33 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 1.5 metres for the first storey and 1.8 metres for the second storey.
- (8) Maximum Driveway Width: the maximum driveway width shall be 9.0

metres, but in no case shall the driveway width exceed the outside width of the garage.

- (9) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.
- (10) Maximum Porch Encroachment: where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (11) Setback to OS-807 Zone: notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an OS – Section 1807 zone shall be 10 metres.

**1806** The lands designated R1A – SECTION 1806 on Schedule A to this by-law:

1806.1 shall only be used for the purposes permitted in an R1A zone.

1806.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 892 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 21.0 metres
  - Corner Lot: 22.8 metres
- (3) Minimum Lot Depth: 42.5 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 1.5 metres for the first storey and 1.8 metres for the second storey.
- (8) Maximum Driveway Width: the maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.
- (9) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.
- (10) Maximum Porch Encroachment: where the width of the porch is 50%, or

less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1807** The lands designated OS – SECTION 1807 on Schedule A to this by-law:

1807.1 shall only be used for the following purposes:

- (a) flood and erosion control;
- (b) conservation area or purpose;
- (c) purpose accessory to the other permitted purposes;

1807.2 shall be subject to the following requirements and restrictions:

- (1) no person shall within an OS – Section 1807 zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control.

**1808** The lands designated R2A – SECTION 1808 of Schedule A to this by-law:

1808.1 shall only be used for the following purposes:

- (a) a semi-detached dwelling;
- (b) an auxiliary group home; and,
- (c) purposes accessory to the other permitted purposes.

1808.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Distance between a 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 or at the intersection of two parts of the same street shall be 6.0 metres, except where the two parts of the same street have an interior angle of intersection of more than one hundred and twenty (120) degrees, in which case there is no requirement.

- (b) Minimum Lot Area: 450 square metres per lot and 225 square metres per dwelling unit

- (c) Minimum Lot Width:

Interior Lot: 15.0 metres per lot, and 7.5 metres per dwelling unit;

Corner Lot: 16.8 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line, except where a lot has a lot area in excess of 600 square metres, in which case no Minimum Lot Width requirement shall apply to the dwelling unit closest to the flankage lot line.

- (d) Minimum Lot Depth: 30 metres, except where a lot has a lot area in excess of 600 square metres, in which case no Minimum Lot Depth requirement for the dwelling unit closest to the flankage lot line shall apply.

(e) the following provisions shall apply to garages:

- (1) the maximum garage door width per dwelling unit shall be:
  - (A) 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres; and,
  - (B) 3.7 metres if the lot width for a particular unit is greater than 8 metres.
- (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (4) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot; and,
- (5) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

1808.3 shall also be subject to the requirements and restrictions of the R2A – Section 1720 zone and all the general provisions of this by-law which are not in conflict with those in Section 1808.2.

**1809** The lands designated R3B – SECTION 1809 of Schedule A to this by-law:

1809.1 shall only be used for the purposes permitted within an R3B zone.

1809.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 180 square metres per dwelling unit.
- (b) Minimum Lot Width:
  - Interior Lot: 18.0 metres per lot, and 6.0 metres per dwelling unit;
  - Corner Lot: 19.8 metres per lot, and 7.8 metres for the dwelling unit closest to the flankage lot line.
- (c) Minimum Lot Depth: 3.0 metres, which may be reduced to 27 metres for a unit containing a side yard setback of 1.2 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

- (g) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero.
- (h) Minimum Landscaped Open Space:
  - (1) 40% of the minimum front yard area; and,
  - (2) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) Maximum Lot Coverage: none
- (j) the following provisions shall apply to garages:
  - (1) the maximum garage door width per dwelling unit shall be:
    - (A) 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
    - (B) 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres; and,
    - (C) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - (4) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.
  - (5) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- (k) Minimum Setback from F Zone: no dwelling, building or structure, shall be located closer than 10 metres to an F Zone.

**1815** The lands designated M1 - SECTION 1815 on Sheet 66 of Schedule A to this by-law:

1815.1 shall only be used for the following purposes:

- (a) a motel;
- (b) the purposes permitted by Section 587;
- (c) purposes accessory to the other permitted purposes.

1815.2 shall be subject to the following requirements and restrictions for the purposes permitted by Section 1815.1(a);

- (a) Maximum Building Height: 5 storeys

- (b) Maximum Gross Floor Area: 4500 square metres
- (c) Minimum Lot Area: 0.49 hectares
- (d) Minimum Lot Width: 50 metres
- (e) Minimum Rear Yard Setback 4.5 metres
- (f) Minimum Setback to Airport Road: 4.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 3.2 metres.
- (g) Minimum Setback to Nevets Road: 5.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 3.2 metres.
- (h) Minimum Interior Side Yard Width: 3.0 metres, except where there is a projecting canopy in which case the minimum setback for the canopy will be 3.2 metres.
- (i) Minimum Landscaped Open Space:
  - (i) a minimum 3.5 metre wide landscaped open space strip, shall be provided along the Airport Road frontage.
  - (ii) a minimum 1.5 metre wide landscaped open space area, shall be provided in the interior side yard and along Nevets Road.
- (j) Minimum Parking Space: 81 spaces
- (k) all garbage and refuse storage, including any containers for recyclable materials shall be enclosed within the building.
- (l) the requirement of providing a loading space shall not apply to the subject lands provided that the subject lands are used only for a motel.

1815.3 shall be subject to the following requirements and restrictions for purposes permitted by Section 1815.1(b) and (c):

- (a) the requirements and restrictions of Section 1587.2

**1816** The lands designated R1C – SECTION 1816 on Schedule A to this by-law:

1816.1 shall only be used for the purposes permitted in an R1C – Section 1801 zone.

1816.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restrictions of the R1C – Section 1801 zone.
- (2) notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an OS zone shall be 10 metres.

**1817** The lands designated R1A – SECTION 1817 on Schedule A to this by-law:

1817.1 shall only be used for the purposes permitted in an R1A – Section 1804 zone.

1817.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restrictions of the R1A – Section 1804 zone.
- (2) notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an OS zone shall be 10 metres.

**1818** The lands designated R3B – SECTION 1818 on Schedule A to this by-law:

1818.1 shall only be used for the purposes permitted in an R3B zone.

1818.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 205 square metres per dwelling unit
- (2) Minimum Lot Width:  
  
Interior Lot: 7.0 metres  
  
Exterior Lot: 10.0 metres
- (3) Minimum Lot Depth: 29.5 metres
- (4) Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.
- (5) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line, where the setback may be zero.
- (6) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 3.1 metres; and,
  - (b) the maximum interior garage width, as calculated 3 metres from the garage opening shall be not more than 3.7 metres.
- (7) Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling unit.
- (8) Maximum Driveway Width: the maximum driveway width shall be 3.7 metres, but in no case shall the driveway width exceed the outside storage width of the garage.
- (9) Minimum Width of Dwelling Unit: 7.0 metres
- (10) Maximum Lot Coverage: 60% of the lot area for the main building
- (11) Maximum Porch or Balcony Encroachment: a porch or balcony may encroach not more than 1.8 metres into the front yard or exterior side yard.

1818.3 for the purposes of this Section Width of dwelling unit shall mean the distance between the midpoint of the shared common walls of a dwelling unit or the distance from the midpoint of the shared common wall to the outside of the external wall for a unit with an external wall.

**1819** The lands designated R1C – SECTION 1819 on Schedule A to this by-law:

1819.1 shall only be used for purposes permitted in an R1C zone.

1819.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 275 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 13.0 metres
- (3) Minimum Lot Depth: 25.5 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- (8) Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- (9) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (c) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- (10) Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- (11) Maximum Porch Encroachment: where the width of the porch is 50%, or



less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1820** The lands designated R1C – SECTION 1820 on Schedule A to this by-law:

1820.1 shall only be used for purposes permitted in an R1C zone.

1820.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 330 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 13.0 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- (8) Maximum Driveway Width: the maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- (9) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - (c) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- (10) Maximum Garage Projection: no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- (11) Maximum Porch Encroachment: where the width of the porch is 50%, or

less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1821** The lands designated M1 – SECTION 1821 on Sheet 66 of Schedule A to this by-law:

1821.1 shall only be used for the following purposes:

- (1) an automated truck fuelling station; and,
- (2) purposes accessory to the other permitted use.

1821.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Depth: 60.0 metres
- (2) Maximum Building Height: 1 storey
- (3) Minimum Landscaped Open Space:
  - (a) a minimum 3.0 metre wide landscaped open space strip shall be provided in the interior side yard and the rear yard.
  - (b) a minimum 10.0 metre wide landscaped open space strip shall be provided in the front yard and the exterior side yard except at approved access locations.
- (4) no open storage or display of goods in the open shall be permitted.
- (5) all garbage and refuse storage, including any containers for recyclable materials shall be enclosed.

1821.3 for the purposes of this section:

Automated Truck Fuelling Station shall mean a building or place where fuels are kept for sale by automated means for the express purpose of the weighing and fuelling of large trucks, but shall not include a motor vehicle repair shop, a gas bar, a motor vehicle sales establishment, a motor vehicle washing establishment or a convenience retail use.

**1822** The lands designated C1 – SECTION 1822 on Schedule A to this by-law:

1822.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) a retail establishment having no outside storage
  - (2) a grocery store
  - (3) a service shop
  - (4) a personal service shop
  - (5) a bank, a trust company, or finance company
  - (6) an office

- (7) a dry cleaning/laundry distribution station
- (8) a laundromat
- (9) a dining room restaurant, a convenience restaurant, a take-out restaurant
- (10) a printing or copying establishment
- (11) a health centre
- (b) Other:
  - (1) a library
  - (2) purposes accessory to the other permitted purposes

1822.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Width of Landscaped Open Space:
  - (a) 3.0 metres adjacent to a residential zone
  - (b) 3.0 metres adjacent to Castlemore Road
  - (c) 4.5 metres adjacent to McVean Drive
  - (d) 5.0 metres adjacent to Castlegate Boulevard and Deerpase Road
- (2) Minimum Building Setback:
  - (a) 3.0 metres to Castlemore Road
  - (b) 4.5 metres to McVean Drive
  - (c) 5.0 metres to all other property lines
- (3) a drive-through lane shall be no closer than 15 metres to a residential zone.
- (4) all garbage and refuse storage, other than that for a restaurant, including any containers for the storage of recyclable materials, shall be fully-enclosed within a building.
- (5) all restaurant refuse containers shall be enclosed in a climate-controlled area within a building.
- (6) notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

**1823** The lands designated SC – SECTION 1823 of Schedule A to this by-law:

1823.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company and financial company;
- (3) a personal service shop, excluding a massage parlour;

- (4) a retail establishment having no outside storage, subject to the requirements set out in section 1823.2(4);
- (5) a dry cleaning and laundry establishment and distribution station;
- (6) a dining room restaurant, a convenience restaurant and a take-out restaurant;
- (7) a community club;
- (8) a recreation facility or structure;
- (9) a hotel or motel;
- (10) a banquet hall;
- (11) a home furnishings and home improvement retail warehouse;
- (12) a buildings supplies outlet within an enclosed building;
- (13) a retail warehouse not engaged in the selling of food;
- (14) a service station;
- (15) a motor vehicle washing establishment;
- (16) purposes accessory to the other permitted uses;

1823.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Lot Coverage: 28%
- (2) all buildings and structures shall be located a minimum of 9.0 metres from Regional Road 107 (Queen Street East) right-of-way as widened;
- (3) with the exception of approved access locations, landscaped open space shall be provided as follows:
  - (a) a minimum 9.0 metre wide strip abutting Regional Road 107 (Queen Street);
  - (b) a minimum 3.0 metre wide strip abutting the interior side yard;
- (4) the maximum gross floor area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (5) the maximum floor space index for office purposes shall be 0.5;
- (6) all garbage and refuse storage including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road 107 (Queen Street East);
- (7) a screened outdoor area devoted to the year round display and sale of products and commodities and a temporary open air market shall only be permitted in conjunction with a retail establishment and shall be restricted to areas not required for landscaping and parking;
- (8) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;

(9) an adult entertainment parlour or an adult video store shall not be permitted; and,

(10) all lands zoned SC – Section 1823 shall be treated as one property;

1823.3 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 those set out in section 1823.2

1823.4 for the purpose of this section:

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

HOME FURNISHINGS AND HOME IMPROVEMENT RETAIL WAREHOUSE shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80% are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

**1824** The lands designated R1A – SECTION 1824 on Sheet 13 of Schedule A to this by-law:

1824.1 shall only be used for those purposes permitted in a R1A zone

1824.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 495 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 15.0 metres
  - Corner Lot: 16.8 metres
- (c) Minimum Lot Depth: 33 metres
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width: 1.2 metres
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Maximum Gross Floor Area of a detached garage: 40 square metres
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;

- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot liens beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 11 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a side lot line or on a lot having a lot width greater than or equal to 16 metres; and
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (k) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

**1825** The lands designated R1A – SECTION 1825 on Sheet 13 of Schedule A to this by-law:

1825.1 shall only be used for those purposes permitted in a R1A zone

1825.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 425 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.5 metres
  - Corner Lot: 18.3 metres
- (c) Minimum Lot Depth: 26 metres
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) 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.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage

faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

- (h) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot liens beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

**1826** The lands designated R1A – SECTION 1826 on Sheet 13 of Schedule A to this by-law:

1826.1 shall only be used for those purposes permitted in a R1A zone

1826.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 590 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.0 metres
  - Corner Lot: 19.8 metres
- (c) Minimum Lot Depth: 33 metres
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) 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.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Maximum Gross Floor Area of a detached garage: 60 square metres
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot liens beyond the front lot line is greater than 25 degrees.

- (j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

**1827** The lands designated R1A – SECTION 1827 on Sheet 13 of Schedule A to this by-law:

1827.1 shall only be used for those purposes permitted in a R1A zone

1827.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 690 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 21.0 metres
  - Corner Lot: 22.8 metres
- (c) Minimum Lot Depth: 33 metres
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width: 1.5 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Maximum Gross Floor Area of a detached garage: 60 square metres
- (i) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.
- (k) Minimum Setback from a Floodplain (F) zone: 10 metres

**1828** The lands designated R1C – SECTION 1828 of Schedule A to this by-law:



1828.1 shall only be used for the purposes permitted in an R1C zone.

1828.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 295 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 11.0 metres  
  
Corner: 12.8 metres
- (3) Minimum Lot Depth: 27.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the lot width is 13.7 metres or greater.
- (8) Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above the highest finished grade elevation
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit; and,
  - (c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (11) Maximum Garage Projection: 1.5 metres beyond the front wall of a dwelling
- (12) Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback
- (13) Maximum Bay Window Projection: 1.8 metres into the minimum rear

yard, exterior yard and front yard  
setback

- (14) a garage shall not be permitted facing the exterior side yard lot line
- (15) the driveway width shall not exceed the exterior width of the garage

1828.3 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 the ones set out in section 1828.2.

**1829** The lands designated R1A – SECTION 1829 of Schedule A to this by-law:

1829.1 shall only be used for the purposes permitted in an R1A zone.

1829.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 560 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 14.0 metres
  - Corner: 15.8 metres
- (3) Minimum Lot Depth: 40.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width: 1.2 metres
- (6) Minimum Exterior Side Yard Width: 3.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above grade and no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, west and east facades. No habitable area greater than 6.75 metres in height shall be permitted.

OPENINGS shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

SOUTH FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both southerly and easterly facing, then the definition which shall apply shall be southerly;

WEST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both westerly and northerly facing, then the definition which shall apply shall be westerly;

EAST FAÇADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the easterly site limit and, where the

exterior wall or face of a building or structure is oriented such that it is defined as building both easterly and northerly facing, then the definition which shall apply shall be easterly;

SOUTHERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting the future Cottrelle Boulevard;

WESTERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting Airport Road;

EASTERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting Humberwest Parkway;

MAXIMUM BUILDING HEIGHT is to be measured from the highest finished grade elevation at the outside walls of the dwelling;

- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres more the garage door width.
- (11) Maximum Garage Projection: 1.5 metres beyond the front wall of a dwelling
- (12) Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback
- (13) Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback
- (14) a garage shall not be permitted facing the exterior side yard lot line
- (15) the driveway width shall not exceed the exterior width of the garage

1829.3 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 the ones set out in section 1829.2.

**1830** The lands designated R1A – SECTION 1830 of Schedule A to this by-law:

1830.1 shall only be used for the purposes permitted in an R1A zone.

1830.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restrictions as set out in R1A – Section 1829 zone.
- (2) Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above grade and no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south and west facades. No habitable area greater than 6.75 metres in height shall be permitted.

OPENINGS shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

SOUTH FACADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both southerly and easterly facing, then the definition which shall apply shall be southerly;

WEST FACADE shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as building both westerly and northerly facing, then the definition which shall apply shall be westerly;

SOUTHERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting the future Cottrelle Boulevard;

WESTERLY SITE LIMIT shall mean the outline of lands shown on Schedule A of this by-law abutting Airport Road;

MAXIMUM BUILDING HEIGHT is to be measured from the highest finished grade elevation at the outside walls of the dwelling;

1830.3 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 the ones set out in section 1830.2.

**1831** The lands designated R2A – SECTION 1831 of Schedule A to this by-law:

1831.1 shall only be used for the purposes permitted in an R2A zone.

1831.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 410 square metres
- (2) Minimum Lot Width:  
  
Interior Lot: 13.75 metres and 6.8 metres per dwelling unit;  
  
Corner: 15.5 metres and 8.6 metres for the dwelling unit closes to the flankage lot line
- (3) Minimum Lot Depth: 30.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Interior Side Yard Width: 1.2 metres; and 0.0 metres where

the common wall of dwelling units  
coincide with a side lot line

- (6) Minimum Exterior Side Yard Width: 3.0 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above the highest finished grade elevation.
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 2.5 metres and the maximum interior garage width shall be 3.1 metres for an interior lot;
  - (b) the maximum garage door width shall be 5.0 metres and the maximum exterior garage width shall be 5.2 metres for a corner lot;
- (11) Maximum Garage Projection: no part of any garage shall project more than 2.5 metres beyond the main front entrance or beyond a main entry feature
- (12) Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback
- (13) Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback
- (14) a garage shall not be permitted facing the exterior side yard lot line
- (15) the driveway width shall not exceed the exterior width of the garage

1831.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1831.2.

**1832** The lands designated R2A – SECTION 1832 of Schedule A to this by-law:

1832.1 shall only be used for the purposes permitted in an R2A zone;

1832.2 shall be subject to the following requirements and restrictions:

- (a) the requirements and restrictions as set out in R2A – Section 1831 zone
- (b) Maximum Building Height: 11.0 metres

1832.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section 1832.2.

**1833** The lands designated R1A – SECTION 1833 on Sheet 49 of Schedule A to this by-law:

1833.1 shall only be used for the purposes permitted in an R1A zone

1833.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 425 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 15.2 metres
  - Corner Lot: 17 metres
- (3) Minimum Lot Depth: 28 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (9) no garage facing the front lot line shall project in the front yard beyond a porch or front wall of a dwelling.
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16 metres but greater than or equal to 15 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (11) Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- (12) Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- (13) a garage shall not be permitted facing the exterior side yard lot line.

- (14) the driveway width shall not exceed the exterior width of the garage.
- (15) Minimum Setback from a Floodplain (F) zone: 10 metres

**1834** The lands designated R1C – SECTION 1834 on Sheet 49 of Schedule A to this by-law:

1834.1 shall only be used for the purposes permitted in an R1C zone

1834.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 295 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 11 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 27 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the lot width is 13.7 metres or greater;
- (8) Maximum Building Height: 11 metres
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees
- (10) no garage shall project more than 1.5 metres beyond a front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey.
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

- (11) Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- (12) Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- (13) a garage shall not be permitted facing the exterior side yard lot line.
- (14) the driveway width shall not exceed the exterior width of the garage.
- (15) Minimum Setback from a Floodplain (F) zone: 10 metres

**1835** The lands designated R1A – SECTION 1835 on Sheet 31 of Schedule A to this by-law:

1835.1 shall only be used for the purposes permitted in an R1A zone.

1835.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 720 square metres
- (2) Minimum Lot Width: 24.3 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door
- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) Minimum Exterior Side Yard Width: 3.0 metres
- (7) Minimum Interior Side Yard Width: 2.0 metres
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (10) Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1836** The lands designated R1A – SECTION 1836 on Sheet 31 of Schedule A to this by-law:

1836.1 shall only be used for the purposes permitted in an R1A zone.

1836.2 shall be subject to the following requirements and restrictions:



- (1) Minimum Lot Area: 549 square metres
- (2) Minimum Lot Width:  
Interior Lot: 18.3 metres  
Corner Lot: 20.1 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.
- (8) Minimum Landscaped Open Space: 40% of the minimum front yard area; and, 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (10) Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (11) Minimum Setback from a Floodplain (F) zone: 10 metres

**1837** The lands designated R1A – SECTION 1837 on Sheet 31 of Schedule A to this by-law:

1837.1 shall only be used for the purposes permitted in an R1A zone.

1837.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 456 square metres
- (2) Minimum Lot Width:  
Interior Lot: 15.2 metres  
Corner Lot: 17 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and

4.5 metres to the front wall of the dwelling.

- (5) Minimum Exterior Side Yard Width: 3.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16 metres but greater than or equal to 15 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front wall of the dwelling;
  - (c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (11) Maximum Porch Projection: where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

**1838** The lands designated R1A – SECTION 1838 on Sheet 31 of Schedule A to this by-law:

1838.1 shall only be used for the purposes permitted in an R1A – SECTION 1837 zone.

1838.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restrictions as set out in an R1A – SECTION 1837 zone.
- (2) Minimum Setback from a Floodplain (F) zone: 10 metres

**1839** The lands designated R1C – SECTION 1839 on Sheet 31 of Schedule A to this by-law:

1839.1 shall only be used for the purposes permitted in an R1C zone.

1839.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 295 square metres

- (2) Minimum Lot Width:
- Interior Lot: 11 metres
- Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 27 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) Minimum Interior Side Yard Width:
- (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (b) 1.2 metres where the lot width is 13.7 metres or greater.
- (8) Maximum Building Height: 11 metres
- (9) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and,
- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (10) no garage shall project more than 1.5 metres beyond a front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey;
- (11) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 5.5 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front wall of the dwelling;
- (c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (12) Maximum Porch Projection: 2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- (13) Maximum Bay Window Projection: 1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- (14) a garage shall not be permitted facing the exterior side yard lot line.
- (15) the driveway width shall not exceed the exterior width of the garage.

**1840** The lands designated I1 – SECTION 1840 on Sheet 31 of Schedule A to this by-law:

1840.1 shall only be used for the purposes permitted by section 1840.1(1), or the purposes permitted by section 1840.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) those purposes permitted in a R1C – SECTION 1839 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

1840.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1C – SECTION 1839 zone, the requirements and restrictions as set out in a R1C – SECTION 1839 zone;

**1841** The lands designated R1A – SECTION 1841 on Schedule A to this by-law:

1841.1 shall only be used for purposes permitted in an R1A – SECTION 1804 zone.

1841.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restrictions of the R1A – SECTION 1804 zone.
- (2) notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure including a swimming pool, from the rear lot line abutting an OS or OS – SECTION 1807 zone shall be 10 metres.

**1842** The lands designated R1A – SECTION 1842 on Schedule A to this by-law:

1842.1 shall only be used for the purposes permitted in an R1A – SECTION 1805 zone.

1842.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restrictions of the R1A – SECTION 1804 zone.
- (2) notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure including a swimming pool, from the rear lot line abutting an OS or OS – SECTION 1807 zone shall be 10 metres.

**1843** The lands designated R1A – SECTION 1843 on Schedule A to this by-law:

1843.1 shall only be used for the purposes permitted in an R1A – SECTION 1804 zone.

1843.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restrictions of the R1A – SECTION 1804 zone.
- (2) notwithstanding any other provision to the contrary, the minimum lot width shall be 15 metres.

**1844** The lands designated R1A – SECTION 1844 on Schedule A to this by-law:

1844.1 shall only be used for the purposes permitted in an R1A – SECTION 1805 zone.

1844.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restrictions of the R1A – SECTION 1805 zone.
- (2) notwithstanding any other provision to the contrary, the minimum lot depth shall be 28.0 metres.

**1845** The lands designated I1 – SECTION 1845 on Schedule A to this by-law:

1845.1 shall only be used for:

- (1) the purposes permitted in the I1 zone;
- or:
- (2) the purposes permitted in the R1C – SECTION 1801 zone;

but not both sub-sections and not any combination of both sub-sections.

1845.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in sub-section 1845.1(1), the requirements and restrictions set out in the I1 zone and all the general provisions of this by-law which are not in conflict with those set out in the I1 zone; and,
- (2) for those purposes permitted in sub-section 1845.1(1), the requirements and restrictions set out in the I1 zone and all the general provisions of this by-law which are not in conflict with those set out in the I1 zone.

**1846** The lands designated R1C – SECTION 1846 on Schedule A to this by-law:

1846.1 shall only be used for the purposes permitted in an R1C zone;

1846.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 278 square metres;
- (2) Minimum Lot Width:  
Interior Lot: 10.5 metres

Corner Lot: 12.3 metres

- (3) Minimum Lot Depth: 26.5 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- (7) Minimum Interior Side Yard Width:
  - (a) for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- (8) Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- (9) Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- (10) the following provisions shall apply to garages:
  - (a) the maximum cumulative garage door width shall be:
    - (i) 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.5 metres;
    - (ii) 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
    - (iii) 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;
  - (b) the maximum interior garage width shall be:
    - (i) 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.5 metres;
    - (ii) 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
    - (iii) 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
    - (iv) 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
  - (c) Maximum Garage Projection: no garage shall project into the

front yard more than 1.5 metres  
beyond a porch or front wall of  
dwelling;

- (11) Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

1846.3 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 1846.2.

**1847** The lands designated RIC – SECTION 1847 on Schedule A to this by-law:

1847.1 shall only be used for the purposes permitted in an RIC zone;

1847.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 295 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 27.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- (7) Minimum Interior Side Yard Width:
  - (a) for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- (8) Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- (9) Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- (10) the following provisions shall apply to garages:
  - (a) the maximum cumulative garage door width shall be:
    - (i) 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;

(ii) 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;

(iii) 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

(b) the maximum interior garage width shall be:

(i) 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;

(ii) 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;

(iii) 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;

(iv) 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;

(c) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;

(11) Maximum Porch Encroachment: a porch may encroach a maximum of 2.0 metres into the front or exterior side yard;

1847.3 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 1847.2.

**1848** The lands designated R1C – SECTION 1848 on Schedule A to this by-law:

1848.1 shall only be used for the purposes permitted in an R1C zone;

1848.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 330 square metres;

(2) Minimum Lot Width:

Interior Lot: 12.8 metres

Corner Lot: 14.3 metres

(3) Minimum Lot Depth: 30.0 metres;

(4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;

(5) Minimum Rear Yard Depth: 7.5 metres;

(6) Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;

(7) Minimum Interior Side Yard Width:



- (a) for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- (8) Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- (9) Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- (10) the following provisions shall apply to garages:
- (a) the maximum cumulative garage door width shall be:
    - (i) 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
    - (ii) 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
    - (iii) 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;
  - (b) the maximum interior garage width shall be:
    - (i) 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
    - (ii) 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
    - (iii) 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
    - (iv) 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;
  - (c) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;
- (11) Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

1848.3 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 1848.2.

**1849** The lands designated R1C – Section 1849 on Schedule A to this by-law:

1849.1 shall only be used for the purposes permitted in an R1C zone;

1849.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 350 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 32.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;
- (7) Minimum Interior Side Yard Width:
  - (a) for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;
- (8) Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;
- (9) Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;
- (10) the following provisions shall apply to garages:
  - (a) the maximum cumulative garage door width shall be:
    - (i) 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
    - (ii) 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
    - (iii) 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;
  - (b) the maximum interior garage width shall be:
    - (i) 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres;
    - (ii) 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;

(iii) 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;

(iv) 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;

(c) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;

(11) Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

1849.3 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 1849.2.

**1850** The lands designated R1C – SECTION 1850 on Schedule A to this by-law:

1850.1 shall only be used for the purposes permitted in an R1C zone;

1850.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 320 square metres;

(2) Minimum Lot Width:

Interior Lot: 12.0 metres

Corner Lot: 13.8 metres

(3) Minimum Lot Depth: 27.0 metres;

(4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;

(5) Minimum Rear Yard Depth: 7.5 metres;

(6) Minimum Exterior Side Yard Width: 3.0 metres, and no garage shall face the exterior side yard lot line;

(7) Minimum Interior Side Yard Width:

(a) for lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

(b) for lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres;

(8) Maximum Driveway Width: the driveway width shall not exceed the exterior width of the garage;

(9) Minimum Landscaped Open Space: the front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment;

(10) the following provisions shall apply to garages:

(a) the maximum cumulative garage door width shall be:

- (i) 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 12.0 metres;
- (ii) 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres;

(b) the maximum interior garage width shall be:

- (i) 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 12.0 metres;
- (ii) 6.1 metres, if the lot width for a particular units is less than 14.0 metres but greater than or equal to 12.5 metres;
- (iii) 50% of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres;

(c) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of dwelling;

(11) Maximum Porch Encroachment: a porch may encroach a maximum of 1.8 metres into the front or exterior side yard;

1850.3 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 1850.2.

**1851** The lands designated C2 – SECTION 1851 on Schedule A to this by-law:

1851.1 shall only be used for the following purposes:

- (1) the purposes permitted by the C2 zone;
- (2) a motor vehicle washing establishment;

1851.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 4.5 metres;
- (2) Minimum Rear Yard Depth: 3.0 metres;
- (3) Minimum Exterior Side Yard Width: 4.5 metres;
- (4) Minimum Interior Side Yard Width: 3.0 metres;
- (5) Maximum Building Height: 3 storeys, however the height of the building shall not exceed the horizontal distance between the building and the nearest residential zone;
- (6) Minimum Landscaped Open Space:

- (a) Front Yard: 4.5 metres;
- (b) Rear Yard: 3.0 metres;
- (c) Exterior Side Yard: 4.5 metres;
- (d) Interior Side Yard: 3.0 metres;

1851.3 for the purposes of this section, the lot line abutting McVean Drive shall be deemed to be the Front Lot Line. The lot lines abutting Cottrelle boulevard and Maple Valley Street are deemed to be Exterior Side Yard Lot Lines.

1851.4 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 1851.2.

**1853** The lands designated R1C – SECTION 1853 of Schedule A to this by-law:

1853.1 shall only be used for the purposes permitted in an R1C zone.

1853.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restrictions as set out in R1C – Section 1828 zone
- (2) Maximum Building Height: 11.0 metres

1853.3 shall also be subject to the requirements and restrictions relating to R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section 1853.2.

**1855** The lands designated R1A – SECTION 1855 of Schedule A to this by-law:

1855.1 shall only be used for the purposes permitted in an R1A zone.

1855.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restrictions as set out in R1A – Section 1830 zone
- (2) Minimum Lot Area: 375 square metres
- (3) Minimum Lot Depth: 27.0 metres

1855.3 shall also be subject to the requirements and restrictions relating to R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section 1855.2.

**2552** The lands designated I2 - SECTION 2552 on Sheet 75, 76 and 81 of Schedule A to this by-law:

2552.1 shall only be used for the following purposes:

- (1) an administrative office or facility of a public authority; and
- (2) purposes accessory to the other permitted purposes.

2552.2 shall be subject to the requirements and restrictions relating to the I2 zone.

**2553** The land designated HC1 - SECTION 2553 on Sheet 80 of Schedule A to this by-law:

2553.1 shall only be used for:

- (a) a retail store;
- (b) a gas bar;
- (c) a motor vehicle repair shop;
- (d) a service station, and
- (e) purposes accessory to the other permitted purposes.

2553.2 shall be subject to the following requirements and restrictions:

- (a) attendant-operated gasoline fuelling facilities shall be provided;
- (b) the Maximum Gross Commercial Floor Area of all buildings and structures shall not exceed 7890 square metres;
- (c) the Maximum Gross Commercial Floor Area of a retail store and its associated office, storage, or warehouse area shall not exceed 6190 square metres;
- (d) parking shall be provided on the basis of 1 parking space for each 17.5 square metres of gross commercial floor area or portion thereof;
- (e) all garbage and refuse containers shall be enclosed;
- (f) the Maximum Height of all buildings and structures shall not exceed 2 storeys, and
- (g) no outside storage of goods or materials shall be permitted.

2553.3 for the purposes of section 2553,

Retail Store shall mean a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, or stored on the premises in quantities sufficient only to service such store.

**2554** The lands designated M1 - SECTION 2554 on Sheet 79 of Schedule A to this by-law:

2554.1 shall only be used for the following purposes:

- (1) a resource recovery facility, and
- (2) purposes accessory to the other permitted purpose.

2554.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 5.0 hectares;
- (2) Minimum Front Yard Depth: 15.0 metres;
- (3) Minimum Side Yard Width: 15.0 metres;
- (4) Minimum Rear Yard Depth: 10.0 metres;
- (5) all buildings and structures shall be set back a minimum distance of 7.5 metres from the top of bank;
- (6) all buildings and structures shall be set back 13.72 metres from the Highway 407 right-of-way;
- (7) no outside storage shall be permitted;
- (8) Maximum Gross Floor Area shall not exceed 7450 square metres, and
- (9) a minimum of 26 parking spaces shall be provided.

2554.3 for the purposes of section 2554,

Resource Recovery Facility shall mean a building where energy will be generated and supplied in the form of steam or electrical energy through the incineration of solid, domestic, commercial and non-hazardous industrial waste.

**2555** The lands designated SC - SECTION 2555 on Sheet 79 of Schedule A to this by-law:

2555.1 shall only be used for the following purposes:

- (1) a retail establishment;
- (2) a bank, trust company or finance company;
- (3) a dining room restaurant, a convenience restaurant or a take-out restaurant, not including an adult entertainment parlour;
- (4) an office;
- (5) an undertaking establishment;
- (6) a club, whether fraternal or operated for profit;
- (7) a shop for repair or manufacturing of small goods and wares;
- (8) a dry cleaning, laundry and dyeing establishment;
- (9) a barber shop;
- (10) a beauty parlour;
- (11) a variety shop;
- (12) a printing establishment;

- (13) an operation of the municipal, regional, provincial and federal government;
- (14) purposes accessory to the other permitted purposes.

2555.2 shall be subject to the following requirements and restrictions:

- (1) the Gross Floor Area for all buildings or structures shall not exceed 6,665 square metres;
- (2) Maximum Height for any building: one storey
- (3) Minimum Front Yard Depth: 23 metres
- (4) Minimum Side Yard Depth: 16 metres
- (5) Minimum Rear Yard Depth: 21 metres
- (6) Minimum Lot Width: 120 metres
- (7) Minimum Lot Area: 27,100 square metres
- (8) Minimum Number of Parking Spaces: 400
- (9) Minimum Area for each Parking Space: 16.5 square metres
- (10) Minimum Number of Loading Spaces: 2
- (11) Landscaped Open Space at least 3 metres in width shall be provided and maintained along and abutting all lot boundaries except where the driveways are located.

**2556** The lands designated SC - SECTION 2556 on Sheet 78 of Schedule A to this by-law:

2556.1 shall only be used for:

- (a) an office, excluding the offices of medical, dental or drugless practitioners;
- (b) a gas bar;
- (c) a retail establishment having no outside storage, but excluding a supermarket, a garden centre sales establishment, and a department store;
- (d) a take out restaurant;
- (e) a personal service shop;
- (f) a dry cleaning establishment
- (g) a community club;
- (h) a dining room restaurant;
- (i) a convenience restaurant;
- (j) a banquet hall;
- (k) a motel;



- (l) an outdoor patio, only in conjunction with, or accessory to a dining room restaurant;
- (m) a bank, trust company or other financial institution;
- (n) a convenience store;
- (o) a motor vehicle washing establishment;
- (p) a motor vehicle service station, or combination motor vehicle service station/parts retail outlet, not having outside storage and not including a motor vehicle body shop;
- (q) a motor vehicle sales establishment; and
- (r) purposes accessory to other permitted purposes.

2556.2 shall be subject to the following requirements and restrictions:

- (a) the Gross Floor Area for office uses shall not exceed 3,695 square metres;
- (b) the total Gross Commercial Floor Area for all dining room restaurants and banquet halls shall not exceed 650 square metres;
- (c) the Maximum Gross Commercial Floor Area for retail uses shall not exceed 4,000 square metres;
- (d) the Gross Commercial Floor Area for a motel shall not exceed 4,000 square metres;
- (e) a minimum 3 metre wide landscaped open space strip shall be provided along the property limits abutting any road right-of-way, except at approved driveway locations;
- (f) no adult entertainment parlour or adult video store shall be permitted;
- (g) all restaurant refuse shall be stored in a climate controlled room within the building;
- (h) for each motor vehicle washing establishment, 10 waiting spaces shall be provided and shall be arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment, and the minimum size of a waiting space shall be 2.75 metres by 6 metres;
- (i) no outside storage of goods and materials shall be permitted.

**2557** The lands designated I2 - SECTION 2557 on Sheet 75 of Schedule A to this by-law:

2557.1 shall only be used for the following purposes:

- (1) a community college;
- (2) only in conjunction with a community college, a day care centre; and
- (3) purposes accessory to the other permitted purposes.

**2558** The lands designated M4 - SECTION 2558 on Sheet 79 of Schedule A to this by-law:

2558.1 shall only be used for the following purposes:

(1) Industrial:

- (a) manufacturing or processing of goods and products;
- (b) assembly of goods and products;
- (c) storage and warehousing of goods and products;
- (d) shops for the manufacturing, processing, servicing or repair of small goods and wares;
- (e) industrial dry cleaning, laundry or dyeing establishment;
- (f) printing establishments;
- (g) film processing; and
- (h) bakery, grocery or food processing.

(2) Other:

- (a) a bank or financial institution;
- (b) a dining room restaurant with banquet facilities;
- (c) offices; and
- (d) any operation of a public authority.

(3) Accessory:

- (a) where the goods and products are furniture, house furnishings or appliances, sales of the goods and products manufactured on the premises only;
- (b) where goods and products other than those mentioned in clause (a) are involved, sales of such goods and products; and
- (c) administration offices.

2558.2 shall be subject to the following requirements and restrictions:

- (1) for each use, of which any part is used for industrial purposes, at least 65% of the gross floor area must be used for industrial purposes and only up to 35% of the gross floor area may be used for accessory purposes.
- (2)
  - (a) a bank or financial institution shall be located within the building area of Building A, as shown on SCHEDULE C - SECTION 2558; and
  - (b) the gross floor area of a bank or financial institution shall not exceed 418 square metres.
- (3)
  - (a) a dining room restaurant with banquet facilities shall be located within the building area of Building C as shown on SCHEDULE C - SECTION 2558; and

- (b) the gross floor area of a dining room restaurant with banquet facilities shall not exceed 943 square metres.
- (4) (a) offices permitted by section 2558.1(2)(c) may only be located on the upper floor of the buildings; and
  - (b) the gross floor area of all offices in all buildings as permitted by section 2558.1(2), shall not exceed 1350 square metres.
- (5) (a) the minimum setbacks, minimum distances between buildings, and minimum amount of landscaped open space shall be as shown on SCHEDULE C - SECTION 2558; and
  - (b) the maximum building area shall not exceed that shown on SCHEDULE C - SECTION 2558.
- (6) minimum parking facilities shall be provided as follows:
  - (a) for a dining room restaurant with banquet facilities: one parking space for each 9 square metres of the floor area devoted to patron use;
  - (b) for offices, a bank or any use by a public authority, or for accessory purposes: one parking space for each 30 square metres of the gross floor area; and
  - (c) for any industrial use: one parking space for each 93 square metres of gross floor area.
- (7) for an industrial use, a minimum of one loading space for every 560 square metres of gross floor area used for industrial and accessory purposes or one loading space for each industrial use, whichever is the greater, shall be provided.

2558.3 for the purposes of section 2558,

Gross Floor Area shall mean the aggregate of the area of all floors at or above established grade, measured between the exterior walls of a building, and excluding any floor area at or above grade used only for building maintenance.

**2559** The lands designated M1 - SECTION 2559 on Sheet 80 of Schedule A to this by-law:

- (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 principal or accessory use;
    - (2) a parking lot;
    - (3) a printing establishment; and
    - (4) a warehouse.
  - (b) Non-Industrial:

- (1) a furniture and appliance store;
- (2) an industrial clothing retail warehouse;
- (3) a dining room restaurant, convenience restaurant or take-out restaurant;
- (4) a bank;
- (5) an office;
- (6) a radio or television broadcasting and transmission establishment;
- (7) a retail outlet operated in connection with a purpose permitted by sections 2559.1(a)(1) and (3), provided that the total gross floor area used for such retail purpose is not more than 15 percent of the total gross floor area used for the industrial purpose; and
- (8) a private club.

(c) Accessory:

- (1) an accessory building, provided that it is not used for human habitation;
- (2) an educational use accessory to a permitted industrial use; and
- (3) purposes accessory to the other permitted purposes.

(2) shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 14 metres
- (b) Minimum Rear Yard Depth: 12 metres
- (c) Minimum Exterior Side Yard Width: 15 metres
- (d) Minimum Interior Side Yard Width: 4 metres
- (e) Minimum Lot Width: 24 metres
- (f) Minimum Parking Requirements:
  - (1) Industrial uses (excluding motor vehicle repair shop): 1 parking space for each 45 square metres of gross industrial floor area or portion thereof.
  - (2) Industrial clothing retail warehouse: 1 parking space for each 28 square metres of gross commercial floor area or portion thereof.
  - (3) Office of a physician, or drugless practitioner: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof.
  - (4) Parking for all other permitted purposes shall be provided in accordance with the requirements and restrictions of sections 20 and 30.

2559.2 for the purposes of section 2559, •

Private Club shall mean a building or place operated by an athletic, cultural, social or recreational organization operating on a non-profit basis and includes the premises of a fraternal organization.

Industrial Clothing Retail Warehouse shall mean a building or part thereof where uniforms or clothing worn at work by manufacturing, construction and service industrial workers is stored or kept for sale and where no leisure or sports clothing or clothing traditionally worn at work by white collar workers is stored or kept for sale.

**2560** The lands designated HC1 - SECTION 2560 on Sheet 80 of Schedule A to this by-law:

2560.1 shall only be used for:

- (1) the purposes permitted by section 24.1;
- (2) a bank, trust company or finance company;
- (3) a motor vehicle sales, parts and accessories establishment;
- (4) a convenience restaurant;
- (5) a dining room restaurant; and
- (6) an office supplies retail establishment.

2560.2 shall be subject to the following requirements and restrictions:

- (1) the Gross Floor Area of all buildings and structures shall not exceed 3710 square metres;
- (2) the Minimum Front Yard Depth shall be 15.0 metres;
- (3) the location of the motor vehicle repair uses shall only be permitted within the area as shown on Schedule C – Section 2560;
- (4) the Minimum Interior Side Yard Width shall be 6.0 metres;
- (5) the Minimum Exterior Side Yard Width shall be 15.0 metres;
- (6) the Minimum Rear Yard Depth shall be 7.0 metres;
- (7) the Minimum Landscaped Open Space shall be:
  - (i) a continuous 7.6 metre wide landscaped strip abutting the front lot line;
  - (ii) 50 percent of the minimum required interior side yard width; and
  - (iii) 25 percent of the minimum required exterior side yard width.
- (8) the Minimum Lot Width shall be 100.0 metres;
- (9) all garbage and refuse containers shall be enclosed;
- (10) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;

(11) obnoxious industrial uses shall not be permitted; and

(12) no outside storage shall be permitted.

2560.3 shall be subject to the requirements and restrictions relating to the M1 zone and the HC1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 2560.1.2.

2560.4 for the purpose of this section:

Office Supplies Retail Establishment shall mean a building or place where only office supplies, are sold or kept for sale to the general public.

**2561** The lands designated A – SECTION 2561 on Sheet 72 of Schedule A to this by-law:

2561.1 shall only be used for the following purposes:

(1) garden centre sales establishment; and

(2) the purposes permitted in an A zone.

2561.2 shall be subject to the following requirements and restrictions:

(1) a garden centre sales establishment

(a) shall be located on the part of the property abutting Steeles Avenue;

(b) shall not occupy more than 1.4 hectares of the property; and

(c) shall not occupy a part of the property having a lot width greater than 300 metres.

**2562** The lands designated I2 - SECTION 2562 on Sheet 73 of Schedule A to this by-law:

2562.1 shall only be used for a cemetery.

2562.2 for the purposes section 2562,

Cemetery shall mean a cemetery, crematorium, mausoleum, or columbarium within the meaning of the Cemeteries Act, and shall include accessory uses such as maintenance and storage buildings, greenhouses, a caretaker's residence, administrative offices and chapels.

**2563.1** The lands designated R4B - SECTION 2563.1 on Sheet 74 of Schedule A to this by-law:

2563.1.1 shall only be used for the following purposes:

(1) two senior citizen residences;

(2) administrative offices, library, dining room, snack bar and other servicing facilities for a senior citizen residence;

(3) purposes accessory to a senior citizen residence;

(4) a bank; and

- (5) a gift shop.

2563.1.2 shall be subject to the following requirements and restrictions:

- (1) no more than a total of 206 senior citizen dwelling units shall be permitted;
- (2) no more than 63 units of the permitted 206 units shall be 2 bedroom units;
- (3) one senior citizen residence shall be no more than six storeys, and the other no more than seven storeys, in height;
- (4) Minimum Front and Rear Yard Depth: 18 metres
- (5) Minimum Side Yard Width: half of the building height
- (6) Minimum Distance between buildings: 25 metres
- (7) minimum of 50% of the lot area shall be landscaped open space;
- (8) waste disposal facilities shall not be located in the front yard, and shall be completely screened from McLaughlin Road by buildings or masonry walls;
- (9) the total Gross Commercial Floor Area in all buildings may not exceed 100 square metres;
- (10) the total Gross Floor Area in all buildings used for the purposes permitted by sections 2563.1.1(2), (4), and (5) may not exceed 400 square metres.

**2563.2** The lands designated R4B – SECTION 2563.2 on Schedule A to this by-law:

2563.2.1 shall only be used for the following purposes:

- (1) senior citizen residence;
- (2) nursing home
- (3) in connection with and for a senior citizen residence or a nursing home only, an administrative office, library, auditorium, dining room, snack bar and other such service facilities;
- (4) other purposes accessory to a senior citizen residence or nursing home;
- (5) a bank, or
- (6) a gift shop.

2563.2.2 shall be subject to the following requirements and restrictions:

- (1) not more than a total of 232 senior citizens dwelling units shall be permitted;
- (2) not more than 110 units of the permitted 232 units shall be 2 bedroom units;
- (3) not more than 120 beds shall be permitted in the nursing home;
- (4) as shown on Schedule C - Section 2563 to this by-law,
  - (a) the senior citizen dwelling units shall be in a senior citizen residences located within Building Areas 1, 3 and 4;

- (b) the nursing home shall be located within Building 5, and
- (c) all buildings shall be located within Building Areas 1, 2, 3, 4, 5 and 6.
- (5) the Maximum Height for buildings within the building areas shown on Schedule C - Section 2563 shall be:
  - (a) 6 storeys for Building Area 1;
  - (b) 2 storeys for Building Areas 2 and 5;
  - (c) 7 storeys for Building Area 3,
  - (d) 13 storeys for Building Area 4, and
  - (e) 13 storeys for Building Area 6.
- (6) the minimum front, rear and side yard depths and widths shall be as shown on Schedule C - Section 2563;
- (7) a minimum of 50% of the lot area shall be landscaped open space;
- (8) waste disposal facilities shall not be located in the front yard or exterior side yard, and shall be completely screened from any public road by buildings or masonry walls;
- (9) at least 249 parking spaces shall be provided on the site.
- (10) the gross floor used for commercial purposes in all buildings shall not exceed 100 square metres,
- (11) not more than a total of 650 auditorium seats shall be permitted
- (12) Maximum Gross Floor Area of a one bedroom apartment: 64 square metres;
- (13) Maximum Gross Floor Area of a two bedroom apartment: 81.5 square metres

**2564** The lands designated HC1 - SECTION 2564 on Sheet 78 of Schedule A to this by-law:

2564.1 shall only be used for the following purposes:

- (1) a service station;
- (2) a motor vehicle washing establishment; and
- (3) purposes accessory to the other permitted purposes.

2564.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Street Setback:
  - 36.5 metres from the centre line of Dixie Road.
  - 32 metres from the centre line of Steeles Avenue.



**2565** The lands designated HC1 - SECTION 2565 on Sheet 75 of Schedule A to this by-law:

2565.1 shall only be used for the following purposes:

- (1) a service station; and
- (2) a motor vehicle washing establishment.

2565.2 shall be subject to the following requirements and restrictions:

- (a) all front, side and rear yards shall be as shown on SCHEDULE C -SECTION 2565;
- (b) all buildings shall be located within the areas shown as "Building Area" on SCHEDULE C - SECTION 2565;
- (c) all canopies shall be located within the areas shown as "Canopy" on SCHEDULE C - SECTION 2565; and
- (d) landscaped open space shall be provided in the areas shown as "Landscaped Open Space" on SCHEDULE C - SECTION 2565.

**2566** The lands designated HC1 - SECTION 2566 on Sheet 75 of Schedule A to this by-law:

2566.1 shall only be used for the following purposes:

- (1) a service station; and
- (2) a convenience restaurant (including soda fountain, snack bar or lunch counter) connected with and forming an integral part of a service station.

2566.2 shall be subject to the following requirements and restrictions:

- (a) all front, side and rear yards shall be as shown on SCHEDULE C - SECTION 2566;
- (b) all buildings shall be located within the areas shown as "Building Area" on SCHEDULE C - SECTION 2566;
- (c) all paved areas shall be located within the areas shown as "Paved Areas" on SCHEDULE C - SECTION 2566; and
- (d) landscaped open space shall be provided and maintained in the areas known as "Landscaped Open Space" on SCHEDULE C - SECTION 2566.

**2567** The lands designated CA - SECTION 2567 on Sheet 71 of Schedule A to this by-law:

2567.1 shall only be used for the following purposes:

- (1) garden centre sales establishment;
- (2) sale of farm implements, including the sale and service of tractors, lawn mowers, and other similar power equipment; and
- (3) the sale and storage of fertilizer and farm control chemicals.

2567.2 shall be subject to the following requirements and restrictions:

- (a) all front, side and rear yards shall be as shown on SCHEDULE C - SECTION 2567;
- (b) a farm implement sales building shall be permitted in the area shown as "Area for farm implement sales building" on SCHEDULE C - SECTION 2567;
- (c) parking spaces shall be provided as and where shown on SCHEDULE C - SECTION 2567;
- (d) earth storage shall be confined to the area outlined for this purpose on SCHEDULE C - SECTION 2567; and
- (e) Landscaped Open Space shall be provided in areas shown as "Landscaped Areas" on SCHEDULE C - SECTION 2567.

**2568** The land designated as M1 - SECTION 2568 on Sheet 79 of Schedule A to this by-law:

2568.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- (2) retail sales, offices and other purposes accessory to the purposes permitted by section 2568.1 (1);
- (3) offices other than offices for a health care practitioner or a realtor.

2568.2 shall be subject to the following requirements and restrictions:

- (1) the Gross Floor Area used for all offices permitted by section 2568.1(3) shall not exceed 590 square metres;
- (2) the Gross Floor Area used for accessory offices permitted by section 2568.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- (3) the Gross Floor Area used for all accessory purposes shall not exceed 25% of the gross floor area;
- (4) minimum parking facilities shall be provided as follows:
  - (a) for purposes permitted by section 2568.1(1), one parking space for every 91 square metres of gross floor area;
  - (b) for purposes permitted by section 2568.1(2), one parking space for every 19 square metres of gross floor area;
  - (c) for purposes permitted by section 2568.1(3), one parking space for every 31 square metres of gross floor area.
- (5) except for the area of driveways, landscaped open space at least 3 metres in width in the front yard and 6 metres in width in the exterior side yard shall be provided and maintained.

**2569.1** The lands designated as M1 - SECTION 2569 on Sheet 79 of Schedule A and identified as Area 1 on Schedule C - SECTION 2569 to this by-law:

2569.1.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- (2) retail sales, offices, and other purposes accessory to the purposes permitted by section 2569.1.1(1);
- (3) offices other than offices for health care practitioners or realtors.
- (4) motor vehicle repair; and,
- (5) motor vehicle accessories installation.

2569.1.2 shall be subject to the following requirements and restrictions:

- (1) the Gross Floor Area used for all accessory purposes shall not exceed 25% of the total gross floor area;
- (2) the Gross Floor Area used for any accessory offices permitted by section 2569.1.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- (3) the Gross Floor Area used for all offices permitted by section 2569.1.1(3) shall not exceed 700 square metres;
- (4) minimum parking facilities shall be provided as follows:
  - (a) for the purposes permitted by section 2569.1.1(1), one parking space for every 45 square metres of gross floor area;
  - (b) for the purposes permitted by section 2569.1.1(2), one parking space for every 19 square metres of gross floor area;
  - (c) for the purposes permitted by section 2569.1.1(3), one parking space for every 31 square metres of gross floor area.
  - (d) for the purposes permitted by sections 2569.1.1(4) and (5), one parking space for every 18 square metres of gross floor area (50 percent of the required parking spaces may be tandem parking spaces).
- (5) Landscaped Open Space, at least 7 metres in width, shall be provided and maintained in the rear yard, as shown on SCHEDULE C - SECTION 2569.
- (6) retail sales associated with the purposes permitted by Sections 2569.1.1(4) and (5) shall not exceed 25% of the total gross floor area;
- (7) outdoor repair or outdoor installation of motor vehicle accessories shall not be permitted.

**2569.2** The lands designated M1 - SECTION 2569 on Sheet 79 of Schedule A and identified as Area 2 on Schedule C - SECTION 2569 to this by-law:

2569.2.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;

- (2) retail sales, offices, and other purposes, accessory to the purposes permitted by section 2569.2.1(1).
- (3) motor vehicle repair; and,
- (4) motor vehicle accessories installation.

2569.2.2 shall be subject to the following requirements and restrictions:

- (1) the gross floor area used for any accessory purpose permitted by section 2569.2.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- (2) minimum parking facilities shall be provided as follows:
  - (a) for purposes permitted by section 2569.2.1(1), one parking space for every 91 square metres of gross floor area;
  - (b) for purposes permitted by section 2569.2.1(2), one parking space for every 19 square metres of gross floor area.
  - (c) for the purposes permitted by Sections 2569.2.1(3) and (4), one parking space for every 18 square metres of gross floor area (50 percent of the required parking spaces may be tandem parking spaces).
- (3) except for the area of driveways, landscaped open space at least 3 metres in width shall be provided and maintained in the front yard as shown on SCHEDULE C - SECTION 2569.
- (4) retail sales associated with the purposes permitted by Sections 2569.2.1(3) and (4) shall not exceed 10% of the gross floor area.
- (5) outdoor repair or outdoor installation of motor vehicle accessories shall not be permitted.

**2570** The lands designated R1D - SECTION 2570 on Sheet 76 of Schedule A to this by-law:

2570.1 shall only be used for the purposes permitted in the R1D zone.

2570.2 shall be subject to the following requirement and restriction:

- (1) Maximum Building Height: 8 metres

**2571** The lands designated R1B(P) - SECTION 2571 on Sheet 76 of Schedule A to this by-law:

2571.1 shall only be used for the purposes permitted in the R1B zone.

2571.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 525 square metres
  - Corner Lot: 630 square metres
- (2) Minimum Lot Depth: 35 metres

- (3) Minimum Interior Side Yard Width: 1.2 metres

**2572** The lands designated R1C - SECTION 2572 on Sheet 76 of Schedule A to this by-law:

2572.1 shall only be used for the purposes permitted in the R1C zone.

2572.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 405 square metres

Corner Lot: 495 square metres

- (2) Minimum Lot Width:

Interior Lot: 13.5 metres

Corner Lot: 16.5 metres

- (3) Minimum Interior Side Yard Width: 1.2 metres

**2573** The lands designated as R1C - SECTION 2573 on Sheet 76 of Schedule A to this by-law:

2573.1 shall only be used for the purposes permitted in the R1C zone.

2573.2 shall be subject to the following requirement and restriction:

- (1) Minimum Interior Side Yard Width: 1.2 metres

**2574** The lands designated as R4A - SECTION 2574 on Sheet 76 of Schedule A to this by-law:

2574.1 shall only be used for the purposes permitted in the R4A.

2574.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Building Height: 4 storeys

- (2) Maximum Lot Coverage: 25 percent

- (3) Minimum Landscaped Open Space: 50 percent of the lot area.

**2576** The lands designated R4A(P) - SECTION 2576 on Sheet 76 of Schedule A to this by-law:

2576.1 shall only be used for the following purposes:

- (1) one apartment dwelling only;
- (2) townhouse dwellings; and
- (3) purposes accessory to the other permitted purposes.

2576.2 shall, in respect of lands used for an apartment dwelling, be subject to the following requirements and restrictions:

- (a) Maximum Density: 100 units per hectare
- (b) Maximum Lot Coverage: 25 percent
- (c) Maximum Building Height: 18 storeys
- (d) the Minimum Distance between a lot line and an apartment dwelling shall be 10 metres or 1/2 the height of the apartment dwelling, whichever is the greater
- (e) the Minimum Distance between an apartment dwelling and a townhouse dwelling shall be half of the sum of the height of the apartment dwelling and the height of the townhouse dwelling
- (f) Minimum Landscaped Open Space: 50 percent

2576.3 shall, in respect of lands used for townhouse dwellings, be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: 50 units per hectare
- (b) Maximum Coverage: 25 percent
- (c) Minimum Street Line Setback shall be 9 metres
- (d) the Minimum Distance of a townhouse dwelling from a privately owned roadway shall be 4.6 metres, provided that the front of any garage or carport shall be at least 6 metres from a privately owned roadway
- (e) Minimum Landscaped Open Space: 40 percent
- (f) Maximum Building Height: 3 storeys
- (g) the Minimum Distance between the townhouse dwellings shall be as follows:
  - (1) between two exterior walls which contain no windows to habitable rooms: 3 metres
  - (2) between two exterior walls of which only one contains windows to habitable rooms: 7.6 metres
  - (3) between two exterior walls, both of which contain windows to habitable rooms: 15 metres
  - (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.

2576.4 shall also be subject to the following requirement and restriction:

- (a) the maximum number of dwelling units shall be 208 dwelling units.

**2579** The lands designated C1 - SECTION 2579 on Sheet 76 of Schedule A to this by-law:

2579.1 shall only be used for the following purposes:

- (1) an office;

- (2) a bank, or a trust company or financial institution;
- (3) a dining room restaurant;
- (4) a variety store;
- (5) a tobacco shop;
- (6) a gift shop;
- (7) a day nursery;
- (8) a personal service shop;
- (9) a drug store;
- (10) a dry cleaning and laundry establishment, using only non-toxic, non-flammable materials;
- (11) a convenience restaurant;
- (12) an optical sales outlet;
- (13) purposes accessory to the other permitted purposes.

2579.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Buildings: 3
- (b) Minimum Lot Area: 2.1 hectare
- (c) Minimum Front Yard Depth: 10.0 metres
- (d) Minimum Interior or Exterior Side Yard Width: 10.0 metres, except that where the interior or exterior side yard abuts a residential or institutional zone, the minimum interior or exterior side yard width shall be 15 metres.
- (e) Minimum Rear Yard Depth: 10.0 metres, except that where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 15 metres.
- (f) Minimum Lot Width: 90 metres
- (g) Maximum Building Height: 12 storeys
- (h) Maximum Lot Coverage: 25 percent
- (i) Maximum Floor Space Index: 0.75
- (j) Minimum Landscaped Open Space: 25 percent of the lot area
- (k) any building or part thereof that is over 2 storeys in height shall be located at least 30 metres from a residential lot line

- (l) the uses permitted by sections 2579.1(2), 2579.1(3), 2579.1(4) and 2579.1(11) shall not exceed a maximum gross commercial floor area of 1,300.6 square metres.
- (m) the use permitted by section 2579.1(9) shall not exceed a maximum gross commercial floor area of 464.5 square metres.
- (n) the number of parking spaces required by section 20 may be reduced to the number obtained from performing the following calculations and using Table 2579.1:
  - (i) calculate the number of parking spaces required by section 20 for each use of the site;
  - (ii) multiply each number in a row beside a use in Table 2579.1 by the number of parking spaces required by section 20 for that particular use;
  - (iii) total each column, and
  - (iv) the highest number in Total row is the minimum to which the number of parking spaces may be reduced.

TABLE 2579.1

Land Use	Morning	Noon	Afternoon	Evening
Office	1.0	0.9	0.95	0.10
Restaurant	0.2	1.0	0.3	1.00
Other	0.8	0.65	1.00	1.00
TOTAL				

**2580** The lands designated M3 - SECTION 2580 on Sheet 80 of Schedule A to this by-law:

2580.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, distributing, and servicing of goods and materials within an enclosed building, but excluding a motor vehicle repair shop and motor vehicle body shop as a principal or accessory use;
- (2) a warehouse;
- (3) a parking lot;
- (4) an associated educational purpose;
- (5) an associated office; and,
- (6) purposes accessory to the other permitted purposes.

2580.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback from Highway 407: 13.7 metres;
- (2) a minimum 3.0 metre wide landscaped open space area shall be provided along the Highway 407 right-of-way;
- (3) Minimum Lot Width: 0 metres; and



- (4) section 6.6 of this by-law shall not apply.

**2581** The lands designated OS - SECTION 2581 on Sheet 84 of Schedule A to this by-law:

2581.1 shall only be used for the purposes permitted in the OS zone.

2581.2 shall be subject to the following requirement and restriction:

- (a) Maximum Lot Coverage: 10 percent.

**2582** The lands designated M1 - SECTION 2582 on Sheet 80 of Schedule A to this by-law:

2582.1 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 parking lot;
- (3) a printing establishment; and
- (4) a warehouse.

(b) Non-Industrial:

- (1) a dining room restaurant, convenience restaurant or take-out restaurant;
- (2) a dry cleaning and laundry distribution station;
- (3) a printing or copying establishment;
- (4) a retail establishment having no outside storage;
- (5) a banquet facility; and
- (6) offices other than an office for any health care practitioner or realtor.

(c) Accessory:

- (1) an accessory building, provided that it is not used for human habitation;
- (2) an educational purpose accessory to a permitted industrial purposes; and
- (3) purposes accessory to the other permitted purposes.

**2583** The lands designated HC2 - SECTION 2583 on Sheet 77 of Schedule A to this by-law:

2583.1 shall only be used for the following purposes:

- (a) gas bar;

- (b) only in conjunction with a gas bar, a retail establishment having no outside storage;
- (c) purposes accessory to the other permitted purposes.

2583.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 60.5 metres
- (b) Minimum Lot Depth: 60.5 metres
- (c) Maximum Height of building: 1 storey
- (d) Maximum Gross Floor Area for a building other than for a garbage and refuse enclosure: 93 square metres
- (e) Minimum Landscaped Open Space:
  - front yard: 20 percent of the required yard area and a minimum depth of 3 metres
  - exterior side yard: 50 percent of the required yard area and a minimum depth of 3 metres
  - other yards: no minimum requirement
- (f) garbage and refuse containers shall be located in a totally enclosed area or structure.

**2587** The lands designated RHm2 - SECTION 2587 on Schedule A to this by-law:

2587.1 shall only be used for the following purposes:

- (1) a single detached dwelling;
- (2) a group home;
- (3) a home occupation;
- (4) the keeping and training of horses;
- (5) a horse riding school or riding camp, and
- (6) purposes accessory to the other permitted purposes.

2587.2 shall be subject to the following requirements and restrictions:

- (a) the buildings shown as "Existing Concrete Block Building", "Arena" and "Existing Dwelling" may only be located within the areas so identified on Schedule C - Section 2587.

**2588** The lands designated RHm2 - SECTION 2588 on Schedule A to this by-law:

2588.1 shall only be used for the purposes permitted in the RHm2 zone.

2588.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Centre Line Setback: 19 metres
- (b) Minimum Width for northerly side yard: 3 metres

**2589** The lands designated SC - SECTION 2589 on Schedule to this by-law:

2589.1 shall only be used for the following purposes:

- (1) a garden centre sales establishment;
- (2) a sporting goods sales establishment;
- (3) offices, and
- (4) purposes accessory to the other permitted purposes.

2589.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Building Height: 7.5 metres
- (2) Maximum Gross Commercial Floor Area: 930 square metres
- (3) Minimum Lot Width: 90 metres
- (4) Minimum Front Yard Setback from the centre line of Dixie Road: 50 metres
- (5) Minimum Side Yard Width: 10 metres, but the combined total width of both side yards shall not be less than 60 metres
- (6) Minimum Landscaped Open Space: 50 percent of the lot area, including a strip at least 10 metres wide along the front lot line, except where the driveway is located
- (7) Minimum Building Setback from the top-of-bank as defined by the Toronto and Region Conservation Authority: 10 metres

**2590** The lands designated R1B - SECTION 2590 in Schedule A to this by-law:

2590.1 shall only be used for the purposes permitted by R1B Zone.

2590.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 25 metres
- (b) Minimum Centre Line Setback: 32 metres
- (c) Minimum Interior Side Yard Width: 1.2 metres

**2591** The lands designated R1B - SECTION 2591 on Schedule A to this by-law:

2591.1 shall only be used for the purposes permitted by R1B Zone

2591.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area

Interior Lot: 420 square metres

Corner Lot: 500 square metres

(2) Minimum Lot Width

Interior Lot: 14 metres

Corner Lot: 17 metres

(3) Minimum Interior Side Yard Width: 1.2 metres

**2592** The lands designated R1D - SECTION 2592 on Schedule A to this by-law:

2592.1 shall only be used for the purposes permitted by R1D Zone

2592.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - (i) the width of the side yard abutting a walkway or an OS zone shall always be at least 1.2 metres
  - (ii) the side yard with minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard (of an adjacent lot) which is 1.2 metres or greater in width.
  - (iii) the minimum distance between two detached dwellings shall not be less than 1.2 metres
  - (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
  - (v) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) may project into the yard shall not exceed 35 centimetres

**2593** The lands designated C1 - SECTION 2593 on Schedule A to this by-law:

2593.1 shall only be used for the following purposes:

- (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 convenience restaurant, a take-out restaurant;
- (11) a printing or copying establishment;
- (12) a garden centre sales establishment;
- (13) a community club;
- (14) a tavern;
- (15) a custom workshop;
- (16) purposes accessory to the other permitted purposes.

2593.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 21 metres
- (b) Minimum Interior Side: 3 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard width shall be 18 metres
- (c) Minimum Exterior Side Yard Width: 18 metres
- (d) Minimum Rear Yard Depth: 6 metres, except that:
  - (1) where the rear yard abuts a residential or institutional zone, 18 metres
  - (2) where rear yard abuts a 0.3 metre reserve or a street, 21 metres
- (e) Maximum Building Height: 1 storey
- (f) Minimum Landscaped Open Space:
  - (i) 10 percent of the lot area
  - (ii) minimum width abutting a residential zone: 3 metres
  - (iii) minimum width abutting a road allowance: 3 metres
- (g) a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
- (h) Minimum Distance Separation between a restaurant and a residential zone: 50 metres
- (i) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building
- (j) garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone
- (k) an adult entertainment parlour shall not be permitted

- (l) no amusement devices shall be permitted
- (m) no outside storage or display of goods shall be permitted

**2594** The lands designated as HC2 - SECTION 2594 on Schedule A to this by-law:

2594.1 shall only be used for the following purposes:

- (a) gas bar;
- (b) purposes accessory to the other permitted purposes.

2594.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Building Height: 1 storey

**2595** The lands designated R1B - SECTION 2595 on Schedule A to this by-law:

2595.1 shall only be used for the purposes permitted by R1B Zone

2595.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - interior lot: 540 square metres
  - corner lot: 585 square metres
- (b) Minimum Lot Width:
  - interior lot: 18 metres
  - corner lot: 19.5 metres

**2596** The lands designated R1C - SECTION 2596 on Schedule A to this by-law:

2596.1 shall only be used for the purposes permitted by R1C Zone

2596.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - interior lot: 390 square metres
  - corner lot: 453 square metres
- (b) Minimum Lot Width:
  - interior lot: 13 metres
  - corner lot: 15.1 metres
- (c) Minimum Lot Depth:
  - (i) 25 metres for a lot with the front lot line abutting the turning circle of a cul-de-sac

- (ii) 30 metres in all other cases
- (d) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - (i) the width of the side yard abutting a walkway, OS zone or an I zone shall always be at least 1.2 metres
  - (ii) the minimum distance between two detached dwellings shall not be less than 2.1 metres
  - (iii) 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

2596.3 for the purposes of section 2596,

Rear Lot Line shall mean the lot line furthest from the front lot line.

**2597** The lands designated R1C - SECTION 2597 on Schedule A to this by-law:

2597.1 shall only be used for the purposes permitted by R1C Zone

2597.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - interior lot: 370 square metres
  - corner lot: 430 square metres
- (b) Minimum Lot Width:
  - interior lot: 12 metres
  - corner lot: 14.1 metres
- (c) Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.9 metres on the other side, provided that:
  - (i) the width of the side yard abutting a walkway shall always be at least 1.2 metres
  - (ii) the minimum distance between two detached dwellings shall not be less than 2 metres
  - (iii) 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

**2598** The lands designated R1D - SECTION 2598 on Schedule A to this by-law:

2598.1 shall only be used for the purposes permitted by R1D Zone

2598.2 shall be subject to the following requirements and restrictions

- (a) Minimum Lot Area:
  - interior lot: 270 square metres
  - corner lot: 333 square metres
- (b) Minimum Lot Width:
  - interior lot: 9 metres
  - corner lot: 11.1 metres

**2599** The lands designated R4A - SECTION 2599 on Schedule A to this by-law:

2599.1 shall only be used for the purposes permitted by R4A Zone

2599.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth for:
  - (i) main building: 20 metres
  - (ii) gatehouse: 6 metres
- (b) Minimum Rear Yard Depth: 13.72 metres or 1/2 the height of the building, whichever is greater
- (c) Maximum Building Height: 18 storeys
- (d) Maximum Density: 100 units per hectare
- (e) Minimum Distance between an underground garage and a lot line:
  - (i) front lot line and side lot line: 3 metres
  - (ii) rear lot line: 13.72 metres
- (f) Minimum Distance between an underground garage ramp and a lot line
  - (i) front lot line and side lot line: 9 metres
  - (ii) rear lot line: 13.72 metres



**2600** The lands designated as R1C – SECTION 2600 on Schedule A to this by-law:

2600.1 shall only be used for the purposes permitted by R1C Zone

2600.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 600 square metres
- (b) Minimum Lot Width: 24 metres
- (c) Minimum Lot Depth: 24 metres

**2604** The lands designated M1 – SECTION 2604 on Schedule A to this by-law:

2604.1 shall only be used for the purposes permitted by M1 Zone of this by-law.

2604.2 shall be subject to the following requirements and restriction:

- (1) a Landscaped Open Space Area, a minimum of 3 metres in width, shall be provided along the rear lot line.

**2605** The lands designated R4A - SECTION 2605 on Schedule A to this by-law:

2605.1 shall only be used for:

- (1) the purposes permitted in the R4A zone;
- (2) a gatehouse.

2605.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 1.7 hectares
- (2) Minimum Front Yard Depth: 30 metres
- (3) Minimum Side Yard Width: 30 metres
- (4) Minimum Rear Yard Depth: 30 metres
- (5) Maximum Density: 113.15 units per hectare or 198 dwelling units, whichever is the greater
- (6) Maximum Building Height: 20 storeys
- (7) Maximum Lot Coverage: 20%
- (8) Minimum Landscaped Open Space: 60%
- (9) Minimum Street Line Setback for underground garage structure: 3 metres
- (10) Minimum Distance between a ramp and a side or rear lot line: 6 metres
- (11) Minimum Number of Parking Spaces: as determined in accordance with section 10.9, of which a maximum of 51 spaces may be tandem parking spaces.
- (12) a gatehouse:

- (a) may not exceed one storey in height
- (b) may not be used for human habitation, and
- (c) shall be at least 8 metres from any lot line.

**2606** The lands designated C1 - SECTION 2606 on Schedule A to this by-law:

2606.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company or financial institution;
- (3) a travel agency;
- (4) a gift shop or card shop;
- (5) an insurance agency;
- (6) an interior design or art gallery;
- (7) a photographic studio;
- (8) a hairdresser or beauty salon;
- (9) a pharmacy or medical supply shop;
- (10) a dispensing optician; and
- (11) a tobacco shop.

2606.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 9500 square metres
- (b) Maximum Height of buildings:
  - for main building: 6 storeys
  - for podium structure for parking purposes: 2.4 metres above the finished grade
- (c) Maximum Gross Floor Area for all buildings: 8400 square metres
- (d) Maximum Gross Floor Area for a tobacco shop: 80 square metres
- (e) Maximum Gross Floor Area for a pharmacy or medical supply store: 120 square metres
- (f) Minimum Front Yard Depth: 9 metres
- (g) Minimum Rear Yard Depth:
  - for main building: 50 metres
  - for podium structure for parking purposes: 3.0 metres

- (h) Minimum Side Yard Width:
- (1) for main building: no one side yard shall be less than 9 metres,  
the combined width of both side yards shall  
not be less than 40 metres
  - (2) for podium structure for parking purposes: 2 metres
- (i) Minimum Lot Width: 85 metres
- (j) Minimum Landscaped Open Space:
- (1) a minimum of 50% of the required front yard,
  - (2) a strip with a minimum width of 3 metres along the rear lot line, and
  - (3) a minimum 20% of the area of the entire parcel.
- (k) Maximum Coverage by main building: 17%
- (l) the number of parking spaces required by section 20 may be reduced to the number obtained from performing the following calculations and using Table 2606.1:
- (1) calculate the number of parking spaces required by section 20 for each use of the site;
  - (2) multiply each number in the row beside a proposed use in Table 2606.1 by the number of parking spaces required by section 20 for that particular use;
  - (3) total each column; and
  - (4) the highest number in Total row is the minimum to which the number of parking spaces may be reduced.

TABLE 2606.1 PEAK PERIOD PERCENTAGES

Land Use	Morning	Noon	Afternoon	Evening
General Office	100	90	95	10
Medical Office	100	90	95	30
Realtor Office	100	90	100	50
Other Uses	80	65	100	100
TOTAL				

- (m) the exterior of the main building shall be primarily precast concrete and glass

**2607** The lands designated R1B - SECTION 2607 on Schedule A to this by-law:

2607.1 shall only be used for the purposes permitted by R1B Zone:

2607.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
- interior lot: 540 square metres
- corner lot: 630 square metres

- (2) Minimum Lot Width:
  - interior lot: 18 metres
  - corner lot: 21.0 metres

**2608** The lands designated R1C - SECTION 2608 on Schedule A to this by-law:

2608.1 shall only be used for the purposes permitted by R1C Zone:

2608.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - interior lot: 420 square metres
  - corner lot: 510 square metres
- (2) Minimum Lot Width:
  - interior lot: 13 metres
  - corner lot: 16 metres
- (3) Minimum Interior Side Yard Width: 1.2 metres

2608.3 for the purposes of section 2608:

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

**2609** The lands designated C1 – SECTION 2609 on Schedule A to this by-law:

2609.1 shall only be used for the purposes permitted by C1 Zone:

2609.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Building Height: 1 storey
- (2) Minimum Landscaped Open Space:
  - (a) 15% of the lot area
  - (b) 20% of the minimum required front yard area
  - (c) Minimum Width abutting a residential zone: 3 metres, and
  - (d) Minimum Width abutting a road allowance or a 0.3 metre reserve: 3 metres
- (3) a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone;
- (4) Minimum Distance Separation between a restaurant and a residential zone: 50 metres

- (5) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building
- (6) garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone,
- (7) no amusement devices shall be permitted, and,
- (8) no outside storage or display of goods shall be permitted

**2612** The lands designated I1 - SECTION 2612 on Schedule A to this by-law:

2612.1 shall only be used for:

- (1) a religious institution;
- (2) a day nursery; and,
- (3) purposes accessory to the other permitted purposes.

**2613** The lands designated I1 - SECTION 2613 on Schedule A to this by-law:

2613.1 shall only be used for:

- (1) a public or private school; and,
- (2) purposes accessory to the other permitted purposes.

**2614** The lands designated M4 - SECTION 2614 on Sheet 83 of Schedule A to this by-law:

2614.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- (2) an office;
- (3) a research and development facility;
- (4) a recreation facility or structure;
- (5) a day nursery;
- (6) a retail outlet operated in conjunction with a particular purpose permitted by section 2614.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
- (7) purposes accessory to the other permitted purposes.

2614.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback to all Streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 metres;

- (2) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential or institutional zone, the minimum requirement shall be 15.0 metres;
- (3) Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;
- (4) Minimum Lot Width: 60.0 metres;
- (5) Minimum Lot Area: 7.6 hectares;
- (6) Maximum Lot Coverage: 45 percent;
- (7) Maximum Building Height: 13.7 metres;
- (8) Maximum Floor Space Index for an office: 0.5;
- (9) Minimum Landscaped Open Space:
  - (a) a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and
  - (b) a 3.0 metre wide landscaped area shall be provided and maintained where it abuts any other street, excluding driveway locations.
- (10) all garbage and refuse containers for a restaurant shall be located within a climate-controlled area within a building.

2614.3 for the purposes of this section:

Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.

**2615** The lands designated M1 - SECTION 2615 on Schedule A to this by-law:

2615.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building but not any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases;
- (2) offices;
- (3) warehouse;
- (4) health and fitness club;
- (5) golf course;
- (6) community club, and
- (7) purposes accessory to the other permitted purposes.

2615.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Gross Floor Area: 50% of the total lot area
- (2) Minimum Front Yard Depth: 15 metres
- (3) Minimum Lot Area: 5.0 hectares
- (4) Minimum Exterior Side Yard Width:  
abutting Steeles Avenue: 46 metres  
abutting any other road: 15 metres
- (5) Maximum Lot Coverage by all buildings and structures: 25% of the lot area
- (6) Maximum Building Height: 13.7 metres
- (7) Minimum Landscaped Open Space:  
60 percent of the space minimum required front yard area  
60 percent of the minimum required exterior side yard
- (8) all buildings and structures shall be set back a minimum of 55 metres from the boundary of any lot zoned or used for residential purposes;
- (9) no buildings or structures shall be located on the lands shown as Landscaped Open Space on SCHEDULE C - SECTION 2615, and
- (10) no outside storage of goods, materials or machinery shall be permitted.
- (11) Minimum Interior Side Yard Width: 4 metres, except that where it abuts a railway line or utility corridor, the minimum requirement is 15 metres.

2615.3 for the purposes of section 2615, Health And Fitness Club shall mean a building or place used for sport, recreational and social purposes.

**2616** The lands designated M1 - SECTION 2616 on Schedule A to this by-law:

2616.1 shall only be used for the purposes permitted in the M1 Zone

2616.2 shall be subject to the following requirements and restrictions:

- (a) a Minimum Landscaped Open Space Buffer Strip of 10.0 metres shall be provided and maintained abutting lands shown as Landscaped Open Space on SCHEDULE C - SECTION 2615;
- (b) Minimum Exterior Side Yard:  
abutting Steeles Avenue: 32.0 metres  
abutting any other road: 15.0 metres
- (c) Minimum Lot Area: 3.8 hectares

- (d) no building or structures shall be located on the lands shown as Landscaped Open Space on SCHEDULE C – SECTION 2615
- (e) a Landscaped Open Space Strip having a minimum width of 9.0 metres and 4.5 metres shall be provided and maintained abutting Steeles Avenue and Kenview Boulevard respectively, except at approved driveway locations.

**2617** The lands designated HC2 - SECTION 2617 on Schedule A to this by-law:

2617.1 shall only be used for the following purposes:

- (a) gas bar;
- (b) only in conjunction with a gas bar, a retail establishment having no outside storage;
- (c) purposes accessory to the other permitted purposes.

2617.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 62 metres
- (b) Minimum Lot Depth: 46 metres
- (c) minimum front yard depth, side yard width and rear yard depth shall be as shown on Schedule C - Section 2617
- (d) a building shall be located within the area shown as Building Area on Schedule C - Section 2617
- (e) a canopy shall be located within the area shown as Canopy Area on Schedule C - Section 2617
- (f) no accessory buildings shall be permitted
- (g) Maximum Height of building: 1 storey
- (h) Maximum Gross Floor Area of a building: 93 square metres
- (i) Minimum Landscaped Open Space shall be provided and shall be maintained in the locations as shown on Schedule C - Section 2617

**2618** The lands designated A(P) – SECTION 2618 on Schedule A to this by-law:

2618.1 shall only be used for the following purposes:

- (a) the purposes permitted by A Zone but not a cemetery
- (b) a driving range
- (c) a miniature golf course
- (d) a putting, chipping or pitching green
- (e) a ball batting facility
- (f) a picnic area



- (g) purposes accessory to the other permitted purposes

2618.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 7.8 hectares
- (b) Minimum Lot Width: 50 metres
- (c) Maximum Building Height: one storey
- (d) minimum number of off-street parking spaces: 62

2618.3 shall also be subject to the requirements and restrictions relating to the Parkway Belt West contained in the General Provisions for All Zones and A.

**2619** The land designated M1 - SECTION 2619 on Sheet 81 of Schedule A to this by-law:

2619.1 shall only be used for the following purposes:

- (1) those purposes permitted in an M1 zone; and,
- (2) a personal service shop, subject to the requirements and restrictions of Section 2619.2(c) and 2619.2(d).

2619.2 shall be subject to the following requirements and restrictions:

- (a) Landscaped Open Space area shall be provided, with the exception of approved driveways, in the locations and having the minimum widths shown on Schedule C - Section 2619, and
- (b) no building or structure shall be located within 13.716 metres of the right-of-way of future Highway Number 407.
- (c) the Maximum Total Gross Floor Area devoted to personal service shops shall not exceed 185 m<sup>2</sup>, and,
- (d) parking for personal service shops shall be provided at 1 space per 45 m<sup>2</sup> gross industrial floor area provided that there are a minimum of 400 parking spaces on site.

**2620** The lands designated RC - SECTION 2620 on Sheet 72 of Schedule A to this by-law:

2620.1 shall only be used for:

- (1) a golf course
- (2) purposes accessory to the other permitted purpose.

2620.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth, rear yard depth and side yard width: 25 metres
- (2) Minimum Setback distance to boundary of F zone: 7.5 metres
- (3) Maximum Building Height:

- (a) for a club house or pro shop: 2 storeys
- (b) for either a maintenance building or an accessory building: 1 storey

**2622** The lands designated I2 - SECTION 2622 on Schedule A to this by-law:

2622.1 shall only be used for:

- (1) a community college,
- (2) only in conjunction with a community college, a day nursery,
- (3) a public or private school, and
- (4) purposes accessory to the other permitted purposes.

2622.2 shall be subject to the requirements and restrictions relating to the I2 zone.

**2625** The lands designated C1 - SECTION 2625 on Sheet 76 of Schedule A hereto:

2625.1 shall only be used for those purposes permitted in a C1 zone.

2625.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Interior Side Yard Width: 15.0 metres;
- (b) Minimum Exterior Side Yard Width: 15.0 metres;
- (c) Minimum Rear Yard Depth: 4.5 metres;
- (d) a canopy may project into the minimum required yards to a maximum of 3.0 metres; and,
- (e) Minimum Landscaped Open Space: 3.0 metres abutting all public streets and institutional zones, except at approved driveway locations.

**2626** The lands designated OS - SECTION 2626 to this by-law:

2626.1 shall only be used as a buffer area.

2626.2 shall be subject to the following requirements and restrictions:

- (a) the Buffer Area shall have a minimum width of 25 metres, and
- (b) the Buffer Area shall be landscaped and bermed to screen the adjacent lands used for residential purposes from the lands used for industrial purposes.

**2627** The lands designated HC2 - SECTION 2627 on Sheet 72 of Schedule A to this by-law:

2627.1 shall only be used for the following purposes:

- (1) gas bar;
- (2) convenience store, and

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

2627.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 75 metres;
- (2) Minimum Lot Area: 0.75 hectares;
- (3) the Gross Commercial Floor Area of BUILDING AREA "A" shown on SCHEDULE C - SECTION 2627 shall not exceed 112 square metres;
- (4) the Gross Floor Area devoted to the convenience store shall not exceed 84 square metres;
- (5) all buildings shall be located within the areas identified as Building Area on SCHEDULE C-SECTION 2627;
- (6) the Maximum Building Height shall not exceed 1 storey;
- (7) Landscaped Open Space shall be provided and maintained within the area identified as Landscaped Open Space on SCHEDULE C -SECTION 2627, and
- (8) all garbage and refuse containers shall be totally enclosed and located within BUILDING AREA "B" shown on SCHEDULE C - SECTION 2627.

**2628** The lands designated C1 - SECTION 2628 on Sheet 76 of Schedule A to this by-law:

2628.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage, but not including a beer, liquor or wine store, retail establishments selling goods that appeal to erotic tastes, a record store or a novelty store;
- (b) a convenience store, or a variety store;
- (c) a bank, trust company, or financial institution;
- (d) an office;
- (e) a personal service shop excluding a hairdressing salon and a barber shop;
- (f) a service shop;
- (g) a laundromat;
- (h) a dining room restaurant or a convenience restaurant, and
- (i) purposes accessory to the other permitted purposes.

628.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.56 hectares;
- (b) Minimum Lot Width: 88.0 metres;
- (c) Minimum Lot Depth: 62.0 metres;

- (d) Minimum Rear Yard Depth: 5.5 metres;
- (e) Minimum Interior Side Yard: 9.0 metres;
- (f) Maximum Building Height: one storey;
- (g) Maximum Gross Commercial Floor Area: 1,219.0 square metres;
- (h) video or amusement arcades, pool and billiard halls, and bowling alleys shall not be permitted;
- (i) the total Gross Commercial Floor Area to be devoted to restaurant uses and medical office uses shall not exceed 122.0 square metres;
- (j) video games and amusement devices shall not be permitted within a variety store;
- (k) an adult entertainment parlour shall not be permitted;
- (l) food related refuse storage and restaurant refuse storage shall be located within a climate controlled area within a building;
- (m) a Landscaped Open Space Area, not less than 7.5 metres wide, shall be provided and maintained along the Kennedy Road South frontage, exclusive of the driveway location, and along the hypotenuse of the daylight triangle located at the intersection of Steeles Avenue East and Kennedy Road South;
- (n) a Landscaped Open Space Area, not less than 9.0 metres wide, shall be provided and maintained along the Steeles Avenue East flankage, exclusive of the driveway location.
- (o) garbage and refuse storage facilities, including any storage of recyclable materials, shall be enclosed and roofed and located within a building, and
- (p) a solid masonry wall having a minimum height of 1.8 metres shall be provided and maintained along the west and south site limits where abutting a residential zone.

2628.3 for the purposes of Section 2628:

Variety Store shall mean a retail establishment engaged in the business of selling food and convenience goods to the general public which may include the sale of prepared food without seating for the consumption of food on the premises and having a gross commercial floor area of less than 300 square metres.

**2630** The lands designated R1C - SECTION 2630 on Sheet 75 of Schedule A to this by-law:

2630.1 shall only be used for the purposes permitted by R1C Zone.

2630.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) Interior Lot: 390 square metres
  - (b) Corner Lot: 453 square metres
- (2) Minimum Lot Width:

- (a) Interior Lot: 12.2 metres
- (b) Corner Lot: 14.3 metres
- (3) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - (a) the width of the side yard abutting a walkway shall always be at least 1.2 metres;
  - (b) the minimum distance between two detached dwellings shall not be less than 2.1 metres;
  - (c) where the distance between the wall of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

**2631** The lands designated R1D – SECTION 2631 on Sheet 75 of Schedule A to this by-law:

2631.1 shall only be used for the purposes permitted by R1D Zone.

2631.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) Interior Lot: 270 square metres
  - (b) Corner Lot: 333 square metres
- (2) Minimum Lot Width:
  - (a) Interior Lot: 9 metres
  - (b) Corner Lot: 11.1 metres
- (3) Minimum Lot Depth
  - (a) 25 metres for a lot with the front lot line abutting the turning circle of a cul-de-sac
  - (b) 30 metres in all other cases
- (4) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - (a) the width of the side yard abutting a walkway, OS zone or an I zone shall always be at least 1.2 metres;
  - (b) the minimum distance between two detached dwellings shall not be less than 2.1 metres;
  - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.

2631.3 for the purposes of section 2631,

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

**2632** The lands designated R3A - SECTION 2632 on Sheet 75 of Schedule A to the by-law:

2632.1 shall only be used for:

- (a) a townhouse dwelling;
- (b) a linked duplex dwelling;
- (c) a linked triplex dwelling, and
- (d) purposes accessory to the other permitted purposes.

2632.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Lot Width shall be 20 metres;
- (b) the Minimum Lot Area per dwelling unit shall be 200 square metres;
- (c) the number of townhouse dwelling units shall not exceed 18;
- (d) the number of linked duplex dwelling units shall not exceed 40;
- (e) the number of linked triplex dwelling units shall not exceed 6;
- (f) Parking shall be provided in accordance with section 10.9;
- (g) each townhouse dwelling unit shall provide 2 parking spaces, one in a private garage attached to the unit and one in a private drive;
- (h) an underground parking garage shall be provided containing a minimum of 69 parking spaces;
- (i) all visitor parking spaces shall be located on grade;
- (j) the Maximum Height of all structures shall be two storeys, except for that portion of a building containing linked triplex dwelling units which shall be a maximum of 3 storeys;
- (k) no building or structure, including an underground parking garage, shall be located closer to any property boundary than 7.5 metres except for an end wall of a townhouse dwelling containing no windows to a habitable room, which shall be a minimum of 4 metres from any property boundary;
- (l) the maximum number of dwelling units per dwelling shall be 24 except in the case of townhouse dwellings which shall be 6;
- (m) no balcony shall be located on the rear wall of any dwelling, and
- (n) a linked duplex dwelling may be attached to a linked triplex dwelling.

2632.3 for the purposes of section 2632,

Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 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 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, Linked Duplex shall mean a building that consists of two or more duplex dwellings attached to each other above established grade, with the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling units, and with the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling units, and where each dwelling unit has an independent entrance either directly, or through common vestibules.

Dwelling, Linked Triplex shall mean a building that consists of two or more triplex dwellings attached to each other above established grade, with the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling units, and with the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling units, and where each dwelling unit has an independent entrance either directly, or through common vestibules.

**2633** The lands designated C1 - SECTION 2633 on Sheet 75 of Schedule A to this by-law:

2633.1 shall only be used for the purposes permitted by C1 Zone.

2633.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Building Height: 1 storey
- (2) Minimum Landscaped Open Space:
  - (a) 15 percent of the lot area
  - (b) 20 percent of the minimum required front yard area
  - (c) Minimum Width abutting a residential zone: 3 metres
  - (d) Minimum Width abutting a road allowance or a 0.3 metre reserve: 3 metres
- (3) a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
- (4) Minimum Distance separation between a restaurant and a residential zone: 50 metres
- (5) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building
- (6) garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone
- (7) no amusement devices shall be permitted
- (8) no outside storage or display of goods shall be permitted

**2634** The lands designated C3 - SECTION 2634 on Sheet 75 of Schedule A to this by-law:

2634.1 shall only be used for the following purposes:

- (a) Commercial:

- (1) the purposes permitted by C3 Zone excluding a service station, an amusement arcade, a motor vehicle or boat sales establishment, and a motor vehicle repair shop;
- (2) a convenience store;
- (3) a variety store;
- (4) a convenience restaurant; and
- (5) a furniture and appliance store.
- (6) movie theatres
- (b) Non-Commercial:
  - (1) a library;
  - (2) a religious institution, including an associated place of public assembly; and
- (c) Accessory:
  - (1) purposes accessory to the other permitted purposes.

2634.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Gross Commercial Floor Area of the permitted purposes, excluding upper storey offices, shall not exceed 14865 square metres;
- (b) the Maximum Gross Commercial Floor Area of upper storey office uses shall not exceed 5615 square metres;
- (c) the Maximum Gross Commercial Floor Area of a supermarket shall not exceed 4180 square metres;
- (d) beer and liquor stores shall not be located within 60 metres of the intersection of a road allowance and any driveway access to the site;
- (e) an adult entertainment parlour shall not be permitted;
- (f) amusement devices shall not be permitted;
- (g) a convenience restaurant shall not be situated within a freestanding building of less than 1000 square metres of gross commercial floor area or within a building with a setback of less than 21.0 metres to a street;
- (h) the Maximum Building Height shall not exceed 3 storeys;
- (i) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- (j) garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building;
- (k) the Minimum Building Setback from Ray Lawson Boulevard shall be:



- (1) 3.0 metres for a freestanding restaurant or building with less than 500 square metres of gross commercial floor area; and
- (2) 21.0 metres for any other building or structure;
- (l) the Minimum Building Setback from Hurontario Street shall be:
  - (1) 6.0 metres for a freestanding restaurant or building with less than 750 square metres of gross commercial floor area; and
  - (2) 21.0 metres for any other building or structure;
- (m) the Minimum Rear Yard Depth abutting an Institutional Zone shall be 9.0 metres;
- (n) a loading space may be situated in the front yard abutting Ray Lawson Boulevard provided:
  - (1) the loading space is setback a minimum of 15 metres from the street; and
  - (2) the loading space is fully screened by a solid decorative wall and landscaping;
- (o) a Landscaped Open Space Area with a minimum width of 6.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting Hurontario Street:
- (p) a Landscaped Open Space Area with a minimum depth of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting Ray Lawson Boulevard; and
- (q) a Landscaped Open Space Area with a minimum depth of 3.0 metres and a 1.8 metre high solid decorative wall, with pedestrian gates, shall be provided and maintained along the rear lot line abutting an Institutional Zone.
- (r) Minimum Interior Side Yard Width: 8.0 metres
- (s) movie theatres shall only be permitted to an aggregate maximum of 3 screens and 780 seats.

**2635** The lands designated SC - SECTION 2635 on Sheet 75 of Schedule A to this by-law:

2635.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) an office; and
- (b) Accessory:
  - (1) purposes accessory to the other permitted purposes.

2635.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Gross Commercial Floor Area shall not exceed 28,630 square metres;
- (b) the Maximum Building Height shall not exceed 10 storeys;

- (c) an underground parking structure shall not be located any closer than 3.0 metres to a lot line;
- (d) the Minimum Setback from a street for any access ramp to an underground parking structure shall be 15 metres;
- (e) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- (f) the Minimum Distance between buildings shall be equal to half of the sum of the heights of the two applicable buildings;
- (g) the Minimum Building Setback from a street shall be 10 metres;
- (h) the Minimum Interior Side Yard Width shall be 3.0 metres;
- (i) the Minimum Rear Yard Depth shall be 6.0 metres; and
- (j) a Landscaped Open Space area with a minimum depth or width of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street.

**2636** The lands designated SC(H) - SECTION 2636 on Sheet 75 of Schedule A to this by-law:

2636.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) an office;
- (b) Non-Commercial:
  - (1) a religious institution; and
- (c) Accessory:
  - (1) purposes accessory to the other permitted purposes.

2636.2 shall be subject to the following requirements and restrictions relating to an office permitted by section 2636.1(a)(1):

- (a) the Maximum Gross Commercial Floor Area shall not exceed 2450 square metres;
- (b) the Minimum Building Setback from a street shall be 10 metres;
- (c) the Maximum Building Height shall not exceed 2 storeys;
- (d) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- (e) a Landscaped Open Space Area with a minimum depth of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street; and
- (f) a Landscaped Open Space Area with a minimum width of 3.0 metres and a 1.8 metres high solid decorative wall, with pedestrian gates, shall be provided and maintained along a lot line abutting an Institutional or Agricultural Zone.

2636.2.1 shall also be subject to the requirements and restrictions relating to the SC1 zone and all of the general provisions of this by-law which are not in conflict with those set out in section 2636.2.

2636.3 shall be subject to the following requirements and restrictions relating to a religious institution permitted by section 2636.1(b)(1):

- (a) the Minimum Building Setback from a street shall be 10 metres;
- (b) the Minimum Interior Side Yard Depth shall be 3.0 metres;
- (c) the Minimum Rear Yard Depth shall be 6 metres;
- (d) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- (e) a Landscaped Open Space Area with a minimum depth of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street; and
- (f) a Landscaped Open Space Area with a minimum width of 3.0 metres and a 1.8 metre high solid decorative wall, with pedestrian gates, shall be provided and maintained along a lot line abutting an Institutional or Agricultural Zone.

2636.3.1 shall also be subject to the requirements and restrictions relating to the I1 zone and all of the general provisions of this by-law which are not in conflict with those set out in section 2636.3.

**2641** The lands designated R1B(P) - SECTION 2641 on Sheet 76 of Schedule A to this by-law:

2641.1 shall only be used for the purposes permitted by R1B Zone.

2641.2 shall be subject to the following requirements:

Minimum Interior Side Yard Width: 1.2 metres

**2642** The lands designated R1B - SECTION 2642 on Sheet 76 of Schedule A to this by-law:

2642.1 shall only be used for the purposes permitted by R1B Zone.

2642.2 shall be subject to the following requirement:

Minimum Interior Side Yard Width: 1.2 metres

**2643** The lands designated RE2 - SECTION 2643 on Sheet 76 of Schedule A hereto:

2643.1 shall only be used for:

- (1) the purposes permitted by RE2 Zone

2643.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 0.338 hectares

(2) Minimum Lot Width: 62 metres

**2644** The lands designated R1B - SECTION 2644 on Schedule A to this by-law:

2644.1 shall only be used for the purposes permitted by R1B Zone.

2644.2 shall be subject to the following requirements and restrictions:

- (a) accessory building and swimming pools:
  - (i) for Lots 1 through 13 inclusive (as shown on Schedule A to this by-law), accessory buildings and swimming pools shall be no closer than 3.0 metres to the boundary of a FLOODPLAIN (F) Zone.

**2645** The lands designated R1C - SECTION 2645 on Schedule A to this by-law:

2645.1 shall only be used for the purposes permitted by R1C Zone.

2645.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - (i) Interior Lot: 330 square metres.
  - (ii) Corner Lot: 420 square metres.
- (b) Minimum Lot Width:
  - (i) Interior Lot: 11.0 metres.
  - (ii) Corner Lot: 14.0 metres.

**2646** The lands designated R1C - SECTION 2646 on Schedule A to this by-law:

2646.1 shall only be used for the purposes permitted by R1C Zone.

2646.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - (i) Interior Lot: 320 square metres.
  - (ii) Corner Lot: 410 square metres.
- (b) Minimum Lot Width:
  - (i) Interior Lot: 10.8 metres.
  - (ii) Corner Lot: 13.8 metres.
- (c) Visibility Triangle: for Lot 54 (as shown on Schedule A to this by-law), the erection of a building or structure, and the planting of vegetation higher than 0.75 metres shall not be permitted within the area shown as "Visibility Triangle" on Schedule A to this by-law.

**2647** The lands designated I2 - SECTION 2647 on Sheet 75 of Schedule A to this by-law:

2647.1 shall only be used for the following purposes

- (1) nursing home
- (2) retirement home
- (3) purposes accessory to the other permitted purposes.

2647.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.6457 hectares
- (2) Minimum Front Yard Depth: 30.0 metres
- (3) Minimum Side Yard Width: 14 metres or 1/2 height of the dwelling  
whichever is greater
- (4) Minimum Rear Yard Depth: 10.0 metres
- (5) Maximum Density: 140 beds per hectare
- (6) Maximum Building Height: 5 storeys
- (7) Minimum Landscaped Open Space: 50%
- (8) Parking shall be provided and maintained in accordance with the following requirements:
  - (a) 0.20 spaces per bed
  - (b) 0.25 visitor spaces per bed, plus
  - (c) 1 space per employee of largest shift

2647.3 for the purposes of section 2647,

Lot Line, Front shall mean the property line closest to Sir Lou Drive and the front lot line is not required to divide the lot from a street.

**2648** The lands designated R3B - SECTION 2648 on Sheet 75 of Schedule A to this by-law:

2648.1 shall only be used for the purposes permitted by R3B Zone.

2648.2 for the purposes of section 2648,

Dwelling Unit, Street Townhouse shall mean a dwelling unit with an attached private garage in a street townhouse dwelling, which dwelling unit and attached private garage is located on its own lot.

Dwelling, Street Townhouse shall mean a building that is divided vertically above established grade into 3 or more dwelling units, and in the case of an interior dwelling unit shall have at least 90% of the above grade area of the main wall attached to the main wall of the abutting dwelling unit and shall have at least 90% of the above grade common wall area of the attached private garage attached to the above grade common wall area of the abutting private garage and in the case of an exterior dwelling unit shall have at least 90% of the above grade area of the main wall attached to the main wall of the abutting dwelling unit, or

at least 90% of the above grade common wall area of the attached private garage attached to the above grade common wall area of the abutting attached private garage.

Main Wall shall mean the wall on the side lot line between two fully attached dwelling units excluding private garages.

**2649** The lands designated M1 - SECTION 2649 on Sheet 79 of Schedule A to this by-law:

2649.1 shall only be used for the following purposes:

- (1) purposes permitted by M1 Zone, an
- (2) a law office

2649.2 shall be subject to the following requirements and restrictions:

- (1) the law office shall be located within the area shown as Area of Units 11 and 12, Peel Condominium Corporation Number 233 (level 1) on Schedule C - Section 2649

**2650** The lands designated SC - SECTION 2650 on Sheet 76 of Schedule A to this by-law:

2650.1 shall only be used for:

- (a) an office;
- (b) a bank, trust company or financial institution;
- (c) a pharmacy or medical supply shop;
- (d) a dispensing optician;
- (e) a printing or copying establishment;
- (f) a dining room restaurant or a convenience restaurant, and
- (g) purpose accessory to the other permitted purposes.

2650.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Gross Commercial Floor Area of the structures shall not exceed 5303 square metres;
- (b) the total gross commercial floor area of those uses permitted by Section 2651.1(b) to 2651.1(g), both inclusive, shall not exceed 10 percent of the total gross commercial floor area of all structures built on the site and shall be located within a structure for which the primary use is for the use permitted in Section 2651.1(a);
- (c) the Maximum Height of all structures shall not exceed 3 storeys;
- (d) no building or structure shall be located closer to County Court Boulevard than 15 metres;
- (e) a minimum of 30 percent of the total site area shall be provided and maintained as Landscaped Open Space;

- (f) Landscaped Open Space shall be provided and maintained, having a minimum width of 4 metres, exclusive of approved driveways, abutting County Court Boulevard and the north boundary of the lands zoned SC1 - Section 2650 and a minimum width of 3 metres along the west boundary of the lands zoned SC1 - Section 2650;
- (g) parking spaces shall be provided in accordance with section 20 of this by-law;
- (h) loading spaces shall be provided in accordance with section 20 of this by-law;
- (i) all garbage and refuse containers shall be enclosed;
- (j) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;
- (k) an adult entertainment parlour shall not be permitted, and
- (l) no outside storage or display of goods shall be permitted.

**2651** The lands designated SC - SECTION 2651 on Sheet Number 76 of Schedule A to this by-law:

2651.1 shall only be used for the following purposes:

- (a) the purposes permitted under commercial purposes of SC Zone; a commercial school; a swimming pool sales and service establishment; a furniture and appliance store; a convenience restaurant; a social organization; and, purposes accessory to the permitted purposes, only in the locations shown as BUILDING AREAS "A", "B", "C", "E" AND "F" on SCHEDULE C- SECTION 2651;
- (b) a supermarket with a maximum gross leasable commercial floor area of 1,114 square metres only in the location shown as BUILDING AREAS "A", "B", "F" on SCHEDULE C - SECTION 2651;
- (c) either a recreational facility not exceeding 2 storeys in height, or office purposes not to exceed 10 storeys in height subject to the provisions of section 2651.2(h) to this by-law, only in the location shown as AREA "D" on SCHEDULE C - SECTION 2651;
- (d) an amusement arcade accessory to the recreation facility permitted under section 2651.1(c) to this by-law, having a floor area not to exceed 50 % of the gross floor area of buildings located within AREA "D" on SCHEDULE C - SECTION 2651, or, 330 square metres, whichever is the lesser;
- (e) purposes accessory to the other permitted purposes.

2651.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 2 hectares;
- (b) minimum front and rear yard depths, and minimum side yard width shall be as shown on Schedule C - Section 2651;
- (c) all buildings shall be located within Building Areas A, B, C, E, and F, and Area D as shown on Schedule C - Section 2651;
- (d) all buildings located in Building Area D shall have a minimum setback of 5.0 metres from the nearest property line;

- (e) the Maximum Building Height for buildings contained in Building Areas A, B, C, and E shall not exceed 1 storey;
- (f) the Maximum Building Height for buildings contained in Building Area F shall not exceed 4 storeys;
- (g) Parking requirements for those purposes permitted by section 2651.1 shall be calculated in accordance with the parking rate shown in the tables below. The parking space required for each use (derived by dividing the total floor area for each permitted purpose by the parking rate) shall be multiplied by the percent of the peak period for each time period contained below. Each column shall be totalled for weekdays and weekends. The maximum figure obtained from all the periods, shall become the parking requirement.

#### PERCENT OF PEAK PERIOD

##### WEEKDAY

Land Use	Parking Rate	Morning	Noon	Afternoon	Evening
Uses permitted in an SC zone, not specifically listed below	25.0	70	80	100	75
Convenience Restaurant with Drive-Through	6.0	70	100	100	100
Supermarket	17.0	70	80	100	100
Office	31.0	100	100	100	10
Recreation Facility	12.0	25	25	25	100

##### WEEKEND

Land Use	Parking Rate	Morning	Noon	Afternoon	Evening
Uses permitted in an SC zone, not specifically listed below	25.0	80	100	100	30
Convenience Restaurant with Drive-Through	6.0	70	100	100	100
Supermarket	17.0	80	100	100	30
Office	31.0	10	10	10	10
Recreation Facility	12.0	50	50	50	100

- (h) Maximum Gross Commercial Floor Area for office uses shall not exceed 11,620 square metres;
- (i) Maximum Gross Commercial Floor Area for uses other than offices shall not exceed 5,686 square metres;
- (j) Maximum Building Coverage: 28 percent;
- (k) all underground parking facilities shall have a minimum distance of 3 metres from any property limits;
- (l) a Landscaped Open Space strip having a minimum width of 3.0 metres shall be provided abutting the property limits except where a driveway is located;
- (m) adult video stores and adult entertainment parlours shall not be a permitted purpose; and,



- (n) an amusement arcade shall not be permitted except as an accessory use to the recreational facility permitted as set out in section 2651.1(d).

**2652** The lands designated R1B - SECTION 2652 on Sheet 76 of Schedule A to this by-law:

2652.1 shall only be used for the purposes permitted by R1B Zone.

2652.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 25 metres
- (2) Minimum Centre Line Setback to Steeles Avenue: 32 metres
- (3) Minimum Gross Floor Area per dwelling unit: 185.8 square metres
- (4) Minimum Interior Side Yard Width:
  - (a) adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
  - (b) when the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

**2653** The land designated R1B - SECTION 2653 on Sheet 76 of Schedule A to this by-law:

2653.1 shall only be used for the purposes permitted by R1B Zone.

2653.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 14 metres
- (2) Minimum Gross Floor Area per dwelling unit: 185.8 square metres
- (3) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

**2654** The land designated R1B - SECTION 2654 on Sheet 76 of Schedule A to this by-law

2654.1 shall only be used for the purposes permitted by R1B Zone.

2654.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 14 metres
- (2) Minimum Gross Floor Area per dwelling unit: 185.8 square metres

- (3) Minimum Interior Side Yard Width:
  - (a) abutting an OS zone: 1.2 metres
  - (b) 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
  - (c) 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

2654.3 for the purposes of section 2654,

Rear, Lot Line shall mean the lot line opposite to and furthest from the front lot line.

**2655** The land designated R1B - SECTION 2655 on Sheet 76 of Schedule A to this by-law

2655.1 shall only be used for the purposes permitted by R1B Zone

2655.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 14 metres
- (2) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

**2656** The land designated R1B - SECTION 2656 on Sheet 76 of Schedule A to this by-law

2656.1 shall only be used for the purposes permitted by R1B Zone

2656.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 17 metres
- (2) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted

**2657** The lands designated R1C - SECTION 2657 on Sheet 76 of Schedule A to this by-law

2657.1 shall be used for the purposes permitted by R1C Zone

2657.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Gross Floor Area per dwelling unit: 185.8 square metres

**2658** The lands designated R1C - SECTION 2658 on Sheet 76 of Schedule A to this by-law

2658.1 shall be used for the purposes permitted by R1C Zone

2658.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 14.0 metres

**2659** The lands designated R1C - SECTION 2659 on Sheet 76 of Schedule A to this by-law

2659.1 shall be used for the purposes permitted by R1C Zone

2659.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 13 metres

- (2) Minimum Interior Side Yard Width:

- (a) abutting an OS zone: 1.2 metres

- (b) adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres

- (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

2659.3 for the purposes of section 2659,

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

**2660** The lands designated R1C - SECTION 2660 on Sheet 76 of Schedule A to this by-law

2660.1 shall be used for the purposes permitted by R1C Zone

2660.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Gross Floor Area per dwelling unit: 185.8 square metres

2660.3 for the purposes of section 2660,

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

**2661** The lands designated R1C - SECTION 2661 on Sheet 76 of Schedule A to this by-law

2661.1 shall be used for the purposes permitted by R1C Zone

2661.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width:
- (a) abutting a walkway or OS zone: 1.2 metres
  - (b) adjacent to another detached dwelling: 0.9 metres with the minimum distance between detached dwellings not to be less than 2.1 metres
  - (c) 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

**2662** The lands designated R1C - SECTION 2662 on Sheet 76 of Schedule A to this by-law

2662.1 shall be used for the purposes permitted by R1C Zone

2662.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 14.0 metres
- (2) Minimum Gross Floor Area per dwelling unit: 185.8 square metres

**2663** The lands designated R1C - SECTION 2663 on Sheet 76 of Schedule A to this by-law

2663.1 shall be used for the purposes permitted by R1C Zone

2663.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 18 metres
- (2) Minimum Lot Depth: 27 metres
- (3) Minimum Lot Area: 480 square metres

**2664** The lands designated R1D - SECTION 2664 on Sheet 76 of Schedule A to this by-law

2664.1 shall be used for the purposes permitted by R1D Zone

2664.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 11 metres

**2666** The lands designated A(P) – SECTION 2666 on Schedule A to this by-law:

2666.1 shall only be used for:

- (1) purposes permitted by A Zone but not a cemetery
- (2) single detached dwelling
- (3) dining room restaurant
- (4) purposes accessory to the other permitted purposes

2666.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 100 metres
- (2) Minimum Lot Depth: 145 metres
- (3) Minimum Lot Area: 1.35 hectares
- (4) Minimum Front Yard Depth: 15 metres
- (5) Minimum Side Yard Width: 7.5 metres
- (6) Minimum Setback Distance to boundary of F zone for a main building or an accessory building: 6.2 metres.
- (7) dining room restaurant shall be located only within an existing single detached dwelling
- (8) Maximum Gross Commercial Floor Area for dining room restaurant: 390 square metres
- (9) Minimum Landscaped Open Space:
  - (a) for either a single detached dwelling or a dining room restaurant: 70 percent of lot area
  - (b) for other permitted purposes: 90 percent of required front yard area
- (10) Parking Spaces shall be provided and maintained for a dining room restaurant on the basis of 1 metres of gross commercial floor area or portion thereof, and
- (11) parking facilities required for a dining room restaurant shall not be located closer than 16 metres to the front lot line after widening of Hallstone Road.

2666.3 shall also be subject to the requirements and restrictions relating to the Parkway Belt West contained in the General Provisions for All Zones and A.

**2667** The lands designated R1D - SECTION 2667 on Sheet 75 of Schedule A to this by-law:

2667.1 shall only be used for the purposes permitted by R1D Zone

2667.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Depth: the length of the westerly lot boundary shall not be less than 36.0 metres
- (2) Minimum Lot Area: 590 square metres.

2667.3 for the purposes of section 2667,

Lot 13, shall be considered a corner lot with the lot line abutting the turning circle of the cul-de-sac an exterior side lot line.

**2668** The lands designated R1D - SECTION 2668 on Sheet 75 of Schedule A to this by-law:

2668.1 shall only be used for the purposes permitted by R1D Zone

2668.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 390 square metres
- (2) Minimum Lot Width: 13.5 metres
- (3) Minimum Lot Depth: 29 metres
- (4) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - (a) the width of the side yard abutting OS zone shall always be at least 1.2 metres
  - (b) the minimum distance between two detached dwellings shall not be less than 2.1 metres
  - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

**2669** The lands designated R1D - SECTION 2669 on Sheet 75 of Schedule A to this by-law:

2669.1 shall only be used for the purposes permitted by R1D Zone.

2669.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 340 square metres
- (2) Minimum Lot Width: 12 metres
- (3) Minimum Lot Depth: 28 metres
- (4) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metres on the other side provided that:
  - (a) the width of the side yard abutting OS zone shall always be at least 1.2 metres
  - (b) the minimum distance between two detached dwellings shall not be less than 2.1 metres
  - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

**2672** The lands designated R3A - SECTION 2672 on Sheet 74 of Schedule A to this by-law:

2672.1 shall only be used for the purposes permitted by R3A Zone.

2672.2 shall be subject to the following requirements and restrictions:

- (1) Landscaped Open Space shall be provided abutting the rear wall of each dwelling unit with a minimum width equal to the width of the dwelling unit and a minimum depth of 7.5 metres.

**2673** The lands designated R1B - SECTION 2673 on Sheet 75 of Schedule A to this by-law:

2673.1 shall only be used for the purposes permitted by R1B Zone.

2673.2 shall be subject to the following requirements and restrictions:

- (1) any accessory building or structure, including a swimming pool, shall not be located any closer than 3.0 metres to the boundary of a FLOODPLAIN (F) zone.

**2674** The lands designated R1D - SECTION 2674 on Sheet 74 of Schedule A to this by-law:

2674.1 shall only be used for the purposes permitted by R1D Zone.

2674.2 shall be subject to the requirements and restrictions of R1D Zone.

2674.3 for the purposes of section 2674,

Lot Line, Rear shall mean the lot line furthest and opposite the front lot line.

**2675** The lands designated R1D - SECTION 2675 on Sheet 74 of Schedule A to this by-law:

2675.1 shall only be used for the purposes permitted by R1D Zone.

2675.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 425 square metres.
- (2) Minimum Lot Depth: 21.0 metres.
- (3) Minimum Rear Yard Depth: nil

2675.3 for the purposes of section 2675,

Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the intersection of the two side lot lines.

**2676** The land designated M4 - SECTION 2676 on Sheet 78 of Schedule A to this by-law:

2676.1 shall only be used for the purposes permitted by M4 Zone of this by-law.

2676.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 65 metres;
- (2) Minimum Lot Area: 1 hectare
- (3) Minimum Exterior Side Yard: 6.0 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 12.0 metres, and

- (4) Minimum Landscaped Open Space area shall be provided and maintained as follows:
  - (a) abutting the Highway Number 410 road allowance or 0.3 metre reserve: 12 metres
  - (b) where a rear yard abuts a Floodplain Zone: 3 metres
  - (c) 30 percent of the minimum required front yard area, and
  - (d) 50 percent of the minimum required exterior side yard.

**2677** The land designated M3 - SECTION 2677 on Sheet 78 of Schedule A to this by-law:

2677.1 shall only be used for the purposes permitted by M3 Zone of this by-law.

2677.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 40 metres.

**2678** The lands designated M1 - SECTION 2678 on Sheet 77 of Schedule A to this by-law

2678.1 shall only be used for the purposes permitted by M1 Zone of this by-law

2678.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Building Height: 3 storeys

**2679** The land designated M1 - SECTION 2679 on Sheet 77 of Schedule A to this by-law

2679.1 shall only be used for the purposes permitted by M1 Zone of this by-law

2679.2 shall be subject to the following requirements and restrictions:

- (1) Landscaped Open Space Area shall be provided and maintained abutting Highway Number 410 and abutting a Flood Plain zone with a width as follows:
  - (a) abutting Highway Number 410: 12 metres
  - (b) abutting a Flood Plain zone: 3 metres

**2680** The lands designated OS - SECTION 2680 on Sheet 77 of Schedule A to this by-law.

2680.1 shall only be used for the following purposes:

- (1) an indoor and outdoor recreation facility;
- (2) any conservation area or purpose, and
- (3) purposes accessory to other permitted purposes.

2680.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Lot Coverage: 10 percent;



- (2) minimum front yard depth, rear yard depth and side yard width: 30 metres.

**2681** The lands designated M1 - SECTION 2681 on Sheet 77 of Schedule A to this by-law

2681.1 shall only be used for the purposes permitted by M1 Zone of this by-law

2681.2 shall be subject to the following requirements and restrictions:

- (1) Landscaped Open Space shall be provided and maintained abutting Highway Number 410 with a minimum width of 12 metres
- (2) a setback abutting an Open Space zone of 15.24 metres shall be provided.

**2682** The lands designated R1C - SECTION 2682 on Sheet 75 of Schedule A to this by-law:

2682.1 shall only be used for the purposes permitted by R1C Zone.

2682.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width:  
  
Interior Lot: 11.7 metres  
  
Corner Lot: 13.9 metres

**2683** The lands designated M4 - SECTION 2683 on Schedule A to this by-law:

2683.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- (2) an office;
- (3) a utility installation;
- (4) a research and development facility;
- (5) a recreational facility or structure;
- (6) a day nursery;
- (7) a banquet hall;
- (8) a retail outlet operated in connection with a particular purpose permitted by section 2683.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
- (9) purposes accessory to the other permitted purposes.

2683.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15 metres
- (2) Minimum Lot Area: 1.2 hectares

- (3) Maximum Lot Coverage: 45 percent of the lot area
- (4) Minimum Lot Width: 60 metres
- (5) the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- (6) the Maximum Floor Space Index for office use shall not exceed 1.0
- (7) the Minimum Exterior Side Yard Width shall be 15 metres
- (8) the Minimum Landscaped Open Space shall be 20 percent of the minimum required exterior side yard
- (9) the Minimum Landscaped Open Space shall be 20 percent of the minimum required front yard depth, except that where it abuts Kenview Boulevard, a minimum landscaped open space strip of 6 metres is required

2683.3 for the purposes of this section,

Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

**2684** The lands designated MBU - SECTION 2684 on Schedule A to this by-law:

2684.1 shall be used for either:

- (a) the purposes permitted in MBU Zone;
- or
- (b) the purposes permitted in M4 Zone.

2684.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Lot Area shall be 1.5 hectares
- (2) the Minimum Rear Yard Depth shall be 30.0 metres
- (3) the Minimum Exterior Side Yard Depth shall be 24.0 metres
- (4) a minimum 5 metre wide landscaped open space strip shall be provided where it abuts a utility corridor or rail line
- (5) a minimum 6 metre wide landscaped open space strip shall be provided abutting the exterior side yard lot line
- (6) a minimum 12 metre wide landscaped open space strip shall be provided abutting the rear lot line

2684.3 the uses in 2684.1(a) shall also be subject to the requirements and restrictions of the MBU zone are not in conflict with those set out in section 2684.2.

2684.4 the uses in 2684.1(b) shall also be subject to the requirements and restrictions of the M4 zone and the general provisions of this by-law which are not in conflict with those set out in section 2684.2.

**2685** The lands designated HC2 - SECTION 2685 on Sheet 75 of Schedule A to this by-law:

2685.1 shall only be used for the following purposes:

- (1) a motor vehicle washing establishment
- (2) a motor vehicle repair shop
- (3) purposes accessory to the other permitted purposes

2685.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 15 metres
- (2) the minimum front yard depth, minimum side yard width and minimum rear yard depth should be as shown on SCHEDULE C - SECTION 2685
- (3) all buildings and garbage enclosure shall be located within the areas shown as BUILDING AREA and GARBAGE ENCLOSURE on SCHEDULE C - SECTION 2685
- (4) the Maximum Gross Commercial Floor Area of all buildings and garbage enclosure shall not exceed 650 square metres
- (5) all garbage and refuse containers shall be located within an enclosure
- (6) the Maximum Height of all buildings and garbage enclosure shall not exceed one storey
- (7) no outside storage of goods or materials shall be permitted
- (8) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 2685.

**2686** The lands designated HC2 - SECTION 2686 on Schedule A to this by-law:

2686.1 shall only be used for the following purposes:

- (1) a gas bar
- (2) purposes accessory to the other permitted purposes

2686.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 43 metres
- (2) Minimum Lot Depth: 59 metres
- (3) Minimum Interior Side Yard Width: 15 metres
- (4) Minimum Exterior Side Yard Width: 23 metres
- (5) Maximum Building Height: 1 storey
- (6) a minimum 6.0 metre wide landscaped strip shall be provided along the 0.3 metre reserves except at driveway locations

- (7) a minimum 3.0 metre wide continuous landscaped strip shall be provided abutting the interior side yard and rear yard lot lines
- (8) all garbage and refuse containers shall be enclosed
- (9) the Maximum Gross Floor Area of the kiosks shall not exceed 47 square metres

2686.3 for the purposes of this section:

Front Yard shall mean a yard extending across the full width of a lot abutting Castlevue Drive between the front lot line and the nearest wall of any building or structure on the lot.

**2687** The lands designated M4 - SECTION 2687 on Schedule A to this by-law:

2687.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- (2) an office;
- (3) a utility installation;
- (4) a research and development facility;
- (5) a recreational facility or structure;
- (6) a day nursery;
- (7) a banquet hall;
- (8) a retail outlet operated in connection with a particular purpose permitted by section 2687.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
- (9) purposes accessory to the other permitted purposes.

2687.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15 metres
- (2) Minimum Lot Area: 2.0 hectares
- (3) Maximum Lot Coverage: 45 percent of the lot area
- (4) Minimum Lot Width: 50 metres
- (5) Minimum Rear Yard Depth: 15 metres
- (6) the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- (7) the Maximum Floor Space Index for office use shall not exceed 0.9
- (8) a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line

- (9) the Minimum Landscaped Open Space shall be 20 percent of the minimum required front yard depth

2687.3 for the purposes of this section,

Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

**2688** The lands designated M4 - SECTION 2688 on Schedule A to this by-law:

2688.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- (2) an office;
- (3) a utility installation;
- (4) a research and development facility;
- (5) a recreational facility or structure;
- (6) a day nursery;
- (7) a banquet hall;
- (8) a retail outlet operated in connection with a particular purpose permitted by section 2688.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and
- (9) purposes accessory to the other permitted purposes.

2688.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15 metres
- (2) Minimum Lot Area: 1.2 hectares
- (3) Maximum Lot Coverage: 45 percent of the lot area
- (4) Minimum Lot Width: 60 metres
- (5) Minimum Rear Yard Depth: 15 metres
- (6) the Maximum Building Height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys
- (7) the Maximum Floor Space Index for office use shall not exceed 0.9
- (8) a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line

2688.3 for the purposes of this section,

Research And Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure.

**2689** The lands designated R4B – SECTION 2689 on Sheet 74 of Schedule A to this by-law:

2689.1 shall only be used for the following purposes:

- (1) the purposes permitted in an R4B zone;
- (2) a nursing home;
- (3) only in conjunction with an apartment dwelling, and only to a maximum of 15% of the total gross floor area of the apartment dwelling:
  - (i) an office, excluding a real estate office;
  - (ii) a bank;
  - (iii) a personal service shop; and,
  - (iv) a convenience store.
- (4) purposes accessory to the other permitted purposes.

2689.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 100.0 metres;
- (2) Minimum Rear Yard Depth:
  - (a) 9.0 metres to any building or particular portion of a building which serves as a nursing home; and,
  - (b) 15 metres or half the overall building height, whichever is greater, to any building or particular portion of a building which serves any purpose other than a nursing home;
- (3) Maximum Building Height:
  - (a) 3 storeys for any building or particular portion of a building which serves as a nursing home; and,
  - (b) 18 storeys for any building or particular portion of a building which serves any purpose other than a nursing home;
- (4) Minimum Landscaped Open Space: 50 percent of the lot area
- (5) a maximum of 210 apartment dwelling units, of which 63 percent of the units shall have a maximum unit size of less than 93 square metres;
- (6) a 3.0 metre wide landscaped open space strip shall be provided abutting the lands zoned R1D – Section 2592 and along all street frontages except at approved access locations;
- (7) Parking shall be provided in accordance with the following requirements:
  - (i) for a nursing home, parking shall be provided at the rate of 0.5 spaces per bed;

(ii) for an apartment dwelling, a minimum of 0.75 parking spaces shall be provided per dwelling unit, of which a minimum of 0.25 spaces per unit shall be above ground;

(8) Parking Spaces shall be set back a minimum distance of 9.0 metres from the westerly property line;

**2691** The lands designated M1 – SECTION 2691 on Sheet 79 of Schedule A to this By-law

2691.1 shall be used only for those purposes permitted by M1 Zone of this by-law

2691.2 shall be subject to the following requirements and restrictions:

- (1) the Gross Commercial Floor Area used for a dining room restaurant shall not exceed 364 square metres;
- (2) the Gross Commercial Floor Area used for a community club shall not exceed 360 square metres;
- (3) an adult entertainment parlour shall not be permitted in connection with or accessory to a dining room restaurant or a community club.

**2692** The lands designated R1B - SECTION 2692 on Sheet 74 of Schedule A to this by-law:

2692.1 shall only be used for the purposes permitted by R1B Zone.

2692.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 540 square metres
- (2) Minimum Lot Width: 18 metres

**2693** The lands designated C1 - SECTION 2693 on Sheet 74 of Schedule A to this by-law:

2693.1 shall only be used for the following purposes:

- (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
- (10) a dining room restaurant, a convenience restaurant

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

2693.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 70 metres
- (2) Maximum Lot Area: 0.80 hectares
- (3) Maximum Building Height: 1 storey
- (4) a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
- (5) no outside storage or display of goods shall be permitted.
- (6) all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building and shall not be located closer than 9 metres to any residential zone
- (7) Minimum Landscaped Open Space shall be provided and maintained as follows:
  - (a) not less than 8 metres in width along the future extension of Mavis Road
  - (b) not less than 3 metres in width along the north and east property lines abutting a residential zone, and along Ray Lawson Boulevard except in the location of a driveway
  - (c) not less than 5 metres in width along the hypotenuse of the daylight triangle located at the corner of the intersection of Ray Lawson Boulevard and the future extension of Mavis Road.

**2694** The lands designated SC - SECTION 2694 on Sheet 75 of Schedule A to this by-law:

2694.1 shall only be used for the following purposes:

- (a) an office;
- (b) a hotel;
- (c) a bank, trust company or financial institution;
- (d) a retail establishment having no outside storage;
- (e) a personal service shop;
- (f) a dry cleaning and laundry establishment;
- (g) a community club;
- (h) a recreation facility;
- (i) a convenience restaurant;
- (j) a dining room restaurant;
- (k) printing and copying establishment;
- (l) health centre; and



- (m) purposes accessory to the other permitted uses.

2694.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 16,000 square metres;
- (b) Maximum Gross Floor Area: 30,935 square metres, provided that 0.21 square metres of either of the uses permitted in section 2694.1(a) and (b) are provided for every 0.09 square metres of those uses permitted in section 2694.1(c) to (m) inclusive.
- (c) Minimum Front Yard Depth: 6 metres;
- (d) Minimum Interior Side Yard: 15 metres;
- (e) Minimum Exterior Side Yard: 10 metres;
- (f) Minimum Rear Yard Depth: 18 metres;
- (g) Maximum Building Height:
  - (i) the height of any portion of a building shall not exceed the horizontal distance separating that portion of the building from the rear lot line; and
  - (ii) the height of any portion of a building shall not exceed twice the horizontal distance separating that portion of the building from the interior side lot line.
- (h) Minimum Landscaped Open Space:
  - (i) 100 percent of the required front yard depth;
  - (ii) 40 percent of the required interior side yard width;
  - (iii) 100 percent of the required exterior side yard width; and
  - (iv) 16.6 percent of the required rear yard depth.
- (i) all garbage and refuse containers, including those for recyclable materials, shall be enclosed within the main building.
- (j) all garbage and refuse containers for restaurant uses shall be provided within climate controlled area within the building.

2695 The lands designated M1(H) - SECTION 2695 on Sheet 83 of Schedule A to this by-law:

2695.1 shall only be used for the following purposes:

- (1) an office;
- (2) a research and development facility;
- (3) a recreational facility or structure;
- (4) a day nursery;

- (5) the following uses operated in conjunction with and within the same building as the purpose permitted by section 2695.1(1), provided that the total gross floor area of the following uses combined is not more than 15 percent of the total gross floor area of the office building:
  - (a) a bank, trust company or financial institution;
  - (b) a retail establishment;
  - (c) a personal service shop;
  - (d) a dry cleaning and laundry distribution station;
  - (e) a dining room restaurant;
  - (f) a convenience store;
- (6) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop, and
- (7) purposes accessory to the other permitted purposes.

2695.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback to all streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 metres;
- (2) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential or institutional zone, the minimum requirement shall be 15.0 metres;
- (3) Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;
- (4) Minimum Lot Width: 100.0 metres;
- (5) Minimum Lot Area: 4.7 hectares;
- (6) Maximum Lot Coverage, excluding a parking lot: 25 percent
- (7) Maximum Building Height: 8 storeys;
- (8) Minimum Landscaped Open Space:
  - (a) a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and
  - (b) a 3.0 metre wide landscaped area shall be provided and maintained where it abuts any other street, excluding driveway locations.
- (9) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;

- (10) Maximum Floor Space Index for an office excluding a parking structure: 1.0;
- (11) the Maximum Floor Space Index for an office shall be 0.5 until the "H" designation has been removed;
- (12) the holding "H" symbol shall not be removed until the Council of the Regional Municipality of Peel is satisfied that a comprehensive transportation study has demonstrated that the surrounding road network can accommodate the office development at a floor space index of 1.0;
- (13) any underground parking area shall have a minimum 3.0 metre setback from any street right-of-way and 0 metres from an interior side yard; and
- (14) an accessory building or structure shall:
  - (a) be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;
  - (b) have a minimum setback of 15.0 metres from any street right-of-way, except Steeles Avenue East where the minimum requirement shall be 150.0 metres and 0 metres from an interior side yard;
  - (c) not exceed 2 storeys in height; and
  - (d) if used for the purposes of parking motor vehicles, shall not have a gross floor area of less than 500 square metres.

2695.3 for the purposes of this section:

Research and Development Facility shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.

**2700** The lands designated M4 - SECTION 2700 on Sheet 77 of Schedule A to this by-law:

2700.1 shall only be used for:

- (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 operated by a public authority; and
  - (3) a community club.
- (c) Commercial:
  - (1) offices, not including offices for doctors, dentists or drugless practitioners;
  - (2) a service shop;
  - (3) a bank, trust company, finance company;
  - (4) a dry cleaning and laundry distribution station;
  - (5) a dining room restaurant, a convenience restaurant
  - (6) a printing or copying establishment;
  - (7) a garden centre sales establishment;
  - (8) a custom workshop;
  - (9) a hotel or motel;
  - (10) banquet facilities;
  - (11) a tool and equipment rental establishment;
  - (12) a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;
  - (13) a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store;
  - (14) a furniture and appliance store; and,

(15) a retail warehouse.

(d) Accessory:

(1) an associated educational use;

(2) an associated office;

(3) a retail outlet operated in connection with a particular purpose permitted by sections 2700.1(a)(1) and 2700.1(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.

2700.2 shall be subject to the following requirements and restrictions:

(a) the Maximum Total Gross Floor Area to be devoted to retail warehouse uses, excluding furniture and appliance store, shall not exceed 14,167 square metres;

(b) all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;

(c) except for driveway locations, landscaped open spaces shall be provided as follows:

➤ a minimum 12.0 metre wide strip abutting Steeles Avenue East, and

➤ a minimum 9.0 metre wide strip abutting Kennedy Road South;

(d) the Maximum Aggregate Gross Floor Area shall not exceed 32,550 square metres for all uses;

(e) no outside storage of goods or materials or machinery shall be permitted;

(f) Minimum Front Yard Depths: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres; and,

(g) Minimum Rear Yard Depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.

2700.3 for the purposes of Section 2700,

Retail Warehouse shall mean a building or structure, or a part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

**2701** The lands designated M4 - SECTION 2701 on Sheet 77 of Schedule A to this by-law:

2701.1 shall only be used for:

(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 operated by a public authority; and
- (3) a community club.

(c) Commercial:

- (1) offices, not including offices for doctors, dentists or drugless practitioners;
- (2) a service shop
- (3) a bank, trust company, finance company;
- (4) a dry cleaning and laundry distribution station;
- (5) a dining room restaurant, a convenience restaurant;
- (6) a printing or copying establishment;
- (7) a garden centre sales establishment;
- (8) a custom workshop;
- (9) a hotel or motel;
- (10) banquet facilities;
- (11) a tool and equipment rental establishment;
- (12) a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;
- (13) a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store;
- (14) a home furnishings and home improvement retail warehouse;
- (15) only one large retail warehouse, and

(16) a retail warehouse.

(d) Accessory:

(1) an associated educational use;

(2) an associated office;

(3) a retail outlet operated in connection with a particular purpose permitted by sections 2701.1(a)(1) and 2701.1(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;

(4) purposes accessory to the other permitted purposes.

2701.2 shall be subject to the following requirements and restrictions:

(a) the Maximum Total Gross Floor Area to be devoted to retail warehouse uses, excluding the large retail warehouse and home furnishings and home improvement retail warehouses, shall not exceed 14,167.0 square metres.

(b) all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;

(c) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;

(d) except for driveway locations, Landscaped Open Space shall be provided as follows:

- a minimum 12.0 metre wide strip abutting Steeles Avenue East, and
- a minimum 12.0 metre wide strip abutting either the Highway Number 410 right-of-way or lands zoned for Open Space purposes;

(e) the Maximum Aggregate Gross Floor Area permitted shall not exceed 26,770 square metres for all uses;

(f) no outside storage of goods, materials or machinery shall be permitted;

(g) Minimum Front Yard Depth: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres;

(h) Minimum Rear Yard Depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres; and,

(i) Parking for the purposes of the large retail warehouse shall be provided on the basis of a minimum of 1 space per 17.2 square metres of gross floor area.

2701.3 for the purposes of Section 2701,

Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 9,290 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food

products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.

Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

**2702** In addition to any other permitted purposes thereon the lands designated M4 - SECTION 2702 on Sheet 77 of Schedule A to this by-law and described as Block 1, Registered Plan 43M-947 may be used for the following permitted purposes subject to the following requirements and restrictions.

2702.1 Permitted 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 operated by a public authority; and
- (3) a community club.

(c) Commercial:

- (1) offices, not including offices for doctors, dentists or drugless practitioners;
- (2) a service shop;
- (3) a bank, trust company, finance company;
- (4) a dry cleaning and laundry distribution station;
- (5) a dining room restaurant, a convenience restaurant;
- (6) a printing or copying establishment;
- (7) a custom workshop;



- (8) a hotel or motel;
  - (9) a banquet facilities;
  - (10) a tool and equipment rental establishment;
  - (11) a motor vehicle or boat sales, rental, leasing or service establishment, and a motor vehicle or boat parts and accessories sales establishment, but excluding a motor vehicle repair shop which is not an accessory use and a motor vehicle body shop;
  - (12) a motor vehicle parts retail outlet or combination motor vehicle parts/motor vehicle repair/accessories/sporting goods/hardware store; and
  - (13) a furniture and appliance store.
- (d) Accessory:
- (1) an associated educational use;
  - (2) an associated office;
  - (3) a retail outlet operated in connection with a particular purpose permitted by sections 2702.1.1(a)(1) and 2701.1.1(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.

#### 2702.2 Requirements and Restrictions:

- (a) all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;
- (b) except for driveway locations, Landscaped Open Space shall be provided as follows:
  - a minimum 12.0 metre wide strip abutting Steeles Avenue East, and
  - a minimum 9.0 metre wide strip abutting Kennedy Road South;
- (c) the Maximum Aggregate Gross Floor Area shall not exceed 33,500 square metres;
- (d) no outside storage of goods, materials or machinery shall be permitted;
- (e) Minimum Front Yard Depth: 9 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres; and,
- (f) Minimum Rear Yard Depth: 7 metres, except that where it abuts a street, 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.
- (g) the requirements and restrictions relating to the M4 zone and all general provisions of this by-law which are not in conflict with the foregoing requirements and restrictions.

**2703** The lands designated RHm2 - SECTION 2703 on Sheet 73 of Schedule A to this by-law:

2703.1 shall only be used for the following purposes:

- (1) the purposes permitted in RHm2 Zone;
- (2) only in conjunction with a single detached dwelling, one only accessory building with a maximum gross floor area of 461 square metres;
- (3) purposes accessory to the other permitted purposes:

2703.2 the purpose permitted by section 2703.1(2) shall be subject to the following requirements and restrictions:

- (1) the Peaked Roof Height shall not exceed 7.0 metres;
- (2) the Garage Door Height shall not exceed 4.45 metres;
- (3) Street Line and Lot Line Setbacks shall be as shown on SCHEDULE C-SECTION 2703;
- (4) the accessory building shall be located only within BUILDING AREA A as shown on SCHEDULE C - SECTION 2703;
- (5) planted Landscaped Open Space areas shall be provided and maintained in the location and width as shown on SCHEDULE C - SECTION 2703;
- (6) outside storage having a maximum area of 112 square metres shall be located within the area shown as OUTSIDE STORAGE AREA on SCHEDULE C - SECTION 2703;
- (7) no outside storage shall be permitted until a visual screen, encloses part of the OUTSIDE STORAGE AREA, which visual screen shall comprise a solid wood fence having a height of 2.4 metres, to be located and maintained as shown as VISUAL SCREEN on SCHEDULE C - SECTION 2703;
- (8) the height of outside storage shall not exceed the height of the visual screen;
- (9) the building shall not be used for retail, commercial and industrial purposes as defined in this by-law;

**2705A** The lands designated R4A - SECTION 2705A on Sheet 75 of Schedule A to this by-law

2705A.1 shall only be used for the following purposes:

- (a) Residential:
  - (i) multiple residential dwellings.
- (b) Non-Residential:
  - (i) purposes accessory to the other permitted purposes.

2705A.2 shall also be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: 68
- (b) Maximum Building Height: 10.5 metres;

- (c) a maximum of eight dwelling units shall be horizontally attached; and
- (d) Minimum Number of Parking Spaces:

One Bedroom and Handicap Dwelling Units

Resident spaces	1.00
<u>Visitor spaces</u>	<u>0.25</u>
Total spaces	1.25

Dwelling Units with more than One Bedroom

Resident spaces	2.00
<u>Visitor spaces</u>	<u>0.25</u>
Total spaces	2.25

- (e) Minimum Front Yard Depth: 6.0 metres;
- (f) Minimum Rear Yard Depth: 3.0 metres;
- (g) Minimum Exterior Side Yard Depth: 3.0 metres; and,
- (h) Minimum Interior Side Yard Depth: 7.0 metres.

**2705B** The lands designated R4A - SECTION 2705B on Sheet 75 of Schedule A to this by-law.

2705B.1 shall only be used for the following purposes:

- (a) Residential:
  - (i) multiple residential dwellings.
- (b) Non-Residential:
  - (i) purposes accessory to the other permitted purposes.

2705B.2 shall also be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: 68
- (b) Maximum Building Height: 10.5 metres;
- (c) a maximum of eight dwelling units shall be horizontally attached; and,
- (d) Minimum Number of Parking Spaces:

One Bedroom and Handicap Dwelling Units

Resident spaces	1.0
<u>Visitor spaces</u>	<u>0.25</u>
Total spaces	1.25

Dwelling Units with more than One Bedroom

Resident spaces	2.0
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Visitor spaces	0.25
Total spaces	2.25

- (e) Minimum Front Yard Depth: 3.0 metres;
- (f) Minimum Rear Yard Depth: 7.5 metres; and,
- (g) Minimum Interior Side Yard Depth: 3.0 metres.

**2706** The lands designated R2B(1) - SECTION 2706 on Schedule A to this by-law:

2706.1 shall only be used for:

- (a) Residential:
  - (1) a semi-detached dwelling.
- (b) Non-Residential:
  - (1) purposes accessory to the other permitted purposes.

706.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 

Semi-Detached Dwelling

Interior Lot: 410 square metres per lot, and 205 square metres per dwelling unit;

Corner Lot: 500 square metres per lot with 300 square metres for the dwelling unit closest to the flankage lot line;
- (2) Minimum Lot Width:
 

Semi-Detached Dwelling

Interior Lot: 13.7 metres per lot, and 6.8 metres per dwelling unit; and

Corner Lot: 16.7 metres per lot, with 9.8 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be 0 metres.

**2708** The lands designated R3A - SECTION 2708 on Sheet 76 of Schedule A to this by-law:

2708.1 shall only be used for the purposes permitted in the R3A zone.

2708.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 215 square metres per dwelling unit:
- (2) Minimum Front Yard Depth: 5 metres;

- (3) Minimum Side Yard Width: 3 metres;
- (4) Minimum Dwelling Setback from Hurontario Street South: 11 metres;
- (5) Minimum Dwelling Setback from the northerly property boundary: 7.6 metres;
- (6) Minimum Dwelling Setback from any property zoned R2B(1)-Section 2711: 7.6 metres;
- (7) a maximum of two townhouse dwellings may have 9 dwelling units attached;
- (8) for each dwelling unit in a townhouse dwelling that provides 2 parking spaces in a private driveway or garage, the following number of visitor spaces and recreation equipment spaces shall be provided:
  - (a) Visitor Spaces: 0.25
  - (b) Recreation Equipment Spaces: 0.04
- (9) a 3 metre wide landscaped area shall be provided along Havelock Drive;
- (10) Minimum Distance Between Buildings:
  - (a) between two exterior walls both of which contain windows to habitable rooms: 9 metres
  - (b) notwithstanding clause (a) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls;
- (11) Minimum Landscaped Open Space: 43 percent of the lot area; and
- (12) Maximum Lot Coverage by main building(s): 32 percent of the lot area.

2708.3 for the purpose of section 2708.1:

Lot Line, Front shall mean the line that abuts Havelock Drive

**2710** The lands designated R3A - SECTION 2710 on Sheet 75 of Schedule A to this by-law:

2710.1 shall only be used for the purposes permitted in a R3A zone.

2710.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units: 70
- (b) Minimum Front Yard Depth: 4.5 metres;
- (c) Minimum Interior Side Yard: 4.5 metres;
- (d) Maximum Lot Coverage: 36 percent;
- (e) Minimum Landscaped Open Space: 38 percent of lot area;
- (f) Parking Spaces shall be provided as follows:
  - (i) Resident Spaces: 2.00 spaces per dwelling unit;
  - (ii) Visitor Spaces: 0.25 of a space per dwelling unit;

- (iii) Recreation Equipment Space: 0.05 of a space per dwelling unit;
- (g) Minimum Distance between buildings: no restriction.

**2711** The lands designated R2B(1) - SECTION 2711 on Sheet 76 of Schedule A to this by-law:

2711.1 shall only be used for the following purposes:

- (a) a semi-detached dwelling;
- (b) a group home; and
- (c) purposes accessory to the other permitted purposes.

2711.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 420 square metres per lot, and 210 square metres per dwelling unit

Corner Lot: 510 square metres per lot, and 300 square metres for the dwelling unit closest to the flankage lot line

(2) Minimum Lot Width:

Interior Lot: 14 metres per lot, and 7 metres per dwelling unit

Corner Lot: 17 metres per lot, and 10 metres for the dwelling unit closest to the flankage lot line

(3) Minimum Front Yard Depth: 4.5 metres

(4) Minimum Interior Side Yard Width: 1.2 metres

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

**2712** The lands designated M1 - SECTION 2712 on Sheet 82 of Schedule A to this by-law:

2712.1 shall only be used for:

- (1) the purposes permitted in an M1 zone;
- (2) a retail warehouse, excluding a supermarket, grocery store, a convenience store, a variety store and a motor vehicle parts retail outlet;
- (3) a garden centre sales establishment;
- (4) a service shop;
- (5) a banquet hall, and
- (6) purposes accessory to other permitted purposes.

2712.2 the lands shall be subject to the following restrictions and requirements:

- (1) Minimum Front Yard Depth: 15.0 metres;
- (2) Minimum Exterior Side Yard Width: 15.0 metres;
- (3) Minimum Lot Width: 50.0 metres;
- (4) Minimum Lot Area: 0.8 hectares;
- (5) Maximum Lot Coverage: 35 percent;
- (6) Maximum Building Height: 13.7 metres;
- (7) Minimum Landscaped Open Space shall be:
  - (a) 12 metres abutting Airport Road, except at approved access locations; and
  - (b) 3 metres abutting all other roads, except at approved access locations.
- (8) Minimum Setback from a railway right-of-way shall be 15 metres for uses permitted in 2712.1(1) and 30 metres for uses permitted in 2712.1(2) to (5).

2712.3 for the purpose of this section, a Retail Warehouse shall mean a building or structure or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres and where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

**2713** The lands designated M4 - SECTION 2713 on Sheet 82 of Schedule A to this by-law:

2713.1 shall only be used for:

- (1) the manufacturing, processing, assembling, packaging, repairing, warehousing and storage of goods within a wholly enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- (2) an office;
- (3) a research and development facility;
- (4) a recreational facility or structure;
- (5) a day nursery;
- (6) a retail outlet operated in conjunction with a permitted use in 2713.1(1) provided that the total gross floor area of the retail outlet does not exceed 15 percent of the total gross floor area of the respective permitted use.
- (7) purposes accessory to other permitted purposes.

2713.2 shall be subject to the following restrictions and requirements:

- (1) Minimum Front Yard Depth: 15.0 metres;
- (2) Minimum Exterior Side Yard Width: 15.0 metres;
- (3) Minimum Lot Width: 60.0 metres;
- (4) Minimum Lot Area: 1.2 hectares;

- (5) Maximum Lot Coverage: 45 percent;
- (6) Maximum Building Height: 13.7 metres;
- (7) Minimum Landscaped Open Space shall be:
  - (a) 3 metres abutting local roads, except at approved access locations;
- (8) Minimum Setback from a railway right-of-way shall be 15 metres for uses permitted in 2713.1(1) and 30 metres for uses permitted in 2713.1(2) to (6);
- (9) the Maximum Gross Floor Area of an office which is not accessory or ancillary to an other permitted use shall be 50 percent of the lot area.

2713.3 for the purpose of this section, a Research and Development Facility shall mean a building or place where investigation or experimentation of goods and materials takes place within an enclosed building or structure in an office like setting.

**2716** The lands designated M1 - SECTION 2716 on Sheet 78 of Schedule A too this by-law:

2716.1 shall only be used for the purposes permitted in the M1 Zone.

2716.2 shall be subject to the following requirements and restrictions:

- (1) no storage is permitted outside a building other than an enclosed area not more than 5% of the gross floor area of the main building and such enclosed area shall be located in the rear yard and screened from view of any public street;
- (2) fencing in the front yard shall be permitted; and,
- (3) a minimum 3.0 metre wide landscaped open space strip shall be provided along all street frontages except at approved driveway locations.

**2717** The lands designated M1 – SECTION 2717 on Sheet 77 of Schedule A to this by-law:

2717.1 shall only be used for the following purposes:

- (1) uses permitted by an M1 zone with the exception of a distribution centre; a cold storage operation as a principal use or accessory use; and a motor vehicle repair shop;
- (2) a cold storage associated with a restaurant or banquet hall; and,
- (3) purposes accessory to other permitted uses.

2717.2 shall be subject to the following requirements and restrictions:

- (a) a Minimum Lot Frontage of 150 metres shall be provided along First Gulf Boulevard.
- (b) a Minimum Lot Area of 1.6 hectares.
- (c) a Landscaped Open Space Area having a minimum width of 6.0 metres shall be provided along Kennedy Road.
- (d) a Landscaped Open Space Area having a minimum width of 3.0 metres shall be provided along First Gulf Boulevard.



- (e) a Landscaped Open Space Area having a minimum width of 3.0 metres shall be provided along the rear property boundary.
- (f) no loading or overhead truck doors shall face Kennedy Road or First Gulf Boulevard.

2717.3 for the purpose of Section 2717:

Distribution Centre shall mean a facility that has a number of overhead doors (doors larger than 5 m<sup>2</sup> in size) exceeding the ratio of one overhead door per 150 square metres of gross floor area, and whose primary purpose is the collection of freight for shipment.

**2718** The lands designated M1 – SECTION 2718 on Sheet 77 of Schedule A to this by-law:

2718.1 shall only be used for the uses permitted by the M1 zone.

2718.2 shall be subject to the following requirements and restrictions:

- (a) a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along First Gulf Boulevard.
- (b) a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along the rear property boundary.
- (c) no loading or overhead truck doors shall face First Gulf Boulevard.

**2719** The lands designated M3 – SECTION 2719 on Sheet 81 of Schedule A to this by-law:

2719.1 shall only be used for:

- (1) the purposes permitted by the M3 zone;
- (2) a waste transfer station;
- (3) a composting facility;
- (4) a waste processing station;
- (5) only in conjunction with uses (2), (3) and (4), an education centre and a reusable goods sales depot; and
- (6) purposes accessory to other permitted purposes.

2719.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Landscaping shall be provided as follows:
  - (a) Front Yard: 9 metres, except at approved access locations;
  - (b) 10 metres from lands zoned Floodplain (F); and
  - (c) in conjunction with a Waste Transfer Station, Waste Processing Station and a Composting Facility - 6 metres along the boundary of the M3 - Section 2719 zone, except at approved access locations.
- (2) composting shall only occur within a fully enclosed building; and

- (3) for the purpose of this section, the requirement of maintaining a minimum separation distance of 120 metres for a Waste Transfer Station or a Waste Processing Station from a property in a non-industrial zone shall not apply.

**2721** The lands designated OS – SECTION 2721 on Sheet 83 of Schedule A to this by-law:

2721.1 shall only be used for the following purposes:

- (1) an indoor or outdoor recreation facility;
- (2) any conservation area or purpose; and,
- (3) purposes accessory to the other permitted purposes.

2721.2 shall be subject to the following requirement and restrictions:

- (1) a minimum of 74 parking spaces shall be provided for an 18-hole golf course and the parking may be provided off-site provided all parking spaces are located within 200 metres of the customer entrance to the golf course.

**2722** The lands designated M4 - SECTION 2722 on Sheet 78 of Schedule A to this by-law:

2722.1 shall only be used for:

- (1) either:
  - (a) the purposes permitted by the M4 zone;
- (2) or:
  - (a) a motel; and
  - (b) purposes accessory to the other permitted purpose;

2722.2 shall be subject to the following requirements:

- (1) Minimum Lot Width: 65 metres;
- (2) Minimum Lot Area: 1 hectare;
- (3) Minimum Exterior Side Yard:
  - (a) 6 metres,
  - (b) 12 metres where it abuts a 0.3 metre reserve;
- (4) Minimum Landscaped Open Space shall be provided as follows:
  - (a) 12 metres abutting the Highway 410 road allowance or 0.3 metre reserve; and
  - (b) 30 percent of the minimum required front yard area and 50 percent of the minimum required exterior side yard area, except at approved access locations.

**2723** The lands designated AP - SECTION 2723 on Sheet 81 of Schedule A to this by-law:

2723.1 shall only be used for the following purposes:

- (1) the purposes permitted by the AP zone;
- (2) a driveway access in conjunction with the uses permitted by an M3 - Section 2719 zone; and
- (3) purposes accessory to other permitted purposes.

**2724** The lands designated M1 - SECTION 2724 on Sheet 82 of Schedule A to this by-law:

2724.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging repairing, fabricating, warehousing and storage of goods within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- (2) a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet;
- (3) an office;
- (4) a furniture and appliance store;
- (5) a recreational facility or structure;
- (6) a community club;
- (7) a garden centre sales establishment;
- (8) a service shop;
- (9) a banquet hall; and,
- (10) purposes accessory to the other permitted purposes.

2724.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 9 metres;
- (2) Minimum Rear Yard Depth: 7 metres except where it abuts:
  - (a) a rail line the minimum requirement for uses 2724.1(2) to (9) shall be 30.0 metres;
  - (b) a rail line the minimum requirement for uses 2724.1(1) shall be 15.0 metres; and,
  - (c) a spur line, there is no requirement
- (3) Minimum Exterior Side Yard Width: 9 metres;
- (4) Minimum Interior Side Yard Width: 4 metres except where it abuts:
  - (a) a rail line the minimum requirement for uses 2724.2(2) to (9) shall be 30.0 metres;
  - (b) a rail line the minimum requirement for uses 2724.2(1) shall be 15.0 metres; and,

- (c) a spur line, there is no requirement
- (5) Minimum Lot Width: 30 metres;
- (6) Minimum Lot Area: 0.8 hectares;
- (7) Maximum Lot Coverage: 50 percent;
- (8) Maximum Building Height: 17.5 metres;
- (9) Minimum Landscaped Open Space:
  - (a) a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
  - (b) a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.
- (10) Maximum Floor Space Index for an office: 0.5

2724.3 for the purposes of this section:

Retail Warehouse shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 1860 square metres, where the building or structure, or part of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public. A retail warehouse shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.

**2725** The lands designated MBU – SECTION 2725 on Sheet 82 of Schedule A to this by-law:

2725.1 shall only be used for the purposes permitted by the MBU zone

2725.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 9.0 metres
- (2) Minimum Exterior Side Yard: 9.0 metres
- (3) Minimum Lot Width: 30 metres
- (4) Maximum Building Height: 17.5 metres
- (5) Maximum Lot Coverage: 40 percent
- (6) Minimum Landscaped Open Space:
  - (a) a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
  - (b) a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.

**2726** The lands designated M1 - SECTION 2726 on Sheet 77 of Schedule A to this by-law:

2726.1 shall only be used for the following purposes:

Industrial:

- (a) the processing and packaging of food within an enclosed building; and,
- (b) a warehouse.

Accessory:

- (a) an office;
- (b) a banquet hall;
- (c) a dining room restaurant; and,
- (d) purposes accessory to the other permitted purposes.

2726.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Gross Floor Area: 6,000 square metres.
- (2) Maximum Gross Floor Area for a dining room restaurant: 2,000 square metres;
- (3) Minimum Setback from a lot line: 13.7 metres;
- (4) Landscaped Open Space: except at approved driveway locations, landscaped open space strips shall have a minimum width of 12.0 metres abutting the Highway Number 410 property line and a minimum width of 3.0 metres abutting any other public road, and may contain, accessory buildings and structures such a gazebos, fountains, walkways and other decorative elements;
- (5) Parking: a minimum of 326 parking spaces;
- (6) all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building;
- (7) restaurant refuse storage shall be enclosed in a climate controlled area within a building; and,
- (8) no outside storage of goods, materials or machinery shall be permitted

**2727** The lands designated SC - SECTION 2727 on Sheet 72 of Schedule A to this by-law:

2727.1 shall only be used for the following purposes:

- (a) the purposes permitted in the SC1 zone;
- (b) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (c) a tool and equipment rental establishment;
- (d) a gas bar;
- (e) banquet facilities; and
- (f) purposes accessory to the other permitted purposes.

2727.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 3 metres;
- (b) Minimum Interior Side Yard Width: 9 metres;
- (c) Minimum Exterior Side Yard Width: 6 metres;
- (d) Minimum Rear Yard Depth: 9 metres
- (e) Minimum Landscaped Open Space: 3 metres abutting the front yard and exterior side yard, except at approved access locations.

**2728** The lands designated R1B - SECTION 2728 on Sheet 72 of Schedule A to this by-law:

2728.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house;
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2728.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 684 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18 metres
  - Corner Lot: 19.8 metres
- (c) Minimum Lot Depth: 38 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
  - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and

- (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

- (i) Maximum Building Height: 10.5 metres.
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**2729** The lands designated R1B - SECTION 2729 on Sheet 72 of Schedule A to this by-law:

2729.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house.
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2729.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 480 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.0 metres
  - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
  - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area
  - (2) 60 percent of the minimum front yard area of a corner lot

- (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

- (i) Maximum Building Height: 10.5 metres;
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**2730** The lands designated R1B - SECTION 2730 on Sheet 72 of Schedule A to this by-law:

2730.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group and a supportive lodging house.
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2730.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 384 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.0 metres
  - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth: 24 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:



- (1) 50 percent of the minimum front yard area:
- (2) 60 percent of the minimum front yard area of a corner lot: and
- (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 10.5 metres;
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**2731** The lands designated R1B - SECTION 2731 on Sheet 72 of Schedule A to this by-law:

2731.1 shall only be used for those purposes permitted in a R1B zone.

2731.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 513 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 13.5 metres
  - Corner Lot: 15.3 metres
- (c) Minimum Lot Depth: 38 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 15 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- (i) Maximum Garage Door Width:

- (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**2732** The lands designated R1B - SECTION 2732 on Sheet 72 of Schedule A to this by-law:

2732.1 shall only be used for those purposes permitted in a R1B zone;

2732.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 324 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 13.5 metres
  - Corner Lot: 15.3 metres
- (c) Minimum Lot Depth: 24 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;

- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**2733** The lands designated R1B - SECTION 2733 on Sheet 72 of Schedule A to this by-law:

2733.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house.
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2733.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 432 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18 metres
  - Corner Lot: 19.8 metres
- (c) Minimum Lot Depth: 24 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 10.5 metres;
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**2734** The lands designated R1B - SECTION 2734 on Sheet 72 of Schedule A to this by-law:

2734.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house.
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2734.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 608 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.0 metres
  - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth: 38 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 15 metres
- (f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 10.5 metres;
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**2735** The lands designated R1B – SECTION 2735 on Sheet 72 of Schedule A to this by-law:

2735.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house.
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2735.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 540 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.0 metres
  - Corner Lot: 19.8 metres
- (c) Minimum Lot Depth: 30.0 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:

- (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;
- (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 7.4 metres;
- (j) Garage Setback: the front of the garage shall be setback a minimum of 3.64 metres from the front of the porch or front wall of the dwelling.
- (k) the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

**2736** The lands designated R3B - SECTION 2736 on Sheet 72 of Schedule A to this by-law:

2736.1 shall only be used for the purposes permitted in an R3B zone.

2736.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 200 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 8.4 metres per dwelling unit
  - Corner Lot: 10.2 metres per dwelling unit
- (c) Minimum Lot Depth: 24 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage

faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.

- (h) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be 3.7 metres;
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - (4) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (i) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (j) Minimum Landscaped Open Space:
  - (1) 40% of the minimum front yard area; and
  - (2) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (k) Front to Rear Access: for each townhouse dwelling unit direct pedestrian access shall be provided from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.
- (l) Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- (m) Maximum Lot Coverage: none
- (n) Maximum Building Height: 11 metres

**2737** The lands designated R3A - SECTION 2737 on Sheet 72 of Schedule A to this by-law:

2737.1 shall only be used for the purposes permitted in an R3A zone.

2737.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Unit Width: 6.5 metres
- (b) there are no minimum lot area, lot width and lot depth requirements
- (c) Minimum Front Yard Depth: 3 metres
- (d) Minimum Rear Yard Depth: 3 metres

- (e) Minimum Interior Side Yard Width: 3 metres
- (f) Minimum Exterior Side Yard Width: 3 metres
- (g) Garage Door Setback: minimum 6 metres to the front of the garage door
- (h) Distance Between Buildings: minimum 3.0 metres shall be maintained between all main buildings within the lot
- (i) Maximum Building Height: 11 metres.
- (j) Maximum Garage Door Width:
  - (1) the maximum garage door width shall be:
    - (i) 2.5 metres for a dwelling unit having a width of less than 7 metres
    - (ii) 3.1 metres for a dwelling unit having width equal to 7 metres but less than 8 metres
    - (iii) 3.7 metres for a dwelling unit having a width greater than or equal to 8 metres
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (3) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- (k) Garage Projection: no garage shall project beyond the front of a dwelling unit more than 1.5 metres beyond a porch or front wall of the particular dwelling unit
- (l) Front to Rear Access: for each townhouse dwelling unit on an individual lot where the rear yard area is a part of the individual lot, direct pedestrian access shall be provided from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room
- (m) no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of an OS zone.

2737.3 for the purpose of this section, the entire lands zoned R3A – Section 2737 shall be treated as one lot for zoning purposes.

**2738** The lands designated OS - SECTION 2738 on Sheet 72 of Schedule A to this by-law:

2738.1 shall only be used for private open space purposes and not including an indoor or outdoor recreation facility.

2738.2 shall be subject to the following requirements and restrictions:

- (a) no buildings and structures, including swimming pools, decks and patios, or part thereof, are permitted.



**2739** The lands designated I1 - SECTION 2739 on Sheet 76 of Schedule A to this by-law:

2739.1 shall only be used for the following:

- (a) a Religious Institution:
- (b) only in conjunction with a Religious Institution, a Community Club;
- (c) purposes accessory to the other permitted purposes:

2739.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Landscaped Open Space:
  - (i) a minimum of 3.0 metres shall be provided and maintained abutting Kennedy road, except at approved driveway locations; and,
  - (ii) a minimum of 3.0 metres shall be provided and maintained abutting the side and rear yards, except at approved driveway locations.
- (b) Minimum Building Setback from Kennedy Road: 4.0 metres;
- (c) Minimum Rear Yard Setback: 10.0 metres;
- (d) Minimum Side Yard Setback: 35.0 metres;
- (e) Minimum Number of On-Site Parking Spaces:
  - (i) 1 space for every 4 fixed seats; or,
  - (ii) where there are no fixed seats, 1 space for every 8.0 square metres of floor area devoted to worship;
- (f) Maximum Gross Floor Area: 2,000 square metres;
- (g) Maximum Lot Coverage: 20 percent;
- (h) Minimum Lot Area: 0.65 hectares
- (i) Maximum Height: 1 storey;

**2742** The lands designated M4 - SECTION 2742 on Sheet 82 of Schedule A to this by-law:

2742.1 shall only be use for:

- (a) the purposes permitted in an M4 zone.

2742.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Setback from Steeles Avenue East: 25 metres;
- (b) Minimum Setback from an F zone: 10 metres; and
- (c) Landscaped Open Space abutting an F Zone: a minimum landscaped area having a width of 10 metres shall be provided abutting an F zone.

**2743** The lands designated R1D - SECTION 2743 on Sheet 74 of Schedule A to this by-law:

2743.1 shall only be used for the purposes permitted in an R1D zone.

2743.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 291 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 9.7 metres;
  - Corner Lot: 11.5 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres on a lot having a lot width of less than 10 metres
    - (ii) 4.0 metres on a lot having a lot width of less than 10.36 metres but greater than or equal to 10 metres
    - (iii) 4.12 metres on a lot having a lot width of less than 11 metres but greater than or equal to 10.36 metres

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

**2744** The lands designated R1C - SECTION 2744 on Sheet 74 of Schedule A to this by-law:

2744.1 shall only be used for the purposes permitted in an R1C zone.

2744.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 366 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres;
  - Corner Lot: 14.0 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,

(10) the following provisions shall apply to garages:

- (a) the maximum garage door width shall be 5.5 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

**2745** The lands designated R1B - SECTION 2745 on Sheet 74 of Schedule A to this by-law:

2745.1 shall only be used for the purposes permitted in an R1B zone.

2745.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 510 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 17.0 metres;
  - Corner Lot: 18.8 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees; and,
- (9) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- (10) if the total garage door width exceeds 6 metres, a portion of the garage not less than 2 metres in width shall be setback a minimum of 0.3 metres further from the front lot line than the remainder of the garage.

**2746** The lands designated R4A - SECTION 2746 on Sheet 75 of Schedule A to this by-law:

2746.1 shall only be used for the purposes permitted by R4A Zone.

2746.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.622 hectares
- (2) minimum front yard depth, minimum side yard width and minimum rear yard depth shall be as shown on SCHEDULE C- SECTION 2746
- (3) Maximum Density: 170.5 units per hectare or 106 dwelling units, whichever is the greater.
- (4) Maximum Building Height: 9 storeys.
- (5) Maximum Lot Coverage: 20%
- (6) Maximum Floor Space Index: 2.3
- (7) an apartment dwelling shall be located within the area shown as Building Area on SCHEDULE C - SECTION 2746.
- (8) a canopy shall be located within the area shown as Canopy on SCHEDULE C - SECTION 2746.
- (9) an underground garage and related accessory structures shall be located a minimum distance from property lines as follows:
  - (i) side lot line: 1 metre
  - (ii) rear lot line: 1 metre
  - (iii) front lot line: 3 metres
- (10) an underground garage exhaust fan shall be located a minimum distance of 15 metres from any property line.
- (11) surface parking facilities shall be provided and maintained in the location shown as Parking on SCHEDULE C - SECTION 2746.
- (12) a driveway ramp shall be located as shown on SCHEDULE C - SECTION 2746.
- (13) Landscaped Open Space shall be provided and maintained in the location shown as Landscaped Open Space on SCHEDULE C - SECTION 2746.

2746.3 for the purposes of section 2746,

Lot Line, Front shall mean the property line closest to Sir Lou Drive and the front lot line is not required to divide the lot from a street.

**2747** The land designated R1B - SECTION 2747 on Sheet 76 of Schedule A to this by-law:

2747.1 shall only be used for the purposes permitted by R1B Zone

2747.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 14 metres
- (2) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

**2748** The land designated R1B - SECTION 2748 on Sheet 76 of Schedule A to this by-law

2748.1 shall only be used for the purposes permitted by R1B Zone

2748.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 17 metres
- (2) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres;
  - (b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.

**2749** The lands designated M1 - SECTION 2749 on Sheet 78 of Schedule A to this by-law.

2749.1 shall only be used for the following purposes:

- (1) the purposes permitted in the M1 zone;
- (2) a convenience restaurant only in conjunction with the manufacturing, cleaning, packaging or processing of foods within an enclosed building.

2749.2 shall be subject to the following requirements and restrictions:

- (1) the purpose permitted by section 2749.1(2) (convenience restaurant) shall not exceed a gross floor area of 130 square metres.
- (2) an adult entertainment parlour shall not be permitted in conjunction with the purpose permitted by section 2749.1(2) (convenience restaurant).

**2750** The land designated SC - SECTION 2750 on Sheet 76 of Schedule A to this by-law:

2750.1 shall only be used for the following purposes:

- (1) a bank;
- (2) an office, and
- (3) purposes accessory to other permitted purposes.

2750.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15 metres
- (2) Minimum Rear Yard Depth: 6 metres
- (3) Minimum Lot Width: 44 metres
- (4) Minimum Lot Depth: 55 metres
- (5) Minimum Lot Area: 3000 square metres
- (6) Minimum Interior Side Yard Width: 6 metres
- (7) Minimum Exterior Side Yard Width: 15 metres
- (8) Maximum Building Height: 2 storeys
- (9) Maximum Gross Commercial Floor Area: 810 square metres
- (10) Maximum Coverage: 20% of lot area
- (11) Minimum Landscaped Open Space:
  - 60 percent of the minimum required front yard area, and
  - 60 percent of the minimum required exterior side yard area.

**2751** The lands designated SC - SECTION 2751 on Sheet 76 of Schedule A to this by-law:

2751.1 shall be used only for the following purposes:

- (a) bank, trust company or financial institution;
- (b) business or professional offices, other than offices for a health care practitioner;
- (c) dining room restaurant;
- (d) tobacco shop or variety store;
- (e) gift shop or card shop;
- (f) insurance agency;
- (g) travel agency;
- (h) interior design or art gallery;
- (i) photographic studio;

- (j) clothing store;
- (k) hair dresser and beauty salon; and,
- (l) purposes accessory to the other permitted purposes.

2751.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15 metres
- (2) Minimum Rear Yard Depth: 6 metres
- (3) Minimum Lot Width: 60 metres
- (4) Minimum Interior Side Yard Width: 6 metres
- (5) Minimum Lot Area: 7000 square metres
- (6) Maximum Building Height: 4 storeys
- (7) Maximum Gross Commercial Floor Area: 5050 square metres
- (8) Maximum Gross Floor Area for a restaurant: 465 square metres
- (9) Maximum Gross Floor Area for a tobacco shop or a variety store: 120 square metres
- (10) Minimum Landscaped Open Space:
  - 60 percent of the minimum required front yard area, and
  - 20% of the Lot area
- (11) Maximum Coverage: 20% of lot area

**2752** The lands designated R1B - SECTION 2752 on Sheet 72 of Schedule A to this by-law:

2752.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house;
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2752.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 684 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18 metres
  - Corner Lot: 19.8 metres
- (c) Minimum Lot Depth: 38 metres



- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 12 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
  - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 7.4 metres.
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (k) the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

**2753** The lands designated R1B - SECTION 2753 on Sheet 72 of Schedule A to this by-law:

2753.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house;
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2753.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 480 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16 metres
  - Corner Lot: 17.8 metres

- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
  - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 9.4 metres measured from the average finished grade at the front of the dwelling to the mid-point between lowest eaves and the highest ridge of a pitched roof.
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (k) no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line and an OS zone.

**2754** The lands designated M1 - SECTION 2754 on Schedule A to this by-law:

2754.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) purposes accessory to other permitted uses.

2754.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Building Setbacks:

- (a) 14 metres for all buildings and structures from the Highway 410 right-of-way;
  - (b) 6 metres for all buildings and structures from the Westcreek Boulevard right-of-way; except transformer boxes which shall be setback 1.5 metres from the right-of-way.
- (2) Minimum Landscaped Open Space:
- (a) 10 metres abutting a "Floodplain (F)" zone.
  - (b) 6 metres abutting the Westcreek Boulevard right-of-way, except at approved access locations, and except within 120 metres of the north side lot line where 3 metres shall be provided.
  - (c) 9 metres abutting Highway 410 right-of-way.
- (3) the total Maximum Gross Floor Area of all buildings and structures shall not exceed 9,000 square metres;
- (4) Loading Facilities shall not be located closer than 40 metres from the Highway 410 right-of-way;
- (5) rooftop mechanical equipment shall be enclosed and/or screened from view from abutting public highways, including Highway 410 and Westcreek Boulevard.

**2755** The lands designated R1B - SECTION 2755 on Sheet 72 of Schedule A to this by-law:

2755.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house;
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2755.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 480 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16 metres
  - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:

- (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 6.4 metres measured from the average finished grade at the front of the dwelling to the mid-point between lowest eaves and the highest ridge of a pitched roof.
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (k) no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

**2756** The lands designated R1B – SECTION 2756 on Sheet 72 of Schedule A to this by-law:

2756.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house.
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2756.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 480 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.0 metres
  - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth: 30.0 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;
  - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 7.4 metres;
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (k) no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

**2757** The lands designated M4 - SECTION 2757 on Sheet 72 of Schedule A to this by-law:

2757.1 shall only be used for the following purposes:

- (a) the purposes permitted by the M4 zone, except for a parking lot, a radio or television broadcasting and transmission establishment, and a community club;
- (b) an office;
- (c) a hotel;
- (d) only in conjunction with the uses permitted in sections 2757.1(a), (b) and (c), the following purposes:
  - (1) a bank, trust company or financial institution
  - (2) a retail establishment
  - (3) a dry cleaning and laundry establishment
  - (4) a dining room restaurant, a convenience restaurant
- (e) purposes accessory to the other permitted purposes.

2757.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 2 hectares
- (b) Minimum Lot Width: 0 metres
- (c) Minimum Front Yard Depth: 9 metres
- (d) Minimum Rear Yard Depth: 7 metres
- (e) Minimum Interior Side Yard Width: 4 metres
- (f) Minimum Exterior Side Yard Width: 6 metres
- (g) notwithstanding the yard requirements in 2757.2(c), (d), (e) and (f), the following minimum building setbacks shall also apply:
  - (1) 9 metres from Financial Drive
  - (2) 21 metres from a Residential Zone
  - (3) 13.7 metres from the 407/Transitway right-of-way
- (h) Minimum Landscaped Open Space: 30 percent of the minimum front and side yard areas
- (i) notwithstanding the landscaped open space requirements in 2757.2(h), the following minimum landscaped open space requirements shall also apply:
  - (1) 9 metres abutting a Residential Zone
  - (2) 6 metres abutting Financial Drive, except at approved access locations;
  - (3) 3 metres abutting Highway 407/Transitway right-of-way
- (j) Maximum Building Height: 13.7 metres, except for an office and hotel which shall have a building height not exceeding the horizontal distance separating the office and hotel from the nearest Residential zone.
- (k) Outside Storage: no outside storage shall be permitted.
- (l) Loading Spaces shall be located no closer than 60 metres from a Residential Zone and shall not be permitted in a yard abutting the Highway 407/Transitway right-of-way.

2757.3 for the purpose of this section, section 6.6 of this by-law shall not apply and a Lot shall mean a parcel of land which fronts or abuts Financial Drive or has access to Financial Drive through a legal easement or right-of-way, and which is permitted to be conveyed by section 49 of the Planning Act, 1983

**2758** The lands designated R1B - SECTION 2758 on Sheet 72 of Schedule A to this by-law:

2758.1 shall only be used for the following purposes:

- (a) a single detached dwelling;

- (b) a group home type 1, an auxiliary group home and a supportive lodging house;
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2758.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 595 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 17 metres
  - Corner Lot: 18.8 metres
- (c) Minimum Lot Depth: 35 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 10 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
  - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 7.4 metres.
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (k) the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

**2759** The lands designated R1B - SECTION 2759 on Sheet 72 of Schedule A to this by-law:

2759.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house;
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2759.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 450 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 15.0 metres
  - Corner Lot: 16.8 metres
- (c) Minimum Lot Depth: 28 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
  - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area
  - (2) 60 percent of the minimum front yard area of a corner lot
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 10.5 metres;
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (k) the Maximum Gross Floor Area of the dwelling shall be 284 square metres.

**2760** The lands designated R1B - SECTION 2760 on Sheet 72 of Schedule A to this by-law:

2760.1 shall only be used for the following purposes:



- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house;
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2760.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 525 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 15 metres
  - Corner Lot: 16.8 metres
- (c) Minimum Lot Depth: 35 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 10 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
  - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 7.4 metres.
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (k) the Maximum Gross Floor Area of the dwelling shall be 256 square metres.

2761 The lands designated M1 - SECTION 2761 on Sheet 77 of Schedule A to this by-law:

2761.1 shall only be used for the following purposes:

- (1) either:
  - (a) those purposes permitted by the M1 zone;
- (2) or:
  - (b) a hotel, and;
  - (c) purposes accessory to the other permitted purposes.

2761.2 those purposes permitted in Section 2761.1(2)(b) shall be subject to the following requirements and restrictions:

- (1) Minimum Building Height: 4 storeys
- (2) Minimum Interior Side Yard: 3.0 metres
- (3) Minimum Landscaped Open Space:
  - (a) 9.0 metres along the rear property line; and,
  - (b) 3.0 metres along the front lot line, except at approved access locations.

**2762** The lands designated R1B - SECTION 2762 on Sheet 72 of Schedule A to this by-law:

2762.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house.
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2762.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 480 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.0 metres
  - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

- (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space
  - (1) 50 percent of the minimum front yard area
  - (2) 60 percent of the minimum front yard area of a corner lot
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 10.5 metres
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- (k) no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

**2765** The lands designated R1B - SECTION 2765 on Sheet 72 of Schedule A to this by-law:

2765.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house.
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2765.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 384 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.0 metres
  - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth 24 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area
  - (2) 60 percent of the minimum front yard area of a corner lot
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 10.5 metres
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- (k) no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

**2767** The Lands designated R1B - SECTION 2767 on Sheet 72 of Schedule A to this by-law:

2767.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house.
- (c) a home occupation; and,
- (d) purposes accessory to the other permitted purposes.

2767.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 540 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 18.0 metres
  - Corner Lot: 19.8 metres
- (c) Minimum Lot Depth 30.0 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
  - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area
  - (2) 60 percent of the minimum front yard area of a corner lot
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 7.5 metres
- (j) Garage Setback: the front of the garage shall be setback a minimum of 3.64 metres from the front of the porch or the front wall of the dwelling.
- (k) the Maximum Gross Floor Area of the dwelling shall be 256 square metres
- (l) no buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

**2768** The lands designated R1B - SECTION 2768 on Sheet 73 of Schedule A to this by-law:

2768.1 shall only be used for the purposes permitted in a R1B zone.

2768.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 439.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 18.3 metres;
  - Corner Lot: 20.1 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres, except in instances where a portion of the rear yard is zoned OPEN SPACE - SECTION 2738 (OS - SECTION

2738), in which case the minimum rear yard depth shall be 12.0 metres;

- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) Maximum Building Height: 8.75 metres;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

**2769** The lands designated R1C - SECTION 2769 on Sheet 73 of Schedule A to this by-law:

2769.1 shall only be used for the purposes permitted in a R1C zone.

2769.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 13.0 metres;
  - Corner Lot: 14.8 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

- (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
  - (a) maximum garage door width: 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

**2770** The lands designated R1D - SECTION 2770 on Sheet 73 of Schedule A to this by-law:

2770.1 shall only be used for the purposes permitted in a R1D zone.

2770.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth:
  - (a) 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,

- (b) 7.5 metres in all other instances, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
  - (a) maximum garage door width: 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

**2771** The lands designated R1C - SECTION 2771 on Sheet 73 of Schedule A to this by-law:

2771.1 shall only be used for the purposes permitted in a R1C zone.

2771.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312.0 square metres;



- (2) Minimum Lot Width:  
  
Interior Lot: 13.0 metres;  
  
Corner Lot: 14.8 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
  - (a) maximum garage door width: 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

**2772** The lands designated R1D - SECTION 2772 on Sheet 73 of Schedule A to this by-law:

2772.1 shall only be used for the purposes permitted in a R1D zone.

2772.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres;
  - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
  - (a) maximum garage door width: 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

- (11) the maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (13) for the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;
- (14) the number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;

**2773** The lands designated R2B(1) - SECTION 2773 on Sheet 73 of Schedule A to this by-law:

2773.1 shall only be used for the following purposes:

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

2773.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 204.0 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 17.0 metres per lot, and 8.5 metres per dwelling unit;
  - Corner Lot: 18.8 metres per lot, and 10.3 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth:
  - (a) 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,
  - (b) 7.5 metres in all other instances, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the

common wall lot line where the setback may be 0.0 metres;

- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
  - (a) maximum garage door width per dwelling unit: 3.7 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (11) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

**2774** The lands designated R2B(1) - SECTION 2774 on Sheet 73 of Schedule A to this by-law:

2774.1 shall only be used for the following purposes:

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

2774.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 204.0 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 13.6 metres per lot, and 6.8 metres per dwelling unit;
  - Corner Lot: 15.4 metres per lot, and 8.6 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

- (5) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (6) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres; and,
    - (ii) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres;
    - (iii) 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (11) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (12) for the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;
- (13) the number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject

plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;

**2775** The lands designated I1 - SECTION 2775 on Sheet 73 of Schedule A to this by-law:

2775.1 shall only be used for the purposes permitted by section 2775.1(1), or the purposes permitted by section 2775.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) those purposes permitted in a R1D - SECTION 2772 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

2775.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D - SECTION 2772 zone, the requirements and restrictions as set out in a R1D - SECTION 2772 zone;

**2776** The lands designated I1 - SECTION 2776 on Sheet 73 of Schedule A to this by-law:

2776.1 shall only be used for the purposes permitted by section 2776.1(1), or the purposes permitted by section 2776.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) those purposes permitted in a R2B(1) - SECTION 2774 zone;
- (b) a park, playground or recreation facility operated by a public authority;  
and,
- (c) purposes accessory to the other permitted purposes.

2776.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R2B(1) - SECTION 2774 zone, the requirements and restrictions as set out in a R2B(1) - SECTION 2774 zone;

**2777** The lands designated I1 - SECTION 2777 on Sheet 75 of Schedule A to this by-law:

2777.1 shall only be used for the purposes permitted by I1 Zone.

2777.2 shall be subject to the following requirements and restrictions:

- (1) any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a FLOODPLAIN (F) zone.
- (2) any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a FLOODPLAIN (F) zone.

**2777** The lands designated I1 - SECTION 2777 on Sheet 73 of Schedule A to this by-law:

2777.1 shall only be used for the purposes permitted by section 2777.1(1), or the purposes permitted by section 2777.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority;  
and,
- (d) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) those purposes permitted in a R1D - SECTION 2772 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

2777.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D - SECTION 2772 zone, the requirements and restrictions as set out in a R1D - SECTION 2772 zone;

2778 The lands designated R4B - SECTION 2778 on Sheet 75 of Schedule A to this by-law:

2778.1 shall only be used for the purposes permitted by R4B Zone.

2778.2 shall be subject to the following requirements and restrictions:

- (1) apartment dwellings shall only be located within the areas identified on SCHEDULE C - SECTION 2778 as Building area A and Building Area C.
- (2) the Building Height of individual apartment dwellings located within each building area shall not exceed the following:

Building Area A: 17 storeys

Building Area C: 23 storeys

- (3) the number of dwelling units contained within apartment dwellings located within each building area shall not exceed the following:

Building Area A: 164 dwelling units

Building Area C: 587 dwelling units

- (4) the Ground Floor Area of individual apartment dwellings located within each building area shall not exceed the following:

Building Area A: 1580 Square Metres

Building Area C: 1580 Square Metres

- (5) the Floor Space Index for the lands zoned R4B - SECTION 2778, as shown on SCHEDULE C - SECTION 2778, shall not exceed 2.60,
- (6) the minimum front yard depth, side yard width and rear yard depth for each building area shall be as shown on SCHEDULE C - SECTION 2778, except that the building setback from the west side of the proposed street for apartment dwellings located within Building Area C may be 25 metres or 1/2 the height of the applicable apartment dwelling, whichever is the lesser.
- (7) the minimum distance between building areas shall be as shown on SCHEDULE C - SECTION 2778.
- (8) all garbage, refuse and waste containers shall be contained within an apartment dwelling and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted.
- (9) accessory recreation buildings shall only be located within the areas identified on SCHEDULE C-SECTION 2778 as Building Area B and Building Area C.
- (10) the building height of accessory recreation buildings (Building Area B and within Building Area C) shall not exceed 2 storeys.
- (11) the Minimum Setback from a street for any underground garage ramp shall be 15 metres.



- (12) the Minimum Setback from a street for any gatehouse shall be 6 metres.
- (13) the Minimum Setback from a lot line for any underground parking structure or surface parking lot shall be 3.0 metres.
- (14) any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a FLOODPLAIN (F) zone.
- (15) any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a FLOODPLAIN (F) zone.
- (16) Landscaped Open Space Area for the lands zoned R4B-SECTION 2778, as shown on SCHEDULE C - SECTION 2778, shall be provided and maintained on not less than 60 percent of the area lands, provided that in no case shall the landscaped open space area for an individual apartment dwelling on a lot be less than 50 percent.

**2778** The lands designated I1 - SECTION 2778 on Sheet 73 of Schedule A to this by-law:

2778.1 shall only be used for the purposes permitted by section 2778.1(1), or the purposes permitted by section 2778.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) those purposes permitted in a R2B(1) - SECTION 2774 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

2778.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R2B(1) - SECTION 2774 zone, the requirements and restrictions as set out in a R2B(1) - SECTION 2774 zone;

**2780** The lands designated R1D - SECTION 2780 on Sheet 74 of Schedule A to this by-law:

2780.1 shall only be used for the purposes permitted by R1D Zone

2780.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Interior Side Yard Width: 1.2 metres on one side, and 0.6 metres on the other side, provided that:
  - (i) the width of the side yard abutting a walkway or an OS zone shall always be at least 1.2 metres;
  - (ii) the side yard with minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard (of an adjacent lot) which is 1.2 metres or greater in width;
  - (iii) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - (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, and
  - (v) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) may project into the yard shall not exceed 35 centimetres.

**2781** The lands designated R1B - SECTION 2781 on Sheet 75 of Schedule A to this by-law:

2781.1 shall only be used for the purposes permitted by R1B Zone

2781.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area
  - Interior Lot: 420 square metres
  - Corner Lot: 500 square metres
- (2) Minimum Lot Width
  - Interior Lot: 14 metres
  - Corner Lot: 17 metres
- (3) Minimum Interior Side Yard Width: 1.2 metres

**2783** The lands designated I2 - SECTION 2783 on Sheet 75 of Schedule A to this by-law:

2783.1 shall only be used for the following purposes:

- (1) a retirement home;
- (2) a nursing home;
- (3) only in conjunction with a retirement home:
  - (a) tuck shop;
  - (b) hairdressing salon

- (4) purposes accessory to other permitted purposes.

2783.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 185 metres;
- (2) Minimum Lot Depth: 130 metres;
- (3) Minimum Setback from centre line of roadway: 35 metres;
- (4) Minimum Setback from:
  - (a) Interior lot line: 8.4 metres;
  - (b) Open Space zone: 9.0 metres;
- (5) Maximum Building Height : 2 storeys;
- (6) Maximum Number of buildings: 2
- (7) the Maximum Gross Floor Area of all buildings shall not exceed 11,500 square metres;
- (8) the facilities shall permit:
  - (a) if only one building is built,
    - either,
    - (i) a maximum 148 unit retirement home and 40 bed nursing home,
    - or
    - (ii) a maximum 168 unit retirement home and a 0 bed nursing home,
    - or
    - (iii) a maximum 134 unit retirement home and 100 bed nursing home.
  - (b) if two buildings are built,
    - either,
    - (i) a maximum 114 unit retirement home and 140 bed nursing home.
    - or
    - (ii) a maximum 134 unit retirement home, and 100 bed nursing home.
- (9) if two buildings are built, the retirement home units and nursing home beds may be distributed between the buildings, provided the number of units or beds does not exceed those shown in section 2783.2(8)(b).
- (10) Minimum Number of Parking Spaces shall be provided as follows:

- (a) a retirement home: 0.45 spaces for each bed,
- (b) a nursing home: 0.50 spaces for each bed.
- (11) all garbage and refuse storage containers shall be located within the buildings;
- (12) the Gross Leasable Commercial Floor Area of the tuck shop shall not exceed 40 square metres;
- (13) the Gross Leasable Commercial Floor Area of the hairdressing salon shall not exceed 30 square metres;
- (14) the purposes permitted by section 2783.1(3)(a) and (b) shall be restricted to the use of the residents, their guests and employees only.

**2785** The lands designated R1D - SECTION 2785 on Sheet 74 of Schedule A to this by-law:

2785.1 shall only be used for the purposes permitted by R1D Zone.

2785.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) Interior Lot: 180 square metres
  - (b) Corner Lot: 245 square metres
- (2) Minimum Lot Width:
  - (a) Interior Lot: 10 metres
  - (b) Corner Lot: 13 metres
- (3) Minimum Lot Depth: 15 metres
- (4) Minimum Interior Side Yard Width:
  - (a) for a side yard flanking an Ontario Hydro - Electric Power Commission electric power line transmission corridor: 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) for all other interior side yards: 0 metres, provided that:
    - (1) the distance between the walls of two dwellings is not less than 1.2 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 1.2 metres.
- (5) Minimum Exterior Side Yard Width: 3 metres, provided that the distance to the front of the garage is not less than 6 metres.
- (6) Minimum Rear Yard Depth:

- (a) for a rear yard abutting the rear main wall of an attached garage: 6 metres,
- (b) for all other rear yards: 0 metres provided that:
  - (i) minimum width of the rear yard is not less than 4 metres, and
  - (ii) minimum area of the rear yard is not less than 35 square metres;
- (7) Maximum Building Height: 2 storeys provided that where the dwelling abuts a rear yard with a depth of zero metres to 3.5 metres, the maximum height shall not exceed one storey.
- (8) the Rear Yard shall be enclosed by a visual screen comprising the walls of dwellings and attached garage and a visual screen fence with a minimum height of 1.8 metres.
- (9) no door, window or other opening shall be permitted in the wall of a dwelling abutting the rear yard of abutting dwellings.
- (10) no accessory buildings shall be permitted.

2785.3 for the purpose of section 2785,

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

**2786** The lands designated R2B(1) - SECTION 2786 on Sheet 74 of Schedule A to this by-law:

2786.1 shall only be used for:

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

2786.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) semi-detached dwelling:
    - (i) Interior Lot: 350 square metres per lot and 175 square metres per dwelling unit.
    - (ii) Corner Lot: 400 square metres per lot and 230 square metres for the dwelling closest to the flankage lot line.
  - (b) quadruplex dwelling:
    - (i) Interior Lot: 800 square metres per lot and 110 square metres per dwelling unit.
    - (ii) Corner Lot: 920 square metres per lot and 260 square metres per dwelling unit closest to the flankage lot line.

- (2) Minimum Lot Width:
  - (a) semi-detached dwelling:
    - (i) Interior Lot: 18 metres and 9 metres per dwelling unit.
  - (b) quadruplex dwelling:
    - (i) Interior Lot: 20 metres and 10 metres for a dwelling unit.
    - (ii) Corner Lot: 23 metres and 13 metres for a dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth:
  - (a) semi-detached dwelling: 19 metres
  - (b) quadruplex dwelling: 39 metres
- (4) Minimum Front Yard Depth:
  - (a) semi-detached dwelling: 4.5 metres
  - (b) quadruplex dwelling: 15.5 metres
- (5) Minimum Rear Yard Depth: 6 metres
- (6) 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 or dwelling unit coincides with a side lot line, the side yard may be 0 metres.
- (7) Maximum Building Height: 2 storeys
- (8) Minimum Landscaped Open Space:
  - (a) quadruplex dwelling: 10 percent of the front yard
  - (b) each dwelling unit of a quadruplex dwelling unit shall be provided with a minimum landscaped open space area suitable as a private amenity area with an area of not less than 30 square metres.
- (9) each dwelling unit in a quadruplex dwelling shall be provided with a minimum of 2 parking spaces.
- (10) Uncovered Parking Spaces are permitted in the front yard of a quadruplex dwelling.

2786.3 for the purpose of section 2786,

Private Amenity Area shall mean a landscaped open space area abutting a dwelling unit, which private amenity area may be located in the front yard provided it is not part of the front yard minimum landscaped open space, and is located a minimum distance of 9 metres from the front lot line.

**2787** The land designated R3B - SECTION 2787 on Sheet 74 of Schedule A to this by-law:

2787.1 shall only be used for the purposes permitted by R3B Zone

2787.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area for Street Townhouse Dwelling,
  - (a) Interior lot, excluding end lot of a townhouse dwelling: 173 square metres
  - (b) End lot of an interior townhouse dwelling: 235 square metres.
  - (c) Corner Lot: 228 square metres.
- (2) Minimum Lot Width for Street Townhouse Dwelling:
  - (a) Interior lot, excluding end lot of a townhouse dwelling: 5.64 metres
  - (b) End lot of an interior townhouse dwelling: 7.67 metres
  - (c) Corner lot: 7.67 metres
- (3) Minimum Interior Side Yard Width for Street Townhouse Dwelling:
  - (a) for an interior dwelling unit, other than an end dwelling unit: 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.
  - (b) for an end dwelling unit, other than a corner dwelling unit: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.
- (4) Minimum Exterior Side Yard Width for Street Townhouse Dwelling: 3 metres
- (5) Minimum Rear Yard Depth: 8.5 metres
- (6) Maximum Number of Attached Dwelling Units: 4

**2788** The lands designated R2B(1) - SECTION 2788 on Schedule A to this by-law:

2788.1 shall only be used for:

- (1) a quadruplex dwelling unit;
- (2) purposes accessory to the other permitted purposes.

2788.2 shall only be subject to the following requirements and restrictions:

- (1) Minimum Lot Area - Parcel A: 433 square metres
- (2) Minimum Lot Area - Parcel B: 249 square metres;
- (3) building envelopes, landscaped areas, minimum lot dimensions, and parking areas shall be as shown on Schedule C - Section 2788;
- (4) Uncovered Parking Spaces are permitted in the front yard of a quadruplex dwelling unit;

- (5) the maximum width of a driveway for a quadruplex dwelling unit shall be 6 metres;
- (6) no accessory buildings shall be permitted;
- (7) no swimming pools shall be permitted;

**2790** The lands designated M1 - SECTION 2790 on Sheet 83 of Schedule A to this by-law:

2790.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company or financial institution;
- (3) a retail establishment;
- (4) a personal service shop;
- (5) a dry cleaning and laundry distribution station;
- (6) a dining room restaurant, a convenience restaurant or a take-out restaurant;
- (7) a convenience store;
- (8) a recreational facility or structure;
- (9) a hotel or motel;
- (10) a banquet hall; and,
- (11) purposes accessory to the other permitted purposes.

2790.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback to Steeles Avenue East: 35.0 metres;
- (2) Minimum Setback to Finch Avenue: 30.0 metres;
- (3) Minimum Lot Area: 5.0 hectares;
- (4) Minimum Landscaped Open Space: a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East and Finch Avenue, excluding driveway locations;
- (5) the area shown identified as OFFICE AREA on Schedule C - Section 2790 shall only be used for the purposes permitted by section 2790.1(1) and (11);
- (6) the Maximum Building Height shall not exceed 8 storeys;
- (7) the Maximum Floor Space Index for an office, excluding a parking structure, shall not exceed 1.0;
- (8) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;



- (9) any underground parking area shall have a minimum 3.0 metre setback from any street right-of-way and 0 metres from an interior side yard;
- (10) for buildings located within 75.0 metres of Finch Avenue, the distance between each building shall be either less than 3.0 metres or more than 30.0 metres; and,
- (11) Loading and Parking shall be provided in accordance with section 20.0.

**2791** The lands designated M4 - SECTION 2791 on Sheet 83 of Schedule A to this by-law:

2791.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- (2) an office;
- (3) a research and development facility
- (4) a recreational facility or structure;
- (5) a day nursery;
- (6) a retail outlet operated in conjunction with a particular purpose permitted by section 2791.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
- (7) purposes accessory to the other permitted purposes.

2791.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback to all streets: 15.0 metres, except Finch Avenue where the minimum requirement shall be 30.0 metres;
- (2) Minimum Lot Width: 60.0 metres;
- (3) Minimum Lot Area: 1.2 hectares;
- (4) Maximum Lot Coverage: 45 percent;
- (5) Maximum Building Height: 13.7 metres;
- (6) Maximum Floor Space Index for an office: 0.5
- (7) Minimum Landscaped Open Space:
  - (a) 20 percent of the minimum 15.0 metre setback to all streets, other than Finch Avenue, shall be landscaped open space; and
  - (b) a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Finch Avenue.
- (8) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building; and,
- (9) Loading and Parking shall be provided in accordance with sections 20.0 and 30.0.

2791.3 for purposes of this section:

Research And Development Facility shall mean a building or place where investigation of or experimentation with goods and materials take place within an enclosed building or structure.

Recreational Facility Or Structure shall mean an area, surface, place, installation or device which is designed and used for active recreational pursuits of persons during their leisure time. A recreational facility of structure may include, but shall not be limited to, a tennis court, ice skating rink, horseshoe pit, bocci court, lawn bowling court, croquet pitch and shuffleboard court. A recreational facility or structure shall not include a billiard hall or amusement arcade.

**2792** The lands designated R4A - SECTION 2792 on Sheet 75 of Schedule A to this by-law:

2792.1 shall only be used for the following purposes:

- (1) the purposes permitted in the I2 - Section 2783.1 zone;
- (2) a residential apartment building;
- (3) purposes accessory to the other permitted purposes.

2792.2 shall be subject to the following requirements and restrictions:

- (1) the purposes permitted in Section 2792.1(1), shall be subject to the requirements and restrictions of the section 2783.2 of this by-law;
- (2) the purposes permitted by section 2792.1(2) and section 2792.1(3) shall be subject to the following requirements and restrictions:
  - (a) Minimum Lot Width: 80 metres.
  - (b) Minimum Lot Depth: 50 metres.
  - (c) Minimum Interior Side Yard: 8 metres.
  - (d) Minimum Front Yard Setback: 25 metres from the centreline of Ray Lawson Boulevard for a residential apartment building.
  - (e) Minimum Number of Parking Spaces shall be provided as follows:

For dwelling units 65 square metres or less in size: 1.06 spaces per unit;

For dwelling units greater than 65 square metres in size, parking shall be provided in accordance with section 10.9 of this by-law.
  - (f) Maximum Building Height shall be 5 storeys, except within a distance of 35 metres from the most easterly property line, when the maximum building height shall be 7 storeys.
  - (g) Minimum Landscaped Open Space: 50 percent of the lot area.

**2793** The lands designated R3B - SECTION 2793 on Sheet 75 of Schedule A to this by-law:

2793.1 shall only be used for the purposes permitted in the R3B zone.

2793.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Interior Lot: 130 square metres per dwelling unit  
  
Corner Lot: 183 square metres per dwelling unit
- (2) Minimum Lot Width:  
  
Interior Lot: 5.6 metres per dwelling unit  
  
Corner Lot: 7.8 metres per dwelling unit
- (3) Minimum Lot Depth: 23.5 metres
- (4) Minimum Front Yard Depth: 4.5 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
- (5) Minimum Interior Side Yard Width:  
  
for a townhouse dwelling: 1.5 metres; and  
  
for a townhouse dwelling unit: 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.
- (6) Minimum Exterior Side Yard Width: 3 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) Maximum Building Height: 10.6 metres with a maximum of 3 storeys
- (9) Maximum Lot Coverage by principal building: 55 percent
- (10) 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;
- (11) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (13) a maximum of 8 dwelling units shall be attached;
- (14) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first; and
- (15) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

2793.3 for the purpose of section 2793:

Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 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.

**2794** The lands designated R3B - SECTION 2794 on Sheet 75 of Schedule A to this by-law:

2794.1 shall only be used for the purposes permitted in the R3B zone.

2794.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Interior Lot: 140 square metres per dwelling unit  
  
Corner Lot: 195 square metres per dwelling unit
- (2) Minimum Lot width:  
  
Interior Lot: 5.6 metres per dwelling unit  
  
Corner Lot: 7.8 metres per dwelling unit
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 4.5 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
- (5) Minimum Interior Side Yard Width:  
  
for a townhouse dwelling: 1.5 metres; and  
  
for a townhouse dwelling unit: 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.
- (6) Minimum Exterior Side Yard Width: 3 metres
- (7) Minimum Rear Yard Depth: 7.5 metres
- (8) Maximum Building Height: 9 metres with a maximum of 2 storeys
- (9) Maximum Lot Coverage by Principal Building: 55 percent
- (10) 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;
- (11) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (13) a maximum of 8 dwelling units shall be attached;
- (14) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first; and
- (15) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

2794.3 for the purpose of section 2794:

Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 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.

**2795** The lands designated R3B - SECTION 2795 on Sheet 75 of Schedule A to this by-law:

2795.1 shall only be used for the purposes permitted in the R3B zone.

2795.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 140 square metres per dwelling unit
  - Corner Lot: 195 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 5.6 metres per dwelling unit
  - Corner Lot: 7.8 metres per dwelling unit
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth: 4.5 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.
- (5) Minimum Interior Side Yard Width:
  - for a townhouse dwelling: 1.5 metres; and
  - for a townhouse dwelling unit: 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.
- (6) Minimum Exterior Side Yard Width: 3 metres
- (7) Minimum Rear Yard Depth: 9 metres
- (8) Maximum Building Height: 10 metres with a maximum of 3 storeys

- (9) Maximum Lot Coverage by Principal Building: 55 percent
- (10) 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;
- (11) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (13) a maximum of 8 dwelling units shall be attached;
- (14) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first; and
- (15) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

2795.3 for the purpose of section 2795:

Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 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.

**2796** The lands designated R4A - SECTION 2796 on Sheet 75 of Schedule A to this by-law:

2796.1 shall only be used for the purposes permitted in the R4A zone.

2796.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 16 metres
- (2) Minimum Rear Yard Depth: 10 metres
- (3) Maximum Building Height: 13 storeys
- (4) Maximum Floor Space Index: 1.8
- (5) Minimum Landscaped Open Space: 50 percent of the lot area
- (6) a Landscaped Area having a minimum width of 3 metres shall be provided abutting any road.

**2799** The lands designated SC - SECTION 2799 on Sheet 75 of Schedule A to this by-law:

2799.1 shall only be used for the following purposes:

- (i) a hotel,

- (ii) an exhibition and trade hall;
- (iii) an office;
- (iv) a retail establishment having no outside storage;
- (v) a personal service shop;
- (vi) a dry cleaning and laundry distribution station;
- (vii) a dining room, take-out or a convenience restaurant;
- (viii) a printing or copying establishment;
- (ix) a place of commercial recreation; and,
- (x) purposes accessory to the other permitted purposes.

2799.2 shall be subject to the following requirements and restrictions:

- (i) the combined Total Gross Floor Area for all purposes permitted under section 2799.1(i) through 2799.1(x) inclusive shall not exceed 56,500 square metres;
- (ii) the Total Gross Floor Area for the hotel, exhibition and trade hall uses permitted by section 2799.1(i) and (ii) shall not exceed 31,600 square metres;
- (iii) the Maximum Building Height for the hotel, exhibition and trade hall uses permitted by section 2799.1(i) and (ii) shall not exceed 17 storeys;
- (iv) the Total Gross Area for the office purposes permitted by section 2799.1(iii) shall not exceed 13,914 square metres;
- (v) the Maximum Building Height for the office purposes permitted by section 2799.1(iii) shall not exceed 12 storeys;
- (vi) the Total Gross Floor Area for the purposes permitted under section 2799.1(iv) to 2799.1(x) shall not exceed 10,956 square metres;
- (vii) the uses permitted by section 2799.1(iv) to 2799.1(ix) shall only be permitted in conjunction with the hotel; exhibition and trade hall; and office purposes permitted by section 2799.1(i) to 2799.1(iii);
- (viii) Maximum Floor Space Index: 3.43;
- (ix) Minimum Front Yard Depth: 1.0 metres
- (x) Minimum Exterior Side Yard Width: 3.0 metres;
- (xi) Minimum Rear Yard Depth: 8.0 metres;
- (xii) Minimum Interior Side Yard Depth: 1.0 metres;
- (xiii) (a) Parking requirements shall be calculated using the following schedule:

A	B	C	D
Land Use	Parking Spaces	Percent of Peak Period	Percent Reduction

	Required	Morning %	Noon %	Afternoon %	Evening %	of Total Requirement
Office	1 space for every 31 square metres of gross commercial floor area	100	90	95	10	0
Hotel						
(a) Rooms	1 space for every hotel room	80	70	10	100	0
(b) Common Areas	1 space for every 27 square metres of gross commercial floor area	80	100	50	70	50%
Exhibition Area	1 space for every 9 square metres of gross commercial floor area	60	70	80	100	0
Retail	1 space for every 19 square metres of gross commercial floor area	80	70	80	80	50%
Restaurant Uses	1 space for every 4.6 square metres of gross commercial floor area	10	100	20	10	25%

- (b) the initial step in determining parking is to calculate the parking requirements for each use specified in Column "A", by applying the standards contained in Column "B". The parking requirement for each use is then multiplied by the percent of peak period for each time period specified in Column "C". The parking requirement for each use is then reduced by the percentage factor identified in Column "D".

The maximum figure obtained from all the periods shall become the gross parking requirement for that specific mixed use development. The gross parking requirement is then reduced by a further 10% reflecting the estimate modal split;

- (xiv) the hotel use permitted by section 2799.1(i) shall only be permitted within the HOTEL BUILDING AREA shown on SCHEDULE C - SECTION 2799;
- (xv) the office use permitted by section 2799.1(iii) shall only be permitted within the OFFICE BUILDING AREA shown on SCHEDULE C - SECTION 2799;
- (xvi) all other uses permitted by section 2799.1(ii); (iv), (v), (vi); (vii); (viii); and, (ix) shall only be permitted within the EXHIBITION/TRADE HALL AND



ACCESSORY USE AREA; HOTEL BUILDING AREA and OFFICE BUILDING AREA, shown on SCHEDULE C - SECTION 2799;

- (xvii) the Maximum Building Height within the EXHIBITION/TRADE HALL AND ACCESSORY USE AREA shown on SCHEDULE C - SECTION 2799 shall be 3 storeys;
- (xviii) an adult entertainment parlour; an amusement arcade; or an adult video store shall not be permitted
- (xix) all garbage and refuse including any containers for the pre-storage or recyclable materials shall be enclosed and screened from public rights-of-way;
- (xx) all garbage containers for restaurant uses shall be contained within a climate controlled area within the building areas outlined on SCHEDULE C - SECTION 2799; and,
- (xxi) no outside storage shall be permitted;
- (xxii) LANDSCAPED BUFFER AREAS shall be provided and maintained at the locations outlined on SCHEDULE C - SECTION 2799;
- (xxiii) a continuous Landscaped Open Space Area, 3.0 metres in width, shall be provided and maintained along the Hurontario Street frontage and northerly property limits, except at DRIVEWAY LOCATIONS as shown on SCHEDULE C - SECTION 2799;

2799.3 for the purposes of section 2799:

Floor Space Index shall mean the figure obtained by dividing the aggregate of the area of all floors in a building or structure, including above ground parking structures, between the exterior walls of such buildings or structures, by the area of the lot to be built upon.

**2800** The lands designated R3A - SECTION 2800 on Sheet 75 of Schedule A to this by-law:

2800.1 shall only be used for purposes permitted in the R3A Zone;

2800.2 shall be subject to the following requirements and restrictions:

- (i) Minimum Lot Area: 1.69 hectares;
- (ii) Minimum Building Setbacks from property limits shall be as shown on SCHEDULE C - SECTION 2800;
- (iii) Maximum Building Setback from Hurontario Street: 6.0 metres
- (iv) Maximum Building Height: 10.5 metres
- (v) Maximum Number of Dwelling Units: 76
- (vi) Maximum Dwelling Unit Width: 5.49 metres;
- (vii) Maximum Lot Coverage by buildings: 35% of lot area.
- (viii) all buildings shall be located within the areas outlined as BUILDING AREAS on SCHEDULE C - SECTION 2800;
- (ix) Maximum Number of Dwelling Units Per Dwelling: eight (8) except for BUILDING AREA B as outlined on SCHEDULE C - SECTION 2800; wherein a maximum of nine (9) dwelling units shall be permitted;
- (x) Parking shall be provided in accordance with the standards for Condominium Townhouses as set out in section 10 to this by-law; and,
- (xi) Minimum Distance between buildings shall be as shown on SCHEDULE C - SECTION 2800.

**2801** The lands designated OC - SECTION 2801 on Sheet 71 of Schedule A to this by-law:

2801.1 shall only be used for the following purposes:

- (a) an office;
- (b) a hotel;
- (c) a conference centre;
- (d) only in conjunction with the uses permitted in sections 2801.1.1(a), (b) and (c), the following purposes:
  - (1) a bank, trust company or financial institution;
  - (2) a retail establishment;
  - (3) a convenience store;
  - (4) a banquet hall;

- (5) a dry cleaning and laundry establishment
- (6) a dining room restaurant, a take-out restaurant, a convenience restaurant;
- (7) a service shop;
- (8) a personal service shop;
- (9) a printing or copying establishment;
- (10) a commercial school;
- (11) a community club;
- (12) a fitness club;
- (13) a health centre;
- (14) a day nursery;
- (e) a park, playground, and recreational facility;
- (f) the purposes permitted by the F zone
- (g) purposes accessory to the other permitted purposes.
- (h) Industrial:
  - (1) a motor vehicle sales establishment; and,
  - (2) a warehouse;
  - (3) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:
    - (i) a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
    - (ii) a transport terminal;
    - (iii) a taxi or bus station;
    - (iv) a motor vehicle parts or boat parts sales establishment;
    - (v) a salvage, junk, scrap, or bulk storage yard;
    - (vi) outdoor storage of intermodal containers on chassis;
    - (vii) outdoor storage as a primary use; and,
    - (viii) a parking lot.
- (i) Accessory:
  - (i) an accessory educational use;
  - (ii) an associated office;

- (iii) a retail outlet operated in connection with a particular purpose permitted by sections 2801.1(h) (2) and (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,
- (iv) purposes accessory to the other permitted purposes.

2801.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.8 hectares
- (b) Minimum Lot Width: 60 metres
- (c) Minimum Front Yard Depth: 6.0 metres
- (d) Minimum Interior Side Yard Width: 3.0 metres
- (e) Minimum Exterior Side Yard Width: 6.0 metres
- (f) Minimum Rear Yard Depth: 6.0 metres
- (g) Minimum Lot Depth: 45 metres
- (h) Minimum Building Setback to Highway 407 and transitway right-of-way shall be 14.0 metres.
- (i) Minimum Building Setback to a floodplain zone and to a TransCanada Pipe Line easement or right-of-way shall be 10 metres;
- (j) Maximum Building Height: none;
- (k) Minimum Landscaped Open Space, except at approved driveway locations:
  - (1) a width of 6.0 metres abutting the highway 407 and/or Transitway right-of-way, which may be reduced to 3.0 metres when separated by a public street;
  - (2) a width of 3.0 metres along a lot line abutting a public street; and,
  - (3) no landscaped open space is required along a lot line that abuts an OC zone boundary or an M4 zone boundary.
- (l) uses permitted in Section 2801.1(d) shall be limited to a maximum of 20 per cent of the main building's gross floor area;
- (m) the openings for waste disposal and loading facilities of any buildings shall face away from a public street, or be effectively screened;
- (n) Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:
  - (1) outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping.
  - (2) outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area,
  - (3) outdoor storage of truck and trailer parking may exceed the lesser of 5% of the lot or 10% of the building area, when located, or will be

located between buildings in accordance with the Master Site Plan Agreement, and/or is screened from a public street;

- (4) outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;
- (5) outdoor Storage, shall not be located within 100 metres from Steeles Avenue, and/or Highway 407/Transitway right-of-way;
- (o) all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.
- (p) an adult entertainment parlour, an adult videotape store or an adult bookstore shall not be permitted;
- (q) notwithstanding any other zoning provisions, within this by-law, to the contrary, the lands zoned by this zone category shall be treated as a single lot for zoning purposes.

2801.3 Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

Outdoor Storage shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

**2802** The lands designated M4 - SECTION 2802 on Sheet 71 of Schedule A to this by-law:

2802.1 shall only be used for the following purposes:

- (a) Industrial:
  - (1) a motor vehicle sales establishment; and,
  - (2) a warehouse;
  - (3) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:
    - (i) a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
    - (ii) a transport terminal;
    - (iii) a taxi or bus station;
    - (iv) a motor vehicle parts or boat parts sales establishment;
    - (v) a salvage, junk, scrap, or bulk storage yard;
    - (vi) outdoor storage of intermodal containers on chassis;
    - (vii) outdoor storage as a primary use; and,
    - (viii) a parking lot.

(b) Non-Industrial:

- (1) an office;
- (2) a hotel;
- (3) a conference centre;
- (4) only in conjunction with the uses permitted in sections 2802.1(b)(1), (2) and (3), the following purposes:
  - (i) a bank, trust company or financial institution;
  - (ii) a retail establishment;
  - (iii) a convenience store;
  - (iv) a banquet hall;
  - (v) a dry cleaning and laundry establishment;
  - (vi) a dining room restaurant, a take-out restaurant, a convenience restaurant;
  - (vii) a service shop;
  - (viii) a personal service shop, but excluding a massage or body rub parlour;
  - (ix) a printing or copying establishment;
  - (x) a commercial school;
  - (xi) a community club;
  - (xii) a fitness club;
  - (xiii) a health centre; and,
  - (xiv) a day nursery;
- (5) a park, playground, recreational facility;
- (6) the purposes permitted by the F zone;
- (7) purposes accessory to other permitted purposes.
- (8) a radio or television broadcasting and transmission establishment;
- (9) the following uses as freestanding commercial development, provided that the following uses are located within 170 metres from Steeles Avenue West and a public street intersection:
  - (i) an office;
  - (ii) a service shop;
  - (iii) a personal service shop, but excluding a massage or body rub parlour;

- (iv) a retail establishment, having no outside storage (excluding food/grocery stores in excess of 557 square metres);
- (v) a retail warehouse;
- (vi) a bank, trust company and finance company;
- (vii) a laundromat;
- (viii) a dining room restaurant, a take-out restaurant, and a convenience restaurant;
- (ix) a printing or copying establishment;
- (x) a commercial school;
- (xi) a garden centre sales establishment;
- (xii) a place of commercial recreation;
- (xiii) community club;
- (xiv) a health centre;

(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 2802.1.(a) (2) and (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.

2802.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area shall be 0.4 hectares, except for those uses permitted in Section 2802.1(a) and 2802.1(b)(1), (2) and (3) located within 100 metres of Steeles Avenue West, and within 150 metres of Highway 407 right-of-way/Transitway right-of-way and/or from an OC - Section 2803 zone category, in which case the minimum lot area shall be 0.8 hectares;
- (b) Minimum Lot Width shall be 40 metres, except for those uses permitted in Section 2802.1(a) and 2802.1(b)(1), (2), and (3) located within 100 metres of Steeles Avenue West and within 150 metres of the Highway 407 right-of-way/Transitway right-of-way, and/or from an OC - Section 2803 zone category, in which case the minimum lot width shall be 60.0 metres;
- (c) Minimum Front Yard Depth: 6.0 metres
- (d) Minimum Interior Side Yard: 3.0 metres
- (e) Minimum Exterior Side Yard: 6.0 metres
- (f) Minimum Rear Yard Depth: 6.0 metres

- (g) Minimum Lot Depth: 45 metres
- (h) Minimum Building Setback to Highway 407/Transitway right-of-way: 14.0 metres
- (i) Minimum Building Setback to a TransCanada Pipe Line easement or right-of-way shall be 10.0 metres;
- (j) Maximum Building Height: none;
- (k) Minimum Landscaped Open Space, except at approved driveway locations:
  - (1) a width of 6.0 metres along Mississauga Road and Steeles Avenue West;
  - (2) a width of 6.0 metres abutting the Highway 407 and/or Transitway right-of-way, which may be reduced to 3 metres when separated by a public street;
  - (3) a width of 3.0 metres along a lot line abutting any other public street; and,
  - (4) no landscaped open space is required along a lot line that abuts an industrial zone or an OC zone boundary, or an OS - Section 2804 zone boundary;
- (l) uses permitted in Section 2802.1(b)(4) shall be limited to a maximum of 20 percent of the main building's gross floor area;
- (m) uses permitted in Section 2802.1(b)(6) shall be subject to the requirements and restrictions contained within the F zone category;
- (n) the openings for waste disposal and loading facilities of any buildings shall face away from a public street and Highway 407/Transitway right-of-way, or shall be screened;
- (o) Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:
  - (1) outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping.
  - (2) outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area,
  - (3) outdoor storage of truck and trailer parking may exceed the lesser of 5% of the lot or 10% of the building area, when located, or will be located between buildings in accordance with the Master Site Plan Agreement, and/or screened from a public street;
  - (4) outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;
  - (5) outdoor Storage, shall not be located within 100 metres from Steeles Avenue, and/or Highway 407/Transitway right-of-way;
- (p) all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.
- (q) an adult entertainment parlour or an adult videotape store shall not be permitted;



2802.3 for the purpose of this section:

Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

Outdoor Storage shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

**2803** The lands designated OC - SECTION 2803 on Sheet 71 of Schedule A to this by-law:

2803.1 shall only be used for the following purposes:

- (a) an office;
- (b) research and development facilities in conjunction with an office;
- (c) a hotel;
- (d) a conference centre;
- (e) only in conjunction with the uses and ancillary to the uses permitted in sections 2803.1(a) and (b), limited light manufacturing and repairing and assembly of finished goods but shall not include the following purposes:
  - (1) a warehouse;
  - (2) a distribution facility or operation;
  - (3) the processing of raw foods or by-products;
  - (4) a motor vehicle repair shop and motor vehicle body shop;
  - (5) a transport terminal;
  - (6) a taxi or bus station;
  - (7) a motor vehicle parts or boat parts sales establishment;
  - (8) a salvage, junk, scrap or bulk storage yard;
  - (9) outdoor storage including Intermodal containers on chassis;
  - (10) a parking lot;
  - (11) the cleaning of goods or products;
- (f) only in conjunction with the uses permitted in Sections 2803.1(a), (b), (c) and (d), the following purposes:
  - (1) a bank, trust company or financial institution;

- (2) a retail establishment;
- (3) a convenience store;
- (4) a banquet hall;
- (5) a dry cleaning and laundry establishment;
- (6) a dining room restaurant, a take-out restaurant, a convenience restaurant;
- (7) a service shop;
- (8) a personal service shop, but excluding a massage or body rub parlour;
- (9) a printing or copying establishment;
- (10) a commercial school;
- (11) a community club;
- (12) a fitness club;
- (13) a health centre;
- (14) a day nursery;
- (g) a park, playground, recreational facility;
- (h) the purposes permitted by the F zone;
- (i) purposes accessory to the other permitted purposes.

2803.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.8 hectares;
- (b) Minimum Lot Width: 60 metres;
- (c) Minimum Front Yard Depth: 6.0 metres;
- (d) Minimum Interior Side Yard Width: 3.0 metres;
- (e) Minimum Exterior Side Yard Width: 6.0 metres;
- (f) Minimum Rear Yard Depth: 6.0 metres;
- (g) Minimum Lot Depth: 45 metres;
- (h) Minimum Building Setback to Highway 407/Transitway right-of-way: 14.0 metres;
- (i) Minimum Building Setback to a floodplain zone shall be 5 metres;
- (j) Maximum Building Height: none;
- (k) Minimum Building Height: 9.5 metres;
- (l) Minimum Landscaped Open Space, except at approved driveway locations:

- (1) a width of 6.0 metres along Mississauga Road and Steeles Avenue West;
- (2) a width of 3.0 metres along a lot line abutting any other public street; and,
- (3) no landscaped open space is required along a lot line that abuts an OC zone boundary;
- (m) uses permitted in Section 2803.1(e) shall be limited to a maximum of 30 per cent of the gross floor area and shall not be located within a freestanding building;
- (n) uses permitted in Section 2803.1(d) shall be limited to a maximum of 20 percent of the main building's gross floor area;
- (o) uses permitted in Section 2803.1(f) shall be subject to the requirements and restrictions contained within the F zone category;
- (p) the openings for waste disposal and loading facilities of any buildings shall face away from a public street or be screened;
- (q) no outdoor storage or outdoor display or outdoor sales of goods and materials shall be permitted;
- (r) all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within a building;
- (s) an adult entertainment parlour or an adult videotape store shall not be permitted.

2803.3 for the purposes of Section 2803:

Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

**2804** The lands designated OS - SECTION 2804 on Sheet 71 of Schedule A to this by-law:

2804.1 shall only be used for the following purposes:

- (a) public recreational purposes comprising a public area of land which is used for a public walkway and trail system, and for the growth, maintenance, conservation of grass, flowers, trees, shrubs or similar visual amenities;
- (b) flood and erosion control;
- (c) conservation area or purpose;
- (d) purposes accessory to other permitted purposes.

2804.2 shall be subject to the following requirements and restrictions:

- (a) no buildings or structures shall be permitted, except that which is required for flood and erosion control, and for excavations and grading required to accommodate a paved or similar type of walkway path.

**2807** The lands designated R3A - SECTION 2807 on Sheet 75 of Schedule A to this by-law:

2807.1 shall only be used for the following purposes:

- (a) a townhouse dwelling; and,
- (b) purposes accessory to the other permitted purposes.

2807.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 164 square metres;
  - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 154 square metres;
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 126 square metres;
- (2) Minimum Lot Width:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 7.0 metres;
  - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 6.7 metres;
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 5.5 metres;
- (3) Minimum Lot Depth: 23.0 metres;
- (4) Minimum Setback to Steeles Avenue West: 5.0 metres;
- (5) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required rear yard lot area for the particular unit;
- (7) Minimum Exterior Side Yard Width: 0.5 metres;
- (8) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres;
- (9) Maximum Building Height: 3 storeys;
- (10) Maximum Lot Coverage by main building: none;
- (11) Minimum Landscaped Open Space:
  - (a) other than approved driveway, porch and stair locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
  - (b) each dwelling unit shall have a minimum rear yard area of 33 square metres;

- (12) Minimum Distance between buildings: none;
- (13) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (14) no more than 8 dwelling units shall be attached;
- (15) the following provisions shall apply to garages:
  - (a) maximum garage door width:
    - (i) for a dwelling unit where the main entrance is located in an exterior side wall: 5.2 metres;
    - (ii) in all other instances: 2.5 metres;
  - (b) the garage shall not project beyond the front wall of the dwelling unit;
  - (c) no more than 5% of the total number of dwelling units shall have maximum garage door widths of 5.2 metres.
- (16) Porches and Balconies may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- (17) bay windows, chimney elements, projecting cornices and roof eaves may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
- (18) Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus an additional 0.3 parking spaces shall be provided in total for visitor/recreation equipment purposes.

2807.3 for the purposes of this section:

- (a) a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;
- (b) a Corner Lot shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium;
- (c) a Townhouse Dwelling shall mean a building that is divided vertically above established grade into 3 or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metre in area from the ground level to the roofline of the wall; and where each dwelling has independent entrances to a rear yard and a front or exterior side yard immediately abutting the rear wall and front or exterior side wall of each unit; and,
- (d) where a dwelling unit lot abuts a Floodplain zone, a 5.0 metres wide portion of the rear yard for that particular dwelling unit lot, measured from the rear lot line, shall only be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, and no buildings or structures, including swimming pools, decks, patios, sheds and gazebos, paved areas, excavations or grading shall be permitted.

**2808** The lands designated R4A – SECTION 2808 on Sheet 75 of Schedule A to this by-law:

2808.1 shall only be used for the following purposes:

either:

- (a) the purposes permitted by an R3A – Section 2807 zone; and,
- (b) purposes accessory to the other permitted purposes.

or:

- (c) an apartment dwelling; and,
- (d) purposes accessory to the other permitted purposes.

2808.2 shall be subject to the following requirements and restrictions:

- (1) for the purposes permitted by section 2808.1 (a) and 2808.1 (b), the requirements and restrictions of an R3A – Section 2807 zone;
- (2) the purposes permitted by section 2808.1 (a) and 2808.1 (b) shall not permitted until March 1, 2006.
- (3) for the purposes permitted by section 2808.1 (c) and 2808.1 (d) the following:
  - (a) Minimum Lot Width: 40 metres;
  - (b) Minimum Building Setbacks: 15 metres from the front lot line,  
and 10 metres from the interior,  
exterior and rear lot lines;
  - (c) Minimum Distance between buildings: 30 metres.
  - (d) Maximum Lot Coverage: 25%
  - (e) Maximum Floor Space Index: 4.5
  - (f) Maximum Building Height: 25 storeys
  - (g) Minimum Open Space: 40% of the lot area.
  - (h) Parking: a minimum of two parking spaces per apartment  
dwelling unit, plus a minimum of 0.25 parking spaces  
per apartment dwelling unit devoted to visitor parking.

2808.3 for the purposes of this section:

- (a) a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street.

**2809** The lands designated SC – SECTION 2809 on Sheet 75 of Schedule A to this by-law:

2809.1 shall only be used for the following purposes:

- (a) a retail establishment.
- (b) a service shop.

- (c) a personal service shop.
- (d) a bank, trust company, finance company.
- (e) an office, but excluding the office of a physician, dentist or drugless practitioner and a real estate office.
- (f) a printing or copying establishment.
- (g) an art gallery or museum.
- (h) a radio or television broadcasting establishment.
- (i) a health centre.
- (j) a custom workshop.
- (k) a day nursery.
- (l) a single detached dwelling.
- (m) purposes accessory to the other permitted purposes.

2809.2 shall be subject to the following requirements and restrictions:

- (1) for the purposes permitted by section 2809.1(1) and 2809.1(m), the requirements and restrictions of an R1B zone.
- (2) for the purposes permitted by section 2809.1(a) to 2809.1(k) and 2809.1(l) the following:
  - (a) the following purposes shall not be permitted:
    - (i) adult entertainment parlours;
    - (ii) adult video stores;
    - (iii) pool halls;
    - (iv) amusement arcades;
    - (v) temporary open air markets;
  - (b) Minimum Lot Width: 30 metres.
  - (c) Minimum Front Yard Depth: 5.0 metres.
  - (d) Minimum Interior Side Yard Width: 0.5 metres
  - (e) Minimum Rear Yard Depth: 1.2 metres.
  - (f) Minimum Exterior Side Yard Width: 5.5 metres.
  - (g) Maximum Building Height: 2 storeys.
  - (h) Minimum Number of Parking Spaces: 10
  - (i) Landscaped Open Space: except at approved driveway locations, a

landscaped open space strip having a minimum width of 5.0 metres shall be provided along the front lot line.

- (j) no outside storage, or display of goods and materials for sale, shall be permitted.
- (k) waste disposal shall be located in a main building.

2809.3 for the purposes of this section:

- (a) a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;
- (b) where a dwelling unit or building in an SC1 – Section 2809 zone abuts a Floodplain zone, a 5.0 metre wide portion of the front yard, rear yard and interior side yard, measured from the boundary of a Floodplain zone, shall only be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, and no buildings or structures, including swimming pools, decks, patios, sheds and gazebos, paved areas, excavations or grading shall be permitted.
- (c) as of the date of the passing of this by-law, a portion of the existing building shall be permitted to encroach within the 5.0 metre wide unoccupied private area, however any alterations or additions to this building shall not be permitted to encroach into the 5.0 metre wide unoccupied private area.

**2810** The lands designated HC1 – SECTION 2810 on Sheet 80 of Schedule A to this by-law:

2810.1 shall only be used for:

- (1) a gas bar;
- (2) a service station;
- (3) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (4) a community club;
- (5) a tool equipment and rental establishment;
- (6) 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;
- (7) an animal hospital; and,
- (8) purposes accessory to the permitted purposes.

2810.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 42 metres
- (b) Maximum Building Height: 1 storey
- (c) Total Maximum Gross Floor Area for convenience restaurants: 520 square metres



- (d) Minimum Number of Parking Spaces for convenience restaurants: 73 spaces
- (e) all restaurant refuse containers shall be enclosed in a climate-controlled area within a building.
- (f) notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

**2811** The lands designated R1C – SECTION 2811 on Sheet 73 of Schedule A to this by-law:

2811.1 shall only be used for the purposes permitted in an R1C zone.

2811.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:  
Interior Lot: 307 square metres
- (b) Minimum Lot Width:  
Interior Lot: 12.8 metres  
Corner Lot: 14.6 metres
- (c) Minimum Lot Depth: 24.0 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) the following provisions shall apply to garages:
  - (1) the maximum garage door width shall be 5.5 metres;

- (2) the garage door may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - (4) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**2812** The lands designated R1D – SECTION 2812 on Sheet 73 of Schedule A to this by-law:

2812.1 shall only be used for the purposes permitted in an R1D zone.

2812.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - Interior Lot: 264 square metres
  - Corner Lot: 307 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 11 metres
  - Corner Lot: 12.8 metres
- (c) Minimum Lot Depth: 24.0 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area;
- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) the following provisions shall apply to garages:
  - (1) the maximum garage door width shall be 5.5;
  - (2) the maximum garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - (4) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (k) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

**2813** The lands designated R2B – SECTION 2813 on Sheet 73 of Schedule A to this by-law:

2813.1 shall only be used for the following purposes:

- (a) a semi-detached dwelling;
- (b) an auxiliary group home; and,
- (c) purposes accessory to the other permitted purposes.

2813.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 201 square metres per dwelling unit;
- (b) Minimum Lot Width:
  - Interior Lot: 16.8 metres per lot, and 8.4 metres per dwelling unit
  - Corner Lot: 18.6 metres per lot, and 10.2 metres for the dwelling unit closest to the flankage lot line.
- (c) Minimum Lot Depth: 24.0 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 meters to the front of the garage door.
- (e) Minimum Rear Yard Depth:
  - (1) 7.5 where the rear property line abuts a C3 Zone;

- (2) 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area;
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (i) the following provision shall apply to garages:
  - (1) the maximum garage door width per dwelling unit shall be 3.7 metres;
  - (2) the maximum garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
  - (4) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (k) the Minimum Distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres.

**2814** The lands designated R3B – SECTION 2814 on Sheet 73 of Schedule A to this by-law:

2814.1 shall only be used for the purposes permitted in an R3B zone.

2814.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 201 square metres per dwelling unit;
- (b) Minimum Lot Width:
  - Interior Lot: 20.1 metres per lot, and 6.7 metres per dwelling unit
  - Corner Lot: 21.9 metres per lot, and 8.5 metres for the dwelling unit closest to the flankage lot line.

- (c) Minimum Lot Depth: 30.0 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,
- (f) Minimum Interior Side Yard Width: 1.2 metres, except along a common wall lot line where the setback may be 0.0 metres;
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage door faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Maximum Lot Coverage: none;
- (i) the following provision shall apply to garages:
  - (1) the maximum garage door width per dwelling unit shall be
    - (a) 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
    - (b) 3.1 metres if the lot width for a particular dwelling unit is less than 7 metres;
    - (c) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
  - (2) the maximum garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (3) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
  - (4) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (j) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

**2815** The lands designated I1 – SECTION 2815 on Sheet 73 of Schedule A to this by-law:

2815.1 shall only be used for the purposes permitted by section 2815.1(a), or the purposes permitted by section 2815.1(b), but not both sections and not any combination of both sections;

either:

- (a) the following:
  - (1) a public or private school;

- (2) a day nursery;
- (3) a park, playground or recreation facility operated by a public authority;  
and,
- (4) purposes accessory to the other permitted purposes;

or:

- (b) the following:
  - (1) those purposes permitted in a RID – SECTION 2812 zone;
  - (2) a park, playground or recreation facility operated by a public authority;  
and,
  - (3) purposes accessory to the other permitted purposes.

2815.2 shall be subject to the following requirements and restrictions:

- (a) for those purposes permitted in a RID – SECTION 2812 zone, the requirements and restrictions as set out in a RID – SECTION 2812 zone;

**2816** The lands designated HC1 – SECTION 2816 on Sheet 73 of Schedule A to this by-law:

2816.1 only be used for the purposes permitted in an HC1 zone.

2816.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a Commercial zone, the minimum interior side yard width may be 0 metres.
- (b) Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a commercial zone, the minimum rear yard depth shall be 0 metres.
- (c) shall, in respect of the purposes permitted by clauses (11), (12) and (13) of section 25.1.1(a), be subject to the following requirements and restrictions:
  - (i) Minimum Lot Width: 5 metres
  - (ii) Minimum Lot Depth: 5 metres
  - (iii) Minimum Front Yard Depth: 5 metres
  - (iv) Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a commercial zone, the minimum interior side yard width shall be 0 metres.
  - (v) Minimum Exterior Side Yard Width: 6 metres
  - (vi) Minimum Rear Yard Depth: 6 metres, except that where the rear

yard abuts a commercial zone, the minimum rear yard depth shall be 0 metres.

(vii) Maximum Building Height: 2 storeys

- (viii) (1) all gasoline pump islands and related canopies shall be located a minimum of 6 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 metres back from a straight line between two points, each on a lot line abutting a street, and each such point being 15 metres back from the actual or projected intersection of the said lot lines.
- (2) 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 metres from any intersecting road right-of-way. The minimum distance between ramps shall be 10.5 metres.
- (3) 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 lot.
- (4) for each motor vehicle washing establishment there shall be provided 10 waiting spaces arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment.
- (5) the minimum size of a waiting space shall be 2.75 metres by 6 metres.
- (6) 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 traveling on adjacent streets or entering or leaving the lot.
- (7) where the lot adjoins any residential zone or existing residential areas, opaque fencing, not less than 1.8 metres in height, shall be provided and maintained.
- (8) no underground or above-ground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to any residential zones.

(ix) Minimum Landscaped Open Space:

- (1) except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained abutting Steeles Avenue and Mavis Road;

2817.1 shall only be used for the following purposes:

- (1) a religious institution;
- (2) purposes accessory to the permitted use including educational purposes, a detached residential dwelling (manse) and a day nursery;

or

- (3) those purposes permitted in the R3A – Section 2737 zone.

2817.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in 2817.1(1) and (2):
  - (a) Minimum Setback from Steeles Avenue West: 16.5 metres for the main building, and 7.6 metres for accessory structures;
  - (b) Minimum Setback from any Open Space (OS) zone: 5.0 metres;
  - (c) Minimum Setback from any Residential Zone: 7.6 metres, except a Residential Dwelling (Manse) may be setback a minimum of 3.0 metres;
  - (d) Maximum Building Height of a Residential Dwelling (Manse): 11.0 metres;
  - (e) Maximum Gross Floor Area, excluding the basement floor area, or a Residential Dwelling Unit (Manse): 190 square metres;
  - (f) Maximum Gross Floor Area of the main place of worship building: 600 square metres
  - (g) Maximum Lot Coverage: none
  - (i) Parking on site shall be provided as follows:
    - (i) a minimum of 1 space for each 6.5 square metres of gross floor area of the main building
    - (ii) a minimum of 1 space for the residential dwelling unit (Manse)
- (2) for those purposes in 2817.1(3):
  - (a) the requirements and restrictions of the R3A – Section 2737 zone

**2818** The lands designated R1D – SECTION 2818 of Schedule A to this by-law:

2818.1 shall only be used for the purposes permitted in an R1D zone.

2818.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 366 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres
  - Corner Lot: 14.0 metres



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

**2819** The lands designated R1C – SECTION 2819 of Schedule A to this by-law:

2819.1 shall only be used for the purposes permitted in an R1C zone.

2819.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 291 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 9.7 metres

Corner Lot: 11.5 metres

- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions apply to garages:
  - (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width for a particular unit is less than 10 metres;
    - (ii) 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
    - (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.26 metres;
    - (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
  - (b) the garage door width may be widened an extra 0.6 metres if the font of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**2820** The lands designated C3 - SECTION 2820 on Sheet 75 of Schedule A to this by-law:

2820.1 shall only be used for the following purposes:

- (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 printing or copying establishment;
- (10) a place of commercial recreation;
- (11) a community club;
- (12) a health centre; and,
- (13) purposes accessory to the other permitted uses.

2820.2 shall also be subject to the following requirements and restrictions:

- (1) the following uses shall not be permitted:
  - (a) adult entertainment parlours;
  - (b) adult video stores;
  - (c) pool halls;
  - (d) amusement arcades;
  - (e) temporary open air markets; and,
  - (f) movie theatres.
- (2) Maximum Gross Floor Area shall not exceed 10,695 square metres (115,130 square feet).
- (3) the Maximum Gross Leasable Floor Area devoted to the sale of food within a supermarket shall not exceed 5,850 square metres (63,000 square feet).
- (4) Minimum Lot Width: 165 metres (541 feet)
- (5) Minimum Lot Area: 1.8 ha (4.44 acres)
- (6) Minimum Setback from Steeles Avenue: 6 metres (20 feet)

- (7) Minimum Setback from southerly property boundary abutting Tina Court properties: 20 metres (66 feet)
- (8) Maximum Building Height: no restriction except within 100 metres (328 feet) of southerly property boundary, abutting north limit of Tina Court properties, where maximum two storeys shall apply.
- (9) Minimum Landscaped Open Space:
  - (a) except at approved driveway locations, landscaped open space having a minimum width of 6 metres (19.7 feet) shall be provided and maintained abutting Steeles Avenue;
  - (b) except at approved driveway locations, landscaped open space having a minimum width of 3 metres (9.8 feet) shall be provided and maintained along all other public roads abutting or traversing the site;
  - (c) landscaped open space having a minimum width of 12 metres (39.4 feet) shall be provided and maintained along the southerly property line abutting the Tina Court properties; and,
  - (d) landscaped open space having a minimum width of 3 metres (9.8 feet) shall be provided and maintained abutting all other property boundaries.
- (10) all garbage and refuse storage areas including containers for recycling materials shall be located within a building.
- (11) no outside storage of goods, materials or machinery shall be permitted.
- (12) the holding ("H") symbol shall not be removed until:
  - (a) the Region of Peel has entered into a contract for improvements to the Steeles Avenue/Hurontario Street intersection, including the construction of dual left turn lanes in all directions; and,
  - (b) an agreement has been entered into to provide for the construction of the east-west collector road from the easterly limit of the subject site to Hurontario Street (at no cost to the City), including a northbound left turn signal, to the satisfaction of the Commissioner of Works and Transportation.
- (13) until the holding ("H") symbol is removed, the subject site may be used for the uses permitted by the Agricultural (A) Zone.

2820.3 for the purposes of Section 2820:

Supermarket shall mean a building or structure, or part thereof engage primarily 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 (6,460 square feet), and may also include non-food retail goods and services such as a pharmacy, a florist shop, a photo lab, a wine shop, dry cleaners, a music/book/video store, a kitchenware store, a seasonal garden centre, and a fast food or take out restaurant.

**2821** The lands designated C3 – SECTION 2821 on Sheet 73 of Schedule A to this by-law:

2821.1 shall only be used for the purposes permitted by section C3 Zone;

2821.2 shall also be subject to the following requirements and restrictions:

- (a) Minimum Landscaped Open Space:
  - (1) except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained abutting Steeles Avenue and Mavis Road;
  - (2) except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained along all other public roads abutting or traversing the site;
  - (3) landscaped open space having a minimum width of 3.0 metres (9.8 feet) shall be provided and maintained along the southerly property line abutting the R2B – SECTION 2813 zone.
- (b) all garbage and refuse storage areas including containers for recycling materials shall be located within a building.
- (c) no outside storage of goods, materials or machinery shall be permitted.

**2822** The lands designated R1C – SECTION 2822 of Schedule A to this by-law:

2822.1 shall only be used for the purposes permitted in an R1C zone.

2822.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 291 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 9.7 metres
  - Corner Lot: 11.5 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:

- (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions apply to garages:
- (a) the maximum garage door width shall be:
    - (i) 3.1 metres if the lot width for a particular unit is less than 10 metres;
    - (ii) 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
    - (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.26 metres;
    - (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres;
  - (b) the garage door width may be widened an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**2823** The lands designated SC – SECTION 2823 on Schedule A to this by-law:

2823.1 shall only be used for the following purposes:

- (a) an office
- (b) a bank, trust company and finance company
- (c) a service shop
- (d) a retail establishment having no outside storage
- (e) a personal service shop
- (f) a dining room restaurant, a take-out restaurant without a drive-through facility
- (g) a printing or copying establishment
- (h) a health or fitness centre
- (i) a dry cleaning and laundry distribution station
- (j) purposes accessory to the other permitted purposes

- (k) a billiard hall, a massage parlour and an adult video establishment are not permitted

2823.2 shall be subject to the following requirements and restrictions:

- (a) uses other than an office, a bank, trust company and finance company shall not exceed 10 percent of the total gross floor area of all uses on the site.
- (b) Minimum Building Setback:
  - (i) 4.5 metres to the Hurontario Street lot line and any portion of the daylight triangle
  - (ii) 4.5 metres to the exterior side lot line
  - (iii) 3 meters to all other lot lines
- (c) Minimum Landscaped Open Space:
  - (i) Front Yard: 4.5 metres, except at approved access points
  - (ii) Exterior Side Yard: 4.5 metres, except at approved access points
  - (iii) Interior Side Yard: 0.0 metres
  - (iv) Rear Yard: 0.0 metres
- (d) outside storage is not permitted
- (e) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be fully-enclosed within the main building
- (f) all restaurant refuse containers shall be enclosed in a climate-controlled area within a building
- (g) that for the purposes of this section, the front lot line shall be that line adjacent to Hurontario Street
- (h) notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

2823.3 shall also be subject to the requirements and restrictions of the Service Commercial (SC) zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2823.2.

**2824** The lands designated OC – SECTION 2824 on Sheet 71 of Schedule A to this by-law:

2824.1 shall only be used for the following purposes:

- (a) those permitted purposes in Section 2803.1 excluding 2803.1(e) and related restrictions on ancillary light manufacturing and repairing and assembly of finished goods;
- (b) a warehouse;
- (c) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:

- (i) a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
  - (ii) a transport terminal;
  - (iii) a taxi or bus station;
  - (iv) motor vehicle parts or boat parts sales establishment;
  - (v) a salvage, junk, scrap, or bulk storage yard;
  - (vi) outdoor storage of intermodal containers on chassis;
  - (vii) outdoor storage as a primary use;
  - (viii) parking lot.
- (d) Accessory:
- (i) an associated educational use;
  - (ii) an associated office;
  - (iii) a retail outlet operated in connection with a particular purpose permitted by Sections 2824.1(b) and (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,
  - (iv) purposes accessory to the other permitted purposes.

2824.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.8 hectares;
- (b) Minimum Lot Width: 60 metres;
- (c) Minimum Front Yard Depth: 6.0 metres;
- (d) Minimum Interior Side Yard Width: 3.0 metres;
- (e) Minimum Exterior Side Yard Width: 6.0 metres;
- (f) Minimum Rear Yard Depth: 6.0 metres;
- (g) Minimum Lot Depth: 45 metres;
- (h) minimum building setback to Highway 407 and transitway right-of-way shall be 14.0 metres;
- (i) minimum building setback to a floodplain zone shall be 5 metres
- (j) Maximum Building Height: none
- (k) Minimum Building Height: 9.5 metres;
- (l) Minimum Landscaped Open Space, except at approved driveway locations:
  - (i) a width of 6.0 metres along Mississauga Road;
  - (ii) a width of 3.0 metres along a lot line abutting a public street; and,



- (iii) no landscaped open space is required along a lot line that abuts an OC or M4 zone boundary
- (m) uses permitted in Section 2803.1(f) shall be limited to a maximum of 20 percent of the office building's gross floor area;
- (n) uses permitted in Section 2803.1(a) not be less than the lesser of:
  - (i) 10% of the gross floor area;
  - (ii) 50% of the Mississauga Road building frontage; or
  - (iii) 1,858 square metres;
- (o) uses permitted in Section 2803.1(h) shall be subject to the requirements and restrictions contained within the F zone category;
- (p) the openings for waste disposal, service and loading facilities of any buildings shall not face Mississauga Road, and otherwise, shall be screened from any other public street;
- (q) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be screened with an enclosure constructed from materials that are compatible with the main building;
- (r) no outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;
- (s) an adult entertainment parlour or an adult videotape store shall not be permitted;

2824.3 shall also be subject to the requirements and restrictions of the OC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2824.2.

2824.4 for the purpose of Section 2824:

CONFERENCE CENTRE shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

OUTDOOR STORAGE shall mean outside areas permitted for the purpose of storing goods and materials, but shall exclude the temporary parking of trucks and trailers not actively engaged in the process of loading and unloading goods and materials.

**2825** The lands designated M1 – SECTION 2825 on Schedule A to this by-law:

2825.1 shall only be used for the following purposes:

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

- (5) an office;
- (6) a day nursery;
- (7) a retail outlet operated in connection with a particular purpose permitted, 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,
- (8) purposes accessory to the other permitted uses;

2825.2 subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 9 metres;
- (2) Minimum Rear Yard Depth: 6 metres;
- (3) Minimum Setback to "Floodplain" (F) zone: 10 metres;
- (4) Minimum Landscaped Open Space in the front yard: 50% of the required front yard depth;
- (5) Minimum Lot Area: 4.5 hectares;
- (6) Maximum Floor Area of an office not associate with another permitted use: 25,359 square metres;
- (7) Loading Facilities shall be setback a minimum of 35 metres from the front lot line;
- (8) Overhead Drive-in Doors shall be located a minimum of 20 metres from the front lot line;

2825.3 shall also be subject to the requirements and restrictions of the M1 zone and the general provisions of this by-law not in conflict with those set out in section 2825.2.

**2826** The lands designated C3 – SECTION 2826 of Schedule A to this By-law:

2826.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) a supermarket;
- (c) a service shop;
- (d) a personal service shop;
- (e) a bank, trust company and finance company;
- (f) an office;
- (g) a dry cleaning and laundry distribution station;
- (h) a laundromat;
- (i) a printing and copying establishment;
- (j) a place of commercial recreation;

- (k) a community club;
- (l) a health centre;
- (m) purposes accessory to the other permitted uses.

2826.2 shall also be subject to the following requirements and restrictions:

- (a) the following uses shall not be permitted:
  - (i) adult entertainment parlours;
  - (ii) adult video stores;
  - (iii) pool halls;
  - (iv) amusement arcades;
  - (v) temporary open air markets; and,
  - (vi) movie theatres
- (b) Maximum Gross Floor Area shall not exceed 10,695 square metres;
- (c) the Maximum Gross Leasable Floor Area devoted to the sale of food within a supermarket shall not exceed 5,850 square metres;
- (d) Minimum Lot Width: 165 metres;
- (e) Minimum Lot Area: 1.8 hectares;
- (f) Minimum Setback from Steeles Avenue: 6 metres;
- (g) Minimum Setback from southerly property boundary abutting Tina Court properties: 20 metres;
- (h) Maximum Building Height: no restriction except within 100 metres of the southerly property boundary, abutting north limit of Tina Court properties, where maximum two storeys shall apply;
- (i) Minimum Landscaped Open Space:
  - (i) except at approved driveway locations, landscaped open space having a minimum width of 6 metres shall be provided and maintained abutting Steeles Avenue;
  - (ii) except at approved driveway locations, landscaped open space having a minimum width of 3 metres shall be provided and maintained along all other public roads abutting or traversing the site;
  - (iii) landscaped open space having a minimum width of 12 metres shall be provided and maintained along the southerly property line abutting the Tina Court properties; and,
  - (iv) landscaped open space having a minimum width of 3 metres shall be provided and maintained abutting all other property boundaries.
- (j) all garbage and refuse storage areas including containers for recycling materials shall be located within a building;

- (k) no outside storage of goods, materials or machinery shall be permitted;
- (l) the holding (H) symbol shall not be removed until:
  - (i) the Region of Peel has entered into a contract for improvements to the Steeles Avenue/Hurontario Street intersection, including the construction of dual turn lanes in all directions; and,
  - (ii) an agreement has been entered into to provide for the construction of the east-west collector road from the easterly limit of the subject site to Hurontario Street (at no cost to the City), including a northbound left turn signal, to the satisfaction of the Commissioner of Works and Transportation.
- (m) until the holding (H) symbol is removed, the subject site may be used for the uses permitted by the Agricultural (A) zone

2826.3 shall also be subject to the requirements and restrictions of the C3 zone and all the general provisions of this by-law which are not in conflict with the ones set out above.

2826.4 for the purposes of Section 2826:

SUPERMARKET shall mean a building or structure, or part thereof engaged primarily 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, and may also include non-food retail goods and services such as a pharmacy, a florist shop, a photo lab, a wine shop, dry cleaners, a music/book/video store, a kitchenware store, a seasonal garden centre, and a fast food or take out restaurant.

**2882** The lands designated SC - SECTION 2882 on Sheet 80 of Schedule A to this by-law:

2882.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) a retail establishment having no outdoor storage;
  - (2) a dining room restaurant, a convenience restaurant, a take-out restaurant;
  - (3) a radio or television broadcasting and transmission establishment;
  - (4) a furniture and appliance store;
  - (5) a recreational facility or structure;
  - (6) a community club; and
  - (7) an animal hospital.
- (b) 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.
- (c) Accessory:
  - (5) an associated educational use;
  - (6) an associated office;
  - (7) purposes accessory to the other permitted purposes.

2882.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 9 metres
- (2) Minimum Rear Yard Depth: 7 metres, except where it abuts a street, a 0.3 metre reserve, or a lot in an institutional zone, in which case the minimum requirement is 15 metres.
- (3) Minimum Exterior Side Yard: 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (4) Minimum Interior Side Yard: 4 metres, except that where it abuts an institutional zone, the minimum requirement is 9 metres.
- (5) Maximum Building Height: no height restriction
- (6) Minimum Landscaped Open Space:
  - (a) 30 percent of the minimum required front yard area; and
  - (b) 50 percent of all of the following:
    - (1) minimum required exterior side yard area;
    - (2) minimum required interior side yard area abutting a lot in a residential or institutional zone; and
    - (3) minimum required rear yard area abutting a street or lot in a residential or institutional zone.
- (7) Outdoor Storage: no storage or display of goods shall be permitted.
- (8) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within building containing the restaurant;
- (9) all garbage and refuse storage, other than refuse storage for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed within a building; and
- (10) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

**2883** The lands designated R2B(1) - SECTION 2883 on Sheet 74 of Schedule A to this by-law:

2883.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) a street townhouse dwelling; and
- (3) a purposes accessory to the other permitted purposes..

2883.2 shall be subject to the following requirements and restrictions:

- (1) in respect of the permitted purposes in section 2883.1(2), the requirements and restrictions of the R3B zone;
- (2) in respect of the permitted purposes in section 2883.1(1):
  - (a) Minimum Lot Area:  
  
Interior Lot: 410 square metres and 205 square metres per dwelling unit.  
  
Corner Lot: 465 square metres and 260 square metres for the dwelling unit closest to the flankage lot line.
  - (b) Minimum Lot Width:  
  
Interior Lot: 13.2 metres and 6.6 metres per dwelling unit.  
  
Corner Lot: 15 metres and 8.4 metres for the dwelling unit closest to the flankage lot line.
  - (c) Minimum Front Yard Depth: 6.0 metres to a garage, and 4.6 metres to the front wall of the dwelling.
  - (d) Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.
  - (e) Minimum Exterior Side Yard Width: 3.0 metres, except for the lot abutting Moonstone Court which shall have a minimum exterior side yard of 2.5 metres.
  - (f) Maximum Garage Door Width and Minimum Landscaped Open Space:
    - (1) a minimum of 60% of the dwelling units shall have a maximum garage door width of 2.75 metres and a minimum front yard landscaped open space of 40%.
    - (2) a maximum of 40% of the dwelling units shall have a maximum garage door width of 4.8 metres and minimum front yard landscaped open space of 30%, provided that no more than 4 dwelling units in a row along a street shall have a garage door width exceeding 2.75 metres.

**2884** The lands designated R3B - SECTION 2884 on Sheet 75 of Schedule A to this by-law:

**3050** The lands designated R4A - SECTION 3050 on Sheet 59 of Schedule A to this by-law:

3050.1 shall only be used for the purposes permitted in the R4A zone

3050.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 22 metres;
- (2) Minimum Lot Area: 785 square metres;
- (3) Minimum Front Yard Depth: 22 metres
- (4) Minimum Side Yard Width: 2.4 metres or 1/2 the height of the building, whichever is greater;
- (5) Minimum Rear Yard Depth: 7.5 metres;
- (6) Minimum Gross Floor Area/dwelling unit:
  - (a) Bachelor apartment unit: 32 square metres;
  - (b) One bedroom apartment unit: 46 square metres;
  - (c) Two bedroom apartment unit: 55 square metres;
  - (d) Each bedroom in an apartment with more than two bedrooms: 7 square metres;
- (7) Minimum Distance between buildings: 7.5 metres;
- (8) Maximum Residential Gross Floor Area: 1 times the lot area;
- (9) Parking: 1.25 parking spaces per dwelling unit; and,
- (10) Access: only one means of ingress and egress from Main Street south shall be permitted, same to be located at point commencing 21.3 metres southerly from the north limit of the lands delineated as R4A - Section 3050 on Schedule A and running southerly a maximum of 10.6 metres.

**3051** The lands designated R4A - SECTION 3051 on Sheet 42, 43, 60 of Schedule A to this by-law:

3051.1 shall only be used for the purposes permitted in the R4A zone.

3051.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 22 metres;
- (2) Minimum Lot Area: 785 square metres;
- (3) Minimum Front Yard Depth: 7.5 metres;
- (4) Minimum Side Yard Width: 2.4 metres or 1/2 the height of the building, whichever is the greater.
- (5) Minimum Rear Yard Depth: 7.5 metres;
- (6) Minimum Distance between main buildings: 7.5 metres;

2884.1 shall only be used for the purposes permitted in an R3B zone

2884.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

Interior Lot: 180 square metres per dwelling unit

Corner Lot: 270 square metres per dwelling unit

(b) Maximum Lot Coverage: 55 percent

(c) Minimum Landscaped Open Space: 40 percent of the front yard, except where the side lot line converge towards the front lot line, where the minimum landscaped open space shall be 25 percent of the front yard.

(d) any building or structure, including any accessory structure or building, swimming pool, tennis court and road, shall not be located, or any grading or placement or removal of fill shall not take place within 5 metres of a Floodplain (F) Zone.



- (7) Minimum Gross Floor Area per dwelling unit:
  - (a) Bachelor apartment unit: 32 square metres,
  - (b) One bedroom apartment unit: 46 square metres;
  - (c) Two bedroom apartment unit: 55 square metres;
  - (d) Each bedroom in an apartment with more than two bedrooms: 7 square metres;
- (8) Maximum Residential Gross Floor Area: 1 times the lot area
- (9) Parking: one parking space per dwelling unit.

**3052** The lands designated R3 - SECTION 3052 on Sheet 60 of Schedule A to this by-law:

3052.1 shall only be used for the purpose of a group house project

3052.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Lot Coverage: 25 percent of the lot area;
- (2) Minimum Setback, all yards: 7.5 metres;
- (3) Maximum Height:
  - Group House: 7.6 metres;
  - Accessory Building: 3.6 metres;
- (4) Maximum Number of units per hectare: 49.4
- (5) Minimum Residential Gross Floor Area per dwelling unit: 79 square metres;
- (6) Minimum Landscaped Open Space: 30 percent of the lot area;
- (7) Parking:
  - (a) one parking space per dwelling unit shall be provided;
  - (b) Parking spaces may be located within the area required for building setbacks area provided for the use of its occupants;
- (8) Minimum Distance between group houses: fifteen (15) metres, provided that at least one exterior exposed wall of each dwelling unit shall be minimum of 13.7 metres measured perpendicularly from any similar wall of any dwelling unit in another group house; and,
- (9) group houses may be connected by an unenclosed covered breezeway, but the provisions of section 3052.2 (8) of this by-law shall apply between group houses so connected.

3052.3 for purpose of this section,

Group House shall mean a group of four dwelling units attached vertically in the form of a square and in which there is no horizontal division of dwelling units, each dwelling unit having an independent entrance and having at least two exterior exposed walls.

Group House Project shall mean the erection or maintenance of a group house or houses pursuant to the provisions of this section for the purpose of letting the dwelling units therein to tenants.

**3053** The lands designated HC1 - SECTION 3053 on Sheet 61 of Schedule A to this by-law:

3053.1 shall only be used for the following purposes:

- (1) the purposes permitted in an HC1 zone; and,
- (2) automobile service station.

3053.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 22 metres;
- (2) Minimum Side Yard Width: 4.5 metres;
- (3) Maximum Coverage: 50 percent of the lot area; and,
- (4) a maximum of three points of access shall be permitted, each having a maximum width of 10.6 metres at the lot line, and being a minimum of 4.5 metres from each other.

**3054** The lands designated R2B(1) - SECTION 3054 on Sheet 42 of Schedule A to this by-law:

3054.1 shall only be used for the following purposes:

- (1) the purposes permitted in an R2B(1) zone;
- (2) funeral home;
- (3) a residence within the funeral home; and,
- (4) parking in connection with the other permitted purposes.

3054.2 shall be subject to the following requirement and restriction:

- (1) the north-westerly 4.5 metres of the lands shall be provided as landscaped open space.

**3055** The lands designated R1A - SECTION 3055 on Sheet 59 of Schedule A to this by-law:

3055.1 shall only be used for the purposes permitted by section 3055.1(1) or the purposes permitted by section 3055.1(2), but not both sections or not any combination of both sections:

- (1) either:
  - (a) the purposes permitted in a R1A zone;
- (2) or:
  - (a) a dwelling containing three dwelling units which may or may not be used as an auxiliary group home; and,
  - (b) purposes accessory to the other permitted purposes.

3055.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in section 3055.1(2), the following requirements and restrictions:
  - (a) shall not be subject to any minimum separation distances as may be contained in section 10.14; and,
  - (b) Minimum Landscaped Open Space: 40 percent of the front yard depth.

3055.3 for the purposes of this section:

Auxiliary Group Home shall mean a supportive housing facility located within a dwelling unit occupied by no more than three (3) persons in need of supervision or guidance, but shall not have staff in full time attendance at the home.

Supportive Housing 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, but shall exclude foster homes as defined in the *Child and Family Services Act* or successor legislation.

**3056** The lands designated I2 - SECTION 3056 on Sheet 59 of Schedule A to this by-law:

3056.1 shall only be used for the following purposes:

- (1) recreation centre;
- (2) education centre;
- (3) auditorium;
- (4) meeting rooms; and,
- (5) parking, provided that such uses shall only be conducted by a non-profit making organization.

3056.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 1.2 hectares;
- (2) Minimum Lot Frontage Depth: 52 metres;
- (3) Minimum Front Yard Depth: 12 metres;
- (4) Minimum Side Yard Width: 6 metres;
- (5) Minimum Rear Yard Depth: 30 metres;
- (6) Minimum Parking Requirements:
  - (a) one (1) parking space for each 9 square metres of floor area devoted to education, recreation, auditorium and meeting room uses, provided that where there are seats permanently affixed to the floor, one (1) parking space shall be provided for every five seats or for every three (3) metres of bench space of its maximum seating capacity, in lieu of the parking requirements as determined by the area covered by such fixed seats.
- (7) Landscape Open Space: a strip of land not less than 3 metres in perpendicular

depth from the lot line shall be provided as landscaped open space, adjacent to any lot line which does not abut land used for public purposes.

**3057** The lands designated R1B - SECTION 3057 on Sheet 59 of Schedule A to this by-law:

3057.1 shall only be used for the following purposes:

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

3057.2 shall be subject to the following requirements and restrictions:

- (1) nothing in this section shall prevent the occupant of a single detached dwelling from carrying on any domestic or household art not affecting the amenity of the neighbourhood, or a professional person from occupying one or more rooms as an office, providing there is no display of goods or advertising other than a plate not larger than 0.3 square metres;
- (2) no dwelling shall have a floor area, exclusive of basement, verandah, garage, or attic of less than 74 square metres;
- (3) not more than one dwelling shall be erected or placed on a single lot as shown on the registered plan of subdivision covering the said defined area except in the case of Lot 1, Registered Plan 354, in which case two single detached dwellings shall be permitted;
- (4) no part of any dwelling or accessory building shall be erected or placed at a distance less than 8 metres from any lot line abutting a street, nor less than 2.4 metres from a side lot line, except that a detached garage which is located at least 2.5 metres to the rear of the dwelling may be erected or placed at a distance of not less than 1 metre from any lot line.
- (5) all buildings to conform with grade level which may be clearly defined as being the height of the ceilings of cellar of the under side of ground floor joists above the height of the established street grade. This height for a building eight (8) metres from street line to be less than one-half (.5) metres;
- (6) no excavation shall be made on the said lands except excavations made for the purpose of building on such land at time of commencement of building and as part of such building; and,
- (7) no building waste or other waste material of any kind shall be dumped or stored on the said lands.

3057.3 for the purposes of this section, a Single Detached Dwelling is defined as a building occupied, or intended to be occupied as a dwelling by one family alone and containing only one kitchen and may include a private garage and other accessory buildings.

**3058** The lands designated SC - SECTION 3058 on Sheet 60 of Schedule A to this by-law:

3058.1 shall only be used for the following purposes:

- (1) medical and dental office or clinic;

- (2) drug store, florist shop, restaurant or smoke confection shop, provided that said uses shall only be located on the ground floor and shall occupy no more than sixty (60) percent of the ground floor area; and,
- (3) purposes accessory to the other permitted purposes.

3058.2 shall be subject to the following requirements and restrictions:

- (1) the building shall occupy an area within the building area shown on Schedule C-3058 to this by-law;
- (2) the ratio of the gross floor area of the building to the lot area shall not exceed 0.6;
- (3) the front and exterior side yards have the minimum depth and width, respectively, shown on Schedule C-3058 to this by-law;
- (4) off-street parking areas shall be located within the area shown as Parking Area on Schedule C-3058 to this by-law; and,
- (5) off-street parking spaces, calculated as set out below, shall be provided within the site:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
Office of Physician	three (3) spaces per office
Office of Dentist	four (4) spaces per office
Retail	one (1) space per nine (9) square metres of retail floor area.

3058.3 for the purposes of this section, Retail Floor Area shall mean that area of a building which is devoted to retail use and shall exclude exterior walls, stairwells, elevator shafts, laundry or washrooms, building maintenance or service areas, loading area and any area used only for the parking of motor vehicles.

**3059** The lands designated R4A - SECTION 3059 on Sheet 60 of Schedule A to this by-law:

3059.1 shall only be used for the following purposes:

- (1) apartment building; and,
- (2) purposes accessory to the other permitted purpose.

3059.2 shall be subject to the following requirements and restrictions:

- (1) the front and side yards shall have a minimum depth and widths, respectively, as shown on Schedule C-3059 to this by-law;
- (2) an apartment building shall occupy the area shown as Building Area on Schedule C-3059 to this by-law;
- (3) the ratio of the gross residential floor area of the building to the lot area shall not exceed 1.0;
- (4) the Maximum Coverage shall not exceed eleven (11) percent of the lot area;
- (5) Maximum Number of Dwelling Units: 115 dwelling units;
- (6) Maximum Height of main building: 12 storeys;

- (7) a minimum of fifty (50) percent of the lot area shall be maintained as landscaped open space;
- (8) a minimum of one hundred and thirty six (136) spaces shall be provided within areas designated for parking on Schedule C-3059 to this by-law; and,
- (9) a minimum of eight (8) spaces shall be provided within the apartment dwelling.

**3060** The lands designated R4B - SECTION 3060 on Sheet 43 of Schedule A to this by-law;

3060.1 shall be used for the following purposes:

- (1) apartment dwelling;
- (2) tuck shop, located in an apartment dwelling, provided that there is not external evidence of same, and further provided that its gross floor area does not exceed fourteen (14) square metres; and,
- (3) purposes accessory to the other permitted purposes.

3060.2 shall be subject to the following requirements and restriction:

- (1) the front, side and rear yards shall have the minimum depth, widths and depths, respectively, shown on Schedule C-3060 to this by-law;
- (2) a ramp to an underground garage shall be permitted in the front yard within the area shown on Schedule C-3060 to this by-law;
- (3) each apartment dwelling shall be located on a site within an area of not less than 4,870 square metres;
- (4) an apartment dwelling shall occupy one of the Building Areas shown on Schedule C-3060 to this by-law;
- (5) the ratio of the gross floor area to the lot area shall not exceed 1.5;
- (6) Maximum Coverage: eighteen (18) percent;
- (7) Maximum Number of Dwelling Units: ninety-two (92);
- (8) Maximum Height of buildings: 12 storeys;
- (9) Landscaped Open Space: minimum of sixty (60) percent of the lot area;
- (10) Minimum Number of Parking Spaces to be provided: 115, of which 101 shall be located in an underground parking garage and 14 in the area designated Parking Area of Schedule C-3060 to this by-law;
- (11) all parking areas shall have a direct and unobstructed access to and from a public street by means of a driveway or ramp as shown on Schedule C-3060 to this by-law;

**3061** The lands designated R4B - SECTION 3061 on Sheet 59 of Schedule A to this by-law;

3061.1 shall only be used for the following purposes:

- (1) an apartment dwelling; and,

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

3061.2 shall be subject to the following requirements and restrictions:

- (1) the front and side yards shall have a minimum depth and width, respectively, as shown on Schedule C-3061 to this by-law;
- (2) an apartment dwelling shall occupy the Building Area shown on Schedule C-3061 to this by-law;
- (3) the ratio of the gross floor area of the building to the lot area shall not exceed 1.75;
- (4) Maximum Coverage: sixteen (16) percent of the lot area;
- (5) Maximum Number of Dwellings Units: ninety-nine (99);
- (6) Maximum Height: 13 storeys;
- (7) Landscaped Open Space: minimum of sixty (60) percent of the lot area;
- (8) Minimum Number of Parking Spaces to be provided: 119, of which 106 spaces shall be located in an underground parking garage, and 13 spaces provided in the area designated Parking on Schedule C-3061 to this by-law; and,
- (9) all parking area shall have a direct and unobstructed access to and from a public street by means of a driveway or ramp, as shown on Schedule C-3061 to this by-law.

**3062** The lands designated R4A - SECTION 3062 on Sheet 59 of Schedule A to this by-law:

3062.1 shall only be used for the following purposes:

- (1) apartment and townhouse dwellings; and,
- (2) purposes accessory to the other permitted purpose.

3062.2 shall be subject to the following requirements and restrictions:

- (1) an apartment dwelling shall occupy an area designated as Building Area 1 as shown on Schedule C-3062 to this by-law;
- (2) Maximum Number of Units per apartment dwelling: forty-eight (48);
- (3) Maximum Number of bedrooms per apartment dwelling unit: one (1);
- (4) townhouse dwellings shall occupy the areas designated as Building Areas 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 on Schedule C-3062 to this by-law;
- (5) Maximum Number of Dwelling Units in Building Area 1 as shown on Schedule C-3062: 98 units;
- (6) Landscaped Open Space shall be provided as shown on Schedule C-3062 to this by-law;
- (7) a minimum of twelve (12) off-street parking spaces shall be provided for the apartment dwelling; and shall be located within the area designated as Area 1 on Schedule C-3062 to this by-law;

- (8) a minimum of ninety-eight (98) off-street parking spaces shall be provided for the townhouse dwellings; and shall be located within the areas designated as Areas 2, 3, 4, and 5 on Schedule C-3062 to this by-law; and,
- (9) all parking areas shall have direct and unobstructed access to and from a public highway by means of a driveway or ramp, as shown on Schedule C-3062 to this by-law.

**3063** The lands designated R1A - SECTION 3063 on Sheet 59 of Schedule A to this by-law:

3063.1 shall only be used for the following purposes:

- (1) purposes permitted in an R1A zone; and,
- (2) photographic studio (not including the retailing of photographic equipment or supplies) as a home occupation.

3063.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 7.5 metres;
- (2) Minimum Side Yard Width: 7.5 metres;
- (3) Minimum Rear Yard Depth: 12 metres;
- (4) a single detached dwelling shall have a minimum gross floor area of ninety (90) square metres, exclusive of any area devoted to a photographic portrait studio;
- (5) Maximum Coverage: twenty (20) percent of the lot area;
- (6) Maximum Floor Area for a home occupation shall not exceed fifteen (15) percent of the gross floor area of the main building;
- (7) Minimum Parking Requirements:
  - Photographic Studio: two (2) parking spaces;
  - Single Detached Dwelling Unit: one (1) parking space.
- (8) no parking space shall be located within a required front yard;
- (9) all parking spaces, aisles and driveways shall be usable in all seasons and surfaced with hard surface and dustless materials; and,
- (10) the provisions of the Sign By-law of the City of Brampton shall apply, though nothing shall prevent the erection of a permitted sign which is externally illuminated.

**3064** The lands designated C3 - SECTION 3064 on Sheet 61 of Schedule A to this by-law:

3064.1 shall only be used for following purposes:

- (1) the uses permitted in the C3 zone to this by-law; and,
- (2) movie theatres

3064.2 shall be subject to the following requirements and restrictions:



- (1) the minimum front, rear and side yard depths and widths shall be as shown on Schedule C-3064 to this by-law;
- (2) any building to be constructed shall be within the Building Areas shown on Schedule C-3064 to this by-law;
- (3) the Maximum Gross Floor Area of the building in Building Area B shown on Schedule C-3064 to this by-law shall be 4,739 square metres;
- (4) Landscaped Open Space shall be provided within the areas designated Landscaped Open Space on Schedule C-3064 to this by-law;
- (5) Parking Spaces shall be provided within the areas designated Parking in Schedule C-3064 to this by-law;
- (6) Loading Spaces shall be provided in the area designated Loading Area on Schedule C-3064 to this by-law;
- (7) notwithstanding the Sign By-law of the City of Brampton, no external signs shall be erected, installed, posted, displayed, or maintained except in accordance with the following provisions:
  - (a) two (2) pylon or pole identification signs which may be illuminated, indicating the name of the premises, may be erected provided that each such sign does not exceed forty-seven (47) square metres in total area for all sides and is located not less than 1.5 metres from any lot line or zone boundary;
  - (b) one (1) building identification or fascia sign, which may be illuminated, each identifying the department or food store, may be erected, provided that each such sign does not exceed fifty-eight (58) square in area; and
  - (c) one (1) fascia sign, which may be illuminated, for each store or use not provided for in sub-section 3064.2 (7) (b) may be erected provided that the lettering does not exceed 0.5 metres in height.

**3065** The lands designated C3 - SECTION 3065 on Sheet 44 of Schedule A to this by-law:

3065.1 shall only be used for following purposes:

- (1) the uses permitted in the C3 zone to this by-law, except for an amusement arcade; and,
- (2) movie theatres

3065.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Street Setback shall be not less than the following:

<u>Street</u>	<u>Distance</u>
Kennedy Road North	36 metres
Vodden Street	31 metres
Hansen Road	31 metres

- (2) Minimum Interior Side Yard Width abutting a residential zone: six (6) metres;
- (3) Minimum Rear Yard Depth abutting a residential zone: six (6) metres;

- (4) Maximum Coverage: thirty (30) percent of the lot area;
- (5) Maximum Height: main building 10.6 metres, accessory building six (6) metres.
- (6) movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

(SECTION 3066 RESERVED)

**3067** The lands designated C2 - SECTION 3067 on Sheet 60 of Schedule A to this by-law:

3067.1 shall only be used for the following purposes:

- (a) the purposes permitted in a C2 zone, except for an amusement arcade;
- (b) automobile accessory sales, but not including the sale or servicing of automobiles;
- (c) coin-operated cleaning establishment; and,
- (d) gas regulator facility.
- (e) movie theatres

3067.2 shall be subject to the following requirements and restrictions:

- (a) buildings shall only be erected with the areas designated as Building Areas B, C, D, E, F, or G, as shown on Schedule C-3067 to this by-law, provided that nothing shall prevent the use of underground corridors and stairs not within the designated building area;
- (b) the Floor Space Index of all buildings erected within the designated Building Areas shall not exceed 0.3;
- (c) Maximum Building Height: two storeys or 7.3 metres whichever is the lesser;
- (d) the area designated as Landscaped Open Space on Schedule C-3067 to this by-law shall be maintained as landscaped open space;
- (e) Off-Street Parking shall be provided in the area designated Parking on Schedule C-3067 to this by-law; and,
- (f) the provisions of the Sign By-law of the City of Brampton shall apply, except that only one entrance sign, which may be illuminated, may be erected at the parking area ramp located on Main Street South and on Meadowland Gate South east, provided that each such sign does not exceed 2.3 square metres in area for each sign and is located no closer than 0.6 metres to any lot line.
- (g) movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

**3068** The lands designated R4A - SECTION 3068 on Sheet 43 of Schedule A to this by-law:

3068.1 shall only be used for the following purposes:

- (1) an apartment building; and,
- (2) purpose accessory to the other permitted purpose.

3068.2 shall be subject to the following requirements and restrictions:

- (1) a main building shall only be erected within the area designated as Building Area on Schedule C-3068 to this by-law;
- (2) a canopy which may be used as a terrace or balcony shall not be included in any calculations of building coverage, provided that the canopy is located entirely within the Canopy Area as designated on Schedule C-3068 to this by-law;
- (3) Maximum Coverage: thirty (30) percent of the lot area;
- (4) Maximum Number of Dwelling Units: eight (8), and no dwelling unit shall be located in a cellar;
- (5) Maximum Height of main building: 9.1 metres;
- (6) Maximum Elevation of canopy above grade: 3.6 metres;
- (7) minimum front yard depth, minimum required rear yard depth, minimum required side yard width and minimum distance between facing walls shall be as shown on Schedule C-3068 to this by-law;
- (8) Minimum Landscaped Open Space: forty (40) percent of the lot area;
- (9) Off-Street Parking facilities shall be provided as follows: for each dwelling unit in a multiple dwelling, at least one (1) parking space for each dwelling unit, plus (1) additional parking space for each four (4) dwelling units, shall be provided on the same lot.

**3069** The lands designated HC1 - SECTION 3069 on Sheet 43 of Schedule A to this by-law:

3069.1 shall only be used for the purposes permitted in the HC1 zone.

3069.2 shall be subject to the following requirement and restriction:

Maximum Building Height: 6 storeys

**3070** The lands designated R1B - SECTION 3070 on Sheet 59 of Schedule A to this by-law;

3070.1 shall only be used for the following purposes:

- (1) a single detached dwelling;
- (2) purposes accessory to the other permitted uses; and
- (3) a home occupation.

3070.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Yard Depth from lot line abutting Main Street South: 20 metres.
- (2) Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

- (3) Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- (4) Maximum Gross Residential Floor Area: 550 square metres, subject to the following:

Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:

- for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
- for lots of 450 square metres to 750 square metres, floor space index of .52 is reduced by .02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
- for lots of 750 square metres to 1000 square metres, floor space index of .40 is reduced by .01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
- for lots in excess of 1000 square metres, a floor space index of .35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

**3071** The lands designated DC - SECTION 3071 on Sheet 43 of Schedule A to this by-law:

3071.1 shall only be used for the following purposes:

- (1) Office purposes:
- (a) bank;
  - (b) professional and business administration;
  - (c) real estate; and,
  - (d) trust savings and loans.
- (2) Residential: a residential dwelling unit as an accessory purpose, provided that the dwelling unit is occupied by the operator of a permitted commercial use located on the lot.

3071.2 shall be subject to the following requirements and restrictions:

- (1) a building shall only be erected within the area designated as Building Area on Schedule C-3071 to this by-law;
- (2) the projection of a canopy shall only be permitted within the area designated as Canopy Area on Schedule C-3071 to this by-law;
- (3) the Floor Space Index shall not exceed 6.0;
- (4) Building Heights:
- no maximum for main building;

- accessory Building: maximum six (6) metres;
- canopy: minimum 2.5 metres.

(5) no off-street parking shall be required to be provided.

**3072** The lands designated SC - SECTION 3072 on Sheet 44 of Schedule A to this by-law:

3072.1 shall only be used for the following purposes:

- (1) furniture and appliance store;
- (2) clothing store;
- (3) real estate office;
- (4) finance company;
- (5) flower shop;
- (6) sporting goods store;
- (7) travel agency;
- (8) paint and wallpaper store;
- (9) mirror and glass store;
- (10) musical instrument store; and,
- (11) purposes accessory to the other permitted purposes.

3072.2 shall be subject to the following requirements and restrictions:

- (1) a building shall only be erected within the area designated as Building Area on Schedule C-3072 to this by-law;
- (2) the Floor Space Index shall not exceed 1.0;
- (3) the area designated as Landscaped Open Space on Schedule C-3072 to this by-law shall be maintained as landscaped open space and shall include a screen of evergreen shrubs not less than 1.8 metres in height at maturity.

**3074** The lands designated R4A - SECTION 3074 on Sheet 60 of Schedule A to this by-law:

3074.1 shall only be used for the following purposes:

- (1) apartment dwelling;
- (2) stacked townhouse dwelling;
- (3) day nursery operated as a non-commercial venture; and,
- (4) purposes accessory to the other permitted purposes.

3074.2 shall be subject to the following requirements and restrictions:

- (1) the minimum front yard depths, rear yard depth and side yard width shall be as shown on Schedule C-3074 to this by-law;
- (2) an apartment dwelling may only be erected within the area shown as Building Area C on Schedule C-3074 to this by-law;
- (3) one stacked townhouse dwelling may only be erected within each of the areas shown as Building Area A, B and D on Schedule C-3074 to this by-law;
- (4) Maximum Lot Coverage:
  - (a) apartment dwelling: 1,450 square of the lot area; and,
  - (b) stacked townhouse dwelling: 3,725 square metres of the lot area.
- (5) Maximum Height:
  - (a) apartment dwelling: eleven (11) storeys; and,
  - (b) stacked townhouse dwelling: four (4) storeys.
- (6) maximum number of dwelling units and the maximum number of bedrooms in each dwelling unit shall be as follows:
 

Building Area	Maximum Number of Dwelling Units	Maximum Number of Bedrooms per Dwelling Unit			
		1	2	3	4
A	35			28	7
B	35			28	7
C	140	14	112	14*	
D	28			21	7

\* provided said dwelling unit is located on the bottom two storeys of the apartment dwelling.
- (7) a parking garage may only be erected within the area shown as Building Area E on Schedule C-3074 to this by-law, in accordance with the following requirements:
  - (a) the parking garage shall provide three (3) levels of parking area, with the uppermost level not to exceed the elevation of the second storey floor level of the apartment building to be located within Building Area C.
  - (b) pedestrian ramps to be provided in relation to Building Areas A, B, and D, and the pedestrian bridge to be provided in relation to Building Areas C and E, shall be considered as buildings or structures for the purpose of this by-law.
- (8) not less than sixty-four (64) percent of the lot area shall be maintained as landscaped open space;
- (9) not less than three hundred and fifty-seven (357) parking spaces shall be provided on the site:
  - (a) a minimum of two hundred and sixty-two (262) spaces shall be located in a structure occupying the aforesaid Building Area E; and,
  - (b) a minimum of fifty-three (53) spaces and forty-two (42) spaces shall be located within Parking Area A and B, respectively, as shown on Schedule C-3074 to this by-law.

- (10) no fence, hedge or structure, except outdoor recreation facilities and signs permitted in accordance with section 6 of this by-law, shall exceed a height of 2.4 metres within the area shown as Landscaped Open Space on Schedule C-3074 to this by-law; and,
- (11) a service area for the loading or unloading of persons, animals or goods, with unobstructed egress and ingress to a public street, shall be provided as shown on Schedule C-3074 to this by-law.

3074.3 for the purpose of this section, a Stacked Townhouse Dwelling shall mean a building that is divided into twenty (20) or more dwelling units, of which not less than eight (8) dwelling units shall have two (2) separate means of egress, one of which shall be to a common interior corridor and one of which shall be directly to a yard adjacent to the dwelling unit and the remaining dwelling units shall have separate means of egress to two separate interior corridors.

**3075** The lands designated CRC - SECTION 3075 on Sheet 42 of Schedule A to this by-law:

3075.1 shall only be used for one or the other of the following purposes, but not both:

either:

- (1) (a) a single detached dwelling;
- (b) a home occupation; and,
- (c) purposes accessory to the other permitted purpose

or:

- (2) (a) offices other than:
  - (i) offices for a physician, dentist or drugless practitioner, or
  - (ii) a real estate office;
- (b) personal service shop;
- (c) an art gallery; and,
- (d) purposes accessory to the other permitted purposes.

3075.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Lot Width shall be 30.77 metres;
- (b) the minimum front, rear and side yard depths and widths shall be shown on Schedule C-3075;
- (c) the permitted uses shall be located in the building within the area shown as Building Area on Schedule C-3075;
- (d) the Gross Floor Area shall not exceed 427.5 square metres;
- (e) the height of the building located within the area shown as Building Area on Schedule C-3075 shall not exceed 2 ½ storeys;

- (f) a minimum of 14 parking spaces shall be provided for the commercial uses permitted by section 75.1(2) in the locations shown on Schedule C-3075;
- (g) Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Schedule C-3075;
- (h) no outside storage or display of goods shall be permitted;
- (i) all garbage and refuse containers be located within a building; and,
- (j) a wood privacy fence, 1.8 metres in height, shall be erected and maintained in the locations shown on Schedule C-3075.

**3076** The lands designated R2B(1) - SECTION 3076 on Sheet 42 of Schedule A to this by-law:

3076.1 shall only be used for the following purposes:

- (1) an existing single detached dwelling;
- (2) an existing single detached dwelling converted to provide residential accommodation for not more than twelve (12) mentally retarded persons and not more than two (2) staff members; and,
- (3) purposes accessory to the other permitted purposes.

3076.2 shall also be subject to the following requirements and restrictions:

- (1) Minimum Setback of main building: 17.6 metres, and the yards so constituted shall be deemed to be the minimum required front and side yard depth and widths;
- (2) Minimum Depth or Width of a yard not abutting a street: three (3) metres;
- (3) Maximum Building Height:
  - (a) main building shall not exceed the height of the existing single detached dwelling;
  - (b) accessory building: 4.5 metres;
- (4) Off-street Parking shall be provided in accordance with the following standards:
  - residential, single detached dwelling: two (2) spaces per dwelling which may be located in a driveway; and,
  - converted dwelling for mentally retarded persons: one (1) space for each three (3) beds or fraction thereof provided for mentally retarded persons and one (1) for each staff member.
- (5) no fence or hedge within the required yards shall exceed a height of 1.8 metres, except within nine (9) metres of the intersection of two street lines, in which case the limit shall be 0.9 metres.

**3077** The lands designated R3A - SECTION 3077 on Sheet 43 of Schedule A to this by-law:

3077.1 shall only be used for the purpose permitted in an R3A zone.



3077.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per townhouse dwelling units: 269 square metres;
- (2) Maximum Number of townhouse dwelling units: 60 units;
- (3) townhouse dwellings shall only be erected within the areas shown as Building Area, and in accordance with the building and yard dimensions indicated, on Schedule C-3077 to this by-law;
- (4) each townhouse dwelling unit shall have a private open space area which is enclosed by a privacy fence with a gate and which is not less than six (6) metres by six (6) metres in area;
- (5) a townhouse dwelling group shall have landscaped open space equal to at least thirty-five (35) percent of the lot area;
- (6) any fence erected between the closest main building and Vodden Street shall not exceed 1.8 metres in height; and,
- (7) where any parking area is located in a yard which abuts any zone in which residential uses are permitted, a hedgerow of evergreen shrubs not less than 1.5 metres in height shall be placed between the parking area and the lot line, and the land between the parking area and the lot line and the land between the hedgerows and the lot line shall be landscaped open space.

**3078** The lands designated R2B(1) - SECTION 3078 on Sheet 44 of Schedule A to this by-law:

3078.1 shall only be used for the following purposes:

- (1) a building containing four dwelling units; and,
- (2) purposes accessory to the other permitted purpose.

3078.2 shall be subject to the following requirements and restrictions:

- (1) a building containing four dwelling units shall only be erected within the area defined as Building Area on Schedule C-78 to this by-law;
- (2) the depth of the front or rear yard and width of a side yard shall not be less than that shown on Schedule C-78 to this by-law;
- (3) Maximum Coverage by main building: thirty (30) percent of the lot area;
- (4) an accessory building or structure, including a swimming pool covered or enclosed by a permanent structure, may be located within the area defined as Landscaped Open Space on Schedule C-3078 to this by-law, provided that the building area for all accessory buildings and structures does not exceed ten (10) percent of the lot area;
- (5) Maximum Building Height:  
  
main building: two (2) storeys; and,  
  
accessory building: 4.5 metres.
- (6) one and one-half (1 ½) parking spaces per dwelling unit shall be provided on the same lot with the building or use.

**3079** The lands designated R3A - SECTION 3079 on Sheet 60 of Schedule A to this by-law:

3079.1 shall only be used for the following purposes:

- (1) townhouse dwellings; and,
- (2) purposes accessory to the other permitted purpose.

3079.2 shall be subject to the following requirements and restrictions:

- (1) the Maximum Number of Dwelling Units shall be seventy-three (73) units;
- (2) the Minimum Lot Area per dwelling unit shall be two hundred and sixty (260) square metres;
- (3) townhouse dwellings shall only be erected within the areas shown as Building Areas, and in accordance with the minimum yard and building dimensions indicated, on Schedule C-3079 to this by-law;
- (4) Minimum Gross Floor Area per townhouse dwelling unit: eighty-three (83) square metres;
- (5) Maximum Coverage: thirty (30) percent of the lot area;
- (6) Maximum Building Height: 10.6 metres;
- (7) each townhouse dwelling unit shall have a private open space area which is enclosed by a privacy fence with a gate and which is not less than 5.5 metres by 6 metres in area;
- (8) a townhouse dwelling group shall have landscaped open space equal to at least thirty-five (35) percent of the lot area;
- (9) any fence erected between a building and court shall not exceed 1.8 metres in height;
- (10) two (2) parking space per townhouse dwelling unit shall be provided, one of which shall be located within the unit and one in the driveway to the unit; and,
- (11) for any parking area which is in a yard which abuts any zone where residential uses are permitted, a hedgerow of evergreen shrubs not less than 1.5 metres in height must be placed between the parking area and the lot line, and the remaining land between the hedgerow and the lot line shall be landscaped open space.

**3080** The lands designated R4A - SECTION 3080 on Sheet 43 of Schedule A to this by-law:

3080.1 shall only be used for the following purposes:

- (1) a senior citizens' apartment dwelling on Lot A as shown on Schedule C-3080 to this by-law;
- (2) a church, which may contain a church assembly hall, reading rooms and administration offices, on Lot B as shown on Schedule C-3080 to this by-law.
- (3) a day nursery and a gymnasium, within the areas shown as Building Area Z on Schedule C-3080 to this by-law.

3080.2 shall be subject to the following requirements and restrictions:

- (1) a senior citizens' apartment shall only be erected within the area defined as Building Area X and in accordance with the minimum yard and building dimensions as shown on Schedule C-3080 to this by-law;
- (2) canopies shall be allowed to extend from the first floor of the building as shown on Schedule C-3080 to this by-law;
- (3) the Maximum Building Height of the apartment dwelling shall be ten (10) storeys;
- (4) the Maximum Floor Space Index of the apartment building shall be 1.0;
- (5) the Maximum Number of Dwelling Units shall be as follows:

<u>Bedroom/Unit</u>	<u>Maximum Number of Units</u>
Bachelor dwelling unit	sixty-three (63) dwelling units
One bedroom dwelling	forty (40) dwelling units
Two bedroom dwelling	twenty (20) dwelling units
Total dwelling units	one hundred twenty-three (123) dwelling units

- (6) no dwelling units with more than two bedrooms shall be permitted;
- (7) a church shall only be erected within the area shown a Building Area Y, and in accordance with the minimum yard and building dimensions shown, on Schedule C-3080 to this by-law;
- (8) an underground pedestrian tunnel shall be constructed between Building Area X and Building Area Y, as shown on Schedule C-3080 to this by-law;
- (9) Landscaped Open Space:
  - (a) not less than fifty (50) percent of the area of Lot A on Schedule C-3080 shall be maintained as landscaped open space;
  - (b) not less than sixty-five (65) percent of the roof of the senior citizens' apartment dwelling shall be maintained as a roof garden; and,
  - (c) Landscaped Open Space shall be provided on Lot B as shown on Schedule C-3080 to this by-law.
- (10) Parking Requirements:
  - (a) all parking areas shall be located as shown on Schedule C-3080 to this by-law and shall have direct and unobstructed access to and from a public street by driveways as shown on Schedule C-3080 to this by-law;
  - (b) not less than thirty-one (31) parking spaces shall be provided on Lot A and reserved for use by residents and visitors of the senior citizens' apartment dwelling; and,

- (c) not less than one hundred seventy-nine (179) spaces shall be provided on Lots A and B which shall be for the use of the church, day nursery and gymnasium.
- (11) a service area for the loading or unloading of persons, animals or goods, with unobstructed ingress and egress to a public street, shall be provided as shown on Schedule C-3080 to this by-law; and,
- (12) no fence, hedge or structure, except outdoor recreation facilities and signs, shall exceed a height of 1.8 metres within the landscaped open space area designated on Schedule C-3080 to this by-law.

3080.3 for the purposes of this section, Roof Garden shall mean an open space at roof-top level of a building which is used for the growth, maintenance, preservation of grass, flowers, trees and shrubs and other landscaping including a surfaced walk, patio, pool or similar amenity but excluding any ramp, stairwell, retaining wall or any covered space within any main building or structure.

**3081** The lands designated C2 – SECTION 3081 on Sheet 60 of Schedule A to this by-law:

3081.1 shall only be used for the following:

- (1) the purposes permitted in the C2 zone of this by-law; and,
- (2) movie theatres

3081.2 shall be subject to the following requirements and restrictions:

- (1) movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats; and,
- (2) all of the uses shall be subject to building area limits shown on Schedule C-3081 to this by-law; and,

**3082** The lands designated SC - SECTION 3082 on Sheet 61 of Schedule A to this by-law:

3082.1 shall only be used for the following purposes:

- (a) retail sales of furniture, household furnishings and appliances, and warehouse for same, not to exceed a gross floor area of 2,900 square metres, occupying part of the building in the area shown as Building Area A on Schedule C-3082 to this by-law;
- (b) catalogue centre with a gross floor area of not less than 1,393.5 square metres, together with retail purposes other than the sale of food, occupying a building shown as Building Area B as shown on Schedule C-3082 to this by-law; and,
- (c) purposes accessory to the other permitted purposes.

3082.2 shall be subject to the following requirements and restrictions:

- (a) minimum front, rear and side yards depths and widths shall be provided as shown on Schedule C - 3082 to this by-law;
- (b) only one building may be erected within the area designated as SC - Section 3082 on Schedule A to this by-law;
- (c) the Height of a Building shall not be greater than 10.6 metres.

- (d) (1) Landscaped Open Space shall be provided and maintained as shown on Schedule C-3082 to this by-law; and,
- (2) the height of a fence, hedge, structure or sign within the area designated Landscaped Open Space on Schedule C-3082 to this by-law shall not be greater than 1.2 metres;
- (e) (1) for the retail store and furniture warehouse, at least one (1) parking space for every 93 square metres of floor space shall be provided; and,
- (2) for the purposes permitted by section 3082.1(b) and 3082.1(c), at least one hundred thirty seven (137) parking spaces shall be provided.
- (f) a service area for the loading or unloading of persons, animals or goods, with unobstructed ingress and egress to a public street, shall be provided as shown on Schedule C-3082 to this by-law;

**3083** The lands designated SC - SECTION 3083 on Sheet 60 of Schedule A to this by-law:

3083.1 shall only be used for the following purposes:

- (1) Ground Floor Only:
  - (a) antique, art or crafts shop;
  - (b) book shop;
  - (c) camera or photography store;
  - (d) finance company;
  - (e) gift or flower shop;
  - (f) jewellery, watch or watch repair store;
  - (g) luggage and leather goods store;
  - (h) office supply or stationery store;
  - (i) office, business or professional;
  - (j) shoe store;
  - (k) real estate office; and,
  - (l) travel agency
- (2) Second Floor Only: offices, but not including the office of a dentist, physician, drugless practitioner or medical clinic.

3083.2 shall be subject to the following requirements and restrictions:

- (1) the front and exterior side yards shall have a minimum depth and width, respectively, as shown on Schedule C-3083 to this by-law;
- (2) a building shall only be erected within the area defined as Building Area on Schedule C-3083 to this by-law;

- (3) the ratio of the gross floor area of the building to the lot area shall not exceed 0.5; and,
- (4) all parking areas shall have direct and unobstructed access to and from a public street by means of a driveway or ramp, as shown on Schedule C-3083 to this by-law.

**3084** The lands designated R1B - SECTION 3084 on Sheet 43 of Schedule A to this by-law:

3084.1 shall only be used for the following purposes:

- (1) day nursery; and,
- (2) purposes accessory to the other permitted purposes.

3084.2 shall be subject to the following requirements and restrictions:

- (1) the front, rear and side yards shall have minimum depths and widths as shown on Schedule C-3084 to this by-law;
- (2) a building shall only be erected within the area defined as Building Area on Schedule C-3084 to this by-law; and,
- (3) all Parking Areas shall have a direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule C-3084 to this by-law.

(SECTION 3085 RESERVED)

**3086** The lands designated R1B - SECTION 3086 on Sheet 60 of Schedule A to this by-law:

3086.1 shall only be used for the purposes permitted in an R1B zone.

3086.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Lot Width requirement set out in R1B Zone shall not apply to Lot 17 on Registered Plan 581.

**3087** The lands designated R3A - SECTION 3087 on Sheet 43 of Schedule A to this by-law:

3087.1 shall only be used for the following purposes:

- (1) townhouse dwellings;
- (2) open space; and,
- (3) purposes accessory to the other permitted purposes.

3087.2 shall be subject to the following requirements and restrictions:

- (1) the minimum front, side and rear yards shall have minimum depths and widths as shown on Schedule C-3087 to this by-law;
- (2) a townhouse dwelling shall only be erected within the areas shown as Building Areas on Schedule C-3087 to this by-law;

- (3) a maintenance building shall only be erected in the area defined as Building Area (Maintenance Building) on Schedule C-3087 to this by-law;
- (4) for each townhouse dwelling unit, two (2) parking spaces shall be provided, one of which may be located in a driveway; and,
- (5) not less than seven (7) parking spaces shall be provided for visitors and guests.

**3088** The lands designated R3A - SECTION 3088 on Sheet 42 of Schedule A to this by-law:

3088.1 shall only be used for the following purposes:

- (1) townhouse dwelling; and,
- (2) purposes accessory to the other permitted purpose.

3088.2 shall be subject to the following requirements and restrictions:

- (1) no more than forty-seven (47) dwelling units shall be erected on the site;
- (2) the minimum front, side and rear yard dimensions and the minimum separation between townhouse dwellings shall be as shown on Schedule C-3088 to this by-law;
- (3) a townhouse dwelling shall only be erected within each area shown as a Building Area on Schedule C-3088 to this by-law;
- (4) off-street parking facilities shall be provided for each townhouse dwelling unit on the basis of two (2) parking spaces per townhouse dwelling unit, one (1) of which shall be provided within the unit and one in the driveway to the unit; and,
- (5) off-street parking facilities shall be provided for visitors or guest parking on the basis of one (1) parking spaces for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Schedule C-3088 of this by-law.

**3089** The lands designated SC - SECTION 3089 on Sheet 60 of Schedule A to this by-law:

3089.1 shall only be used for the following purposes:

- (a) office for medical specialists; and,
- (b) non-medical professional offices.

3089.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Yard Requirements shall be as shown on Schedule C-3089 to this by-law;
- (3) only one building may be erected within the area defined as Building Area on Schedule C-3089 to this by-law;
- (4) the permitted building may not contain more than four offices for medical specialists;
- (4) the permitted building shall not have more than 403 square metres of gross commercial floor area;

- (5) Maximum Building Height: 7.6 metres;
- (6) Landscaped Open Space shall be provided and maintained as shown on Schedule C-3089 of this by-law; and,
- (7) all Parking Areas shall be located as shown on Schedule C-3089 to this by-law and shall have direct and unobstructed access to and from a public street means of a driveway or ramp as shown on Schedule C-3089.

**3091** The lands designated R3A - SECTION 3091 on Sheet 42 of Schedule A to this by-law:

3091.1 shall only be used for the following purposes:

- (1) townhouse dwellings; and,
- (2) purposes accessory to the other permitted purpose.

3091.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Lot Area per townhouse dwelling unit shall be 270 square metres;
- (2) the Maximum Number of townhouse dwellings units shall be thirty (30);
- (3) the Minimum Gross Floor Area of each townhouse dwelling unit shall be 83 square metres;
- (4) the Minimum Yard Requirements shall be as shown on Schedule C-3091 to this by-law; and,
- (5) Maximum Coverage shall not exceed thirty (30) percent of the lot area.

**3092** The lands designated M1 - SECTION 3092 on Sheet 61 of Schedule A to this by-law:

3092.1 shall only be used for the following purposes:

- (1) a restaurant;
- (2) a bank; and,
- (3) the M1 zone uses.

3092.2 shall be subject to the following requirements and restrictions:

- (1) the Maximum Gross Floor Area of the restaurant shall not exceed 506 square metres and the maximum gross floor area of the bank shall not exceed 246 square metres;
- (2) not less than 53 off-street parking spaces shall be provided and shall occupy an area indicated as Parking Areas for 53 cars as shown on Schedule C-3092 to this by-law;
- (3) Landscaped Open Space shall be provided and shall occupy an area indicated as Landscaped Open Space as shown on Schedule C-3092 to this by-law; and,
- (4) at least one loading area shall be provided for the restaurant and shall occupy an area indicated as Loading Area and shown on Schedule C-3092 to this by-law.



(SECTION 3093 RESERVED)

**3094** The lands designated R3A - SECTION 3094 on Sheet 43 of Schedule A to this by-law:

3094.1 shall only be used for the following purposes:

- (1) townhouse dwellings.

3094.2 shall be subject to the following requirements and restrictions:

- (1) no more than sixty (60) townhouse dwelling units shall be erected on the site;
- (2) the Minimum Yard Requirements shall be as shown on Schedule C-3094 to this by-law;
- (3) townhouse dwelling units shall only be erected within the area defined as Building Area on Schedule C-3094 to this by-law;
- (4) the Maximum Coverage of the townhouse dwellings shall not exceed twenty-five (25) percent of the lot area;
- (5) the Minimum Gross Floor Area per dwelling unit shall be 83 square metres;
- (6) Off-street Parking facilities shall be provided for each dwelling unit on the basis of two (2) parking spaces per unit, one of which shall be provided within the unit and one in the driveway of the unit; and,
- (7) Off-street Parking facilities shall be provided for visitor or guest parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Schedule C-3094 to this by-law.

**3095** The lands designated R2A - SECTION 3095 on Sheet 59 of Schedule A to this by-law:

3095.1 shall only be used for the following purposes:

- (1) semi-detached dwellings; and,
- (2) purposes accessory to the other permitted purpose.

3095.2 shall be subject to the following requirements and restrictions:

- (1) Lot Area Requirements:

- (a) Interior Lot:

Minimum Lot Area per semi-detached: 445 square metres;

Minimum Lot Area per semi-detached unit: 210 square metres.

- (b) Exterior Lot:

Minimum Lot Area per semi-detached dwelling: 510 square metres;

Minimum Lot Area per semi-detached dwelling unit: 260 square metres;

- (2) the minimum setbacks, minimum required rear yard depth and minimum required side yard width shall be as shown on Schedule C-3095 to this by-law provided that the distances shall vary by not more than 0.4 metre less than the measurement shown;
- (3) each semi-detached unit shall only be erected within the area shown as Building Area on Schedule C-3095 to this by-law;
- (4) the Maximum Coverage on each semi-detached lot shall not exceed thirty-five (35) percent of the lot area;
- (5) the Minimum Gross Floor Area for each semi-detached unit shall be seventy-four (74) square metres;
- (6) the Maximum Building Height shall be two and one half (2 1/2) storeys or eight (8) metres, whichever is the lesser; and,
- (7) a minimum of 50 percent of the required front yard shall be maintained as landscaped open space.

**3096** The lands designated R3A - SECTION 3096 on Sheet 44 of Schedule A to this by-law:

3096.1 shall only be used for the following purposes:

- (1) townhouse dwelling;
- (2) a recreation centre; and,
- (3) purposes accessory to the other permitted purposes.

3096.2 shall be subject to the following requirements and restrictions:

- (1) townhouse dwellings shall only occupy areas indicated as for such on Schedule C-3096 to this by-law;
- (2) Maximum Coverage of all townhouse dwellings shall be thirty (30) percent of the lot area;
- (3) Maximum Number of townhouse dwellings shall be four hundred and fifty-one (451);
- (4) Maximum Building Height: 10.6 metres;
- (5) Minimum Landscaped Open Space: fifty (50) percent of the lot area;
- (6) lands designated as landscaped open space on Schedule C-3096 to this by-law shall be developed and maintained for such purposes;
- (7) the minimum setback distance, minimum required rear yard depth and minimum required side yard widths shall be shown on Schedule C-3096 to this by-law;
- (8) Off-street Parking spaces shall be provided in a number equivalent to 175 percent of the number of dwelling units;
- (9) a driveway leading to a private garage shall be considered as provided one (1) parking space, providing that the distance between the edge of the private roadway and the front walk of the garage is not less than six (6) metres;

- (10) not less than one (1) parking space shall be provided for each dwelling unit not containing an attached garage, and an additional parking space shall be provided for each two (2) such dwelling units;
- (11) each five (5) dwelling units shall be provided with one (1) visitor parking space clearly marked and signed for visitor parking; and,
- (12) all areas containing more than two (2) parking spaces shall have direct and unobstructed access to and from a public street by means of a driveway.

**3097** The lands designated R2A - SECTION 3097 on Sheet 59 of Schedule A to this by-law:

3097.1 shall only be used for the purposes permitted in an R2A zone.

3097.2 shall be subject to the following requirements and restrictions:

- (1) a semi-detached dwelling shall only be erected within the area shown a Building Area on Schedule C-3097 to this by-law;
- (2) the yard requirements shall conform to those shown on Schedule C-3097 to this by-law; and,
- (3) a driveway shall be located as shown on Schedule C-3097 to this by-law.

**3098** The lands designated SC - SECTION 3098 on Sheet 61 of Schedule A to this by-law;

3098.1 shall be only used for the purposes permitted in a SC zone other than office for physician, dentist or drugless practitioner

3098.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 1.6 hectares
- (b) Minimum Lot Width: 90 metres
- (c) Maximum Coverage: 27%
- (d) Minimum Front Yard Depth: 45 metres
- (e) Minimum Exterior Side Yard Width: 20 metres
- (f) Maximum Gross Leasable Floor Area: 5450 square metres
- (g) no access to Steeles Avenue shall be permitted;
- (h) the number of parking spaces required by section 20 may be reduced to the number obtained from performing the following calculations, using Table 3098.1:
  - (1) calculate the number of parking spaces required by section 20 for each use proposed or on the site;
  - (2) go to Table 3098.1 and find the appropriate row for each use proposed or on the site;
  - (3) multiply each percentage in the row relating to that use in Table 3098.1 by the number of parking spaces required by section 20 for that particular use;

- (4) total each column; and,
- (5) the largest number in the TOTAL row is the minimum to which the minimum number of parking spaces required may be reduced.

Table 3098.1

Land Use	Morning	Noon	Afternoon	Evening
Bank	90%	100%	95%	10%
Office	100%	90%	95%	10%
Restaurant	20%	100%	30%	100%
Other Use	80%	80%	100%	100%
TOTAL				

(SECTION 3099 RESERVED)

**3101** The lands designated R4A - SECTION 3101 on Sheet 59 of Schedule A to this by-law:

3101.1 shall only be used for the following purposes:

- (1) apartment dwelling; and,
- (2) religious Institution.

3101.2 shall be subject to the following requirements and restrictions:

- (1) the minimum front yard setback, minimum required rear yard depth and minimum required side yard widths shall be as shown on Schedule C-3101 to this by-law;
- (2) an apartment building shall only be erected within the area defined as Building Area A on Schedule C-3101 to this by-law, in compliance with the following regulations:
  - (a) Maximum Height: 22 storeys;
  - (b) Maximum Number of units: 254 units;
  - (c) Minimum required parking: 381 spaces;
  - (d) Minimum required underground parking: 254 spaces;
  - (e) Maximum Ground Floor Coverage: 1,125 square metres.
- (3) an apartment building shall only be erected within the area defined as Building Area B on Schedule C-3101 to this by-law, in compliance with the following regulations:
  - (a) Maximum Height: 22 storeys;
  - (b) Maximum Number of units: 254 units;
  - (c) Minimum Parking: 381 spaces;
  - (d) Minimum Underground Parking: 254 spaces;
  - (e) Minimum Ground Floor Coverage: 1,126 square metres.
- (4) Minimum Floor Area of each apartment dwelling unit:
  - (a) one bedroom: 55 square metres;
  - (b) two bedroom: 74 square metres; and,
  - (c) three bedroom: 93 square metres.
- (5) indoor swimming pools attached to apartment buildings shall be located as shown on Schedule C-3101 to this by-law;
- (6) canopies, mechanical vents, ramps and stairs may be located outside the designated Building Areas; and,

- (7) Landscaped Open Space shall be provided as shown on Schedule C-3101 to this by-law.

**3102** The lands designated M1 - SECTION 3102 on Sheet 61 of Schedule A to this by-law:

3102.1 shall only be used for the following purposes:

- (a) the purposes permitted in the M1 zone of this by-law; and,
- (b) a bank.

3102.2 shall be subject to the following requirements and restrictions:

- (a) the location of a bank shall be limited to the area shown as Building Area A on Schedule C-3102 to this by-law;
- (b) the area of any structure or building to be occupied by the bank shall be restricted to a maximum of 30.4 metres by 13.6 meters as shown on Schedule C-3102 of this by-law;
- (c) a minimum of twenty-one (21) parking spaces shall be provided for the exclusive use of the bank employees and customers, and such parking shall be in addition to any parking required in this by-law for the other uses located on the said lands;
- (d) a pedestrian walkway of 1.5 metres shall be provided along the westerly and southerly sides of the bank building;
- (e) Landscaped Open Space as shown on Schedule C-3102 to this by-law shall be provided and maintained;
- (f) the Maximum Height of any structure of building to be located on the said land shall be one (1) storey above established grade;
- (g) the Minimum Yard requirements shall be as shown on Schedule C-3102 to this by-law;
- (h) Loading and Unloading shall be permitted only along the northerly side of any structure or building to be located on the said lands;
- (i) Open Storage of goods and raw materials shall be prohibited.

**3103** The lands designated SC - SECTION 3103 on Sheet 61 of Schedule A to this by-law:

3103.1 shall only be used for the following purposes:

- (1) a restaurant;
- (2) a take-out restaurant;
- (3) a retail plumbing outlet; and,
- (4) purposes accessory to the other permitted purposes.

3103.2 shall be subject to the following requirements and restrictions:

- (1) the minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C-3103 to this by-law;
- (2) only one (1) building may be built within the zone boundary as shown on Schedule C-3103 to this by-law;
- (3) Maximum Gross Floor Area of a restaurant or a take-out restaurant: 687.4 square metres;
- (4) Maximum Gross Floor Area of a retail plumbing outlet: 371.6 square metres;
- (5) a restaurant or take-out restaurant shall only be located within the area shown as Building Area A on Schedule C-3103 to this by-law;
- (6) a retail plumbing outlet shall only be located within the area shown as Building Area B on Schedule C-3103 to this by-law;
- (7) Minimum Off-street Parking accommodation shall be provided on the same lot as the building and shall be located as shown on Schedule C-3103 to this by-law; and,
- (8) all parking areas shall have direct and unobstructed access to and from a public street by means of a driveway or ramp as shown on Schedule C-3103 to this by-law.

**3104** The lands designated R1A - SECTION 3104 on Sheet 60 of Schedule A to this by-law:

3104.1 shall only be used for the following purpose:

- (1) single detached dwelling.

3104.2 shall be subject to the following requirements and restrictions:

- (1) nothing in this section shall prevent the occupant of a single detached dwelling from carrying on any domestic or household art not affecting the amenity of the neighbourhood or a professional person from occupying one or more rooms as an office, providing there is no display of goods or advertising other than a plaque no larger than 0.09 square metres;
- (2) no dwelling shall have a floor area, exclusive of basement, verandah, garage, or attic, of less than seventy-four (74) square metres, and shall be of brick, brick veneer, stone or stucco over masonry construction; and,
- (3) every residence shall be constructed on land having a lot width of at least eighteen (18) metres.

3104.3 for the purposes of this section, a Single Detached Dwelling is defined as a building occupied, or intended to be occupied, as a dwelling by one family alone, and containing only one kitchen and may include a private garage and other accessory buildings.

**3105** The lands designated SC - SECTION 3105 on Sheet 44 of Schedule A to this by-law:

3105.1 shall only be used for the following purposes:

- (a) Commercial:

- (1) bank, trust company and financial institution;
- (b) Accessory:
  - (1) purposes accessory to the other permitted purposes.

3105.2 shall be subject to the following requirements and restrictions:

- (a) the Gross Commercial Floor Area shall not exceed 864 square metres
- (b) the Minimum Front Yard Depth shall be 11.4 metres
- (c) the Minimum Building Height shall not exceed 2 storeys
- (d) Landscaped Open Space shall be provided and maintained in the locations shown on Schedule C-3105.
- (e) all buildings and structures shall be located within the area shown as Building Area on Schedule C-3105.

(SECTION 3106 RESERVED)

**3107** The lands designated C3 - SECTION 3107 on Sheet 41 of Schedule A to this by-law:

3107.1 shall only be used for the following:

- (1) those purposes permitted in the C3 zone to this by-law, except for an amusement arcade; and,
- (2) movie theatres.

3107.2 shall be subject to the following requirements and restrictions:

- (1) movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats;

**3108** The lands designated SC - SECTION 3108 on Sheet 42 of Schedule A to this by-law:

3108.1 shall only be used for the following purposes:

- (1) (a) a medical clinic and offices related thereto;
- (b) a retail establishment with no outside storage;
- (c) a convenience store;
- (d) a service shop;
- (e) a personal service shop;
- (f) a bank, trust company and finance company;
- (g) an office;
- (h) a dry-cleaning and laundry distribution station;



- (i) a printing or copy establishment;
- (j) a commercial school;
- (k) a health centre;
- (l) a custom workshop;
- (m) a radio/television broadcasting/transmission establishment;

or

- (2) a place of worship for a period of two years from June 10, 2002.

3108.2 the use permitted under Section 3108.1(2) shall be subject to the following requirements and restrictions:

- (a) the worship area shall not exceed 117.6 square metres;
- (b) a minimum of 11 parking spaces shall be provided on the site.

3108.3 for those uses permitted under Section 3108.1(1), no loading spaces are required.

**3109** The lands designated SC - SECTION 3109 on Sheet 42 of Schedule A to this by-law:

3109.1 shall only be used for the following purposes:

- (a) an insurance office; and,
- (b) purposes accessory to the other permitted purposes.

3109.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Building Height: 2 storeys;
- (b) parking shall be located within the area shown as Parking Area on Schedule C-3109 to this by-law;
- (c) Landscaped Open Space shall be provided and maintained in the location shown as Landscaped Open Space on Schedule C-3109 to this by-law;
- (d) all buildings and structures shall be located within the area shown as Building Area on Schedule C-3109 to this by-law; and,
- (e) the Gross Commercial Floor Area of all buildings shall not exceed 125 square metres.

3109.3 shall also be subject to the requirements and restrictions, other than the ones set out in sections 6.14 and 6.15, relating to the SC zone and not in conflict with the ones set out in section 3109.2

**3110** The lands designated R1D - SECTION 3110 on Sheet 59 of Schedule A to this by-law:

3110.1 shall be used only for those purposes permitted in an R1D zone.

3110.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Street Centre Line Setback: 13 metres, provided that the minimum distance to the front of the garage is 14.5 metres.
- (b) Minimum Side Yard Width:
  - (1) adjacent to the north and south zone boundary, 1.2 metres for a one storey dwelling; and 0.1 metres for each additional storey or part thereof;
  - (2) otherwise, 0.9 metres, provided that where the space between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any wall abutting that space.
- (c) Maximum Building Height: two storeys

**3111** The lands designated SC - SECTION 3111 on Sheet 60 of Schedule A to this by-law:

3111.1 shall only be used for the following purposes:

- (1) a retail establishment having no outside storage;
- (2) a service shop;
- (3) a bank, trust company, finance company;
- (4) an office;
- (5) a dry-cleaning and laundry distribution station;
- (6) a laundromat;
- (7) a parking lot;
- (8) a health centre;
- (9) a grocery store; or,
- (10) a children's' mental health centre.

3111.2 shall be subject to the following requirement and restriction:

- (1) facilities for the overnight accommodation of staff or patients shall not be permitted in a children's mental health centre.

3111.3 for the purposes of section 3111:

Children's' Mental Health Centre shall mean a building or place maintained and operated to provide services for children suffering from mental, emotional, or psychiatric disorders or any combination thereof, which has been approved under the *Children's Mental Health Services Act* ( R. S. O. 1980, C.69, as amended).

**3112** The lands designated HC1 - SECTION 3112 on Sheet 43 of Schedule A to this by-law:

3112.1 shall only be used for the following purposes:

- (1) a radio station transmission and broadcasting establishment; and,

- (2) the purposes permitted in the HC1 zone

**3113** The lands designated R1B - SECTION 3113 on Schedule A to this by-law:

3113.1 shall only be used for the purposes permitted in the R1B Zone.

3113.2 shall be subject to the following requirement and restriction:

- (1) Minimum Lot Depth: 29 metres.

**3114** The lands designated R1B - SECTION 3114 on Sheet 60 of Schedule A to this by-law:

3114.1 shall only be used for a single detached dwelling.

3114.2 shall be subject to the following requirements and restrictions:

- (1) the main building shall not occupy more than thirty (30) percent of the lot area;
- (2) the building area of all accessory buildings and structures, including a swimming pool covered or enclosed by a permanent structure, shall not exceed ten percent of the lot area; and,
- (3) the minimum lot area, minimum lot width, minimum lot depth, minimum side yard width, front yard and rear yard depth requirements of the R1B zone shall not apply.

**3115** The lands designated HC1 - SECTION 3115 on Sheet 43 of Schedule A to this by-law:

3115.1 shall only be used for a restaurant, convenience restaurant or a take-out restaurant.

3115.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 12 metres;
- (b) Minimum Interior Side Yard Width: 0 metres;
- (c) Minimum Exterior Side Yard Width: 18 metres;
- (d) Minimum Rear Yard Depth: 3 metres;
- (e) minimum number of parking spaces: 20;
- (f) Maximum Building Height: 10.6 metres.

**3116.1** The lands designated R1B - SECTION 3116 on Sheet 59 of Schedule A to this by-law:

3116.1.1 shall only be used for the purposes permitted in the R1B.;

3116.1.2 shall be subject to the requirements and restrictions set out in section 3116.1.3.;

3116.1.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 3116.1.2.

**3116.2** The lands designated R2A - SECTION 3116 on Sheet 59 of Schedule A to this by-law:

3116.2.1 shall only be used for the purposes permitted in the R2A;

3116.2.2 shall be subject to the requirements and restrictions set out in section 3116.3;

- 3116.3 (1) any lots which flank McLaughlin Road or the 0.3 metre reserve adjacent thereto shall be deemed to be interior lots;
- (2) adjacent to McLaughlin Road South a strip of land of not less than six (6) metres wide shall be maintained as landscaped open space, and the landscaped open space shall not be considered for purposes of computing lot area, lot depth, lot width, rear yard depth and side yard width; and,
- (3) no building shall exceed a height of 7.6 metres, provided that the rear or side main wall of either a single detached dwelling or semi-detached dwelling adjacent to McLaughlin Road South does not exceed a height of one (1) storey.

**3117** The lands designated C1 - SECTION 3117 on Sheet 60 of Schedule A to this by-law:

3117.1 shall only be used for:

- (a) the purposes permitted in a C1 zone; and,
- (b) a gas bar.

3117.2 shall be subject to the following requirements and restrictions:

- (a) all gasoline pump islands and related canopies shall be located a minimum of 5.2 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 metres back from a straight line between points on the lot lines abutting the streets, each such point being a distance of 15 metres from the intersection of the said lot lines;
- (b) the Minimum Front Yard Setback for a gas bar kiosk shall be 6.5 metres;
- (c) all building openings shall be at an elevation of 207.09 metres or higher;
- (d) all garbage and refuse containers shall be enclosed; and,
- (e) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building.

3117.3 shall, in respect of the purposes permitted in section 3117.1(a) be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of the by-law that are not in conflict with those set out in section 3117.2.

3117.4 shall, in respect of the purposes permitted in section 3117.1(b) be subject to the requirements and restrictions relating to the HC2 zone and all the general provisions of this by-law that are not in conflict with these set out in section 3117.2.

**3118** The lands designated R2B(1) - SECTION 3118 on Sheet 59 of Schedule A to this by-law:

3118.1 shall only be used for the following purposes:

- (1) the purposes permitted in an R1B zone;

- (2) a community club; and,
- (3) a recreation facility.

**3119** The lands designated DC - SECTION 3119 on Sheet 60 of Schedule A to this by-law:

3119.1 shall only be used for the following purposes;

- (1) offices for Bell Canada; and,
- (2) purposes accessory to the other permitted purpose.

**3121** The lands designated SC - SECTION 3121 on Sheet 43 of Schedule A to this by-law:

3121.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) an office, but shall exclude offices for a Physician, a Dentist, or a Drugless Practitioner, and a Real Estate office;
- (c) an artist studio or gallery;
- (d) an arts and crafts studio;
- (e) a personal service shop;
- (f) a financial institution;
- (g) a retail establishment having no outside storage of goods and materials, but shall exclude a convenience store or a grocery store; and,
- (h) purposes accessory to the other permitted uses;

3121.2 an amusement arcade, an adult video store or a billiard parlour shall not be permitted;

3121.3 shall be subject to the following requirements and restrictions:

- (1) the total gross residential floor area shall not exceed 136 square metres and shall only be located within the area shown as BUILDING AREA "A" on SCHEDULE C SECTION 3121;
- (2) the total gross commercial floor area shall not exceed 284 square metres and shall be located within BUILDING AREA "B" as shown on Schedule C - SECTION 3121;
- (3) the total gross commercial floor area may be increased to a maximum of 780 square metres, of which the total gross commercial floor area devoted to the uses permitted in SECTION 3121.1(e), (f) and (g) shall be no more than 520 square metres, provided that:
  - (i) the single detached dwelling located in BUILDING AREA "A" as shown on SCHEDULE C - SECTION 3121 has been demolished; and,

- (ii) the total expanded gross commercial floor area is located within BUILDING AREA "B" and EXPANSION AREA as shown on SCHEDULE C – SECTION 3121;
- (4) all buildings located on the site shall be in the locations identified as BUILDING AREAS and EXPANSION AREA as shown on SCHEDULE C – SECTION 3121;
- (5) Minimum Lot Width : 20 metres;
- (6) Minimum Landscaped Open Space: 20% of the total area of the site shall be provided and maintained;
- (7) parking shall be provided in accordance with Section 10 and Section 20 of this by-law, except for those uses permitted in SECTION 3121.1(b), (c), (d) and (e) which are located within EXPANSION AREA "C" as shown on SCHEDULE C – SECTION 3121 for which parking shall be provided on the basis of 1.5 spaces for every 100 square metres of gross commercial floor area;
- (8) no outside storage or display of goods shall be permitted; and,
- (9) all garbage and refuse containers, including any containers for recyclable materials, shall be located within a building.

**3122** The lands designated R1A - SECTION 3122 on Sheet 60 of Schedule A to this by-law;

3122.1 shall only be used for the following purposes:

- (1) the purposes permitted in a R1A zone;
- (2) a funeral home;
- (3) purposes accessory to the other permitted purposes.

3122.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:  
  
Interior Lot: 23 metres  
  
Corner Lot: 26 metres
- (2) Minimum Yard Depth from Lot Line abutting Main Street South: 40 metres.
- (3) Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (4) Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- (5) Maximum Gross Residential Floor Area: 750 square metres, subject to the following:

Maximum gross residential floor area shall be dictated by a sliding scale floor space index which operates as follows:

- for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
- for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
- for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and,
- for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

**3123** The lands designated SC - SECTION 3123 on Sheet 43 of Schedule A to this by-law:

3123.1 shall only be used for the purposes permitted in the SC zone.

3123.2 shall be subject to the following restriction:

- (1) the Maximum Height of a building shall not exceed 4 storeys.

**3124** The lands designated M1- SECTION 3124 on Sheet 41 of Schedule A to this by-law:

3124.1 shall only be used for the purposes permitted in the M1 Zone of this by-law.

3124.2 shall be subject to the following requirement:

- (1) the Minimum Centre Line Setback shall be 24.35 metres from the centre line of Holtby Avenue.

**3125** The lands designated R4A - SECTION 3125 on Sheet 41 of Schedule A to this by-law:

3125.1 shall only be used for the following purposes:

- (a) the purposes permitted in an R4A zone of this by-law; and,
- (b) the purposes permitted in a C1 zone of this by-law, except for a dining room restaurant, a convenience or a take-out restaurant.

3125.2 shall be subject to the following requirements and restrictions:

- (a) the maximum amount of gross commercial floor area used for commercial purposes shall not exceed 460 square metres; and,
- (b) commercial purposes shall only be permitted on the ground floor of the apartment dwelling.

3125.3 shall also, in respect of the commercial purposes, be subject to the requirements and restrictions relating to the C1 zone not in conflict with the ones set out in sections 3125.2.

**3126** The lands designated R3B - SECTION 3126 on Sheet 59 of Schedule A to this by-law:

3126.1 shall only be used for the following purposes:

- (1) single-family attached dwellings.

3126.2 shall be subject to the following requirements and restrictions:

- (1) not more than 116 dwelling units shall be erected on this site;
- (2) Maximum Gross Floor Area per dwelling unit: 83 square metres;
- (3) Maximum Building Area: 25 percent of the lot area;
- (4) Maximum Height per dwelling unit: 18.6 metres;
- (5) Minimum Number of parking spaces per unit: two (2), one (1) of which shall be provided within the unit and one of which shall be provided in the driveway to the unit;
- (6) off-street parking facilities shall be provided for visitor parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly;
- (7) all parking spaces, aisles and driveways shall be useable in all seasons and finished with a stable, dustless surface; and,
- (8) not less than sixty (60) percent of the total site area shall be maintained as landscaped open space.

3126.3 for the purposes of this section, Single-Family Attached Dwelling shall mean a building divided vertically into three (3) or more single-family attached dwelling units by common walls and with private front and rear access to each unit.

**3127** The lands designated R4B - SECTION 3127 on Sheet 43 of Schedule A to this by-law:

3127.1 shall only be used for the following purposes:

- (1) senior citizens' apartment dwelling; and,
- (2) purposes accessory to the other permitted purpose.

3127.2 shall be subject to the following requirements and restrictions:

- (1) the minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C-3127 to this by-law;
- (2) canopies shall be allowed to extend from the first floor of the senior citizens' apartment dwelling, as shown on Schedule C-3127 to this by-law;
- (3) a senior citizens' apartment dwelling shall only occupy the area indicated as building area on Schedule C-3127 to this by-law;
- (4) Maximum Floor Space Index: 1.3;



- (5) Maximum Building Height: 11 storeys. These height limitations shall not apply to elevator enclosures, flag poles, television or radio antenna, ventilator, skylight or chimney;
- (6) Maximum Number of dwelling units in the senior citizens' apartment dwelling shall not exceed one hundred and one (101), of which not less than one hundred (100) units shall be one bedroom units, and one (1) unit shall be a two (2) bedroom unit.
- (7) the senior citizens' apartment dwelling shall contain, in addition to 101 dwelling units, a common room with abutting kitchen and chair storage area, communal laundry room, washrooms, and a storage room for outside facilities;
- (8) not less than fifty (50) percent of the area of Lot A shall be maintained as landscaped open space;
- (9) Landscaped Open Space shall be provided on Lot A as shown on Schedule C-3127 to this by-law;
- (10) not less than twenty-four (24) spaces shall be provided on Lot A and reserved for use by residents and visitors of the senior citizens' apartment building. All parking areas shall be located as shown on Schedule C-3127 to this by-law;
- (11) no fence, hedge or structure, except outdoor recreation facilities permitted in accordance with section 3127, shall exceed a height of two (2) metres within the landscaped open space area designated on Schedule C-3127 to this by-law; and,
- (12) a service area for the loading or unloading of persons, animals or goods with unobstructed ingress and egress to a public street shall be provided as shown on Schedule C-3127 to this by-law.

3127.3 for the purposes of this section, a Senior Citizens' Apartment Dwelling shall mean a building other than a triplex, double duplex, street townhouse or multiple dwelling containing three or more dwelling units, occupied by senior citizens, which has a common entrance from the street level and the occupants of which have the right to use in common halls, stairs and yards.

**3128** The lands designated M1 - SECTION 3128 on Sheet 42 of Schedule A to this by-law:

3128.1 shall only be used for the following purposes:

- (1) in respect of the area shown as the Existing Building on Schedule C-3128 to this by-law, an office and warehouse; and,
- (2) in respect of the area shown as the Proposed Extension on Schedule C-3128, inside storage of goods as accessory to the existing office and warehouse.

3128.2 shall be subject to the following requirements and restrictions:

- (1) the existing building as shown on Schedule C-3128 may be extended to the west by maximum gross floor area of 139.35 square metres;
- (2) the proposed building shall be located within the area shown as Proposed Extension on Schedule C-3128 to this by-law;
- (3) the Maximum Height of the proposed building shall be one storey;

- (4) a minimum number of 12 parking spaces shall be provided on the site as shown on Schedule C-3128 to this by-law; and,
- (5) outside storage of goods shall be prohibited.

**3129** The lands designated R1B - SECTION 3129 on Sheet 42 of Schedule A to this by-law:

3129.1 shall only be used for the purposes permitted in the R1B zone.

3129.2 shall be subject to the following requirements and restrictions:

- (1) a Minimum Lot Depth of 24.4 metres;
- (2) a Minimum Lot Area of 371.6 square metres; and,
- (3) the Rear Yard shall be not less than 7.6 metres in depth, except that the rear yard may be occupied by a portion of a main building located not less than 6.1 metres from the rear lot line, provided that the main building does not occupy more than fifty-five (55) percent of the rear yard width and that at least thirty-five (35) percent of the rear yard area is maintained in one contiguous unit, with a depth of a least 7.6 metres.

**3130** The lands designated R1B - SECTION 3130 on Sheet 43 of Schedule A to this by-law:

3130.1 shall only be used for the purposes permitted in the R1B zone.

3130.2 shall be subject to the following requirements and restrictions:

- (1) no building or structure, including an attached garage or an attached carport, shall be permitted without a minimum centre line setback of 20.1 metres;
- (2) there shall be a rear yard for every building, having a minimum depth of twenty (20) percent of the lot depth, but it need not exceed 6.1 metres;
- (3) where an attached garage or an attached carport does not have a second storey above it, the side yard shall be at least 1.2 metres;
- (4) no principal building shall exceed a height of 7.6 metres; and,
- (5) the Minimum Lot Width shall be 13.5 metres.

**3131** The lands designated M2 - SECTION 3131 on Sheet 61 of Schedule A to this by-law:

3131.1 shall only be used for the following purposes:

- (1) prepared food take-out facility; and,
- (2) purposes permitted in the M2 zone.

3131.2 shall be subject to the following requirements and restrictions:

- (1) no facilities shall be provided to enable food to be consumed in the building;
- (2) the Building Area shall be located as shown on Schedule C-3131 to this by-law;
- (3) the front, side and rear yard depths and widths shall be as shown on Schedule C-3131 to this by-law;

- (4) the Maximum Gross Floor Area of the prepared food take-out facility shall not exceed 325.2 square metres, and no more than 23.3 square metres shall be dedicated to customers purchasing food;
- (5) no less than 45 off-street parking spaces shall be provided and shall occupy area shown as Parking Areas on Schedule C-3131 to this by-law;
- (6) no parking shall be permitted along the east side of the building, and a minimum width of 7.9 metres of pavement shall be provided to permit a two way traffic flow along the east side of the building, to provide access to a parcel of land to the north, as shown on Schedule C-3131 to this bylaw;
- (7) a Loading Area shall be provided for the various units in the building and shall occupy an area indicated as Loading Area and shown on Schedule C-3131 to this by-law; and,
- (8) Landscaped Open Space shall be provided and shall occupy an area shown as Landscaped Open Space on Schedule C-3131 to this by-law.

3131.3 for the purposes of this section, a Prepared Food Take-Out Facility shall mean a commercial kitchen, a portion of a building used for the preparation of food to be consumed away from the building.

**3132** The lands designated HC1 - SECTION 3132 on Sheet 60 of Schedule A to this by-law:

3132.1 shall only be used for a restaurant or take-out restaurant; and,

3132.2 shall be subject to the requirements and restrictions as shown on Schedule C-3132 to this by-law.

**3133** The lands designated SC - SECTION 3133 on Sheet 61 of Schedule A to this by-law:

3133.1 shall only be used for the following purposes:

- (a) a fabricating plant; and,
- (b) the purposes permitted in the SC zone.

3133.2 shall, in respect of a fabricating plant, be subject to the following requirements and restrictions:

- (1) the minimum front yard depth shall be 14 metres;
- (2) the minimum rear yard depth shall be 34 metres;
- (3) the minimum side yard width abutting the southerly property line shall be 3.25 metres;
- (4) the minimum side yard width abutting the northerly property line shall be 5.74 metres;
- (5) the maximum gross industrial floor area shall be 1,675 square metres; and,
- (6) the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in paragraphs (1), (2), (3), (4) and (5) of section 3133.2.

**3134** The land designated C1 - SECTION 3134 on Sheet 60 of Schedule A to this by-law:

3134.1 shall only be used for the purposes permitted in the C1 zone.

3134.2 shall be subject to the requirements and restrictions as shown on Schedule C-3134 to this by-law.

**3135** The lands designated R3B - SECTION 3135 on Sheet 44 of Schedule A to this by-law:

3135.1 shall only be used for the following purposes:

- (1) a single-family attached dwelling; and,
- (2) purposes accessory to the other permitted purpose.

3135.2 shall be subject to the following requirements and restrictions:

- (1) no more than 6 dwelling units shall be erected within Building J, as shown on Schedule C-3135 to this by-law;
- (2) no more than 70 dwelling units in total shall be erected within Building A, B, C, D, E, F, G, H, and I, as shown on Schedule C-3135 to this by-law;
- (3) Yards shall be as shown on Schedule C-3135 to this by-law;
- (4) separation between buildings within the group of buildings shall be as shown on Schedule C-3135 to this by-law;
- (5) a single-family attached unit shall have a minimum gross floor area of 83.6 square metres;
- (6) the buildings shall be located as shown on Schedule C-3135 to this by-law and the aggregate building areas shall not exceed 30 percent of the lot area;
- (7) no single-family attached dwelling shall exceed two storeys in height;
- (8) off-street parking facilities shall be provided for each dwelling unit located within Building J on the basis of 1.33 parking spaces per dwelling unit; and,
- (9) off-street parking facilities shall be provided for each dwelling unit located within Buildings A, B, C, D, E, F, G, H, and I on the basis of:
  - (a) 2 parking spaces per dwelling unit, one of which shall be provided within the unit and one in the driveway to the dwelling unit; and,
  - (b) 1 parking space for each 5 dwelling units for visitors and/or guest parking, and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Schedule C-3135 to this by-law.

3135.3 for the purposes of section 3135,

Landscaped Open Space means an open space at ground level on a lot which is used for the development, growth, maintenance and preservation of grass, flowers, trees, shrubs, and other forms of aesthetic or decorative landscaping, including surfaced walkways, patios, recreational facilities of similar amenities, but excluding any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

Single-Family Attached Dwelling means a building divided vertically into 3 or more single detached dwelling units by common walls and with private front and rear access to each unit.

**3136** The lands designated SC - SECTION 3136 on Sheet 44 of Schedule A to this by-law:

3136.1 shall only be used for a bank, and

3136.2 shall be subject to the requirements and restrictions shown on Schedule C-3136 to this by-law.

**3137** The lands designated C1 - SECTION 3137 on Sheet 42 of Schedule A to this by-law:

3137.1 shall only be used for the purposes permitted in the C1 zone.

3137.2 shall be subject to the requirements and restrictions shown on Schedule C-3137 to this by-law.

**3138** The lands designated HC1 - SECTION 3138 on Sheet 44 Schedule A to this by-law:

3138.1 shall only be used for a restaurant or take-out restaurant;

3138.2 shall be subject to the requirements and restrictions shown on Schedule C-3138 to this by-law .

**3139** The lands designated C1 - SECTION 3139 on Sheet 43 of Schedule A to this by-law:

3139.1 shall only be used for the following purposes:

- (1) a dry cleaning and laundry establishment, using non-toxic, non-flammable materials only; and,
- (2) the purposes permitted in a C1 zone with the exception of:
  - (a) a religious institution including an associated place of public assembly; and,
  - (b) a dining room restaurant, and a convenience restaurant.

3139.2 shall be subject to the following requirements and restrictions:

- (1) all buildings shall be located within the areas shown as BUILDING AREA on SCHEDULE C - SECTION 3139;
- (2) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 3139;
- (3) the Gross Commercial Floor Area of all buildings shall not exceed 1057 square metres;
- (4) the Maximum Height of all structures shall not exceed 1 storey;
- (5) parking shall be provided in accordance with section 20 of this by-law;

- (6) all garbage and refuse containers shall be enclosed, with the exception of a roof;
- (7) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;
- (8) an adult entertainment parlour shall not be permitted; and,
- (9) no outside storage or display of goods shall be permitted.

**3140** The lands designated DC - SECTION 3140 on Sheet 42 of Schedule A to this by-law:

3140.1 shall only be used for the following purposes:

- (1) a fuel oil and coal distribution facility; and,
- (2) the purposes permitted in the DC zone.

**3141** The lands designated SC – SECTION 3141 on Sheet 61 of Schedule A to this by-law:

3141.1 shall only be used for the following purposes:

- (1) an office other than a real estate office or a medical office;
- (2) an antique shop;
- (3) a personal service shop;
- (4) a printing or copying establishment;
- (5) a custom workshop;
- (6) a drapery sales establishments;
- (7) a dry cleaning and laundry distribution station;
- (8) an equipment rental agency not involving the outside storage of equipment;
- (9) a flower shop;
- (10) a laundromat;
- (11) a parking lot;
- (12) a picture framing shop;
- (13) a small appliance repair shop;
- (14) a showroom for the display and sale of metal door and window frames;
- (15) a swimming pool service establishment;
- (16) a take-out restaurant;
- (17) a travel agency; and,
- (18) a variety store only as the sole uses of the premises.

3141.2 shall be subject to the following requirements and restrictions:

- (a) Centre Line Setback: 28.3 metres;
- (b) Minimum Interior Side Yard Width: 1.5 metres
- (c) Minimum Rear Yard Depth: 0.0 metres
- (d) Maximum Gross Floor Area of building: 335 square metres occupying only 1 storey; and,
- (e) Parking: a minimum of 10 parking spaces shall be provided on the lands.

**3142** The lands designated HC1 - SECTION 3142 on Sheet 61 of Schedule A to this by-law:

3142.1 shall only be used for the following purposes:

- (1) a bowling alley facility; and,
- (2) purposes accessory to the other permitted purpose.

3142.2 shall be subject to the following requirements and restrictions:

- (1) the minimum front yard and rear yard depths, and side yard widths, shall be as shown on Schedule C-3142 to this by-law;
- (2) the height of any building shall not be greater than 10 metres;
- (3) no accessory use shall occupy in excess of 15% of the net floor area of a main use;
- (4) no building shall be located except within the Building Area as shown on Schedule C-3142 to this by-law;
- (5) a minimum of 175 off-street parking spaces shall be provided, and shall be located as shown on Schedule C-3142 to this by-law;
- (6) each parking space shall have a minimum length of 6 metres and a minimum width of 3 metres;
- (7) aisles leading to parking spaces shall have a minimum width of 6 metres;
- (8) a minimum of one loading space shall be provided and not be located in the front yard; and,
- (9) Landscaped Open Space and sodded areas shall be provided as shown on Schedule C-3142 to this by-law.

3142.3 for the purposes of section 3142, Floor Area, Net shall mean the total of the area of all floor levels in the building, including any basement, cellar, or mezzanine and area covered by interior walls and partitions, but excluding the roof area, exterior perimeter walls, areas occupied by stairwells or elevators, and covered mall areas not used as retail sales floor area.

**3143** The lands designated C1 - SECTION 3143 on Sheet 58 of Schedule A to this by-law:

3143.1 shall only be used for the following purposes:

- (a) service stores, including not more than one of each of the following: barber, beauty parlour or hairdressing establishment, dry cleaning collection depot or dry cleaning plant (where synthetic cleaning only is carried on), laundromat, shoe repair shop, florist, tailor or dressmaker;
- (b) one bank or financial institution;
- (c) business or profession offices, each not exceeding a gross floor area of one hundred and fifty (150) square metres;
- (d) one medical and one dental office, each not exceeding a gross floor area of one hundred and fifty (150) square metres;
- (e) one dining room restaurant;
- (f) not more than two convenience restaurants;
- (g) not more than one of each of the following;
  - (1) drugstore and/or optical store;
  - (2) food store and/or convenience store and/or pop shop;
  - (3) bake shop and/or donut shop;
  - (4) delicatessen and/or meat and/or fish store;
  - (5) fruit or vegetable store;
  - (6) variety, tobacco and gift shop;
  - (7) jewellery shop;
  - (8) hobby shop and/or pet shop;
  - (9) bookstore;
  - (10) hardware store;
  - (11) paint and wallpaper store;
  - (12) floor and tile store;
  - (13) music store;
  - (14) camera and photo supplies store;
  - (15) sporting goods store;
  - (16) radio and television sales and service store;
  - (17) clothing store and/or shoe store; and,
  - (18) day nursery.

3143.2 shall be subject to the following requirements and restrictions:



- (a) the Gross Floor Area of all buildings and structures shall not exceed 25 percent of the area of the lot;
- (b) all building and structures shall be located within the area shown as Commercial Building Area on Schedule C-3143;
- (c) Vehicular Access and Egress from the said lands shall be as shown on Schedule C-3143;
- (d) Landscaped Open Space of a minimum of twenty percent (20%) of the area of the lot shall be provided and maintained;
- (e) off-street parking, at the rate of 59.2 spaces for each 1,000 square metres of the net floor area of all buildings and structures shall be provided and maintained on the lot;
- (f) a garbage and refuse collection area with pick-up facilities shall be provided on the lot within the area shown as the Commercial Building Area on Schedule C-3143;
- (g) a day nursery shall be located only within the area shown as DAY NURSERY BUILDING AREA on SCHEDULE C-3143; and,
- (h) no building or structure shall have more than one storey.

**3144** The lands designated R1D - SECTION 3144 on Sheet 58 of Schedule A to this by-law:

3144.1 shall only be used for the purposes permitted in the R1D zone.

3144.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - (1) Interior Lot: 275 square metres; and,
  - (2) Corner Lot: 370 square metres.
- (b) Minimum Front Yard Depth:
  - (1) 5.2 metres, where the lot depth is less than 33 metres; and,
  - (2) 6 metres, where the lot depth is 33 metres or greater.

**3145** The lands designated SC - SECTION 3145 on Sheet 42 of Schedule A to this by-law:

3145.1 shall only be used for the following purposes:

- (a) a beauty salon or barber shop;
- (b) a dwelling unit, to be occupied by not more than one person; and,
- (c) purposes accessory to the other permitted purposes.

3145.2 shall be subject to the following requirements and restrictions:

- (a) minimum front, rear and side yard depths and widths shall be provided as shown on Schedule C-3145 to this by-law;

- (b) Maximum Building Height: 5.18 metres;
- (c) all buildings, including the accessory building, shall be located within the Building Area as shown on Schedule C-3145 to this by-law;
- (d) a minimum of 6 parking spaces shall be provided and located in the Customer Parking Area as shown on Schedule C-3145 to this by-law; and,
- (e) a minimum of 3 parking spaces shall also be provided on the site outside the Customer Parking Area.

**3146** The lands designated R1D - SECTION 3146 on Sheet 59 of Schedule A to this by-law:

3146.1 shall only be used for the following purposes:

- (a) purposes permitted in the R1D; and,
- (b) walkways.

3146.2 shall be subject to the following requirements and restrictions;

- (1) Minimum Lot Area: 216 square metres;
- (2) Minimum Lot Depth: 24 metres;
- (3) a garage or carport shall not be closer than 6 metres to the front lot line;
- (4) Minimum Front Yard Depth: 4.6 metres;
- (5) a side yard, other than a side yard abutting a street or a walkway owned by a public authority, may be reduced to between zero metre to one metre or less in width provided that:
  - (a) the building with such a reduced side yard shall be a minimum of 1.5 metres from any other building; and,
  - (b) the wall of any building facing such a reduced side yard shall contain no openings other than windows for bathrooms on the first or second storey;
- (6) Minimum Exterior Side Yard Width: 3 metres;
- (7) the width of a side yard flanking a walkway owned by a public authority shall not be less than 1.5 metres;
- (8) Minimum Rear Yard Depth: 6 metres;
- (9) where side lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between points on the side lot lines measured on a line 7.6 metres back from the front lot line;
- (10) the building area shall not occupy more than 45 percent of the lot area; and,
- (11) no building shall exceed a building height of 7.6 metres.

**3147** The lands designated R3B - SECTION 3147 on Sheet 60 of Schedule A to this by-law:

3147.1 shall only be used for the purposes permitted in the R3B zone.

3147.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres;
- (2) Minimum Exterior Lot Width: 8 metres;
- (3) Minimum Front Yard Depth: 6 metres;
- (4) Minimum Exterior Side Yard Width: 1.8 metres;
- (5) the width of an exterior side yard flanking Kennedy Road South shall not be less than 6 metres; and,
- (6) Maximum Building Height: 7.6 metres

**3148** The lands designated R4B - SECTION 3148 on Sheet 59 of Schedule A to this by-law:

3148.1 shall only be used for the following purposes:

- (a) the lands designated as Parcel A on Schedule C-3148 to this by-law shall only be used for an apartment dwelling containing no more than 270 dwelling units and having a maximum height of 20 storeys;
- (b) the lands designated as Parcel B on Schedule C-3148 to this by-law shall only be used for an apartment dwelling containing no more than 285 dwelling units and having a maximum height of 21 storeys;
- (c) the lands designated as Parcel C on Schedule C-3148 to this by-law shall only be used for an apartment dwelling containing no more than 270 dwelling units and having a maximum height of 20 storeys;
- (d) the lands designated as Parcel D on Schedule C-3148 to this by-law shall only be used for an apartment dwelling containing no more than 285 dwelling units and having a maximum height of 21 storeys;
- (e) the lands designated as Parcel E on Schedule C-3148 to this by-law shall only be used for a recreational centre building and associated facilities. The recreational centre building may also contain a Commercial Area in the north-east corner of the building with a gross commercial floor area not to exceed 290 square metres;
- (f) the lands designated as Parcel F on Schedule C-3148 to this by-law shall only be used for the following purposes:
  - (1) a public park;
  - (2) a recreation centre;
  - (3) a day-care centre;
  - (4) a public library; or,
  - (5) purposes accessory to the other permitted purposes.

3148.2 shall be subject to the following requirements and restrictions:

(a) Dwelling Units:

- (1) none of the apartment dwellings shall contain a dwelling unit with more than 3 bedrooms;
- (2) the total number of 3 bedroom dwelling units in any one apartment dwelling shall not exceed 2; and,
- (3) no more than 45 percent of the total number of dwelling units in any one apartment dwelling shall be 2 bedroom dwelling units.

(b) Setbacks:

- (1) the minimum setbacks from parcel boundaries for all parts of each apartment dwelling that are above grade, excluding the parking structure, balconies, the elevator motor rooms, tank rooms and similar service facilities, shall be as shown on Schedule C-3148 to this by-law;
- (2) the minimum distance between the apartment dwellings on parcels A, B, C, and D shall be as shown on Schedule C-3148 to this by-law; and,
- (3) the parking structure for each apartment dwelling shall be constructed within the parking structure limits and with the minimum setbacks shown on Schedule C-3148 to this by-law for each parcel.

(c) Parking:

- (1) parking spaces shall be provided for each apartment dwelling, within the parking structure for that apartment dwelling; at the rate of 1.25 parking space for each dwelling unit contained in that apartment dwelling;
- (2) a maximum of 6 percent of the total number of parking spaces required for each apartment dwelling may be tandem parking spaces;
- (3) on each of Parcel A, B, C, and D, there shall be provided, either within the apartment dwelling's parking structure or on the grounds within the parcel boundaries for that apartment dwelling, surface level parking spaces for visitors at the rate of 1 parking space for every four dwelling units contained within that apartment dwelling;
- (4) all areas containing parking spaces for visitors shall be designated by signs stating "Visitors' Parking Only"; and,
- (5) parking for employees for the Commercial Area shall consist of a minimum of 3 spaces in the location shown of Schedule C-3148. In addition, a single loading space for the commercial area shall be provided in the location shown on Schedule C-3148. The area containing employee parking spaces and a loading space for the Commercial Area shall be designated by signs stating "Employee Parking/Loading Space Only".

(d) Landscaped Open Space:

- (1) at least 50 percent of the area of each of Parcel A, Parcel B, Parcel C and Parcel D shall be occupied by landscaped open space; and,

- (2) at least 65 percent of the total area of all land included in Parcels A, B, C, D, and E shall be occupied by landscaped open space, recreational facilities and areas.
- (e) Vehicular Access:
  - (1) vehicular access to the lands shown outlined on Schedule C-148 to this by-law shall be limited to the entrances and driveways located as shown on Schedule C-3148 to this by-law.
- (f) Garbage Collection and Storage:
  - (1) all areas reserved for the collection of garbage and for the storage of garbage collection devices shall be completely screened from view;
  - (2) there shall be no incineration of garbage or refuse on the lands to which this by-law applies, or in any of the buildings thereon;
  - (3) garbage and refuse shall be stored within each apartment dwelling in temperature-controlled areas, and garbage compactors shall be used; and,
  - (4) garbage and refuse generated from the Commercial Area shall be stored entirely within the Commercial Area in a temperature controlled enclosure.
- (g) Recreational Facilities:
  - (1) the recreational centre building on Parcel E shall be constructed and completed at the same time as the first apartment dwelling to be built on any of the other parcels;
  - (2) within the recreation centre dwelling on Parcel E, at least the following facilities, with all necessary equipment and furniture, shall be provided:
    - (a) a swimming pool with a water surface area of a least 210 square metres;
    - (b) two regulation size squash courts and one handball court;
    - (c) gymnasium or exercise room with a floor area of at least 60 square metres;
    - (d) a lounge or meeting room; and,
    - (e) two saunas.
  - (3) upon the lands designated as Parcel E, the following facilities shall be constructed and completed, and thereafter maintained, at the same time as the first apartment dwelling to be built on any of the other parcels:
    - (a) a children's outdoor play area with a minimum area of 300 square metres;
    - (b) at least four tennis courts, of which at least two must be floodlit; and,
    - (c) an outdoor wading pool with a water surface area of at least 95 square metres.

- (4) a sheltered and enclosed pedestrian walkway, from each of the apartment dwellings to the recreational centre building on Parcel E, shall be provided;
  - (5) a children's outdoor play area with a minimum area of 95 square metres shall be provided and maintained at the rear of each of the apartment dwellings; and,
  - (6) a lounge, a hobby room, a children's play room and a meeting room, with a total floor area of least (150) square metres shall be provided within each of the apartment dwellings.
- (h) Commercial Area:
- (1) the commercial area in the recreational centre building on Parcel E, Schedule C-3148, shall not exceed 290 square metres, and shall only be used for the following purposes:
    - (a) a convenience store having no external display and outside storage;
    - (b) a beauty salon; and,
    - (c) a dry cleaning and laundry distribution station.

3148.3 for the purposes of this section:

Commercial Area shall mean that portion of the recreational centre building containing commercial purposes which are to be used solely and exclusively by occupants of Parcels A, B, C, and D through a method of controlled access.

Parking Space shall mean an area of not less than seventeen (17) square metres and a width of not less than 2.9 metres which is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle.

Setback shall mean the minimum distance measured at right angles between a lot line and the nearest main wall of any buildings or structure.

Storey shall mean that portion of a building other than a cellar or basement, between the surface of any floor and the surface of the floor next above it, if there be no floor above it, that portion between the surface of such floor and the ceiling above it.

Tandem Parking Space shall mean an area of not less than seventeen (17) square metres and a width of not less than 2.9 metres which is not readily accessible at all times and it may be necessary to move another motor vehicle for the parking and removal of a motor vehicle on this space.

For the purposes of this section, floors accommodating mechanical and parking facilities for an apartment dwelling shall not be counted in determining the number of storeys of each apartment dwelling.

**3149** The lands designated SC - SECTION 3149 on Sheet 59 of Schedule A to this by-law:

3149.1 shall only be used for the following purposes:

- (1) purposes permitted in a SC zone;

- (2) only in connection with an establishment retailing alcoholic beverages, a warehouse operation for alcoholic beverages;
- (3) a gas bar; and,
- (4) purposes accessory to the other permitted purposes.

3149.2 shall be subject to the following requirements and restrictions:

- (1) all main buildings shall be located within the areas shown as Building Areas on Schedule C-3149 to this by-law;
- (2) on-site landscaped open space shall be provided and maintained in the location shown on Schedule C-3149 to this by-law;
- (3) all waste disposal facilities shall be located in enclosed areas or within the areas shown as Building Areas on Schedule C-3149 to this by-law, except that waste disposal facilities for restaurants and food-related uses shall be located within the main buildings in a climate controlled area;
- (4) the height of any building shall not exceed 6.1 metres; and,
- (5) all gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street lines, and a minimum of 7.5 metres from the boundary of any residential properties.

**3150** The lands designated as SC - SECTION 3150 on Sheet 61 of Schedule A to this by-law:

3150.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) art, antique store;
  - (2) bake shop and confectionery store;
  - (3) bank, trust company and financial institution;
  - (4) custom workshop for retail sales;
  - (5) flower shop;
  - (6) garden centre sales establishment;
  - (7) gift shop;
  - (8) hardware paint and wall paper sales establishment;
  - (9) music or record shop;
  - (10) patio and fireplace sales;
  - (11) pet store;
  - (12) pop shop;
  - (13) photographic studio and sales;

- (14) restaurant;
- (15) sporting goods store; and,
- (16) television, radio and electrical sales, repair and service establishment.

(b) Accessory:

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

3150.2 shall be subject to the following requirements and restrictions:

- (1) minimum front, rear and side yard depths and widths shall be provided as shown on Schedule C-3150 to this by-law;
- (2) the height of any building shall not be greater than 10.6 metres;
- (3) the building shall be located within the Building Area shown on Schedule C-3150;
- (4) the Gross Floor Area for all buildings or structures shall not exceed a maximum of 957 square metres;
- (5) a minimum amount of on-site landscaped open space shall be provided as shown on Schedule C-3150.
- (6) a minimum of 56 off-street parking spaces shall be provided.
- (7) the width of a driveway leading to any parking area shall be a minimum width of 3 metres for one way traffic and a minimum width of 6 metres for two-way traffic.
- (8) a minimum of 1 off-street loading space shall be provided at the loading area shown on Schedule C-3150; and,
- (9) the loading space shall have an unobstructed ingress and egress of not less than 6 metres in width to and from a public street.

3150.3 for the purposes of this section,

Parking Space shall mean a rectangular area of not less than 2.9 metres by 5.8 metres, exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles and which is accessible from a street or lane.

**3151** The lands designated as R2A - SECTION 3151 on Sheet 43 of Schedule A to this by-law:

3151.1 shall only be used for those purposes permitted in the R2A zone.

3151.2 shall be subject to the following requirement:

- Minimum Rear Yard Depth: 27.4 metres.

**3152** The lands designated as M1 - SECTION 3152 on Sheet 61 of Schedule A to this by-law:

3152.1 shall only be used for the following purposes:



- (a) manufacturing, cleaning, packaging, processing or assembly of goods, foods or materials within an enclosed building;
- (b) warehouse for the storage of goods and materials within an enclosed building, but not including a transport terminal;
- (c) wholesale operation; and,
- (d) office, retail outlet, or service shop operated in conjunction with a purpose permitted by paragraphs (a), (b), and (c) of this section, provided that the total gross floor area of such use is not more than ten (10) percent of the total gross floor area of the industrial building.

3152.2 shall be subject to the following requirements and restrictions:

- (a) the minimum front yard depth, rear yard depth and side yard widths shall be as shown on Schedule C-3152 to this by-law;
- (b) the height of a building shall not be greater than 10.6 metres;
- (c) Landscaped Open Space shall be provided as shown on Schedule C-3152 to this by-law;
- (d) (1) one or more parking spaces or areas shall be provided and maintained in accordance with the following provisions:

<u>Uses</u>	<u>Minimum Parking Required</u>
Manufacturing, assembling, wholesaling, warehousing	1 parking space for each 60 square metres of gross industrial floor area or portion thereof.
Office	1 parking space for each 30 square metres of gross commercial floor area or portion thereof.
Retail Merchandising	1 parking space for each 50 square metres of gross commercial floor area or portion thereof.

- (2) the parking area shall be provided and maintained within the area shown outlined on Schedule C-3152 to this by-law.
- (3) no more than 6 parking spaces shall be permitted in the front yard.
- (e) Loading Spaces shall be provided and maintained in accordance with the following provisions:

<u>Gross Floor Area of Building</u>	<u>Number of Loading Spaces</u>
280 square metres or less	no loading spaces
280 square metres to 1, 860 square metres	one (1) loading space
each additional 1,860 square metres	one (1) loading space

**3153** The lands designated HC1 - SECTION 3153 on Sheet 61 of Schedule A to this by-law:

3153.1 shall only be used for the following purposes:

- (a) a radio or television station and transmission facility; and,
- (b) the purposes permitted in the HC1 zone of this by-law.

3153.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 30 metres
- (b) Minimum Front Yard Depth: 12 metres

3153.3 shall be subject to those requirements and restrictions relating to the HC1 zone, except the minimum landscape open space requirements, which are not in conflict with the ones set out in section 3153.2.

**3154** The lands designated DC - SECTION 3154 on Sheet 60 of Schedule A to this by-law:

3154.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) an office;
- (c) a personal service shop;
- (d) a printing or copying establishment; and,
- (e) a community club.

**3155** The lands designated SC - SECTION 3155 on Sheet 61 of Schedule A to this By-law:

3155.1 shall only be used for the following purposes:

- (a) a bank, trust company and finance company; and,
- (b) an office.

3155.2 shall be subject to the requirements and restrictions shown on Schedule C-3155 to this by-law.

**3156** The lands designated as M1 - SECTION 3156 on Sheet 42 of Schedule A to this by-law:

3156.1 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;
  - (2) a printing establishment;
  - (3) a warehouse; and,

- (4) a parking lot.

(b) Accessory:

- (1) an associated educational purpose;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by section 3156.1(a)(3), 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,
- (4) purposes accessory to the other permitted purposes.

**3157** The lands designated SC – SECTION 3157 on Sheet 59 of Schedule A to this by-law:

3157.1 shall only be used for the following purposes:

- (a) an office; and,
- (b) a dwelling unit.

**3158** The lands designated M2 – SECTION 3158 on Sheet 61 of Schedule A to this by-law:

3158.1 shall only be used for the following purposes:

- (1) the manufacturing and assembling of motor vehicles;
- (2) the purposes permitted in the M1 zone; and,
- (3) purposes accessory to the other permitted purposes.

3158.2 shall be subject to the following requirements and restrictions:

- (a) parking spaces are required to be provided and maintained in accordance with the following:
  - (1) manufacturing, cleaning, packaging, processing, repairing, assembling, or printing operation - 1 parking space for each 93 square metres of gross floor area devoted to the industrial use, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or educational uses.
- (b) no loading spaces shall be required; and,
- (c) outside storage shall be permitted in an interior side yard.

**3159** The lands designated SC - SECTION 3159 on Sheet 60 of Schedule A to this by-law:

3159.1 shall only be used for the following purposes:

- (1) Building A and Building B:
  - (1) a retail establishment having no outside storage, display or sale of goods or materials;

- (2) an office, permitting no more than one doctor, or one dentist or one drugless practitioner;
  - (3) a service shop;
  - (4) a personal service shop;
  - (5) a bank, trust company, finance company;
  - (6) a dry cleaning and laundry distribution station;
  - (7) a laundromat;
  - (8) a dining room restaurant, a take-out restaurant, or convenience restaurant;
  - (9) a printing or copying establishment;
  - (10) community club or a place for a fraternal organization;
  - (11) health centre;
  - (12) custom workshop; and,
  - (13) tavern.
- (2) Building C and Building D:
- (1) a retail establishment having no outside storage, display or sale of goods or materials;
  - (2) an office permitting no more than one doctor, or one dentist or one drugless practitioner;
  - (3) a service shop;
  - (4) a personal service shop;
  - (5) a bank, trust company, finance company;
  - (6) a dry cleaning and laundry distribution station;
  - (7) a laundromat;
  - (8) a printing or copying establishment;
  - (9) a community club or a place for a fraternal organization;
  - (10) health centre;
  - (11) a custom workshop; and,
  - (12) a tavern.

3159.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 1.00 hectare

- (2) Minimum Lot Width: 65 metres
- (3) Minimum Lot Depth: 140 metres
- (4) Minimum Interior Side Yard Width along the south property boundary shall be as shown on Schedule C-Section 3159;
- (5) "Building A" and "Building B" shall have a maximum total gross commercial floor area of 1020 square metres;
- (6) "Building C" and "Building D" shall have a maximum total gross commercial floor area of 1625 square metres;
- (7) a minimum of 139 parking spaces shall be provided and maintained in the area shown as DRIVEWAY AND PARKING AREA on Schedule C - Section 3159;
- (8) the Maximum Height of all buildings and structures shall not exceed 1 storey, and
- (9) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Schedule C - Section 3159.

**3160** The lands designated SC - SECTION 3160 on Sheet 61 of Schedule A to this by-law:

3160.1 shall only be used for the following purposes:

- (a) the purposes permitted in the SC zone; and,
- (b) an animal hospital.

**3161** The lands designated C2 - SECTION 3161 on Sheet 60 of Schedule A to this by-law:

3161.1 shall only be used for the following:

- (1) those purposes permitted in the C2 zone to this by-law, except for an amusement arcade; and,
- (2) movie theatres

3161.2 shall be subject to the following requirements and restrictions:

- (1) movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats;

**3162** The lands designated C2 - SECTION 3162 on Sheet 44 of Schedule A to this by-law:

3162.1 shall only be used for the following:

- (1) those purposes permitted in the C2 zone to this by-law, except for an amusement arcade; and,
- (2) movie theatres

**3163** The lands designated HC1 - SECTION 3163 on Sheet 61 of Schedule A to this by-law:

3163.1 shall only be used for the following purposes:

- (a) a radio or television station and transmission facility; and,
- (b) the purposes permitted in the HC1 zone of this by-law.

**3164** The lands designated RH - SECTION 3164 on Sheet 42 of Schedule A to this by-law:

3164.1 shall only be used for the following purposes:

- (a) a public school;
- (b) a public recreation facility; and,
- (c) the purposes permitted in an RH zone of this by-law.

3164.2 shall be subject to the following requirements and restrictions:

- (a) for a public school and a public recreation facility, the requirements and restrictions relating to the I1 zone shall apply; and,
- (b) for the purposes permitted by section 3164.1(c), the requirements and restrictions relating to the RH zone shall apply.

**3165** The lands designated HC1 - SECTION 3165 on Sheet 42 of Schedule A to this by-law:

3165.1 shall only be used for the following purposes:

- (a) a dining room restaurant;
- (b) a single detached dwelling; and,
- (c) purposes accessory to the other permitted purposes.

3165.2 shall be subject to the following requirements and restrictions:

- (a) not more than one dining room restaurant and one single detached dwelling unit shall be permitted;
- (b) all buildings shall be located within Building A and B as shown on Schedule C-3165 to this by-law;
- (c) no building within Building Area A, as shown on Schedule C-3165 to this by-law, shall be more than two and a half storeys in height;
- (d) no building within Building Area B, as shown on Schedule C-3165 to this by-law, shall be more than one storey in height;
- (e) Minimum Lot Width: 40 metres;
- (f) Minimum Lot Depth: 48 metres;
- (g) all waste disposal facilities shall be located indoors and within Building Areas A and B, as shown on Schedule C-3165 to this by-law;
- (h) Minimum Parking Requirements:

(1) for a dining room restaurant: at least one parking space for every 10 square metres of gross commercial floor area;

(2) for a single detached dwelling unit: at least two parking spaces; and,

(i) Accessory Buildings are not permitted.

**3166** The lands designated R1B - SECTION 3166 on Sheet 42 and 58 of Schedule A to this by-law:

3166.1 shall only be used for the purposes permitted in an R1B zone of this by-law;

3166.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth:

(a) to main wall of a building: 3 metres; and,

(b) to front garage or carport: 6 metres.

**3167** The lands designated R1C - SECTION 3167 on Sheet 42 of Schedule A to this by-law:

3167.1 shall only be used for the purposes permitted in an R1C zone of this by-law;

3167.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth:

(a) to main wall of building: 3 metres; and,

(b) to front of garage or carport: 6 metres.

(2) Minimum Interior Side Yard Width: the minimum width of a side yard abutting a public park or walkway, or a lot on Registered Plan 605, shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

**3168** The lands designated C3 - SECTION 3168 on Sheet 61 of Schedule A to this by-law:

3168.1 shall only be used for the following purposes:

(1) Commercial:

(a) an art or antique store;

(b) an auto, boat or trailer sales, rental or service establishment;

(c) an automobile accessory sales establishment;

(d) a bake shop and confectionery store;

(e) a bank, trust company and financial institution;

- (f) a barber shop and beauty salon;
- (g) a blue printing establishment;
- (h) a book and stationery store;
- (i) a building supply sales establishment;
- (j) a clothing and footwear store;
- (k) a custom workshop with retail sales;
- (l) a department store and catalogue store;
- (m) a drug store;
- (n) a dry cleaning establishment, laundry distribution station and laundromat;
- (o) a flower shop;
- (p) a furniture, furnishings or appliance sales;
- (q) a garden centre sales establishment;
- (r) a gift shop;
- (s) a supermarket;
- (t) a hardware paint and wallpaper sales establishment;
- (u) a lock or key shop;
- (v) a jewellery and watch repair and sales establishment;
- (w) a medical laboratory;
- (x) a music or record shop;
- (y) a news stand;
- (z) an office;
- (aa) a pet store;
- (bb) a photographic studio and sales;
- (cc) a restaurant, take-out restaurant, and tavern;
- (dd) a shoe repair store;
- (ee) a sporting goods store;
- (ff) a theatre;
- (gg) a television, radio and electrical sales repair and service establishment;
- (hh) a toy store;



- (ii) a variety store;
- (jj) a wine, beer or liquor outlet;
- (kk) an amusement arcade;
- (ll) a library;
- (mm) any operation of a public authority; and,
- (nn) purposes accessory to the other permitted purposes.

3168.2 shall be subject to the following requirements and restrictions:

- (a) Yard and Setback Requirements:
  - (1) minimum front, rear and side yards and setbacks shall be provided as shown on Schedule C-3168 to this by-law.
- (b) Building Requirements:
  - (1) the height of any building shall not be greater than ten and six-tenths (10.6) metres.
  - (2) the Gross Leasable Floor Area for all buildings or structures shall not exceed a maximum of fourteen thousand eight hundred and sixty-five (14, 865) square metres.
  - (3) the Gross Leasable Floor Area used for offices and medical laboratories shall not exceed a maximum of 651 square metres.
  - (4) the area to be used for offices and medical laboratories shall be located in the southeast sector of the Building Area shown on Schedule C-3168 to this by-law.
  - (5) the Gross Leasable Floor Area used for all amusement arcades shall not exceed 102.5 square metres.
- (c) Landscaped Open Space: on-site landscaped open space shall be provided as shown on Schedule C-3168 to this by-law.
- (d) Off-Street Parking:
  - (1) a minimum of 5.5 off-street parking spaces shall be provided for each 92.9 square metres (1000 square feet) of gross leasable floor area.
  - (2) the width of a driveway or aisle leading to any parking space shall be a minimum width of 6.1 metres (20 feet).
- (e) Off-Street Loading:
  - (1) a minimum of 2 off-street loading spaces shall be provided within the loading area as shown on Schedule C-3168 to this by-law.
  - (2) each loading space shall have an unobstructed ingress and egress of not less than 6.1 metres (20 feet) in width to and from a street.

- (f) Theatre Size Restriction: movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

**3169** The lands designated R2B(1) - SECTION 3169 on Sheet 59 of Schedule A to this by-law:

3169.1 shall only be used for the following purposes:

- (1) Parcels 1, 2, and 3, as shown on Schedule C-3169:
  - (a) one single detached dwelling; and,
  - (b) purposes accessory to the other permitted purpose.
- (2) Parcel 4, as shown on Schedule C-3169:
  - (a) one multiple residential dwelling containing not more than four (4) dwelling units; and,
  - (b) purposes other than a swimming pool which are accessory to the other permitted purposes.

3169.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - (1) Parcel 1:2020 square metres
  - (2) Parcel 2:4040 square metres
  - (3) Parcel 3:1940 square metres
  - (4) Parcel 4:1640 square metres
- (b) Minimum Lot Width and Depth shall be as shown on Schedule C-3169 to this by-law.
- (c) minimum front yard depth, side yard width and rear yard depth shall be as shown on Schedule C-3169 to this by-law.
- (d) Building Requirements:
  - (1) all dwellings and accessory buildings shall be located within the Building Envelopes as shown on Schedule C-3169 to this by-law;
  - (2) Maximum Height of dwelling: 8 metres;
  - (3) Maximum Number of Storeys for dwelling: 2 storeys;
  - (4) Maximum Height of accessory building: 4.6 metres;
  - (5) Gross Floor Area for each single detached dwelling unit shall be not less than 100 square metres; and,
  - (6) Gross Floor Area of an accessory building shall not exceed 10 percent of the lot area.
- (e) Swimming Pools and Related Enclosures:

- (1) a private uncovered or covered swimming pool must be located within the Building Envelope as shown on Schedule C-3169 to this by-law; and,
  - (2) a permanent structure covering a swimming pool shall be considered an accessory building for purposes of this section.
- (f) Off-Street Parking:
- (1) two parking spaces for each dwelling unit on Parcels 1, 2 and 3 shall be provided within the Building Envelope as shown on Schedule C-3169 to this by-law;
  - (2) two parking spaces for each dwelling unit shall be provided for the dwelling on Parcel 4;
  - (3) a motor vehicle or trailer, or a motor vehicle and trailer combination, the vehicle weight of which exceeds 2700 kilograms, may not be parked or stored on any part of this site;
  - (4) a mobile home, travel trailer, or trailer may be parked or stored on the lands if it is:
    - (a) owned by the occupant of the land upon which the vehicle is parked or stored;
    - (b) parked or stored within the Building Envelopes as shown on Schedule C-3169 to this by-law; and,
    - (c) not used for human habitation while parked or stored on the lot.

**3170** The lands designed SC - SECTION 3170 on Sheet 59 of Schedule A to this by-law:

3170.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a dwelling unit accessory to a commercial use;
- (c) a retail establishment having no outside storage; and,
- (d) purposes accessory to the other permitted purposes.

3170.2 shall be subject to the following requirements and restrictions:

- (a) the main building shall be located within the area shown as Building Area on Schedule C-3170 to this by-law;
- (b) (1) an accessory building may be located within the area shown as Landscaped Open Space on Schedule C-3170 to this by-law subject to the requirements of section 3170.2(b)(2).
- (2) an accessory building, structure, detached garage or carport shall:
  - (a) not be used for human habitation;
  - (b) not exceed 4.5 metres in height, in the case of a peaked roof;

- (c) not exceed 3.5 metres in height, in the case of a flat roof;
- (d) not be located closer than 1 metre to a main building, side lot line or rear lot line;
- (e) not be located in a front yard; and,
- (f) not have a floor area in excess of 22 square metres.

(c) a fence in the form of a visual screen shall be erected and maintained along the rear lot line with a height of not less than 1.8 metres.

- (d) (1) no Parking space shall be permitted in the front yard; and,
- (2) not less than 4 parking spaces shall be provided.

3170.3 shall also be subject to the requirements and restrictions relating to the R1B zone not in conflict with the ones set out in section 3170.2.

**3171** The lands designated C3 - SECTION 3171 on Sheet 43 of Schedule A to this by-law:

3171.1 shall only be used for the following purposes:

- (a) a driveway not exceeding a width of 10 metres;
- (b) a parking lot; and,
- (c) landscaped open space.

3171.2 shall be subject to the following requirements and restrictions:

- (a) a driveway shall be located no closer than 3 metres to a side lot line; and,
- (b) a parking lot shall be located no closer than 3 metres to a side lot line and no closer than 6 metres to the front lot line.

**3172** The lands designated R2C - SECTION 3172 on Sheet 42 of Schedule A to this by-law:

3172.1 shall only be used for the purposes permitted in an R2C zone of this by-law;

3172.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth:
  - (a) to a main wall of a building 3 metres; and,
  - (b) to front of garage or carport 6 metres.
- (2) Minimum Interior Side Yard Width: for Lots 111, 118 and 119, 127 to 140 (both inclusive), 168, 180 to 185 (both inclusive), 192, 193 and 196 to 202 (both inclusive), on Registered Plan M-417, the total width of both side yards on any lot shall not be less than 1.8 metres.

**3173** The lands designated R2B(1) - SECTION 3173 on Sheet 43 of Schedule A to this by-law:

3173.1 shall only be used for the following purposes:

- (1) a single detached dwelling;
- (2) a semi-detached dwelling;
- (3) a duplex dwelling;
- (4) a lodging house;
- (5) a rest home;
- (6) a home occupation within a single detached dwelling; and,
- (7) proposes accessory to the other permitted purposes.

3173.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width - lodging house or rest home: 20.1 metres;
- (2) Minimum Lot Area - lodging house or rest home: 740 square metres;
- (3) Minimum Front Yard Depth: 2.6 metres;
- (4) for a rest home, a minimum of one parking space for each two beds or fraction thereof shall be provided.

**3174** The lands designated SC - SECTION 3174 on Sheet 43 of Schedule A to this by-law:

3174.1 shall only be used for the following purposes:

- (a) an optical establishment; and,
- (b) purposes accessory to an optical establishment.

3174.2 shall be subject to the following requirements and restrictions:

- (a) a building shall occupy only the Building Area as shown on Schedule C-3174 to this by-law;
- (b) a building shall not exceed the building height as shown on Schedule C-3174 to this by-law;
- (c) minimum front yard depth, side yard width and rear yard depth shall not be less than that as shown on Schedule C-3174 to this by-law;
- (d) Landscaped Open Space shall be provided and maintained as shown on Schedule C-3174 to this by-law;
- (e) a minimum of six parking spaces shall be provided and maintained and shall be located as shown on Schedule C-3174 to this by-law; and,
- (f) no storage shall be permitted outside a building.

**3175** The lands designated M2 - SECTION 3175 on Sheet 61 of Schedule A to this by-law:

3175.1 shall only be used for the following purposes:

- (a) an office; and,
- (b) the purposes permitted in an M2 zone of this by-law.

**3176** The lands designated C1 - SECTION 3176 on Schedule A to this by-law:

3176.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) a grocery store;
- (c) a service shop;
- (d) a personal service shop;
- (e) a bank, trust company, finance company
- (f) an office, but including only one of the following:
  - (1) an office of a dentist;
  - (2) an office of a physician;
  - (3) an office of a drugless practitioner.
- (g) a dry cleaning and laundry distribution station;
- (h) a laundromat;
- (i) a parking lot;
- (j) a dining room restaurant, a convenience restaurant, or a take-out restaurant; and,
- (k) a health centre or a martial arts centre.

3176.2 shall be subject to the following requirements and restrictions:

- (1) minimum front, rear and side yard depths and widths shall be provided as shown on Schedule C-3176 to this by-law;
- (2) the Gross Floor Area of the building shall not exceed a maximum of 3235 square metres;
- (3) the height of the building shall not exceed two storeys;
- (4) Landscaped Open Space shall be provided as shown on Schedule C-3176 to this by-law;
- (5) an enclosed garbage storage compound shall be provided as shown on Schedule C-3176 to this by-law;
- (6) a minimum of 89 off-street parking spaces shall be provided; and,
- (7) a minimum of 1 off-street loading space shall be provided.

**3177** The lands designated C1- SECTION 3177 on Sheet 42 of Schedule A to this by-law:

3177.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) a grocery store;
- (c) a service shop;
- (d) a personal service shop;
- (e) a bank, trust company, finance company;
- (f) an office, but not including the office of a dentist, physician, or drugless practitioner;
- (g) a dry cleaning and laundry distribution station;
- (h) a laundromat;
- (i) a health centre or a martial arts centre;
- (j) a parking lot; and,
- (k) purposes accessory to the other permitted purposes.

3177.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width abutting westerly side lot line: 3 metres;
- (2) Minimum Interior Side Yard Width abutting easterly side lot line: 0 metres;
- (3) Minimum Rear Yard Depth: 0 metres;
- (4) Maximum Height: 1 storey;
- (5) Maximum Gross Commercial Floor Area: 280 metres;
- (6) Parking Spaces are required to be provided and maintained on the lot in accordance with the following provisions:
  - (a) bank, trust company, finance company: 1 parking space for each 15 square metres of gross commercial floor area or portion thereof; and,
  - (b) all commercial uses other than a bank, trust company or finance company: 1 parking space for each 23 square metres of gross commercial floor area or portion thereof.

**3178** The lands designated DC - SECTION 3178 on Schedule A to this by-law:

3178.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) an office;

- (c) a personal service shop;
- (d) a printing or copying establishment; and,
- (e) a community club

3178.2 shall be subject to the following restrictions:

Maximum Building Height: 6 storeys.

**3179** The lands designated HC2 - SECTION 3179 on Sheet 43 of Schedule A to this by-law:

3179.1 shall only be used for those purposes permitted in the HC2 zone.

3179.2 shall be subject to the following requirements and restrictions:

- (a) the minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C-3179 to this by-law;
- (b) the height of any building shall not exceed one storey;
- (c) Minimum Landscaped Open Space shall be provided and maintained in the locations shown on Schedule C-3179 to this by-law;
- (d) Minimum Lot Width: 41 metres;
- (e) Minimum Lot Depth: 41 metres;
- (f) a gas bar or service station use may only be located within Building Area A, as shown on Schedule C-3179 to this by-law;
- (g) any other uses may only be located within Building Area B, as shown on Schedule C-3179 to this by-law;
- (h) entrance and exit ramps shall be provided as shown on Schedule C-3179 to this by-law; and,
- (i) the Total Gross Floor Area of all buildings located within Building Area B shall not exceed 450 square metres.

**3180** The lands designated R1A - SECTION 3180 on Sheet 59 of Schedule A to this by-law:

3180.1 shall be used only for the following purposes:

- (a) single detached dwellings; and,
- (b) a building or purpose accessory to the other permitted purpose,

3180.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - for parcel 1: 1520 square metres;
  - for parcel 2: 2750 square metres.
- (b) Minimum Lot Width: 6.1 metres;



- (c) Minimum Front Yard Depth, Minimum Rear Yard Depth, and Minimum Side Yard Width - as shown on Schedule C-3180;
- (d) Maximum Building Height: 1 ½ storeys; and,
- (e) Minimum Landscaped Open Space: 40 percent of the lot area.

**3181** The lands designated DC - SECTION 3181 on Sheet 42 of Schedule A to this by-law:

3181.1 shall only be used for:

- (a) a retail establishment having no outside storage;
- (b) a grocery store;
- (c) a service shop;
- (d) a personal service shop
- (e) a bank, trust company and finance company;
- (f) an office;
- (g) a dry cleaning and laundry distribution station;
- (h) a laundromat;
- (i) a parking lot;
- (j) a dining room restaurant, or a convenience restaurant;
- (k) a printing or copying establishment;
- (l) a garden centre sales establishment;
- (m) a place of commercial recreation;
- (n) a community club;
- (o) a health centre;
- (p) a tavern;
- (q) a custom workshop;
- (r) a motor vehicle or boat sales, leasing or rental establishment and accessory repair facilities; and,
- (s) a motor vehicle repair shop.

**3182** The lands designated C1 - SECTION 3182 on Sheet 43 of Schedule A to this by-law.

3182.1 shall be used only for the following purposes:

- (a) a grocery store; and,

- (b) purposes accessory to the other permitted purpose.

3182.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 1315 square metres;
- (b) Minimum Lot Width: 26.9 metres;
- (c) Minimum Lot Depth: 30.2 metres;
- (d) minimum front yard depth, minimum rear yard depth, and exterior side yard width: as shown on Schedule C-3182 to this by-law;
- (e) Maximum Building Height: 1 storey;
- (f) Maximum Gross Commercial Floor Area: 223 square metres;
- (g) Minimum Number of Parking Spaces: 12;
- (h) Minimum Number of Loading Spaces: 1; and,
- (i) Minimum Landscaped Open Space: as shown on Schedule C-3182 to this by-law.

**3183** The lands designated SC - SECTION 3183 on Sheet 42 of Schedule A to this by-law:

3183.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) offices other than offices for a physician, dentist or drugless practitioner or a real estate office.
- (b) Accessory:
  - (1) purposes accessory to the other permitted purpose.

3183.2 shall be subject to the following requirements and restrictions:

- (1) the Gross Commercial Floor Area shall not exceed 124 square metres;
- (2) a minimum of 4 parking spaces shall be provided on the lands as shown on Schedule C-3183 to this by-law;
- (3) the width of a driveway leading to any parking area shall be minimum of 3.0 metres;
- (4) Landscaped Open Space shall be provided and maintained in the location identified on Schedule C-3183; and,
- (5) all buildings and structures shall be located within the area shown as Building Area on Schedule C-3183.

**3184** The lands designated C1 - SECTION 3184 on Sheet 42 of Schedule A to this by-law:

3184.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) a retail establishment having no outside storage;
  - (2) a grocery 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;
  - (10) a dining room restaurant; or,
  - (11) in conjunction with and within the dining room restaurant, take-out and packaged fast food service from a separate customer serving area.
- (b) Accessory:
  - (a) purposes accessory to the other permitted purposes.

3184.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 39 metres;
- (b) Minimum Lot Depth: 96 metres;
- (c) Minimum Lot Area: 4600 square metres;
- (d) only one building shall be permitted, and it shall be located within the area shown as BUILDING AREA on Schedule C-3184;
- (e) minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C-3184;
- (f) the Total Gross Leasable Commercial Floor Area of the building shall not exceed 1,444 square metres;
- (g) Maximum Building Height shall not exceed two storeys;
- (h) offices for medical, dental or drugless practitioners shall occupy not more than 300 square metres of gross leasable commercial floor area;
- (i) not more than 465 square metres of gross leasable commercial floor area shall be used for a dining room restaurant;
- (j) one off-street parking space shall be provided for each 19 square metres or fraction thereof of gross leasable commercial floor area;

- (k) any entrances to the building used for the retail sale of liquor or beer, or for a dining room restaurant, shall be located at least 30 metres distant from the nearest point of intersection between a lot line and the closest driveway access;
- (l) no entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted in a dining room restaurant;
- (m) garbage and refuse containers shall be located only within a building;
- (n) garbage and refuse containers for a dining room restaurant shall be located within a climate controlled area within the building;
- (o) no outside storage or display of goods shall be permitted;
- (p) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Schedule C-3184; and,
- (q) the customer serving area used for the provision of take-out and packaged fast food shall not exceed 1.5 percent of the gross floor area used for the dining room restaurant.

**3185** The lands designated R1D - SECTION 3185 on Sheet 42 of Schedule A to this by-law:

3185.1 shall only be used for the purposes permitted in an R1D zone of this by-law.

3185.2 shall be subject to the following requirements and restrictions:

- (1) 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 window below grade or door will be permitted in any such wall;
- (2) Maximum Building Height: two storeys;
- (3) all garages or carports shall be built of the same exterior material and of the same architectural design as the main building it is to serve;
- (4) a detached private garage or carport as an accessory building may be located in a side or rear yard of a lot in a Residential Zone provided that it is:
  - (a) not to exceed 2.5 metres in height, in the case of a flat roof;
  - (b) not to exceed 3.7 metres in height, in the case of a peaked roof;
  - (c) no closer than 1 metre to a main building;
  - (d) no closer than 1 metre to a side lot line or rear lot line, and no closer than 6 metres to a flankage lot line;
  - (e) no closer to a street than the required setback for a main building, and in no case shall be closer to the front lot line than 6 metres; and,
  - (f) not to have a floor area in excess of 24 square metres.
- (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) it is not to exceed 2.5 metres in the case of a flat roof;
- (b) it is not to exceed 3.7 metres in height, in the case of a peaked roof;
- (c) it does not have a floor area in excess of 24 square metres;
- (d) the garage for two lots abutting said side or rear of line are designed as one building;
- (e) a common wall on and along the said side or rear lot line divides the garages; and,
- (f) the garages for the two lots abutting said side or rear of line are constructed or reconstructed simultaneously.

**3186** The lands designated M1 - SECTION 3186 on Sheet 61 of Schedule A to this by-law:

3186.1 shall only be used for the following purposes:

- (a) a racquetball, squash and fitness club; and,
- (b) purposes accessory to a racquetball, squash and fitness club.

3186.2 shall be subject to the following restrictions and requirements:

- (a) Minimum Lot Width: 35 metres;
- (b) Minimum Lot Area: 1 hectare;
- (c) the minimum depth or width of front, side and rear yards shall be as shown on Schedule C-3186 to this by-law;
- (d) Maximum Building Height: 10 metres;
- (e) within the building envelope as shown on Schedule C-3186 to this by-law, a building containing no more than a total of 15 racquetball and squash courts, plus 375 square metres of gross commercial floor area for a lounge, shall be permitted;
- (f) a minimum of 100 parking spaces shall be provided;
- (g) a minimum of one loading space shall be provided and shall not be located in the front half of the building;
- (h) Landscaped Open Space with a minimum width of 6 metres shall be provided along the entire front lot line, except where a driveway is located, as shown on Schedule C-3186 to this by-law;
- (i) a minimum of 20 percent of the front yard shall be landscaped open space; and,
- (j) no waste disposal facility shall be located in the front or side yards.

(SECTION 3187 RESERVED)

**3188** The lands designated M2 - SECTION 3188 on Sheet 61 of Schedule A to this by-law:

3188.1 shall be used only for the following purposes:

- (1) sale, service and repair of snowmobiles, boats and accessories;
- (2) offices other than ones for medical, dental, drugless practitioners or real estate purposes; and,
- (3) those purposes permitted by M2 Zone.

3188.2 shall be subject to the following requirements and restrictions:

- (1) the Total Gross Floor Area used for offices shall not exceed 289 square metres.

**3189** The lands designated HC1-SECTION 3189 on Sheet 42 of Schedule A to this by-law:

3189.1 shall only be used for the following purposes:

- (1) a motor vehicle leasing establishment;
- (2) a utility trailer leasing establishment;
- (3) a self-storage locker rental establishment; and,
- (4) purposes accessory to the other permitted purposes.

3189.2 shall be subject to the following requirements and restrictions:

- (a) the Gross Commercial Floor Area shall not exceed 1860 square metres;
- (b) a minimum of 15 parking spaces shall be provided;
- (c) the width of a driveway leading to any parking area shall be a minimum of 6.0 metres;
- (d) the Maximum Building Height shall not exceed 1 storey;
- (e) Landscaped Open Space shall be provided and maintained in the location identified on Schedule C-3189 to this by-law;
- (f) all buildings and structures shall be located within the areas shown as BUILDING AREAS on Schedule C-3189 to this by-law; and,
- (g) no parking or storage of motor vehicles and utility trailers shall occur in the areas identified as driveways on Schedule C-3189 to this by-law.

3189.3 for the purposes of section 3189:

Self-Storage Locker Rental Establishment shall mean a building where lockers for the purpose of storage of goods or materials are rented or leased to the general public.

**3190** The lands designated as R1B - SECTION 3190 on Sheet 59 of Schedule A to this by-law:

3190.1 shall only be used for:

- (a) a single detached dwelling; or,
- (b) a daycare centre, but only as a purpose accessory to a single detached dwelling.

**3191** The lands designated SC - SECTION 3191 on Sheet 43 of Schedule A to this by-law:

3191.1 shall only be used for the following purposes:

Commercial:

- (1) a book store;
- (2) a flower shop;
- (3) an art supply store;
- (4) an arts and craft shop; or,
- (5) a millinery and accessories retail shop.

Residential:

- (6) a dwelling unit; and,

Accessory:

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

3191.2 shall be subject to the following requirements and restrictions:

- (a) if any part of the building is used for residential purposes, the minimum gross residential floor area of the dwelling unit shall be 70 square metres;
- (b) a minimum of 6 parking spaces shall be provided in the locations shown on Schedule C-Section 3191;
- (c) the width of a driveway leading to any parking area shall be a minimum of 3.0 metres;
- (d) the Maximum Building Height shall not exceed 2 storeys;
- (e) Landscaped Open Space shall be provided and maintained in the locations shown on Schedule C - Section 3191, and the landscaped open space in the rear yard shall have a minimum depth of 6.0 metres; and,
- (f) all buildings and structures shall be located within the area shown as Building Area on Schedule C - Section 3191.

3191.3 for the purposes of section 3191,

Retail Shop, Millinery and Accessories shall mean a building or place where women's clothing and specialty items such as hats, scarves, belts and gloves are sold or kept for sale to the general public.

**3192** The lands designated R3A - SECTION 3192 on Sheet 42 of Schedule A to this by-law:

3192.1 shall only be used for the following purposes:

- (a) townhouse dwellings;

- (b) public open space; and,
- (c) purposes accessory to the other permitted purposes.

3192.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 24 metres;
- (b) the Minimum Lot Line Setback for all buildings shall be as shown on Schedule C-3192 to this by-law;
- (c) Minimum Distance between buildings:
  - (1) a minimum of 3 metres shall be provided between two exterior walls, if one or none contains a window to a habitable room; and,
  - (2) a minimum of 18 metres shall be provided between two exterior walls, if both contain a window to a habitable room.
- (d) Maximum Building Height: 7.5 metres;
- (e) Parking Spaces:
  - (1) a minimum of two spaces per unit shall be provided, one of which must be located in an attached carport or garage;
  - (2) visitors' parking spaces shall be provided and marked for the use of visitors; and,
  - (3) the required number of visitors' parking spaces shall be not less than 25% of the number of total dwelling units.
- (f) an accessory building shall be permitted if it is not used for human habitation, does not exceed 4.5 metres in height, and does not have a floor area in excess of 30 square metres; and,
- (g) a swimming pool shall be permitted if it is not located closer than 1.2 metres to any lot line, and is not located any closer than 18 metres to any front lot line.

(SECTION 3193 RESERVED)

**3194** The lands designated R4A – SECTION 3194 on Sheet 43 of Schedule A to this by-law:

3194.1 shall only be used for the following purposes:

- (a) senior citizens dwelling; and,
- (b) purposes accessory to the other permitted purpose.

3194.2 shall be subject to the following requirements and restrictions:

- (a) the senior citizens dwelling shall contain no more than 65 dwelling units;
- (b) Minimum Lot Area shall not be less than 3110 square metres;
- (c) Minimum Lot Width shall not be less than 12.1 metres;



- (d) a building shall be permitted only in the Building Area as shown on Schedule C-3194 to this by-law;
- (e) minimum front yard depth, side yard width and rear yard depth shall not be less than that shown on Schedule C-3194 to this by-law;
- (f) a building shall not exceed a height of 7 storeys or 21 metres, whichever is lesser;
- (g) a building shall not exceed a lot coverage of 38 percent;
- (h) Landscaped Open Space shall be provided and maintained and shall be located as shown on Schedule C-3194 to this by-law; and,
- (i) not less than 17 off-street parking spaces shall be provided.

3194.3 for the purposes of section 3194,

Dwelling, Senior Citizen shall mean a building owned and operated by a government agency or 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 89.6 square metres.

**3195** The lands designated R1D - SECTION 3195 on Sheet 59 of Schedule A to this by-law:

3195.1 shall only be used for the purposes permitted in an R1D zone;

3195.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 7.6 metres, provided that minimum distance to front of garage may be 7 metres;
- (b) Minimum Interior Side Yard Width:
  - (1) for the part of Lot 53, Registered Plan M-3162, which is adjacent to Lot 52:
    - (i) 1.2 metres on the east side for a one storey dwelling, and 0.6 metres for each additional storey or part thereof, and 0.9 metres on the other side; and,
    - (ii) where the space between the exterior walls of two buildings is less than 2.4 metres, no window below grade or door will be permitted in any wall abutting that space;
  - (2) for the remainder of Lot 53, and for Lots 54 to 60, all on Registered Plan M-3162:
    - (i) 1.2 metres on one side and 0.9 metres on the other side; and,
    - (ii) where the space between the exterior walls of two buildings is less than 2.4 metres, no window below grade or door will be permitted in any wall abutting that space.
- (c) Maximum Building Height: 8 metres.

(SECTION 3196 RESERVED)

**3197** The lands designated M1 - SECTION 3197 on Sheet 61 of Schedule A to this by-law:

3197.1 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 purpose;
- (2) a printing establishment;
- (3) a warehouse;
- (4) a parking lot; and,
- (5) an office, other than for a real estate office or an office for a physician, dentist, or drugless practitioner.

(b) Non-Industrial:

- (1) a radio or television broadcasting and transmission establishment;
- (2) a furniture and appliance store;
- (3) a recreational facility or structure;
- (4) a community club; and,
- (5) only one mixed service restaurant.

(c) Accessory:

- (1) an associated educational purpose;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by section 3197.1(a), provided that the total commercial 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,
- (4) purposes accessory to the other permitted purposes.

3197.2 shall be subject to the following requirements and restrictions:

- (1) the total Gross Floor Area of the restaurant shall not exceed 390.2 square metres;
- (2) the total Gross Floor Area of all buildings on the site shall not exceed 3300 square metres;
- (3) a minimum of 95 parking spaces shall be provided on the lot;

- (4) the total Gross Floor Area used for office purposes shall not exceed 558 square metres;
- (5) the customer serving area used for the provision of take-out and packaged fast food shall not exceed 1.5 percent of the gross floor area used for the restaurant; and,
- (6) no entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted in the restaurant.

**3198** The lands designated HC1 - SECTION 3198 on Sheet 59 Schedule A to this by-law:

3198.1 shall only be used for the following purposes:

- (a) motor vehicle sales establishment;
- (b) motor vehicle body shop;
- (c) motor vehicle repair shop; and
- (d) purposes accessory to the other permitted purposes.

3198.2 shall be subject to the following requirements and restrictions:

- (a) buildings shall be permitted only in the Building Area as shown on Schedule C-3198 to this by-law;
- (b) a building shall not exceed the building height as shown on Schedule C-3198 to this by-law;
- (c) the Gross Floor Area of all buildings to be erected within Building Areas B and C, as shown on Schedule C-3198 to this by-law, shall not exceed 744 square metres;
- (d) the Gross Floor Area of the building erected within Building Area A, as shown on Schedule C-3198 to this by-law, shall not exceed 136 square metres;
- (e) minimum front yard depth, side yard width and rear yard depth shall not be less than that shown on Schedule C-3198 to this by-law;
- (f) Landscaped Open Space shall be provided and maintained in the areas shown on Schedule C-3198 to this by-law;
- (g) no storage shall be permitted outside a building except for motor vehicles offered for sale or intended to be serviced or repaired;
- (h) a solid screening wall composed of brick, architectural block, decorative concrete panel or similar material, not less than 2.4 metres in height above finished grade, shall be located along the boundary shown as WALL on Schedule C-3198 to this by-law;
- (i) a vinyl covered chain link fence, not less than 1.83 metres in height above finished grade, shall be located along the boundary shown as FENCE on Schedule C-3198 to this by-law;
- (j) a solid board screening fence, not less than 1.83 metres in height above finished grade, shall be located along the boundary shown as BOARD FENCE in Schedule C-3198 to this by-law;

- (k) the width of a driveway leading to a parking area shall be a minimum width of 8 metres for two-way traffic; and,
- (l) the minimum number of parking spaces to be provided shall be not less than 41 of which no more than 6 spaces may be tandem parking spaces. Not less than 27 parking spaces shall be located clear of the proposed road widening.

**3199** The lands designated SC - SECTION 3199 on Sheet 60 of Schedule A to this by-law:

3199.1 shall only be used for the following purposes:

- (a) Commercial:
  - (1) an office, excluding an office for a doctor, dentist or drugless practitioner;
  - (2) a personal service shop;
  - (3) a service shop;
  - (4) a parking lot;
  - (5) an appliance, housewares or furniture store;
  - (6) a printing or copying establishment;
  - (7) a social organization;
  - (8) a motor vehicle leasing establishment;
  - (9) a clothing store;
  - (10) a book store;
  - (11) a hardware store;
  - (12) a jewellery store;
  - (13) a computer store;
  - (14) a decorating store;
  - (15) a flower shop;
  - (16) an electronic store;
  - (17) an art gallery;
  - (18) an art supply store;
  - (19) a pet supply store;
  - (20) a photography shop;
  - (21) a toy store
  - (22) an office supply store;

- (23) a medical supply store; and,
- (24) an optical store.
- (b) Accessory:
  - (1) purposes accessory to other permitted purposes; and,
  - (2) in conjunction with the motor vehicle leasing establishment, the sale of motor vehicle leased by the motor vehicle leasing establishment.

3199.2 shall be subject to the following requirements and restrictions;

- (a) the permitted uses as set out in section 3199.1(a)(2) to Section 3199.1(a)(24) all inclusive shall only be located on the ground floor;
- (b) a real estate office shall only be located on the ground floor;
- (c) all buildings shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 3199;
- (d) Landscaped Open Space shall be provided and maintained in areas shown AS LANDSCAPED OPEN SPACE ON SCHEDULE C - SECTION 3199;
- (e) the Maximum Gross Floor Area of the structure shall be limited to 385 square metres;
- (f) access to the site shall be provided by a driveway not less than 7.6 metres in width;
- (g) the Maximum Height of all buildings shall be 2 storeys;
- (h) no windows or openings shall be placed in the southerly wall of the second storey at a height less than 1.68 metres above floor level of the second storey;
- (i) no floodlights shall be permitted;
- (j) all garbage and refuse storage containers shall be located within the area shown as Building Area on Schedule C - Section 3199;
- (k) the Minimum Lot Width shall be 34.7 metres;
- (l) the minimum front yard depth, the minimum side yard width, and the minimum rear yard depth shall be as shown on Schedule C - Section 3199; and,
- (m) no loading space shall be required.

**3200** The lands designated SC - SECTION 3200 on Sheet 61 of Schedule A to this by-law:

3200.1 shall only be used for the following purposes:

- (1) a retail establishment;
- (2) a service shop;
- (3) a personal service shop;
- (4) an office;
- (5) a dry cleaning and laundry distribution station;
- (6) a parking lot;
- (7) a printing or copying establishment;
- (8) a garden centre sales establishment;
- (9) a custom workshop;
- (10) a motor vehicle or boat sales, rental or service establishment a motor vehicle repair shop, a motor vehicle or boats parts and accessories sales establishment; and,
- (11) purposes accessory to the other permitted purposes;

3200.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Building Height: 2 storeys;
- (b) Parking: a minimum of 17 parking spaces shall be provided on the lands as shown on Schedule C-3200 to this by-law;
- (c) Landscaped Open Space shall be provided and maintained in the location identified on Schedule C-3200 to this by-law;
- (d) a fence in the form of a visual screen shall be erected and maintained along the rear lot line with a height of not less than 1.8 metres.
- (e) all buildings and structures shall be located within the area shown as Building Area on Schedule C-3200 to this by-law; and,
- (f) Accessory Buildings or Structures are permitted only if they are used for the storage or disposal of garbage.

**3201** The lands designated SC - SECTION 3201 on Sheet 44 of Schedule A to this by-law:

3201.1 shall only be used for the following purposes:

- (1) a furniture store;
- (2) a service shop;
- (3) a personal service shop;
- (4) an office, other than for a physician, dentist, or drugless practitioner;

- (5) a specialty retail establishment;
- (6) a sporting goods store;
- (7) a storage warehouse with no retail outlet;
- (8) a parking lot; and,
- (9) purposes accessory to the other permitted purposes.

3201.2 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 - 3201 to this by-law;
- (b) the total Gross Floor Area for all buildings on the site shall not exceed 2323 square metres;
- (c) the total Gross Leasable Floor Area for a sporting goods store shall not exceed 1,200 square metres;
- (d) Maximum Building Height: one storey;
- (e) Minimum Landscaped Open Space: 8 percent of the lot area;
- (f) Loading Spaces for warehouse use:

<u>Gross leasable commercial floor area of warehouse use 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 14,000	3 loading spaces
over 14,000	4 loading spaces, plus 1 additional loading space for each 9300 square metres of gross industrial floor area of part thereof in excess of 14,000 square metres.

- (g) Parking Requirement:

Storage Warehouse: 1 parking space for each 91 square metres of gross floor area devoted to warehousing, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office use.

3201.3 for the purposes of section 3201:

Retail Establishment, Specialty shall mean a building or place where certain specialty goods or materials are sold or kept for sale to the public. The goods kept for sale within such a retail establishment may include carpets, lighting fixtures, furniture, specialty clothing, home entertainment equipment, appliances, musical instruments and similar

items for which demand by the general public is limited by the nature of the goods offered for sale.

**3202** The lands designated C1 - SECTION 3202 on Sheet 43 of Schedule A to this by-law:

3202.1 shall only be used for the following purposes:

- (a) service stores, including not more than one of each of the following: barber, beauty parlour or hairdressing establishment, dry cleaning collection depot or dry cleaning plant (where synthetic cleaning only is carried on), laundromat, shoe repair shop, florist, tailor or dressmaker;
- (b) bank, trust company, and finance company;
- (c) business or professional offices;
- (d) medical and dental offices;
- (e) one of either a pet shop or an office for a veterinary surgeon;
- (f) one dining room restaurant;
- (g) not more than two convenience restaurants;
- (h) not more than three take-out restaurants;
- (i) not more than one of each of the following:
  - (1) drugstore;
  - (2) optical store;
  - (3) food store;
  - (4) convenience store;
  - (5) pop shop;
  - (6) bake shop;
  - (7) delicatessen;
  - (8) meat store;
  - (9) fish store;
  - (10) fruit store;
  - (11) vegetable store;
  - (12) variety shop;
  - (13) tobacco shop;
  - (14) gift shop;
  - (15) card shop;



- (16) jewellery shop;
- (17) hobby shop;
- (18) bookstore;
- (19) hardware store;
- (20) paint and wallpaper store;
- (21) floor and tile store;
- (22) music store;
- (23) record store;
- (24) video sales and rental store;
- (25) ice cream shop;
- (26) camera and photo supplies store;
- (27) sporting goods store;
- (28) radio and television sales and service shop;
- (29) clothing store; and,
- (30) shoe store.
- (j) one community club; and,
- (k) purposes accessory to the other permitted purposes.

3202.2 shall be subject to the following requirements and restrictions:

- (a) the Gross Commercial Floor Area of all buildings and structures shall not exceed 25 percent of the area of the lot or 3250 square metres, whichever is less;
- (b) the Gross Floor Area of each business, professional, medical or dental office shall not exceed 150 square metres;
- (c) the Gross Floor Area of a pet shop or an office for a veterinary surgeon shall not exceed 244 square metres;
- (d) all buildings and structures shall be located within the area shown as Commercial Building Area on Schedule C - Section 3202 to this by-law;
- (e) vehicular access to and egress from the said lands shall be as shown on Schedule C - Section 3202 to this by-law;
- (f) Landscaped Open Space of a minimum of 7% of the area of the lot, shall be provided and maintained in the locations shown on Schedule C - Section 3202 to this by-law;
- (g) Off-street Parking, at the rate of one parking space for each 19 square metres of gross leasable commercial floor area of all buildings and structures, shall be provided and maintained on the lot;

- (h) a garbage and refuse collection area with pick-up facilities shall be provided on the lot within the area shown as Commercial Building area on Schedule C-Section 3202 to this by-law;
- (i) no building or structure shall be more than 2 storeys in height;
- (j) Loading Spaces are required to be provided and maintained in accordance with the following provisions:
  - (a)
 

Gross leasable commercial floor area of retail commercial <u>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
  - (b)
 

Gross commercial floor area of office uses <u>in square metres</u>	<u>Number of Loading Spaces</u>
2350 or less	no loading spaces required
over 2350 up to 7450	1 loading space
- (k) Accessory Buildings or Structures are permitted only for the storage or disposal of garbage;
- (l) an adult entertainment parlour shall not be permitted;
- (m) a pet shop or an office for a veterinary surgeon shall not be permitted next to or directly abutting a use involving food service, such as a dining room restaurant, a convenience restaurant, a take-out restaurant, a bake shop, a delicatessen, or a food store;
- (n) a kennel or an outdoor exercise area for animals shall not be permitted as an accessory purpose to a pet shop or the office of a veterinary surgeon;
- (o) an office for a veterinary surgeon shall be limited to the treatment, within the premises of traditional domestic pets;
- (p) the Gross Floor Area of a community club shall not exceed 100 square metres; and,
- (q) the community club use shall no longer be permitted after December 19, 1991

**3203** The lands designated SC - SECTION 3203 on Sheet 43 of Schedule A to this by-law:

3203.1 shall only be used for the following purposes:

- (a) bank, trust company or finance company;
- (b) business or professional offices; and,
- (c) purposes accessory to the other permitted purposes.

3203.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Yard Restrictions shall be as follows:
  - (1) Front Yard Depth: 15 metres;
  - (2) Interior Side Yard Width: 10 metres;
  - (3) Exterior Side Yard Width: 5 metres; and,
  - (4) Rear Yard Depth: 10 metres;
- (b) no building or structure shall be more than three (3) storeys in height;
- (c) Landscaped Open Space of a minimum of seven percent (7%) of the area of the lot shall be provided and maintained;
- (d) Vehicular Access and Egress from the said lands shall be limited to one only;
- (e) a garbage and refuse collection area with pick-up facilities shall be provided within the main building; and,
- (f) Accessory Building or Structures are permitted only if they are used for the storage or disposal of garbage.

(SECTION 3204 RESERVED)

**3205** The lands designated R1D - SECTION 3205 on Sheet 42 of Schedule A to this by-law:

3205.1 shall only be used for the purposes permitted in an R1D zone to this by-law;

3205.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Interior Side Yard Width:
  - (1) a side yard other than a side yard abutting a street, a public park or walkway, or a lot not in an R2C zone may be reduced to zero metres;
  - (2) the minimum distance between detached buildings shall not be less than 2.1 metres;
  - (3) in no event shall the total width of both side yards on any lot be less than 2.1 metres; and,
  - (4) the minimum width of a side yard abutting a public park or walkway or a lot in any other zoning category shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (b) Minimum Landscaped Open Space: 50 percent of the front yard of an interior lot, and 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.

**3206** The lands designated R4B - SECTION 3206 on Sheet 43 of Schedule A to this by-law:

3206.1 shall only be used for the following purposes:

- (a) one apartment dwelling only; and,
- (b) purposes accessory to the other permitted purpose;

3206.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area shall not be less than 6,700 square metres;
- (b) Minimum Lot Width shall not be less than 55 metres;
- (c) a building shall be permitted only in the BUILDING AREA as shown on Schedule C-3206 to this by-law;
- (d) minimum front yard depth, side yard width and rear yard depth shall not be less than that shown on Schedule C-3206 to this by-law;
- (e) the apartment dwelling shall not exceed a height of 13 storeys or 36.8 metres, whichever is lesser;
- (f) the building, including the Landscaped Deck erected within the Building Area, shall not exceed a lot coverage of 33 percent;
- (g) Maximum Floor Space Index shall not exceed 1.66;
- (h) Landscaped Open Space, including the Landscaped Deck, shall be provided and maintained in the locations shown on Schedule C-3206 to this by-law;
- (i) not less than 101 off-street parking spaces shall be provided, of which not more than 8 spaces may be tandem parking spaces; and,
- (j) number of dwelling units shall not exceed 55.

**3207** The lands designated OS - SECTION 3207 on Sheet 43 of Schedule A to this by-law:

3207.1 shall only be used for the following purpose:

- (a) the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surfaced walk, but not including a raised patio, screening, fence or similar facility.

**3208** The lands designated OS - SECTION 3208 on Sheet 43 of Schedule A to this by-law:

3208.1 shall only be used for the following purposes:

- (a) the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include surfaced walk, but not including a raised patio, screening, fence or similar facility;
- (b) 1 roadway; and,
- (c) purposes accessory to the other permitted purposes.

3208.2 shall be subject to the following requirements and restrictions:

- (a) no buildings other than structures of a public authority shall be permitted; and,

- (b) no fence, screen, net, or similar facility or structure shall be permitted.

**3209** The lands designated R1C - SECTION 3209 on Sheet 42 of Schedule A to this by-law

3209.1 shall only be used for the purposes permitted in an R1C zone of this by-law;

3209.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 450 square metres;
- (b) Minimum Lot Depth: 30 metres;
- (c) Minimum Lot Width: 15 metres;
- (d) Minimum Front Yard Depth: 3 metres;
- (e) Minimum Rear Yard Depth: 1.2 metres for the first storey or part thereof,  
plus 0.6 metres for each additional storey or  
part thereof;
- (f) Exterior Side Yard Width:
  - (1) to main wall of building: 3 metres; and,
  - (2) to front of garage or carport: 6 metres.
- (g) Interior Side Yard Width: 7.5 metres; and,
- (h) Minimum Landscaped Open Space: 60 percent of the front yard space.

**3210** The lands designated R1D - SECTION 3210 on Sheet 42 of Schedule A to this by-law:

3210.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) purposes accessory to the other permitted purposes; and,
- (c) a home occupation.

3210.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Street Centre Line Setback: 13.6 metres provided that minimum  
distance to front of garage is 14.5  
metres;
- (b) Minimum Side Yard Width: 1.5 metres on one side and 0.9 metres on the  
other side provided that the distance between  
adjacent dwellings shall be not less than 1.8  
metres;
- (c) Maximum Building Height: one and one-half storey; and,
- (d) Minimum Landscaped Open Space: 40 percent of the front yard.

**3211** The lands designated R1B - SECTION 3211 on Sheet 42 of Schedule A to this by-law:

3211.1 shall be used for only one of the following purposes:

- (a) a purpose permitted in an R1B Zone; or,
- (b) an office for an office equipment leasing business and an office for an automobile business, as temporary uses until September 13, 1990.

3211.2 shall be subject to the following requirements and restrictions:

- (a) the Gross Commercial Floor Area shall not exceed 170 square metres;
- (b) no vehicles used in an automobile leasing business shall be kept, stored or repaired on the site;
- (c) the offices shall only be permitted within the area shown as "Building Area" on Schedule C - SECTION 3211;
- (d) a minimum of 6 parking spaces shall be provided for the offices in the locations shown on Schedule C - SECTION 3211;
- (e) Landscaped Open Space shall be provided and maintained for the offices in the locations shown on Schedule C - SECTION 3211;
- (f) the offices shall no longer be permitted on the site after September 13, 1990; and,
- (g) the Minimum Lot Depth shall be 27.5 metres.

**3212** The lands designated OS - SECTION 3212 on Sheet 59 of Schedule A to this by-law:

3212.1 shall be used only for the following purposes:

- (a) the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surface walk, patio, driveway, retaining wall, screening fence or similar facility, and
- (b) purposes accessory to the other permitted purposes.

3212.2 shall be subject to the following requirements and restrictions:

- (a) no buildings other than structures of a public authority, and no fence, screen, net, retaining wall, or similar facility or structure shall be permitted without the approval of the Toronto and Region Conservation Authority.

**3213** The lands designated R4A - SECTION 3213 on Sheets 59 of Schedule A to this by-law:

3213.1 shall only be used for the following purposes:

- (a) an apartment dwelling, and
- (b) purposes accessory to the other permitted purpose.

3213.2 shall be subject to the following requirements and restrictions:

- (a) an apartment dwelling shall be permitted only in each BUILDING AREA as shown on Schedule C - SECTION 3213;
- (b) minimum front yard depth, side yard width and rear yard depth of an apartment dwelling shall be not less than that shown on Schedule C - SECTION 3213;
- (c) Minimum Distance between apartment dwellings located in BUILDING AREAS B and C shall be as shown on Schedule C - SECTION 3213;
- (d) an apartment dwelling shall not exceed a height of 12 storeys or 34.75 metres, whichever is lesser;
- (e) the Maximum Number of Dwelling Units shall not exceed 111.2 units per hectare;
- (f) an apartment dwelling shall not contain more than a total of 138 dwelling units, with no more than 33 three bedroom dwelling units; with no more than 92 two bedroom dwelling units, and the remainder shall be one bedroom dwelling units;
- (g) an underground parking garage and ramp shall only be permitted in each UNDERGROUND PARKING GARAGE AREA as shown on Schedule C - SECTION 3213;
- (h) a maximum of 10 percent of the total number of parking spaces in the underground parking garage for the apartment dwelling within Building Area A and in the underground parking garage for the apartment dwellings within Building Areas B and C may be tandem parking spaces:
  - (i) each underground parking garage and ramp shall be provided with the minimum front yard depth, side yard width and rear yard depth as shown on Schedule C - SECTION 3213;
  - (ii) landscaped open space shall be provided and maintained in the locations shown on Schedule C - SECTION 3213;
- (i) the loading area for each apartment dwelling shall be permitted only in the SERVICE AREA as shown on Schedule C - SECTION 3213;

**3214** The lands designated SC - SECTION 3214 on Sheet 61 of Schedule A to this by-law:

3214.1 shall only be used for the following purposes;

- (1) the purposes permitted in the SC zone; and,
- (2) one billiard hall.

**3215** The lands designated R3A - SECTION 3215 on Sheet 60 of Schedule A to this by-law:

3215.1 shall only be used for the purposes permitted in an R3A zone by section 13.1.1 of this bylaw;

3215.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 5.9 metres;
- (b) Minimum Rear Yard Depth: 7.6 metres;

- (c) Minimum Side Yard Width: 1.8 metres where the abutting lot is zoned R1B, and 1.2 metres otherwise;
- (d) Off-Street Parking: a minimum of 2 off-street parking spaces shall be provided, one of which shall be in a garage;
- (e) Minimum Landscaped Open Space: 40 percent of lot area;
- (f) Maximum Lot Coverage: 45 percent of lot area;
- (g) Minimum Lot Area: 225 square metres per dwelling unit; and,
- (h) Maximum Number of Dwelling Units: six

**3216** The lands designated R3B - SECTION 3216 on Sheet 43 of Schedule A to this by-law:

**3216.1 Permitted Purposes:**

shall only be used for the following purposes:

- (a) Residential:
  - (1) single detached dwellings;
  - (2) semi-detached dwellings;
  - (3) street townhouse dwellings; and,
  - (4) purposes accessory to the other permitted purposes.
- (b) Non-Residential:
  - (1) a home occupation within a single detached dwelling.

**3216.2 Requirements and Restrictions:**

shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - (1) Single Detached Dwelling:
    - Interior Lot: 270 square metres; and,
    - Corner Lot: 360 square metres.
  - (2) Semi-Detached Dwelling:
    - Interior Lot: 540 square metres per dwelling, and 270 square metres per dwelling unit; and,
    - Corner Lot: 630 square metres per dwelling, and 360 square metres for the dwelling unit closest to the flankage lot line.
  - (3) Street Townhouse Dwelling:
    - Interior Lot: 185 square metres; and,



Corner Lot: 275 square metres.

(b) Minimum Lot Width:

(1) Single Detached Dwelling:

Interior Lot: 9 metres;

Corner Lot: 12 metres.

(2) Semi-Detached Dwelling:

Interior Lot: 18 metres per dwelling and 9 metres per dwelling unit; and,

Corner Lot: 21 metres per dwelling and 12 metres for the dwelling unit closes to the flankage lot line.

(3) Street Townhouse Dwelling:

Interior Lot: 6 metres;

Corner Lot: 9 metres.

(c) Minimum Lot Depth: 30 metres;

(d) Minimum Front Yard Depth: 6 metres;

(e) Minimum Interior Side Yard Width:

(1) Single detached dwelling:

(i) a side yard other than a side yard abutting a street, public park or walkway may be reduced to zero metres;

(ii) the minimum distance between detached buildings shall not be less than 2.1 metres;

(iii) in no event shall the total width of both side yards on any lot be less than 2.1 metres; and,

(iv) the minimum width of a side yard abutting a public park or walkway or a lot in any other zoning category 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 and townhouse dwelling: 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 metres;

(g) Minimum Rear Yard Depth: 7.5 metres;

(h) Maximum Building Height: 10.5 metres;

- (i) Maximum Number of Units in a Townhouse Dwelling: 9 (nine);
- (j) Minimum Landscaped Open Space:
  - (1) Single Detached Dwelling: 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 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; and,
  - (3) Street Townhouse Dwelling: 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.
- (k) in the case of a street townhouse dwelling:
  - (1) the interior unit shall have access from the front yard to the rear yard through a hall, garage or laundry room of the dwelling unit at or near grade level;
  - (2) where windows or doors are located in the walls facing interior side yards, a minimum distance between buildings of 3 metres shall be provided; and,
  - (3) Maximum Lot Coverage by buildings: 45 percent of lot area.

**3217** The lands designated C2 - SECTION 3217 on Sheet 42 of Schedule A to this by-law:

3217.1 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) personal service shop;
  - (5) bank, trust company, 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;
- (11) a service station;
- (12) a printing or copying establishment;
- (13) a commercial school;
- (14) a garden centre sales establishment;
- (15) a temporary open air market;
- (16) a community club;
- (17) a health centre;
- (18) a tavern;
- (19) a taxi or bus station;
- (20) a theatre; or
- (21) a custom workshop.

(b) Accessory:

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

3217.2 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-3217;
- (b) minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C-3217;
- (c) the total Gross Leasable Commercial Floor Area of all buildings shall not exceed 3884 square metres;
- (d) Maximum Building Height shall not exceed two storeys;
- (e) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE ON SCHEDULE C-3217;
- (f) the Minimum Number of Parking Spaces to be provided:
  - (i) for a supermarket not less than 189 spaces; and,
  - (ii) for all other permitted uses in accordance with the requirements of section 20.
- (g) driveways shall be located as shown on Schedule C-3217;
- (h) no entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted in a dining room restaurant;
- (i) garbage and refuse containers shall be located only within a building;

- (j) garbage and refuse containers for a dining room restaurant shall be located within a climate controlled area within the buildings; and,
- (k) no outside storage or display of goods shall be permitted.
- (l) movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats.

**3218** The lands designated SC - SECTION 3218 on Sheet 59 of Schedule A to this by-law:

3218.1 shall only be used for the following purposes:

- (a) an insurance office; and,
- (b) purposes accessory to the other permitted purpose.

3218.2 shall be subject to the following requirements and restrictions:

- (a) the Goss Commercial Floor Area shall not exceed 93 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-3218 to this by-law;
- (d) Landscaped Open Space shall be provided and maintained in the location shown as Landscaped Open Space on Schedule C-3218 to this by-law;
- (e) a minimum of 3 parking spaces shall be provided and shall be located within the area shown as Parking Area on Schedule C-3218 to this by-law; and,
- (f) the width of the driveway leading to the parking area shall be 6 metres.

**3219** The lands designated CRC - SECTION 3219 on Sheet 42 of Schedule A to this by-law:

3219.1 shall only be used for the purposes permitted by section 3219.1(1), or the purposes permitted by section 3219.1(2), but not both sections or not any combination of purposes from both sections:

- (1) either:
  - (a) a single detached dwelling;
  - (b) a home occupation; and,
  - (c) purposes accessory to the other permitted purposes.
- (2) or:
  - (a) offices, other than:
    - (i) offices for a physician, dentist or drugless health care practitioner; or,
    - (ii) a real estate office.

(b) purposes accessory to the other permitted purposes.

3219.2 shall be subject to the following requirements and restrictions:

- (1) the Gross Floor Area of the building shall not exceed 205.0 square metres;
- (2) the building shall be a residential type building in appearance, compatible with the appearance of the residential building in the surrounding area;
- (3) the Maximum Building Height shall not exceed 1 ½ storeys;
- (4) a minimum of 8 parking spaces shall be provided in the locations shown on Schedule C - Section 3219;
- (5) the width of a driveway leading to the parking area shall be a minimum of 3.0 metres;
- (6) the building shall be located within the area shown as Building Area on Schedule C - Section 3219;
- (7) Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Schedule C - Section 3219;
- (8) no outside storage or display of goods shall be permitted; and,
- (9) all garbage and refuse containers shall be located within the building.

**3220** The lands designated SC - SECTION 3220 on Sheet 42 of Schedule A to this by-law:

3220.1 shall only be used for the following purposes:

- (1) a pharmacy,
- (2) an office and storage space associated with the pharmacy
- (3) purposes accessory to the other permitted purposes.

3220.2 shall be subject to the following requirements and restrictions:

- (a) the Gross Commercial Floor Area of the pharmacy shall not exceed 70 square metres;
- (b) the Gross Commercial Floor Area of the office and storage space shall not exceed 80 square metres;
- (c) the Maximum Building Height shall not exceed 10.5 metres;
- (d) Landscaped Open Space shall be provided and maintained in the locations shown on Schedule C - SECTION 3220;
- (e) all buildings and structures shall be located within the area shown as Building Area on Schedule C - SECTION 3220;
- (f) a minimum of 4 parking spaces shall be provided;
- (g) the width of a driveway leading to any parking area shall be a minimum of 4.9 metres, and

- (h) a loading area shall not be required.

**3221** The lands shown as M1 - SECTION 3221 on Sheet 42 of Schedule A to this by-law:

3221.1 shall only be used for the following purposes:

- (a) Industrial:
  - (i) a dairy products processing plant.
- (b) Accessory:
  - (i) a motor vehicle repair shop;
  - (ii) an associated office;
  - (iii) a retail outlet operated in connection with the permitted purposes provided that the total gross floor area of the retail outlet is not more than 15 percent of total gross floor area; and,
  - (iv) one dwelling unit, only for the use of a caretaker or night watchman employed in connection therewith.

3221.2 shall, in respect of the location of the existing buildings, be subject to the following requirement and restriction:

- (1) the existing buildings shall be located in the area shown as Existing Building Area on Schedule C - Section 3221.

**3222** The lands designated SC - SECTION 3222 on Sheet 59 of Schedule A to this by-law:

3222.1 shall only be used for the following purposes:

- (a) a photographer's studio;
- (b) only one dwelling unit; and,
- (c) purposes accessory to the other permitted purposes.

3222.2 shall be subject to the following requirements and restrictions:

- (a) the Gross Floor Area shall not exceed 330 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-3222 to this by-law;
- (d) Landscaped Open Space shall be provided and maintained in the location shown as Landscaped Open Space on Schedule C-3222 to this by-law;
- (e) a minimum of 4 parking spaces shall be provided and shall be located within the area shown as Parking and Driveway Area on Schedule C-3222 to this by-law; and,
- (f) only one driveway leading to the parking area shall be permitted, and it shall have a minimum width of 4 metres.

**3223** The lands designated C1 - SECTION 3223 on Sheet 59 of Schedule A to this by-law:

3223.1 shall only be used for the purposes permitted in C1 zone of this by-law.

3223.2 shall be subject to the following requirements and restrictions:

- (a) the Gross Commercial Floor Area of all structures, other than any area used for garbage and refuse containers, shall not exceed 980 square metres;
- (b) the Height of all structures shall not exceed 1 storey;
- (c) all buildings and structures, except a garbage and refuse enclosure, shall be located within the area shown as Building Area on Schedule C-3223 to this by-law;
- (d) Landscape Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Schedule C-3223 to this by-law;
- (e) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;
- (f) garbage and refuse containers for all other uses shall be totally enclosed and located to the rear of the building;
- (g) an adult entertainment parlour shall not be permitted;
- (h) no outside storage or display of goods shall be permitted;
- (i) no amusement devices shall be permitted;
- (j) access to the site shall be provided in the locations shown on Schedule C-3223 to this by-law, and shall have a minimum width of 7.6 metres;
- (k) a masonry wall 1.8 metres in height shall be erected and maintained in the location shown on Schedule C-3223 to this by-law; and,
- (l) parking and loading spaces shall be provided in accordance with section 20 this by-law.

3223.3 for the purposes of section 3223:

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

**3224** The lands designated R1B - SECTION 3224 on Sheet 41 of Schedule A to this by-law:

3224.1 shall only be used for the purposes permitted in a R1B zone;

3224.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 830 square metres;
- (b) Minimum Lot width: 26 metres; and,

- (c) Minimum Lot Depth: 25.5 metres.

**3225** The lands designated R1B - SECTION 3225 on Sheet 41 of Schedule A to this by-law,

3225.1 shall only be used for the purposes permitted in a R1B zone.

3225.2 shall be subject to the following restriction and requirement:

- (a) a 2.0 metre high masonry wall shall be erected along those portions of the lot lines which abut a Highway Commercial zone.

**3226** The lands designated C1 - SECTION 3226 on Sheet 41 of Schedule A to this by-law:

3226.1 shall only be used for the purposes permitted in a C1 zone.

3226.2 shall be subject to the following restrictions and requirements:

- (a) Minimum Front Yard Depth: 9 metres;
- (b) Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a residential zone, the minimum interior side yard shall be 9 metres;
- (c) Maximum Building Height: 1 storey;
- (d) Minimum Landscaped Open Space: 10 percent of the lot area;
- (e) Landscaped Area: a landscaped area having a minimum width of 3.0 metres (which may be considered as part of the required landscaped open space) shall be provided and maintained along those portions of the lot lines which abut either a residential zone or a street;
- (f) Driveway Width: the driveway shall have a minimum width of 7.6 metres and maximum width of 10.5 metres;
- (g) Driveway Location: there shall only be one driveway access from a public highway, this access to be from the public highway known as Major Wm. Sharpe Drive, and the centre line of the driveway access shall be a minimum of 27 metres and a maximum of 28 metres from the northerly property line;
- (h) a masonry wall, 2.0 metres in height, shall be erected along those portions of the lot lines which abut a residential zone;
- (i) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;
- (j) garbage and refuse containers for all other uses shall be totally enclosed and shall not be located closer than 9 metres to any residential zone;
- (k) an adult entertainment parlour shall not be permitted;
- (l) no outside storage or display of goods shall be permitted; and,



- (m) no amusement devices shall be permitted.

3226.3 for the purposes of section 3226:

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

Landscaped Area shall mean open space which is used exclusively for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include driveways and walkways which provide direct access from a street.

**3227** The lands designated R1C - SECTION 3227 on Sheet 59 of Schedule A to this by-law:

3227.1 shall only be used for the following purposes:

- (1) single detached dwellings;
- (2) purposes accessory to the other permitted purposes; and,
- (3) a home occupation.

3227.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

Interior Lot: 460 square metres; and,

Corner Lot: 560 square metres;

(b) Minimum Lot Width:

Interior Lot: 14 metres; and,

Corner Lot: 17 metres;

(c) Minimum Interior Side Yard Width:

- (1) 1.2 metres, plus 0.6 metres for each additional storey or part thereof above two storeys; and,
- (2) the minimum distance between dwellings shall not be less than 2.4 metres.

**3228** The lands designated R1C - SECTION 3228 on Sheet 59 of Schedule A to this by-law:

3228.1 shall be subject to the following requirements and restrictions:

- (a) the width of the side yard abutting a reserve shall not be less than 1.2 metres, and the width of the reserve shall not be included in determining the width of the side yard.

**3229** The lands designated R2B(1) - SECTION 3229 on Sheet 59 of Schedule A to this by-law:

3229.1 shall only be used for the following purposes:

- (a) only one of either a single detached dwelling or a multiple residential dwelling containing no more than 3 dwelling units;
- (b) a home occupation within a single detached dwelling; and,
- (c) purposes accessory to the other permitted purposes.

3229.2 shall be subject to the following requirements and restrictions:

- (a) the Lot Area shall not be less than 0.54 hectares;
- (b) the Lot Depth shall not be less than 194 metres;
- (c) the Minimum Side Yard Width shall be as shown on Schedule C-3229 to this by-law;
- (d) the Front Lot Line shall be the lot line abutting Main Street North;
- (e) a dwelling shall be located only within the area shown as DWELLING BUILDING AREA on Schedule C-3229 to this by-law;
- (f) an accessory building shall be located only within the area shown as ACCESSORY BUILDING AREA on Schedule C-3229 to this by-law;
- (g) the Gross Floor Area shall not be less than 770 square metres;
- (h) the Gross Floor Area of the accessory building shall not exceed 134 square metres;
- (i) the dwelling shall not exceed a height of 3 storeys;
- (j) the accessory building shall not exceed a height of 1 storey; and,
- (k) parking spaces shall be located only within the areas shown as ACCESSORY BUILDING AREA and PARKING AREA on Schedule C-3229 to this by-law.

**3230** The lands designated M1 - SECTION 3230 on Sheet 61 of Schedule A to this by-law:

3230.1 shall only be used for the following purposes:

- (1) one automated fuel dispensing operation only;
- (2) public warehouse;
- (3) one caretaker residence only;
- (4) outside storage of a maximum of 23 boats and recreational vehicles in good condition; and,
- (5) purposes accessory to other permitted purposes.

3230.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 18 metres

- (b) Minimum Interior Side Yard Width: 7.6 metres
- (c) Minimum Landscaped Open Space: 350 square metres in the front yard
- (d) the Gross Floor Area for buildings used for public warehouse purposes shall not exceed 3,010 square metres.
- (e) the Gross Floor Area for a caretaker residence shall not exceed 178 square metres.
- (f) a minimum of 25 parking spaces shall be provided.

3230.3 for the purposes of this section:

Automated Fuel Dispensing Facility shall mean a building or place where gasoline, diesel and other motor vehicle fuel are kept for sale by the operation of a key or a credit card but where no repairs or other automotive services are performed.

**3231** The lands designated CRC - SECTION 3231 on Sheet 43 of Schedule A to this by-law:

3231.1 shall only be used for the following purposes:

- (1) either:
  - (a) a single detached dwelling; or,
  - (b) an office other than:
    - (i) an office for a physician, dentist or drugless practitioner; or,
    - (ii) a real estate office.

but **not** both, and

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

3231.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Lot Width shall be 11.3 metres;
- (b) the minimum front, rear and side yard depths and widths shall be as shown on Schedule C-3231;
- (c) any residential or office use shall be located in the building within the area shown as Building Area A on Schedule C-3231;
- (d) the main building shall be a residential type building in appearance compatible with the residential buildings in the surrounding area;
- (e) the Gross Commercial Floor Area shall not exceed 182 square metres;
- (f) the height of the building located within the area shown as Building Area A on Schedule C-3231 shall not exceed 2 ½ storeys;
- (g) a minimum of 6 parking spaces shall be provided for an office in the locations shown on Schedule C-3231, 2 of which shall be located within a detached garage;

- (h) the Floor Area of the detached garage shall not exceed 56 square metres;
- (i) the detached garage shall not exceed 1 storey in height;
- (j) the detached garage shall be located within the area shown as Building Area B on Schedule C-3231;
- (k) Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Schedule C-3231;
- (l) no outside storage or display of goods shall be permitted;
- (m) all garbage and refuse containers shall be located within a building; and,
- (n) a wood privacy fence, having a minimum height of 1.8 metres and a maximum height of 2.0 metres, shall be erected and maintained in the locations shown on Schedule C-3231.

**3232** The lands designated HC1 - SECTION 3232 on Sheet 61 of Schedule A to this by-law:

3232.1 shall only be used for the following purposes:

- (a) a motel;
- (b) one dining room restaurant, but only as part of and integrated with a motel; and,
- (c) purposes accessory to the other permitted purposes.

3232.2 shall be subject to the following requirements and restrictions:

- (a) the Gross Commercial Floor Area of all buildings and structures shall not exceed 5610 square metres;
- (b) the Gross Commercial Floor Area of a restaurant shall not exceed 185 square metres;
- (c) the height of all buildings and structures shall not exceed 2 storeys;
- (d) the number of bedrooms shall not exceed 146;
- (e) the Minimum Lot Area shall not be less than 10,000 square metres;
- (f) all buildings and structures shall be located within the area shown as Building Area on Schedule C-3232 to this by-law;
- (g) Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Schedule C-3232 to this by-law;
- (h) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;
- (i) garbage and refuse containers for all other uses shall be totally enclosed; and,
- (j) an adult entertainment parlour shall not be permitted.

(SECTION 3233 RESERVED)

**3234** The lands designated HC1 - SECTION 3234 on Sheet 61 of Schedule A to this by-law:

3234.1 shall only be used for the following purposes:

- (1) purposes permitted in a Highway Commercial One (HC1) zone;
- (2) a bank, trust company or finance company;
- (3) offices, excluding offices for a physician, dentist, or drugless practitioner; and,
- (4) purposes accessory to other permitted purposes.

3234.2 shall be subject to the following requirements and restrictions:

- (a) the total Gross Commercial Floor Area of all buildings shall not exceed 30 percent of the lot area;
- (b) the Gross Commercial Floor Area of all dining room restaurants shall not exceed 446 square metres;
- (c) Maximum Coverage shall be 21.5 percent of lot area;
- (d) a minimum of 20 percent of the lot area shall be landscaped open space, including a landscaped strip of at least 3 metres in width along Kennedy Road and Orenda Road; and,
- (e) the Maximum Building Height shall not exceed two storeys.

**3235** The lands designated C3 – SECTION 3235 on Sheet 43 of the Schedule A to this by-law:

3235.1 shall only be used for the following purposes:

- (1) the purposes permitted in a C3 zone;
- (2) a dry cleaning and laundry establishment, using only non-toxic, non-flammable materials; and,
- (3) one billiard hall in conjunction with a dining room restaurant or convenience restaurant.
- (4) movie theatres

3235.2 shall be subject to the following requirements and restrictions:

- (1) movie theatres shall only be permitted up to an aggregate maximum of 3 screens and 780 seats;

(SECTION 3236 RESERVED)

**3237** The lands designated M2 - SECTION 3237 on Sheet 61 of Schedule A to this by-law:

3237.1 shall only be used for the following purposes:

- (1) a convenience restaurant; and,

- (2) the purposes permitted in the M2 zone.

3237.2 shall be subject to the following requirements and restrictions:

- (1) the Gross Commercial Floor Area of the convenience restaurant shall not exceed 102 square metres; and,
- (2) a minimum of 50 parking spaces shall be provided on the site.

**3238** The lands designated SC - SECTION 3238 on Sheet 43 of Schedule A to this by-law:

3238.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) a service shop;
- (c) a personal service shop;
- (d) a finance company, but not including a bank or trust company;
- (e) an office other than a real estate office or an office for a health care practitioner;
- (f) a dry cleaning and laundry distribution station; and,
- (g) purposes accessory to the other permitted purposes;

3238.2 shall be subject to the following requirements and restrictions:

- (a) the Gross Commercial Floor Area of all structures shall not exceed 498 square metres;
- (b) no building or structure shall exceed 1 storey in height, except for the part of the structure occupying the area shown as Tower on SCHEDULE C-SECTION 3238, which part shall not exceed 10 metres in height;
- (c) all buildings and structures shall be located within the area shown as Building Area on SCHEDULE C-SECTION 3238 to this by-law;
- (d) Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on SCHEDULE C-SECTION 3238 to this by-law;
- (e) no outside storage or display of goods shall be permitted;
- (f) no amusement devices shall be permitted;
- (g) access to the site shall be provided in the location shown on SCHEDULE C-SECTION 3238 to this by-law, and shall have a minimum width of 7.5 metres;
- (h) a masonry wall 1.8 metres in height shall be erected and maintained in the location shown on SCHEDULE C-SECTION 3238 to this by-law;
- (i) the sale of groceries, meat, fruit and vegetables shall not be permitted; and,
- (j) no loading space shall be required.

3238.3 for the purposes of section 3238:

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

**3239** The lands designated HC1 - SECTION 3239 on Sheet 42 of Schedule A to this by-law:

3239.1 shall only be used for the following purposes:

- (1) a motor vehicle sales, leasing or service establishment;
- (2) a motor vehicle repair shop;
- (3) a parking lot; and,
- (4) purposes accessory to the other permitted purposes.

3239.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth, minimum side yard width and minimum rear yard depth shall be as shown on Schedule C-Section 3239;
- (2) Maximum Building Height: one storey;
- (3) the Gross Floor Area shall not exceed 775 square metres;
- (4) all buildings shall be located within the area shown as Building Area on Schedule C-Section 3239;
- (5) Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Schedule C-Section 3239;
- (6) all garbage and refuse containers shall be located within a building;
- (7) no accessory building shall be permitted;
- (8) a canopy may extend beyond the limit of the Building Area but only within an area shown as Canopy on Schedule C-Section 3239; and,
- (9) a driveway shall be located as shown on Schedule C-Section 3239.

**3241** The lands designated C3 - SECTION 3241 on Sheet 41 of Schedule A to this by-law:

3241.1 shall only be used for the parking of motor vehicles in connection with the use of the abutting lands to the east (zoned C3-SECTION 3107).

3241.2 shall be subject to the following requirement and restriction:

- (a) the parking spaces on this parcel of land shall not be counted or included when calculating the number of parking spaces available for or in connection with a use on any abutting lands.

(SECTION 3243 and 3244 RESERVED)

**3245** The lands designated SC - SECTION 3245 on Sheet 43 of Schedule A to this by-law:

3245.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) a service shop;
- (c) a personal service shop;
- (d) a bank, trust company, finance company;
- (e) an office;
- (f) a dry cleaning and laundry distribution station;
- (g) a laundromat;
- (h) a parking lot;
- (i) a dining room restaurant, a convenience restaurant, or a take-out restaurant;
- (j) a printing or copying establishment;
- (k) a garden centre sales establishment;
- (l) a community club;
- (m) a health centre;
- (n) a tavern; or,
- (o) purposes accessory to the other permitted purposes;

3245.2 shall be subject to the following requirements and restrictions:

- (a) the Gross Commercial Floor Area of all structures, other than any area used for garbage and refuse containers, shall not exceed 2980 square metres;
- (b) the Maximum Height for any structure is 1 storey;
- (c) all buildings and structures, except a garbage and refuse enclosure, shall be located within the area shown as Building Area on SCHEDULE C-SECTION 3245 to this by-law;
- (d) Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on SCHEDULE C-SECTION 3245 to this by-law;
- (e) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;
- (f) garbage and refuse containers for all other uses shall be totally enclosed;
- (g) an adult entertainment parlour shall not be permitted;
- (h) no outside storage or display of goods shall be permitted;



- (i) no amusement devices shall be permitted;
- (j) access to the site shall be provided in the locations shown on SCHEDULE C-SECTION 3245 to this by-law, and shall have a minimum width of 7.6 metres;
- (k) loading spaces shall have access to and from a street by means of an aisle having a minimum width of 5 metres and shall be provided in the locations shown on SCHEDULE C-SECTION 3245 to this by-law; and,
- (l) parking shall be provided in accordance with section 20 of this by-law.

3245.3 for the purposes of section 3245:

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

(SECTION 3246 RESERVED)

**3247** The lands designated CRC - SECTION 3247 on Sheet 42 of Schedule A to this by-law:

3247.1 shall only be used for the following purposes:

- (a) a single detached dwelling;
- (b) a home occupation; and,
- (c) purposes accessory to the other permitted purposes.

3247.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Lot Width shall be 25.3 metres;
- (b) the minimum front, rear and side yard depths and widths shall be as shown on Schedule C-3247;
- (c) the sale of goods or material or the display of goods or material to be sold, shall not be permitted;
- (d) the permitted uses shall be located in the buildings within the area shown as Building Area on Schedule C-3247;
- (e) the building shall be a residential type building in appearance compatible with the residential buildings in the surrounding area;
- (f) the Gross Floor Area of the home occupation use shall not exceed 65 square metres;
- (g) the height of the building located within the area shown as Building Area on Schedule C-3247 shall not exceed 2 storeys;
- (h) a minimum of 6 parking spaces shall be provided for the home occupation use permitted by section 3247.1(b) in the location shown as parking area on Schedule C-3247;

- (i) Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on Schedule C-3247;
- (j) no outside storage or display of goods shall be permitted; and,
- (k) all garbage and refuse containers shall be located within the building.

**3250** The lands designated HC1 - SECTION 3250 on Sheet 61 of Schedule A to this by-law:

3250.1 shall only be used for the following purposes:

- (a) a motel; and,
- (b) purposes accessory to the other permitted purpose.

3250.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 12 metres;
- (b) Minimum Interior Side Yard Width: 7 metres;
- (c) Minimum Rear Yard Depth: 7.0 metres;
- (d) the Gross Commercial Floor Area of all buildings and structures shall not exceed 4,000 square metres;
- (e) the height of all buildings and structures shall not exceed 2 storeys;
- (f) the number of bedrooms in the motel shall not exceed 108;
- (g) Landscaped Open Space with a minimum width of 3 metres shall be provided and maintained in the front yard; and,
- (h) garbage and refuse containers shall be totally enclosed.

**3251** The lands designated CRC - SECTION 3251 on Sheet 43 of Schedule A to this by-law:

3251.1 shall only be used for the following purposes:

- (1) either:
  - (a) a single detached residential dwelling;
  - or,
  - (b) an office other than:
    - (i) offices for a health care practitioner; or,
    - (ii) a real estate office.
 but not both,
- (2) purposes accessory to the other permitted purposes.

3251.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Lot Width shall be 20.11 metres;
- (b) the minimum front and rear yard depths and side yard widths shall be as shown on Schedule C-SECTION 3251;
- (c) any residential or office use shall be located in the building within the area identified as Building Area on Schedule C-SECTION 3251;
- (d) the main building shall be a residential type building in appearance, compatible with the residential buildings in the surrounding area;
- (e) the Gross Commercial Floor Area shall not exceed 295 square metres;
- (f) the height of the building located within the area identified as Building Area on Schedule C-SECTION 3251 shall not exceed 2 ½ storeys;
- (g) a minimum of 10 parking spaces shall be provided in the locations shown on Schedule C-SECTION 3251;
- (h) Landscaped Open Space shall be provided and maintained in the locations identified as landscaped Open Space on Schedule C-SECTION 3251;
- (i) no outside storage or display of goods shall be permitted;
- (j) all garbage and refuse containers shall be located within the building; and,
- (k) a privacy fence, 1.8 metres in height, shall be erected and maintained in the location shown on Schedule C-SECTION 3251.

**3252** The lands designated M1 - SECTION 3252 on Schedule A to this by-law:

3252.1 shall only be used for the following purposes:

- (1) Industrial:
  - (a) a warehouse.
- (2) Non-Industrial:
  - (a) only until Dec. 8/89, a single detached dwelling.
- (3) Accessory:
  - (a) an associated office in conjunction with the purpose permitted by section 3252.1(1)(a); and,
  - (b) purposes accessory to the other permitted purposes.

3252.2 shall be subject to the following requirements and restrictions:

- (1) a residential use shall be located in the residential building within the area identified as Building Area B on SCHEDULE C-SECTION 3252;
- (2) and industrial or accessory use shall be located in the industrial building within the area identified as Building Area A on SCHEDULE C-SECTION 3252;

- (3) the Ground Floor Area of the residential building within the area identified as Building Area B on SCHEDULE C-SECTION 3252 shall not exceed 66 square metres;
- (4) the Building Height of the residential building within the area identified as Building Area B on SCHEDULE C-SECTION 3252 shall not exceed 1.5 storeys;
- (5) the Ground Floor Area of the industrial building within the area identified as Building Area A on SCHEDULE C-SECTION 3252 shall not exceed 268 square metres;
- (6) the Building Height of the industrial building within the area identified as Building Area A on SCHEDULE C-SECTION 3252 shall not exceed 6.1 metres;
- (7) the Minimum Lot Width shall be 15.8 metres;
- (8) the Minimum Lot Area shall be 1254.0 square metres;
- (9) the minimum front and rear yard depths and side yard widths shall be as shown on SCHEDULE C-SECTION 3252;
- (10) Landscaped Open Space shall be provided and maintained in the locations identified as Landscaped Open Space on SCHEDULE C-SECTION 3252;
- (11) a minimum of 8 parking spaces shall be provided in the locations shown on SCHEDULE C-SECTION 3252;
- (12) no outside storage of materials or equipment shall be permitted; and,
- (13) the storage of flammable materials or liquids such as paint, gasoline or propane shall not be permitted except for such minimal quantities as may be required in the day-to-day operation of a small renovation business.

(SECTIONS 3253 and 3254 RESERVED)

**3255** The lands designated SC - SECTION 3255 on Sheet 43 of Schedule A to this by-law:

3255.1 shall only be used for the following purposes:

- (a) an office, including an office of a physician, dentist or drugless practitioner; and, purposes accessory to the other permitted purposes, only in the location shown as BUILDING AREA "C" on SCHEDULE C-SECTION 3255 of Schedule B to this by-law.
- (b) an office, including a real estate office and an office for health care practitioners; a retail establishment having no outside storage; a personal service shop; a bank, trust company, finance company; a dry cleaning and laundry distribution station and, purposes accessory to the other permitted purposes, only in the location shown as BUILDING AREA "A" on SCHEDULE C-SECTION 3255 of Schedule B to this by-law.
- (c) a parking garage; and, purposes accessory thereto, only in the location shown as BUILDING AREA "B" (PARKING GARAGE) on SCHEDULE C-SECTION 3255 of Schedule B to this by-law.

3255.2 shall be subject to the following requirements and restrictions:

- (a) all building and structures shall be located within the areas identified as Building Area A, Building Area B (Parking Garage), and Building Area C as shown on SCHEDULE C-SECTION 3255 of Schedule B to this by-law.
- (b) the Gross Commercial Floor Area of the building within Building Area A shall not exceed 3827 square metres;
- (c) the height of the building within Building Area A and Building Area C shall not exceed 3 storeys.
- (d) the height of the parking garage within Building Area B shall not exceed 2 storeys;
- (e) the Gross Commercial Floor Area used for offices by health care practitioners within Building Area A shall not exceed 2495 square metres.
- (f) Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on SCHEDULE C-SECTION 3255 to this by-law;
- (g) no outside storage or display of goods shall be permitted;
- (h) no amusement devices shall be permitted;
- (i) all garbage and refuse containers shall be located within a building;
- (j) Access to the site shall be provided in the location shown on SCHEDULE C-SECTION 3255 to this by-law; and,
- (k) the Gross Commercial Floor Area of the building within Building Area C shall not exceed 3,027 square metres.
- (l) the parking required for Building Area A and Building Area C shall be provided from Building Area B (Parking Garage).
- (m) the number of parking spaces required for office purposes shall be calculated on the basis of 1.5 parking spaces per 100 square metres of gross commercial floor area.
- (n) the number of parking spaces required for retail and commercial purposes shall be calculated on the basis of 2.0 parking spaces per 100 square metres of gross commercial floor area.
- (o) Loading Spaces for Building Area A and Building Area C shall be provided in the location shown as LOADING AREA on SCHEDULE C-SECTION 3255 of Schedule B to this by-law.
- (p) a 1.8 metre high wood privacy fence shall be provided and maintained in the location shown as WOOD PRIVACY FENCE on SCHEDULE C-SECTION 3255 of Schedule B to this by-law.

3255.3 for the purposes of section 3255,

Amusement Device shall mean any machine, device or contrivance used for playing any game of chance or skill or of mixed chance or skill or which is used to afford entertainment or amusement to the operator, and, without limiting the generality of the

foregoing, includes what is commonly known as a pinball game, and electronic game, and a video game.

**3256** The lands designated C3 - SECTION 3256 on Sheet 61 of Schedule A to this by-law:

3256.1 shall only be used for the following purposes:

- (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 dining room restaurant, a convenience restaurant, a take-out restaurant;
- (9) a printing or copying establishment;
- (10) a garden centres sales establishment;
- (11) a community club;
- (12) a health centre;
- (13) a custom workshop;
- (14) a tavern;
- (15) a grocery store;
- (16) a produce outlet;
- (17) a motor vehicle repair shop;
- (18) a motor vehicle or boat parts and accessories sales establishment;
- (19) banquet facilities;
- (20) a tool and equipment rental establishment; and,
- (21) purposes accessory to the other permitted purposes.

3256.2 shall be subject to the following requirements and restrictions:

- (1) the Maximum Gross Commercial Floor Area of all buildings and structures shall not exceed 7,780 square metres;
- (2) the Maximum Building Height shall not exceed 1 storey;

- (3) all buildings and structures shall be located within the areas shown as Building Area A, Building Area B and Building Area C on Schedule C-SECTION 3256 to this by-law;
- (4) all garbage and refuse containers shall be totally enclosed;
- (5) a convenience restaurant and a take-out restaurant shall not be permitted in Building Area C;
- (6) no beer or liquor store shall be located within 50 metres or a road allowance; and,
- (7) Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on SCHEDULE C-SECTION 3256 to this by-law.

**3257** The land designated R1B - SECTION 3257 on Sheet 42 of Schedule A to this by-law:

3257.1 shall only be used for the following purposes:

- (1) either:
  - (a) (i) a greenhouse;
  - (ii) a retail florist shop; and,
  - (iii) a single detached dwelling attached to the greenhouse and retail florist shop;
- or:
- (b) the purposes permitted in the R1B zone.
- (2) purposes accessory to the other permitted purposes.

3257.2 (1) shall, in respect of the purposes set out in sections 3257.1(b) and 3257.1(2), be subject to the requirements and restrictions relating to the R1B zone,

- (2) shall, in respect of the other permitted purposes, be subject to the following requirements and restrictions:
  - (a) Minimum Lot Width: 58.5 metres;
  - (b) Minimum Lot Depth: 74.6 metres;
  - (c) Minimum Lot Area: 0.436 hectares;
  - (d) the minimum front and rear yard depths and side yard widths shall be as shown on SCHEDULE C-SECTION 3257;
  - (e) any dwelling, greenhouse or retail florist shop shall be located within the area identified as Building Area on SCHEDULE C-SECTION 3257;
  - (f) the Gross Commercial Floor Area of the retail florist shop shall not exceed 372 square metres;

- (g) the height of the building located within the area identified as Building Area on SCHEDULE C-SECTION 3257 shall not exceed:
  - (i) for an attached single detached dwelling: 1 ½ storey; and,
  - (ii) for a greenhouse and retail florist shop: 1 storey.
- (h) a minimum of 5 parking spaces shall be provided in the location identified as Parking Area on SCHEDULE C-SECTION 3257;
- (i) Landscaped Open Space shall be provided and maintained in the locations identified as Landscaped Open Space on SCHEDULE C-SECTION 3257;
- (j) all garbage and refuse containers shall be located within a buildings; and,
- (k) the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 3257.2(2).

**3258** The lands designated R3A - SECTION 3258 on Sheet 41 of Schedule A to this by-law:

3258.1 shall only be used for the purposes permitted in an R3A zone.

3258.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Number of Dwelling Units for land located north of Flowertown Avenue and designated R3A-SECTION 3258 shall be 50;
- (b) the Maximum Number of Dwelling Units for lands located south of Flowertown Avenue and designated R3A-SECTION 3258 shall be 44;
- (c) the Maximum Height of all structures shall be 2 storeys;
- (d) the Minimum Distance between any structure and Chinguacousy Road shall be 14 metres;
- (e) the Maximum Number of Dwelling Units which may be attached shall be 8;
- (f) each dwelling unit shall have an attached garage; and,
- (g) where a dwelling unit faces and obtains vehicular access directly from a municipal road the minimum setback of the dwelling unit and the attached garage shall be 6 metres.

**3259** The lands designated CRC - SECTION 3259 on Sheet 43 of Schedule A to this by-law:

3259.1 shall only be used for the following purposes:

either:

- (1) (a) a single detached dwelling;
- (b) a home occupation; and,
- (c) purposes accessory to the other permitted purposes.



or:

- (2) (a) a hairdressing and beauty salon; and,
- (b) purposes accessory to the other permitted purposes.

but not both.

3259.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Lot Width shall be 20 metres;
- (2) the Minimum Lot Area shall be 725 square metres;
- (3) the minimum front and rear depths and side yard widths shall be as shown on SCHEDULE C-SECTION 3259;
- (4) any residential or personal service shop use shall be located in the building within the area identified as Building Area on SCHEDULE C-SECTION 3259;
- (5) the main building shall be a residential-type building in appearance, compatible with the residential buildings in the surrounding area;
- (6) the Gross Commercial Floor Area shall not exceed 144 square metres;
- (7) the height of the Building located within the area identified as Building Area on SCHEDULE C-SECTION 3259 shall not exceed 1 storey;
- (8) a minimum of 8 parking spaces shall be provided for the purpose permitted by section 3259.1(2) (personal service shop), in the locations shown on SCHEDULE C-SECTION 3259;
- (9) Landscaped Open Space shall be provided and maintained in the areas identified as Landscaped Open Space on SCHEDULE C-SECTION 3259;
- (10) no outside storage or display of goods or materials shall be permitted;
- (11) all garbage and refuse containers shall be located within the building; and,
- (12) a wooden privacy fence, 1.8 metres in height, shall be erected and maintained in the locations shown on SCHEDULE C-SECTION 3259.

**3260** The lands designated M2 - SECTION 3260 on Sheet 61 of Schedule A to this by-law:

3260.1 shall only be used for the following purposes:

- (1) a real estate office; and,
- (2) the purposes permitted in the M2 zone.

3260.2 shall be subject to the following requirements and restrictions:

- (1) the real estate office shall occupy only the second floor of the building on the lot;
- (2) the Gross Commercial Floor Area of the real estate office shall not exceed 360 square metres; and,

- (3) the total of the gross commercial floor areas of all motor vehicle repair shops and all motor vehicle body shops shall not exceed 146 square metres.

**3261** The lands designated R1B - SECTION 3261 on Sheet 41 of Schedule A to this by-law:

3261.1 shall only be used for the purposes permitted in a R1B zone.

3261.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 411 square metres; and,

Corner Lot: 501 square metres.

- (2) Minimum Lot Width:

Interior Lot: 13.7 metres; and,

Corner Lot: 16.7 metres.

**3262** The lands designated R1B - SECTION 3262 on Sheet 41 of Schedule A to this by-law:

3262.1 shall only be used for the purposes permitted in a R1B zone:

3262.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 411 square metres; and,

Corner Lot: 501 square metres.

- (2) Minimum Lot Width:

Interior Lot: 13.7 metres; and,

Corner Lot: 16.7 metres.

- (3) Minimum Rear Yard Depth: 17 metres.

**3263** The lands designated R1C - SECTION 3263 on Sheet 41 of Schedule A to this by-law:

3263.1 shall only be used for the purposes permitted in a R1C zone:

3263.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Rear Yard Depth: 17 metres.

**3264** The lands designated R1C - SECTION 3264 on Sheet 41 of Schedule A to this by-law:

3264.1 shall only be used for the purposes permitted in an R1C zone:

3264.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Interior Lot: 321 square metres; and,  
  
Corner Lot: 411 square metres.
- (2) Minimum Lot Width:  
  
Interior Lot: 10.7 metres; and,  
  
Corner Lot: 13.7 metres.

**3265** The lands designated R1D - SECTION 3265 on Sheet 41 of Schedule A to this by-law:

3265.1 shall only be used for the purposes permitted in a R1D zone:

3265.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Rear Yard Depth: 17 metres

(SECTION 3266 and 3267 RESERVED)

**3268** The lands designated HC2 - SECTION 3268 on Sheet 43 of Schedule A to this by-law:

3268.1 shall only be used for the following purpose:

- (1) a gas bar

3268.2 shall be subject to the following requirements and restrictions:

- (1) the gas bar site and related buildings and structures shall be located as shown on SCHEDULE C-SECTION 3268;
- (2) the Minimum Front Yard Depth for the overhead canopy and kiosk shall be 25.0 metres;
- (3) the Maximum Gross Floor Area of the gas bar kiosk shall not exceed 21.0 square metres;
- (4) a minimum of 4 parking spaces for the gas bar shall be provided and located as shown on SCHEDULE C-SECTION 3268;
- (5) Driveway Access shall be provided and located as shown on SCHEDULE C-SECTION 3268;
- (6) Landscaped Open Space shall be provided and maintained in the areas identified as Landscaped Open Space on SCHEDULE C-SECTION 3268;
- (7) no outside storage or display of goods or materials shall be permitted; and,
- (8) the gas bar kiosk and canopy shall be compatible in design and appearance with the existing commercial buildings (Kingspoint Plaza) on the subject property.

**3269** The lands designated SC - SECTION 3269 on Sheet 61 of Schedule A to this by-law:

3269.1 shall only be used for the following purposes:

- (1) uses permitted by commercial purposes of SC Zone;
- (2) a veterinary clinic; and,
- (3) purposes accessory to the other permitted purposes.

3269.2 shall be subject to the following requirements and restrictions:

- (1) a pet shop or an office for a veterinary clinic shall not be permitted directly abutting a use involving food service, which includes a dining room restaurant, a convenience restaurant, a take-out restaurant, a bake shop, a delicatessen, or a food store;
- (2) a kennel or an outdoor exercise area for animals shall not be permitted as an accessory purpose to a pet shop or the office of a veterinary clinic;
- (3) an office for a veterinary clinic shall be limited to the treatment, within the building, of domestic pets.

3269.3 shall be subject to the following requirements and restrictions:

- (1) a veterinary clinic shall be located within the area shown as VETERINARY CLINIC on SCHEDULE C-SECTION 3269 to this by-law.

**3270** The land zoned M2 - SECTION 3270 on Sheet 61 of Schedule A to this by-law:

3270.1 shall only be used for the purposes permitted by M2 Zone

3270.2 shall be subject to the following requirements and restrictions:

- (1) a recreational facility shall be located within the area shown as Recreational Facility Area on SCHEDULE C-SECTION 3270 to this by-law;
- (2) Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on SCHEDULE C-SECTION 3270 to this by-law; and,
- (3) the Parking Area shall be provided and maintained in the locations shown as Parking Area on SCHEDULE C-SECTION 3270 to this by-law.

**3272** The lands designated C1 - SECTION 3272 on Sheet 41 of Schedule A to this by-law:

3272.1 shall only be used for the following purposes:

- (1) the purposes permitted by C1 Zone; and,
- (2) a dry cleaning plant and laundry establishment.

3272.2 shall be subject to the following requirements and restrictions:

- (1) the dry cleaning plant and laundry establishment shall be located within the area shown as Unit Area on Schedule C-Section 3272; and,
- (2) the dry cleaning plant and laundry establishment shall use only non-toxic, non-flammable materials.

**3273** The lands designated M2 - SECTION 3273 on Sheet 61 of Schedule A to this by-law:

3273.1 shall only be used for the following purposes:

- (1) a gas bar;
- (2) a convenience restaurant; and,
- (3) uses permitted by M2 Zone.

3273.2 shall be subject to the following requirements and restrictions:

- (1) all buildings shall be located within the areas shown as BUILDING AREAS on Schedule C-Section 3273;
- (2) Landscaped Open Space shall be provided and maintained in the areas as shown on LANDSCAPED OPEN SPACE on Schedule C-Section 3273;
- (3) the Gross Commercial Floor Area of all structures excluding the gas bar canopy, shall not exceed 907 square metres;
- (4) the Gross Commercial Floor Area devoted to a convenience restaurant shall not exceed 150 square metres;
- (5) the Gross Commercial Floor Area of the gas bar kiosk shall not exceed 14 square metres;
- (6) the area covered by a gas bar canopy shall not exceed 144 square metres and shall be located within the area shown as GAS BAR CANOPY on Schedule C-Section 3273;
- (7) the Maximum Height of all structures shall not exceed 1 storey;
- (8) Parking shall be provided in accordance with the provisions of Section 20 of this by-law in the case of those uses permitted by Section 3273.1(1) and 3273.1(2) and the provisions of Section 30 of this by-law in the case of those uses permitted by Section 3273.1(3);
- (9) Loading shall be provided in accordance with the provisions of Section 20 of this by-law in the case of those uses permitted by Section 3273.1(1) and 3273.1(2) and the provision of section 30 of this by-law in the case of those uses permitted by Section 3273.1(3);
- (10) an adult entertainment parlour shall not be permitted; and,
- (11) all garbage and refuse storage containers shall be located within the main building on the site.

**3275** The lands designated CRC - SECTION 3275 on Sheet 42 of Schedule A to this by-law:

3275.1 shall only be used for the following purposes:

either:

- (1) (a) a single detached dwelling;

- (b) a home occupation; and,
- (c) purposes accessory to the other permitted purposes.

or:

- (2) (a) a landscaped architecture and planning office;
- (b) a dwelling unit; and,
- (c) purposes accessory to the other permitted purposes.

but not both.

3275.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Lot Width shall be 16.2 metres;
- (2) the minimum front and rear yard depth and side yard widths shall be as shown on Schedule C-Section 3275;
- (3) all of the permitted uses shall be located in the building located within the area identified as Building Area on Schedule C-Section 3275;
- (4) the Gross Office Floor Area shall not exceed 109 metres;
- (5) the height of the building, located within the area identified as Building Area on Schedule C-Section 3275 shall not exceed 2-1/2 storeys;
- (6) a minimum of five (5) parking spaces shall be provided and maintained for the purposes permitted by Section 3275.1.(2) in the locations shown on Schedule C-Section 3275;
- (7) Landscaped Open Space shall be provided and maintained in the location identified as Landscaped Open Space on Schedule C-Section 3275;
- (8) a wood privacy fence, 1.8 metres in height, shall be erected and maintained in the location shown on Schedule C-Section 3275; and,
- (9) no outside storage or display of goods or materials shall be permitted.

**3276** The lands designated DC - SECTION 3276 on Sheet 59 of Schedule A to this by-law:

3276.1 shall only be used for the purposes permitted in the DC Zone.

3276.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Side Yard Width: 0 metres.

**3277** The lands designated OS - SECTION 3277 on Sheet 59 of Schedule A to this by-law:

3277.1 shall only be used for the following purposes:

- (a) an administrative office of any public authority;
- (b) an underground parking garage;

- (c) the purposes permitted in the OS Zone; and,
- (d) purposes accessory to the other permitted purposes.

3277.2 shall be subject to the following requirements and restrictions:

- (a) minimum front and rear yard depth, and interior side yard width: 0 metres.

**3278** The lands designated R3B - SECTION 3278 on Sheet 58 of Schedule A to this by-law:

3278.1 shall only be used for the purposes permitted in a R3B zone.

3278.2 shall be subject to the following requirements and restrictions:

- (1) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- (2) the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- (3) the Minimum Lot Area per dwelling unit shall be:
  - Interior Lot: 185 square metres; and,
  - Corner Lot: 275 square metres.
- (4) the Minimum Lot Width per dwelling unit shall be:
  - Interior Lot: 6 metres; and,
  - Corner Lot: 9 metres.

**3279** The lands designated R1D - SECTION 3279 on Sheet 58 of Schedule A to this by-law:

3279.1 shall only be used for the purposes permitted in a R1D zone.

3279.2 shall be subject to the following requirements and restrictions:

- (a) no dwelling units shall be located closer than 15 metres to a rail line right-of-way; and,
- (b) no building or structure, including swimming pools, shall be located closer than 7.5 metres to any lands zoned OS - SECTION 3282.

**3280** The lands designated R1D - SECTION 3280 on Sheet 58 of Schedule A to this by-law:

3280.1 shall only be used for the purposes permitted in a R1D zone.

3280.2 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 3280 to this by-law; however, in no case shall the front of a garage or carport be located closer than 6 metres to any street line; and,

- (b) the minimum lot width and lot depth shall be as shown on SCHEDULE C - SECTION 3280 to this by-law.

**3281** The lands designated R3B - SECTION 3281 on Sheet 58 of Schedule A to this by-law:

3281.1 shall only be used for the purposes permitted in a R3B zone.

3281.2 shall be subject to the following requirements and restrictions:

- (1) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- (2) the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- (3) the Minimum Lot Area per dwelling unit shall be:  
  
Interior Lot: 185 square metres; and,  
  
Corner Lot: 275 square metres
- (4) the Minimum Lot Width per dwelling unit shall be:  
  
Interior Lot: 6 metres; and,  
  
Corner Lot: 9 metres.
- (5) no dwelling units shall be located closer than 15 metres to a rail line right-of-way; and,
- (6) no buildings or structures, including swimming pools shall be located closer than 7.5 metres to any lands zoned OS-SECTION 3282.

**3282** The lands designated OS - SECTION 3282 on Sheet 58 of Schedule A to this by-law:

3282.1 shall only be used for the following purposes:

- (a) an outdoor recreation facility; and,
- (b) any conservation area or purposes.

**3283** The lands designated R1C - SECTION 3283 on Sheet 58 of Schedule A to this by-law:

3283.1 shall only be used for the purposes permitted in a R1C zone.

3283.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
  
Interior Lot: 420 square metres; and,  
  
Corner Lot: 510 square metres.
- (2) Minimum Lot Width:  
  
Interior Lot: 14 metres; and,



Corner Lot: 17 metres.

(3) Minimum Interior Side Yard Width:

(a) 1.2 metres; and,

(b) the minimum distance between detached dwellings shall not be less than 2.4 metres.

**3284** The lands designated R3B - SECTION 3284 on Sheet 58 of Schedule A to this by-law:

3284.1 shall only be used for the purposes permitted in a R3B zone.

3284.2 shall be subject to the following requirements and restrictions:

(1) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;

(2) the maximum number of dwelling units which may be attached shall not exceed 8;

(3) the Minimum Lot Area per dwelling unit shall be:

Interior Lot: 185 square metres; and,

Corner Lot: 275 square metres.

(4) the Minimum Lot Width per dwelling unit shall be:

Interior Lot: 6 metres; and,

Corner Lot: 9 metres.

**3285** The lands designated SC - SECTION 3285 on Sheet 42 of Schedule A to this by-law:

3285.1 shall only be used for the following purposes:

(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 take-out restaurant, a convenience restaurant;

(10) a printing or copying establishment;

- (11) a garden centre sales establishment;
- (12) a community club;
- (13) a health care;
- (14) a custom workshop; and,
- (15) purposes accessory to the other permitted purposes.

3285.2 shall be subject to the following requirements and restrictions:

- (1) the minimum front yard depth, side yard width and rear yard depth shall be as shown on SCHEDULE C - SECTION 3285;
- (2) Minimum Lot Width shall be 83.8 metres;
- (3) all buildings and structures shall be located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 3285;
- (4) the Maximum Gross Floor Area shall not exceed 3,706 square metres;
- (5) the Maximum Gross Floor Area of the first floor shall not exceed 1,966 square metres;
- (6) all real estate offices shall be located on the first floor;
- (7) the Maximum Gross Floor Area of the second floor shall not exceed 1,740 square metres;
- (8) a minimum of 1,668 square metres of gross commercial floor area shall be used for office purposes, excluding real estate offices;
- (9) the total Gross Commercial Floor Area for all offices for health care practitioners shall not exceed 84 square metres;
- (10) the Maximum Building Height shall not exceed two storeys;
- (11) all garbage and refuse storage containers for a dining room restaurant, a take out restaurant, and a convenience restaurant shall be located within a climate controlled area within the building;
- (12) all garbage and refuse storage containers shall be located within the building;
- (13) the total Gross Commercial Floor Area for all convenience restaurants shall not exceed 150 square metres;
- (14) the Maximum total Gross Commercial Floor Area for a dining room restaurant, a take out restaurant, and a convenience restaurant shall not exceed 250 square metres.

**3288** The lands designated SC - SECTION 3288 on Sheet 43 of Schedule A to this by-law:

3288.1 shall only be used for the following purposes:

- (1) health care practitioner offices;

- (2) one pharmacy;
- (3) medical laboratory;
- (4) one magazine and smoke shop;
- (5) one convenience restaurant;
- (6) one optical outlet;
- (7) one orthopaedic aids supply establishment;
- (8) one medical supply establishment, and
- (9) purposes accessory to the other permitted uses.

3288.2 shall be subject to the following requirements and restrictions:

- (1) the Maximum Height of the building shall not exceed three storeys;
- (2) the side yard widths, rear yard depth and front yard depth shall be as shown on SCHEDULE C- SECTION 3288;
- (3) all buildings shall be located within the area shown as Building Area on SCHEDULE C - SECTION 3288;
- (4) the Maximum Gross Floor Area of the building shall not exceed 2881 square metres;
- (5) the Gross Leasable Commercial Floor Area of the convenience restaurant shall not exceed a maximum of 100 square metres;
- (6) Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on SCHEDULE C- SECTION 3288;
- (7) a minimum of 189 parking spaces shall be provided in the locations shown on SCHEDULE C - SECTION 3288;
- (8) all garbage and refuse storage containers shall be located within the buildings;
- (9) health care practitioner offices shall be located only on the second and third floor of the building; and,
- (10) the purposes permitted by sections 3288.1(2) to 3288.1(8), both inclusive, shall be located only on the ground floor of the building.

3288.3 for the purpose of Section 3288:

Gross Floor Area, 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.

**3289** The lands designated R4A - SECTION 3289 on Sheet 59 of Schedule A to this by-law:

3289.1 shall only be used for the following purposes:

- (1) a retirement home;
- (2) condominium apartment dwelling;

- (3) nursing home; and,
- (4) purposes accessory to the other permitted purposes.

3289.2 shall be subject to the following requirements and restrictions:

- (1) the condominium apartment dwelling or retirement home shall not exceed a total of 160 dwelling units;
- (2) the Ground Floor Area of the building shall not exceed 3431 square metres;
- (3) the Gross Floor Area of the building shall not exceed 11,000 square metres;
- (4) the height of the building located within the area shown as Building Area A on SCHEDULE C - SECTION 3289 shall not exceed 2 storeys to the eaves of the roof and 4 storeys to the ridge of the roof;
- (5) the height of the building located within the area shown as Building Area B on SCHEDULE C - SECTION 3289 shall not exceed 4 storeys;
- (6) the height of the building located within Building Area C on SCHEDULE C - SECTION 3289 shall not exceed 5 storeys;
- (7) the Minimum Front Yard Depth shall be as shown on SCHEDULE C - SECTION 3289;
- (8) the Minimum Side Yard Width shall be as shown on SCHEDULE C - SECTION 3289;
- (9) the Minimum Building Setback from the top-of-bank shall be as shown on SCHEDULE C - SECTION 3289;
- (10) Landscaped Open Space areas shall be provided and maintained in the locations shown as Landscaped Open Space on SCHEDULE C - SECTION 3289;
- (11) a privacy fence, 1.8 metres in height, shall be erected and maintained in the location shown as Privacy Fence on SCHEDULE C - SECTION 3289;
- (12) a minimum of 40 visitor parking spaces shall be provided and maintained in the Location shown as Parking Area on SCHEDULE C - SECTION 3289;
- (13) an underground parking garage structure shall be located in the location shown as Underground Parking Garage on SCHEDULE C - SECTION 3289;
- (14) Parking Spaces shall be provided and maintained in the underground parking garage in accordance with the following provisions:
  - (a) for a condominium apartment dwelling or retirement home:
    - (i) 1.0 spaces per dwelling unit; and,
    - (ii) 10.0 spaces for staff
  - (b) for a retirement home or nursing home room:
    - (i) 0.20 spaces per room; and,
    - (ii) 10.0 spaces for staff.

- (15) all garbage and refuse storage containers shall be located within a climate controlled area in the building.

3289.3 for the purposes of section 3289,

Ground Floor Area shall mean the area of the ground floor in a building, measured between the exterior walls of the building.

**3290** The lands designated HC2 - SECTION 3290 on Sheet 60 of Schedule A to this by-law:

3290.1 shall only be used for the following purposes:

- (1) a gas bar; and,
- (2) only in conjunction with a gas bar, a retail establishment having no outside storage.

3290.2 shall be subject to the following requirements and restrictions:

- (1) the Gross Commercial Floor Area devoted to a retail establishment shall not exceed 250 square metres;
- (2) the Gross Commercial Floor Area of the kiosk shall not exceed 14 square metres;
- (3) all buildings shall be located within the area shown as BUILDING AREA on Schedule C - SECTION 3290;
- (4) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 3290;
- (5) the Maximum Height of all buildings and structures shall not exceed 1 storey;
- (6) a garbage and refuse storage enclosure shall be provided and maintained in the area shown as Garbage Enclosure on SCHEDULE C - SECTION 3290; and,
- (7) a 1.8 metre masonry wall shall be provided and maintained in those areas shown as PRIVACY FENCE on SCHEDULE C - SECTION 3290.

**3291** The lands designated RIC - SECTION 3291 on Sheet 58 of Schedule A to this by-law:

3291.1 shall only be used for the purposes permitted in a RIC zone.

3291.2 shall be subject to the following requirements and restriction:

- (a) no building or structure, including swimming pools, shall be located closer than 7.5 metres to any lands zoned OS-SECTION 3282.

**3292** The lands designated I2 - SECTION 3292 on Sheet 43 of Schedule A to this by-law:

3292.1 shall only be used for the following purposes:

- (1) a park, playground or recreation facility operated by a public authority;
- (2) a fire station;

- (3) a combined fire station and recreation facility; and,
- (4) proposes accessory to the other permitted purposes.

3292.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 10 metres;
- (2) Minimum Rear Yard: 20 metres; and,
- (3) Minimum Side Yard Width:
  - (a) east side: 7.5 metres; and,
  - (b) west side: 15.0 metres.

**3293** The lands designated DC - SECTION 3293 on Sheet 42 of Schedule A to this by-law:

3293.1 shall only be used for the purposes permitted by Commercial purposes of DC Zone of this by-law.

3293.2 shall be subject to the following requirements and restrictions:

- (1) all buildings shall be located within the area shown as BUILDING AREA A and BUILDING AREA B on SCHEDULE C - SECTION 3293;
- (2) the Maximum Height of all structures shall not exceed 1 storey;
- (3) the Maximum Gross Commercial Floor Area shall not exceed 1000 square metres;
- (4) the Total Number of Parking Spaces provided shall be 32;
- (5) all garbage and refuse storage containers shall be located within the buildings on the site;
- (6) a privacy fence shall be located on the area shown as PRIVACY FENCE on SCHEDULE C - SECTION 3293; and,
- (7) no loading space shall be required.

**3294** The lands designated HC2 - SECTION 3294 on Sheet 42 of Schedule A to this by-law.

3294.1 shall only be used for the purposes permitted by DC Zone.

3294.2 shall be subject to the following requirements and restrictions:

- (1) building shall be located only within the area shown as BUILDING ENVELOPE on SCHEDULE C - SECTION 3294;
- (2) no loading space shall be required;
- (3) all garbage and refuse storage containers shall be located within the buildings on the site;
- (4) driveway shall be located as shown on SCHEDULE C - SECTION 3294; and,

- (5) parking spaces shall be located within the area shown as BUILDING ENVELOPE on SCHEDULE C - SECTION 3294, provided that no parking facilities shall be located adjacent to either the front yard or exterior side yard.

3294.3 shall be subject to the requirements and restrictions relating to the DC zone and all general provisions of this by-law which are not in conflict with the ones set out in Section 3294.2.

**3295** The lands designated CRC - SECTION 3295 on Sheet 43 of Schedule A to this by-law:

3295.1 shall only be used for one or the other of the following purposes, but not both:

either:

- (1) (a) a single detached dwelling;
- (b) a home occupation; and,
- (c) purposes accessory to the other permitted purposes.

or:

- (2) (a) offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices; or,
- (b) purposes accessory to the other permitted purposes.

3295.2 shall be subject to the following requirements and restrictions:

- (a) the Minimum Lot Width shall be 30 metres;
- (b) the minimum front, rear and side yard depths and widths shall be as shown on SCHEDULE C - SECTION 3295;
- (c) the building shall be located only within the area shown as BUILDING AREA on SCHEDULE C - SECTION 3295;
- (d) the height of the building located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 3295 shall not exceed 1 storey when measured from the front wall of the structure, and shall not exceed 2 storeys when measured from the rear wall of the structure;
- (e) Parking shall be provided and maintained in the locations shown as PARKING AREA on SCHEDULE C - SECTION 3295;
- (f) Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 3295;
- (g) no outside storage or display of goods shall be permitted;
- (h) all garbage and refuse containers shall be located within a building;
- (i) no floodlighting shall be permitted on the site;
- (j) one non-illuminated sign shall be permitted on the site, provided it is attached to the wall of the existing structure which faces a public road allowance and it has a sign area of no more than 0.25 square metres;

- (k) the Maximum Gross Commercial Floor Area to be used for offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices shall not exceed 282 square metres;
- (l) personal service uses shall not be permitted on the site; and,
- (m) regulations (e) to (l), inclusive, shall apply only in the event that the building identified on SCHEDULE C - SECTION 3295 as BUILDING AREA is used for offices other than offices for a doctor, dentist or drugless practitioner, or real estate offices.

**3296** The lands designated R4B - SECTION 3296 on Sheet 43 of Schedule A to this by-law:

3296.1 shall only be used for purposes permitted in the R4B zone.

3296.2 shall be subject to the following requirements and restrictions:

- (1) apartment dwellings shall only be located within the areas identified on SCHEDULE C - SECTION 3296 as Building Area A, Building Area B and Building Area C;
  - Building Area A: 11 storeys;
  - Building Area B: 11 storeys; and,
  - Building Area C: 16 storeys
- (2) the Building Height of individual apartment dwellings located within each building area shall not exceed the following:
  - Building Area A: 118 dwelling units;
  - Building Area B: 140 dwelling units; and,
  - Building Area C: 176 dwelling units.
- (3) the Number of Dwelling Units contained within apartment dwellings located within each building area shall not exceed the following:
  - Building Area A: 1500 square metres;
  - Buildings Area B: 1800 metres; and,
  - Building Area C: 1500 square metres
- (4) the Building Area, at finished grade (ground floor area), of individual apartment dwellings located within each building area shall not exceed the following:
  - Building Area A: 1500 square metres;
  - Buildings Area B: 1800 metres; and,
  - Building Area C: 1500 square metres
- (5) the Floor Space Index for the lands zoned R4B-SECTION 3296 and OS, as shown on SCHEDULE C - SECTION 3296, excluding Building Area D, shall not exceed 1.50;
- (6) the minimum front yard depth, side yard width, rear yard depth and building setback from the existing top-of-bank shall be as shown on SCHEDULE C - SECTION 3296;



- (7) the Minimum Distance between building areas shall be as shown on SCHEDULE C -SECTION 3296;
- (8) the Minimum Streetline Setback for any underground garage ramp shall be 30 metres;
- (9) the Minimum Setback from a lot line for any underground parking structure or surface parking lot shall be 3.0 metres;
- (10) the Minimum Streetline Setback for any gatehouse shall be 6 metres;
- (11) the Minimum Width of main driveways shall be 7.5 metres;
- (12) accessory recreation buildings shall only be located within the area identified on SCHEDULE C - SECTION 3296 as Building Area D;
- (13) the Building Height of any structure or building located within Building Area D shall not exceed 2 storeys;
- (14) the Building Area, at finished grade (ground floor area), of accessory recreation buildings located within Building Area D shall not exceed 1000 square metres;
- (15) Landscaped Open Space areas shall be provided and maintained in the locations shown as Landscaped Open Space on SCHEDULE C - SECTION 3296, except that minor accessory structures and buildings such as gatehouse and exit structures for an underground garage may be permitted within the landscaped open space area;
- (16) a privacy fence, 1.8 metres in height, shall be erected and maintained in the locations shown as Privacy Fence on SCHEDULE C - SECTION 3296; and,
- (17) all garbage, refuse and waste containers shall be contained within an apartment dwelling and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted.

**3297** The lands designated R3B - SECTION 3297 on Sheet 58 of Schedule A to this by-law:

3297.1 shall only be used for the purposes permitted in a R3B zone.

3297.2 shall be subject to the following requirements and restrictions:

- (1) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- (2) the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- (3) the Minimum Lot Area per dwelling unit shall be:
 

Interior Lot: 185 square metres; and,

Corner Lot: 275 square metres.
- (4) the Minimum Lot Width per dwelling unit shall be:
 

Interior Lot: 6 metres; and,

Corner Lot: 9 metres.

- (5) no building shall be located closer than 14 metres to Chinguacousy Road.

**3298** The lands designated C1 - SECTION 3298 on Sheet 58 of Schedule A to this by-law:

3298.1 shall only be used for the purposes permitted in a C1 zone.

3298.2 shall be subject to the following requirements and restrictions:

- (1) all garbage and refuse containers shall be located within the building;
- (2) all garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building;
- (3) an adult entertainment parlour shall not be permitted;
- (4) no outside storage or display of goods shall be permitted; and,
- (5) no building shall be located closer than 8 metres to Chinguacousy Road.

**3301** The lands designated 12 - SECTION 3301 on Sheet 60 of Schedule A to this by-law;

3301.1 shall only be used for purposes of a parking lot in conjunction with a library.

3301.2 shall be subject to the following requirements and restrictions:

- (1) a maximum of 26 parking spaces shall be provided, and,
- (2) all parking spaces shall be oriented perpendicular towards the east property boundary.

**3302** The lands designated R3A - SECTION 3302 on Sheet 59 of Schedule A to this by-law:

3302.1 shall only be used for the following purposes:

- (1) townhouse dwellings; and,
- (2) purposes accessory to the other permitted purpose.

3302.2 shall be subject to the following requirements and restrictions:

- (1) a maximum of 60 townhouse dwelling units shall be permitted;
- (2) no parking areas shall be located closer than 3.0 metres to any lands zoned OS;
- (3) no buildings or structures shall be located closer than 7.5 metres to any lands zoned OS;
- (4) no building or structure shall be located closer to any property boundary than 7.5 metres;
- (5) the Maximum Number of Dwelling Units per townhouse dwelling shall be 8; and,
- (6) all buildings shall be setback a minimum distance of 14.0 metres from Steeles Avenue.

**3303** The lands designated SC - SECTION 3303 on Sheet 61 of Schedule A to this by-law:

3303.1 shall only be used for those purposes permitted in the SC zone.

3303.2 shall be subject to the following requirements and restrictions:

- (1) the uses permitted in the SC zone shall not be permitted on the lands zoned SC-Section 3303 until a site plan has been approved by the City, subsequent to the passing of this by-law, and the building has been constructed in accordance therewith;
- (2) the Maximum Gross Commercial Floor Area of all non-office uses shall not exceed 33 percent of the total gross commercial floor area of all buildings built on the site;
- (3) no parking shall be permitted in the front yard between any building or structure and Queen Street East and the entire front yard, less any driveway, shall be provided and maintained as landscaped open space;
- (4) all garbage and refuse containers shall be enclosed; and,

- (5) garbage and refuse containers for a restaurant shall be located within a climate-controlled areas within the building.

**3304** The lands designated R4A - SECTION 3304 on Sheet 60 of Schedule A to this by-law:

3304.1 shall only be used for the following purposes:

- (1) senior citizens' apartment dwelling; and,
- (2) purposes accessory to the other permitted purpose.

3304.2 shall be subject to the following requirements and restrictions:

- (1) the apartment dwelling and the parking shall be located within the area shown as BUILDING AREA, and PARKING AREA on SCHEDULE C - SECTION 3304;
- (2) the Landscaped Open Space area shall be provided and maintained in the location shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 3304;
- (3) the minimum side yard width, minimum rear yard depth and minimum front yard depth shall be as shown on SCHEDULE C - SECTION 3304;
- (4) the Minimum Lot Width shall be 55 metres;
- (5) the Maximum Floor Space Index shall be 1.24;
- (6) the Maximum Height of the building shall not exceed 5 storeys above the lower ground elevation; and,
- (7) all garbage and refuse storage containers shall be located within the apartment dwelling on the site.

**3306** The lands designated R1A - SECTION 3306 on Sheet 58 and 59 of Schedule A to this by-law:

3306.1 shall only be used for the purposes permitted in an R1A zone.

3306.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:  
  
Interior Lot: 23 metres  
  
Corner Lot: 26 metres
- (2) Minimum Yard Depth from lot line abutting Main Street South: 30 metres
- (3) Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (4) Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

- (5) Maximum Gross Residential Floor Area: 750 square metres, subject to the following:

Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:

- for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
- for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor index of 0.40 times the lot area for a lot of 750 square metres;
- for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
- for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

**3307** The lands designated R1A - SECTION 3307 on Sheets 58, 59 and 60 of Schedule A to this by-law;

3307.1 shall only be used for the purposes permitted in an R1A zone;

3307.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:

Interior Lot: 23 metres

Corner Lot: 26 metres

- (2) Minimum Yard Depth from lot line abutting Main Street South: 20 metres

- (3) Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

- (4) Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

- (5) Maximum Gross Residential Floor Area: provisions of section 3306.2(5) apply.

**3308** The lands designated R1A - SECTION 3308 on Sheet 60 of Schedule A to this by-law;

3308.1 shall only be used for the purposes permitted in an R1A zone;

3308.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:

Interior Lot: 23 metres

Corner Lot: 26 metres

- (2) Minimum Yard Depth from lot line abutting Main Street South: 40 metres
- (3) Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (4) Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- (5) Maximum Gross Residential Floor Area: provisions of Section 3306.2(5) apply.

**3309** The lands designated R2B(1) - SECTION 3309 on Sheet 60 of Schedule A to this by-law;

3309.1 shall only be used for the purposes permitted in an R2B(1) zone.

3309.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width for all permitted purposes:  
  
Interior Lot: 23 square metres  
  
Corner Lot: 26 square metres
- (2) Minimum Yard Depth from lot line abutting Main Street South: 20 metres
- (3) Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (4) Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- (5) Maximum Gross Residential Floor Area: 750 square metres, subject to the following:

Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:

- for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
- for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
- for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by .01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
- for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

**3310** The lands designated R1B - SECTION 3310 on Sheets 60 of Schedule A to this by-law;

3310.1 shall only be used for the purposes permitted in an R1B zone.

3310.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Yard Depth from lot line abutting Main Street South: 10 metres
- (2) Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (3) Minimum Exterior Side Width: the greater of 3 metres or the required interior side yard width.
- (4) Maximum Gross Residential Floor Area: 550 square metres, subject to the following:

Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:

- for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
- for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
- for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
- for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

**3311** The lands designated R1A - SECTION 3311 on Sheet 60 of Schedule A to this by-law:

3311.1 shall only be used for the purposes permitted in a R1A zone.

3311.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:  
  
Interior Lot: 23 metres  
  
Corner Lot: 26 metres
- (2) Minimum Yard Depth from lot line abutting Main Street South: 10 metres.
- (3) Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (4) Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.

- (5) Maximum Gross Residential Floor Area: 750 square metres, subject to the following:

Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:

- for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
- for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
- for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
- for lots in excess of 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

**3312** The lands designated R1A - SECTION 3312 on Sheet 60 of Schedule A to this by-law;

3312.1 shall only be used for the purposes permitted in a R1A zone.

3312.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:
- Interior Lot: 23 metres
- Corner Lot: 26 metres
- (2) Minimum Yard Depth from lot line abutting Main Street South: 15 metres.
- (3) Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (4) Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- (5) Maximum Gross Residential Floor Area: provisions of Section 3311.2(5) apply.

**3313** The lands designated R1B - SECTION 3313 on Sheet 60 of Schedule A to this by-law;

3313.1 shall only be used for the following purposes:

- (1) a single detached dwelling;
- (2) purposes accessory to the other permitted uses; and
- (3) a home occupation.

3313.2 shall be subject to the following requirements and restrictions:



- (1) Minimum Yard Depth from lot line abutting Main Street South: 15 metres
- (2) Minimum Interior Side Yard Width: 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (3) Minimum Exterior Side Yard Width: the greater of 3 metres or the required interior side yard width.
- (4) Maximum Gross Residential Floor Area: 550 square metres, subject to the following:

Maximum Gross Residential Floor Area shall be dictated by a sliding scale floor space index which operates as follows:

- for lots of 450 square metres or less, a floor space index of 1.52 times the lot area applies;
- for lots of 450 square metres to 750 square metres, floor space index of 0.52 is reduced by 0.02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
- for lots of 750 square metres to 1000 square metres, floor space index of 0.40 is reduced by 0.01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
- for lots in excess on 1000 square metres, a floor space index of 0.35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

**3314** The lands designated R3B - SECTION 3314 on Sheet 58 of Schedule A to this by-law:

3314.1 shall only be used for the purposes permitted in a R3B zone.

3314.2 shall be subject to the following requirements and restrictions:

- (1) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- (2) the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- (3) the Minimum Lot Area per dwelling unit shall be:
 

Interior Lot: 185 square metres; and,

Corner Lot: 275 square metres.
- (4) the Minimum Lot Width per dwelling unit shall be:
 

Interior Lot: 6 metres; and,

Corner Lot: 9 metres.

**3315** The lands designated R2A - SECTION 3315 on Sheet 42 of Schedule A to this by-law:

3315.1 shall only be used for the following purposes:

- (a) the purposes permitted in R2A Zone;

3315.2 shall be subject to the following requirements and restrictions:

- (a) the minimum side yard widths, minimum rear yard depth and minimum front yard depth shall be as shown on SCHEDULE C-SECTION 3315;
- (b) the Minimum Lot Width shall be 21 metres;
- (c) all buildings shall be located within the area shown as BUILDING AREA A on SCHEDULE C – SECTION 3315 to this by-law;
- (d) Landscaped Open Space shall be provided and maintained in the area shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 3315 to this by-law;
- (e) all Parking Spaces shall be provided in the area shown as PARKING AREA on SCHEDULE C - SECTION 3315 to this by-law; and,
- (f) the driveway leading to the PARKING AREA shall be provided and maintained in the area shown as DRIVEWAY on SCHEDULE C - SECTION 3315 to this by-law.

**3316** The lands designated R1D - SECTION 3316 on Sheet 58 of Schedule A to this by-law:

3316.1 shall only be used for the purposes permitted in a R1D zone.

3316.2 shall be subject to the following requirements and restriction:

- (a) no building shall be located closer than 14 metres to Chinguacousy Road.

**3317** The lands designated R3B - SECTION 3317 on Sheet 58 of Schedule A to this by-law:

3317.1 shall only be used for the purposes permitted in a R3B zone.

3317.2 shall be subject to the following requirements and restrictions:

- (1) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;
- (2) the Maximum Number of Dwelling Units which may be attached shall not exceed 8;
- (3) the Minimum Lot Area per dwelling unit shall be:
  - Interior Lot: 185 square metres; and,
  - Corner Lot: 275 square metres.
- (4) the Minimum Lot Width per dwelling unit shall be:
  - Interior Lot: 6 metres; and,
  - Corner Lot: 9 metres.

- (5) no building shall be located closer than 14 metres to Chinguacousy Road.

**3320** The lands designated I1 - SECTION 3320 on Sheet 58 of Schedule A to this by-law:

3320.1 shall only be used for the purposes permitted in an I1 zone.

3320.2 shall be subject to the following requirement and restriction:

- (1) no buildings or structures, including swimming pools, shall be located closer than 7.5 metres to any lands zoned OS - SECTION 3310.

**3321** The lands designated R1D - SECTION 3321 on Sheet 42 of Schedule A to this by-law:

3321.1 shall only be used for the purposes permitted in an R1D zone;

3321.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area for a corner lot: 330 square metres;
- (2) Minimum Lot Width for a corner lot: 10 metres; and,
- (3) Minimum Lot Depth: 24 metres.

3321.3 for the purpose of section 3321, Rear Lot Line shall mean the lot line opposite and closest to the front lot line.

**3322** The lands designated CRC - SECTION 3322 on Sheet 43 of Schedule A to this by-law:

3322.1 shall only be used for the following purposes:

- (1) an office, except a real estate or a health care practitioner's office;
- (2) a residential dwelling unit; and,
- (3) proposes accessory to the other permitted purposes.

3322.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Lot Width shall be 16.8 metres;
- (2) the minimum front yard depth and interior side yard widths shall be as shown on SCHEDULE C - SECTION 3322;
- (3) Landscaped Open Space areas shall be provided and maintained in the locations shown as LANDSCAPED AREA on SCHEDULE C - SECTION 3322;
- (4) Parking Spaces shall be provided and maintained in the location shown as PARKING SPACES on SCHEDULE C - SECTION 3322;
- (5) a solid wood privacy fence, 1.8 metres in height, shall be erected and maintained in the location shown as WOOD PRIVACY FENCE on SCHEDULE C - SECTION 3322;

- (6) a driveway shall be provided and maintained in the location shown as DRIVEWAY on SCHEDULE C - SECTION 3322;
- (7) the height of the building, located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 3322, shall not exceed 2 1/2 storeys; and,
- (8) no outside storage or display of goods or materials shall be permitted.

**3326** The lands designated R2A - SECTION 3326 on Sheet 43 of Schedule A to this by-law.

3326.1 shall only be used for the purposes permitted by R2A Zone.

3326.2 shall be subject to the following requirements and restrictions:

- (1) the required parking spaces for each dwelling unit shall be located only on the existing driveways located on the easterly and westerly interior side yards; and,
- (2) the area in front of the existing residential dwelling shall only be used for landscape open space purposes.

**3327** The lands designated R1A - SECTION 3327 on Sheet 60 of Schedule A to this by-law:

3327.1 shall only be used for one or the other of the following purposes, but not both:

either:

- (1) (a) offices accessory to a funeral home as a temporary use until June 9, 2000; and,
- (b) purposes accessory to the other permitted purpose.

or:

- (2) (a) purposes permitted in a R1A zone.

3327.2 shall also be subject to the following requirements and restrictions:

- (a) all buildings shall be located within the areas shown as BUILDING AREA A and BUILDING AREA B on SCHEDULE C - SECTION 3327 to this by-law;
- (b) Landscaped Open Space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 3327 to this by-law;
- (c) all Parking Spaces shall be provided in the area shown as PARKING AREA on SCHEDULE C - SECTION 3327 to this by-law;

- (d) Parking on the site shall be provided in accordance with the following provisions:

<u>USE</u>	<u>MINIMUM PARKING SPACES REQUIRED</u>
office accessory to a funeral home	1 parking space for every 31 square metres of gross commercial floor area or portion thereof;
(e) one parking space shall be provided in the area identified as BUILDING AREA B on SCHEDULE C - SECTION 3327 to this by-law;	
(f) garbage and refuse storage facilities shall be self-contained within a building on the site;	
(g) no floodlighting shall be permitted on the site;	
(h) the Maximum Height of all buildings on the site shall not exceed 1 storey;	
(i) the Maximum Gross Floor Area to be used as offices accessory to a funeral home shall not exceed 124 square metres;	
(j) the buildings located on the site shall be residential type buildings in appearance and shall be compatible with the residential buildings in the surrounding area; and,	
(k) the offices accessory to a funeral home as a temporary use shall no longer be permitted after June 9, 2000.	

**3328** The lands designated SC - SECTION 3328 on Sheet 59 of Schedule A to this by-law:

3328.1 shall only be used for:

- (1) one beauty salon;
- (2) one office, other than an office for a health care practitioner or a real estate office; and,
- (3) purposes accessory to other permitted purposes.

3328.2 shall be subject to the following requirements and restrictions:

- (1) all buildings shall be located within the areas shown as BUILDING AREA A and BUILDING AREA B on SCHEDULE C - SECTION 3328;
- (2) the total Gross Commercial Floor Area devoted to the beauty salon shall not exceed 119 square metres and shall only be located within the area shown as BUILDING AREA A on SCHEDULE C - SECTION 3328;
- (3) the total Gross Commercial Floor Area devoted to the office shall not exceed 111.5 square metres and shall only be located within the area shown as BUILDING AREA B on SCHEDULE C - SECTION 3328;
- (4) the minimum front, rear and side yard depths and widths shall be as shown on SCHEDULE C - SECTION 3328;
- (5) the Minimum Lot Width shall be 10.5 metres;

- (6) the Minimum Lot Area shall be 645 square metres;
- (7) the Maximum Building Height shall be 2 storeys;
- (8) Landscaped Open Space shall be provided and maintained in the locations shown a LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 3328;
- (9) all garbage and refuse containers shall be enclosed; and,
- (10) no loading spaces shall be required.

**3329** The lands designated M1 - SECTION 3329 on Sheet 41 of Schedule A to this by-law:

3329.1 shall only be used for those purposes permitted in the M1 zone but the following permitted purposes shall not be included:

- (1) a motor vehicle repair shop;
- (2) a bingo hall;
- (3) a dance hall;
- (4) a roller skating rink; or,
- (5) a bowling alley.

**3330** The lands designated R4A - SECTION 3330 on Sheet 43 of Schedule A to this by-law;

3330.1 shall only be used for the purpose:

- (1) an apartment dwelling.

3330.2 shall be subject to the following requirements and restrictions:

- (1) the Minimum Lot Width shall be 45.0 metres;
- (2) the Minimum Front Yard Depth shall be 11.0 metres;
- (3) the Minimum Side Yard Width shall be 12.0 metres;
- (4) the Maximum Building Height shall not exceed 13 storeys;
- (5) the Maximum Gross Floor Area shall not exceed 9325 square metres;
- (6) the Maximum Floor Space Index shall not exceed 1.69;
- (7) the Maximum Number of Dwelling Units shall not exceed 122;
- (8) a minimum of 1.4 parking spaces shall be provided per dwelling unit which shall include 0.25 spaces per unit as above ground visitor spaces; and,
- (9) the Minimum Landscaped Open Space shall be 58 percent of the lot area.

3330.3 for the purposes of this section:

Front Yard shall mean yard extending across the full width of the lot between the front lot line which abuts Beech Street and the nearest main wall of any building or structure on the lot.

**3331** The lands designated CRC - SECTION 3331 on Sheet 43 of Schedule A to this by-law:

3331.1 shall only be used for one or the other of the following purposes, but not both:

either:

- (1) (a) a single detached dwelling; and,
- (b) purposes accessory to the other permitted purpose;

or:

- (2) (a) offices, other than an office for a physician, a dentist, a drugless practitioner, or a real estate office; and,
- (b) purposes accessory to the other permitted purposes.

3331.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width shall be 20 metres;
- (2) Minimum Lot Area shall be 750 square metres;
- (3) minimum front yard depth, rear yard depth and a side yard width shall be as shown on SCHEDULE C - SECTION 3331;
- (4) an office use shall be located in the building within the area shown as BUILDING AREA on SCHEDULE C - SECTION 3331;
- (5) the main building shall be a residential type building in appearance compatible with the residential buildings in the surrounding area;
- (6) the Gross Commercial Floor Area shall not exceed 345 square metres;
- (7) the height of the building located within the area shown as BUILDING AREA on SCHEDULE C - SECTION 3331 shall not exceed two storeys;
- (8) a minimum of 11 parking spaces shall be provided for an office, in the location shown on SCHEDULE C - SECTION 3331;
- (9) Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 3331;
- (10) a wood privacy fence, having a minimum height of 1.8 metres and a maximum height of 2.0 metres shall be erected and maintained in the location shown on SCHEDULE C - SECTION 3331;
- (11) no outside storage or display of goods shall be permitted; and,
- (12) all garbage and refuse containers shall be located within a building.

**3332** The lands designated R1D - SECTION 3332 on Sheet 59 of Schedule A to this by-law:

3332.1 shall only be used for the purposes permitted in a R1D zone.

3332.2 shall be subject to the following requirements and restrictions:

- (1) the dwelling shall be situated within the area shown as BUILDING ENVELOPE on SCHEDULE C - SECTION 3332;
- (2) the Minimum Lot Dimensions shall be as shown on SCHEDULE C - SECTION 3332;
- (3) the minimum front yard depth, rear yard depth and side yard widths shall be as shown on SCHEDULE C - SECTION 3332;
- (4) the Minimum Lot Area shall be 320 square metres; and,
- (5) no windows shall be permitted on the second storey along the north-west wall of any dwelling unit.

**3333** The lands designated R1D - SECTION 3333 on Sheet 59 of Schedule A to this by-law:

3333.1 shall only be used for the purposes permitted in a R1D zone.

3333.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:  
         Corner Lot: 11 metres.
- (2) Minimum Lot Depth: 28 metres; and
- (3) Minimum Lot Area:  
         Corner Lot: 325 square metres.
- (4) for lots that abut an Open Space zone a private uncovered swimming pool shall be permitted in the rear yard provided that it is no closer than 7.5 metres to any rear lot line and no closer than 1.2 metres to any side lot line.

**3334** The lands designated OS - SECTION 3334 on Sheet 59 of Schedule A to this by-law:

3334.1 shall only be used for the following purposes:

- (1) flood and erosion control; and,
- (2) conservation area or purpose.

3334.2 shall be subject to the following requirement and restriction:

- (1) no person shall erect, alter or use any building or structure for any purpose except that of flood or erosion control.

**3335** The lands designated R1D - SECTION 3335 on Sheet 59 of Schedule A to this by-law:

3335.1 shall only be used for the purposes permitted in a R1D zone.

3335.2 shall be subject to the following requirement and restriction:

- (1) a private, uncovered swimming pool shall be permitted in the rear or side yard of a lot provided that it is no closer than 7.5 metres to any rear lot line and no closer than 1.2 metres to any side lot line or easement.



**3336** The lands designated R1C - SECTION 3336 on Sheet 42 of Schedule A to this by-law:

3336.1 shall only be used for the purposes permitted in a R1C zone.

3336.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 280 square metres; and,

Exterior Lot: 325 square metres.

(2) Minimum Lot Width:

Interior Lot: 12.0 metres; and,

Exterior Lot: 13.6 metres.

(3) Minimum Lot Depth: 24.0 metres;

(4) Minimum Front Yard Depth:

(a) to the main wall of the building: 4.5 metres; and,

(b) to the front of a garage or carport: 6.0 metres;

(5) Minimum Side Yard Width:

(a) for a side yard flanking a road allowance:

(i) where the dwelling unit and the garage or carport both face the front lot line: 2 metres; and,

(ii) where a garage or carport faces a side lot line: 2 metres for the dwelling unit and 6 metres for the garage or carport.

(b) for a side yard flanking a public walkway or lands zoned OS: 1.2 metres, plus 0.6 metres for each additional storey above the first;

(c) 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, will be permitted in any such wall; and,

(iii) the total combined width of abutting side yards on any two lots is not less than 1.8 metres.

**3337** The lands designated R1D - SECTION 3337 on Sheet 42 of Schedule A to this by-law:

3337.1 shall only be used for the purposes permitted in a R1D zone.

3337.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 270.0 square metres; and,

Corner Lot: 350.0 square metres.

(2) Minimum Lot Width:

Interior Lot: 9.0 metres; and,

Corner Lot: 11.7 metres.

(3) Minimum Front Yard Depth:

(a) to the main wall of the building: 4.5 metres; and,

(b) to the front of a garage or carport: 6.0 metres;

(4) Minimum Side Yard Width:

(a) for a side yard flanking a road allowance:

(i) where the dwelling unit and the garage or carport both face the front lot line: 3.0 metres; and,

(ii) where a garage or carport faces a side lot line: 3.0 metres for the dwelling unit and 6 metres for the garage or carport.

(b) 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, no window below grade, or door, will be permitted in any such wall; and,

(ii) the total combined width of abutting side yards on any two lots is not less than 1.8 metres.

**3338** The lands designated R3B - SECTION 3338 on Sheet 42 of Schedule A to this by-law:

3338.1 shall only be used for the purposes permitted in a R3B zone.

3338.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Depth: 24.0 metres;

(2) Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line;

(3) Maximum Building Height: 11 metres; and,

(4) Minimum Rear Yard Depth: 6.9 metres.

**3339** The lands designated R4A - SECTION 3339 on Sheet 42 of Schedule A to this by-law:

3339.1 shall only be used for the following purposes:

- (a) Residential:
  - (i) an apartment dwelling.
- (b) Non-Residential:
  - (i) purposes accessory to the other permitted purposes.

3339.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 33 metres;
- (b) Minimum Front Yard Depth: 7.5 metres;
- (c) Minimum Interior Side Yard Width: 12 metres;
- (d) Minimum Rear Yard Depth: 30 metres;
- (e) Maximum Building Height: 11 storeys;
- (f) Maximum Lot Coverage by principal building(s): 15 percent;
- (g) Maximum Floor Space Index: 1.56;
- (h) Maximum Density: 60 units per acre;
- (i) Minimum Landscaped Open Space: 55 percent of the lot area;
- (j) Maximum Number of Dwelling Units: 133; and,
- (k) Minimum Number of Parking Spaces: 1.4 spaces per unit (1.2 spaces per unit plus 0.2 spaces of visitor parking per unit).

**3340** The lands designated R1D - SECTION 3340 on Sheet 42 of Schedule A to this by-law:

3340.1 shall only be used for the purposes permitted in an R1D zone.

3340.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area
  - Interior lot: 300 square metres
  - Corner lot: 390 square metres
- (2) Minimum Lot Width
  - Interior lot: 10.0 metres
  - Corner Lot: 13.0 metres

**3343** The lands designated M2 - SECTION 3343 on Sheet 61 of Schedule A to this by-law:

3343.1 shall only be used for the following purposes:

- (1) an automated truck fuelling facility; and,

- (2) purposes accessory to other permitted purposes.

3343.2 shall be subject to the following requirements and restrictions:

- (1) the total area devoted to the automated truck fuelling facility shall not exceed 3,500 square metres;
- (2) the Minimum Lot Width shall be 53 metres;
- (3) repairs and other vehicular services shall not be permitted;
- (4) all garbage and refuse containers will be enclosed; and
- (5) no outside storage shall be permitted.

3343.4 for purposes of Section 3343, Automated Truck Fuelling Facility shall mean a building or place where gasoline, diesel and other truck fuels are kept for sale by the operation of an electrically coded card for corporate use only, and shall not include the sale of fuel to the general public.

**3344** The lands designated M1 - SECTION 3344 on Sheet 42 of Schedule A to this by-law:

3344.1 shall only be used for the purposes permitted by M1 Zone.

3344.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Interior Side Yard Width: 1.2 metres where it abuts a residential zone; and,
- (b) Minimum Lot Width: 19.5 metres.

**3345** The lands designated I2 - SECTION 3345 on Sheet 60 of Schedule A to this by-law.

3345.1 shall only be used for the following purposes:

- (1) a parking lot only in conjunction with a hospital purpose; and,
- (2) purposes accessory to the other permitted purpose.

3345.2 shall be subject to the following requirements and restrictions:

- (1) Landscaped Open Space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 3345.

**3347** The lands designated R4A - SECTION 3347 on Sheet 59 of Schedule A to this by-law:

3347.1 shall only be used for the following purposes:

- (1) an apartment dwelling;
- (2) townhouse dwellings, and
- (3) purposes accessory to the other permitted purposes.

3347.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 15.0 metres
- (2) Minimum Front Yard Depth: 70.0 metres for a townhouse dwelling;
- (3) Minimum Side Yard Width: 7.5 metres for a townhouse dwelling;
- (4) an apartment dwelling shall only be located within the Apartment Dwelling Building Envelope as shown on Schedule C - Section 3347.
- (5) Minimum Rear Yard Depth: 15.0 metres.
- (6) Maximum Building Height:
  - (a) 8 storeys for an apartment dwelling;
  - (b) 2 storeys for a townhouse dwelling.
- (7) Maximum Lot Coverage by principal buildings: 23 percent of the lot area.
- (8) Maximum Floor Space Index: 1.0
- (9) Minimum Landscaped Open Space:
  - (a) 54 percent of the lot area including a continuous 5.0 metre wide landscaped open space area along the south property line, shall be provided and maintained where it abuts a residential zone;
  - (b) a minimum area of 790 square metres of the apartment dwelling's roof top area shall be provided and maintained as a landscaped area.
- (10) the Maximum Number of Dwelling Units for an apartment dwelling shall not exceed 126.
- (11) the Maximum Number of townhouse dwelling units shall not exceed 22.
- (12) the Maximum Number of Dwelling Units per townhouse dwelling shall not exceed 8.
- (13) the underground parking garage shall be located no closer than 8.0 metres from the south property line and 1.5 metres from any other property line.
- (14) all Visitor Parking Spaces for the townhouse dwelling units and the apartment dwelling units shall be located on grade.
- (15) all Resident Parking Spaces for the apartment dwelling shall be located below grade.

**3348** The lands designated SC - SECTION 3348 on Sheet 60 of Schedule A to this by-law.

3348.1 shall only be used for the following purposes:

- (1) Commercial:
  - (a) a retail establishment having no outdoor storage;
  - (b) a service shop;
  - (c) a personal service shop;

- (d) a bank, trust company and finance company;
- (e) an office;
- (f) a dining room restaurant, a convenience restaurant and take-out restaurant excluding a drive through facility;
- (g) a printing or copying establishment;
- (2) Residential:
  - (a) an apartment dwelling.
- (3) Accessory:
  - (a) purposes accessory to the other permitted purposes.

3348.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 61 metres
- (2) buildings and structures shall be located only within the areas shown as "BUILDING AREA A", "BUILDING AREA B", and "BUILDING AREA C" on SCHEDULE C - SECTION 3348.
- (3) Maximum Building Height: 30 metres;
- (4) Minimum Building Height: 6.6 metres;
- (5) Massing Provisions: for any portion of a building within 6 metres of the Queen Street East right-of-way, the maximum height shall be 5 storeys and the minimum height shall be 2 storeys;
- (6) Maximum Number of Dwelling Units: 96
- (7) Maximum Total Gross Floor Area: 13,783 square metres for all uses permitted by Section 3348.1
- (8) Minimum Commercial Floor Space Index: 0.15;
- (9) Maximum Commercial Floor Space Index: 1.0;
- (10) Minimum Office Floor Space Index: 0.5;
- (11) Maximum Office Floor Space Index: 1.5;
- (12) Minimum Total Floor Space Index: 1.0;
- (13) Maximum Total Floor Space Index: 2.79;
- (14) a weather protected canopy, awning, skylight or similar feature with a minimum width of 1.2 metres and minimum height of 2.4 metres from established grade shall be provided along the frontage of Queen Street East and Lynch Street;
- (15) the Ground Floor Area shall be used for retail, service commercial, and apartment and office service purposes only;
- (16) Minimum Landscaped Open Space shall be as shown on Schedule C - Section 3348;

(17) Parking Standards:

For uses permitted in Section 3348.1(1):

- for office purposes, 59 parking spaces shall be provided for the first 2891 square metres of gross commercial floor area, and thereafter 2.1 spaces for each 100 square metres of gross commercial floor area or portion thereof.
- for all other purposes, 3.5 parking spaces for each 100 square metres of gross commercial floor area or portion thereof for the first 25,000 square metres of gross commercial floor area, and thereafter 5.0 spaces for each 100 square metres of gross commercial floor area or portion thereof.

For purposes permitted in Section 3348.1(2) (residential uses):

Senior Citizen Unit:

- 0.15 parking space for each dwelling unit;

Rental Unit:

- 0.75 parking space for each bachelor dwelling unit;
- 1.00 parking space for each 1 bedroom dwelling unit;
- 1.25 parking spaces for each 2 bedroom dwelling unit;
- 1.5 parking spaces for each 3 bedroom dwelling unit;

Condominium Unit:

- 0.8 parking spaces for each bachelor dwelling unit;
- 1.25 parking spaces for each 1 bedroom dwelling unit;
- 1.50 parking spaces for each 2 bedroom dwelling unit;
- 1.75 parking spaces for each 3 bedroom dwelling unit;

- (18) a maximum of 9 surface level parking spaces shall be allowed;
- (19) all garbage and refuse containers shall be located within "BUILDING AREA A", "BUILDING B", and "BUILDING C";
- (20) all garbage and refuse containers for restaurant uses shall be located within a climate controlled area within "BUILDING AREA A", BUILDING AREA B" and "BUILDING AREA C"; and,
- (21) one access driveway from Queen Street East shall be allowed.

3348.3 for the calculation of floor space index, the net lot area shall be used. Net lot area shall mean the existing gross lot area minus the required 3.05 metre widening along Queen Street East only.

**3350** The lands designated SC - SECTION 3350 on Sheet 61 of Schedule A to this by-law:

3350.1 shall only be used for the following purposes:

either: (A)

- (1) a furniture store;
- (2) a retail outlet in conjunction with a furniture store;
- (3) a retail establishment having no outside storage;
- (4) a service shop;
- (5) a personal service shop;
- (6) a printing or copying establishment;
- (7) a health centre;
- (8) a take-out restaurant
- (9) a bank, finance company, trust company; and,
- (10) purposes accessory to the other permitted purposes

or: (B)

- (1) a retail establishment having no outside storage;
- (2) a convenience store or 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 convenience restaurant, and a take out restaurant;
- (11) a printing or copying establishment;
- (12) a commercial school;
- (13) a temporary open air market;
- (14) a place of commercial recreation
- (15) a community club
- (16) a health centre;
- (17) a taxi or bus station;



- (18) a theatre;
- (19) a custom workshop;
- (20) an apartment dwelling;
- (21) a hotel or motel
- (22) an indoor or outdoor recreation facility;
- (23) a public or private school;
- (24) a religious institution;
- (25) a day nursery;
- (26) a college or university;
- (27) a community centre;
- (28) a hospital, public or private;
- (29) a library
- (30) a nursing home; and,
- (31) purposes accessory to the other permitted purposes

3350.2 shall be subject to the following requirements and restrictions:

- (A) for those purposes permitted in section 3350.1(A) the following requirements and restrictions:
  - (1) Maximum Building Height: one storey;
  - (2) Maximum Gross Floor Area shall not exceed 6,779 square metres;
  - (3) Maximum Gross Floor Area for a furniture store shall not exceed 3,834 square metres;
  - (4) Maximum Gross Floor Area for a retail establishment in conjunction with a furniture store shall not exceed 1799 square metres;
  - (5) Maximum Gross Floor Area for all other permitted purposes combined shall not exceed 1666 square metres;
  - (6) Maximum Gross Floor Area for a take-out restaurant shall not exceed 8.83 square metres;
  - (7) all garbage and refuse containers shall be enclosed;
  - (8) 201 parking spaces shall be provided;
  - (9) Minimum Landscaped Open Space: 20 percent of the minimum required front yard depth;
  - (10) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;

- (11) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials shall be enclosed; and,
  - (12) 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 3350.2(A).
- (B) for those purposes permitted in section 3350.1(B). the following requirements and restrictions:
- (1) Minimum Lot Area: 0.4 hectares
  - (2) Minimum Lot Width: 50.0 metres
  - (3) Minimum Lot Depth: 50.0 metres
  - (4) Maximum Floor Space Index: 3.5 but no more than 2.0 for residential
  - (5) Maximum Lot Coverage for residential uses: 70%
  - (6) the total Gross Floor Area devoted for retail establishments, personal service shops, service shops and restaurants, shall not exceed 30% of the total gross floor area on the site;
  - (7) Minimum Building Setback: 0 metres except that where it abuts a public street, the minimum requirement is 3.0 metres
  - (8) Building Height:
    - (a) within 6.0 metres of Queen Street, no building shall exceed a building height of 3 storeys;
    - (b) a minimum building height of 3 storeys in all other locations.
  - (9) all buildings shall be setback a maximum of 6.0 metres from Queen Street East;
  - (10) no part of any building shall penetrate beyond a 45 degree angle plan calculated from 32 metres projected from the lot line at Queen Street to the opposite side of Queen Street;
  - (11) Minimum Landscaped Open Space:
    - (a) a 3.0 metre wide landscaped open space area shall be provided along a lot line abutting a public road except at approved driveway locations; and,
    - (b) in addition to (a) above, a minimum of 1% of the lot area shall be provided as landscaped open space at ground level abutting the minimum required 3.0 metre wide landscaped open space area along the lot line abutting the public road.
  - (12) no drive through facilities shall be permitted

- (13) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (14) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials shall be enclosed;
- (15) Parking shall be provided in accordance with the following only if a development conforms to all of the requirements and restrictions set out in section 3350.1(B):

Parking Standards

- (i) (a) notwithstanding section 20, for all offices (including a physician, dentist, or drugless practitioner's office, and a real estate office) parking shall be provided at the rate of 1 space for every 48 square metres of gross floor area or portion thereof;
- (b) notwithstanding section 20, for all other retail and commercial purposes:
  - (i) where the total floor area does not exceed 2,323 square metres, parking shall be provided at the rate of 1 space for every 29 square metres of gross floor area or portion thereof;
  - (ii) where the total gross floor area exceeds 2,323 square metres, parking shall be provided at the rate of 1 space for every 20 square metres of gross floor area or portion thereof;
- (c) for restaurants, including a dining room restaurant, a convenience restaurant, and a take-out restaurant permitted by section 3350.1(B)(10) and having a gross floor area of less than 93 square metres, no parking shall be required. Restaurants having a gross floor area of 93 square metres or more, shall provide parking at the rate of 1 space for every 10 square metres of gross floor area or portion thereof;
- (d) for mixed use developments, parking requirements shall be calculated using the following schedule:

PERCENT OF PEAK PERIOD (WEEKDAY)

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	100	90	95	10
Retail and Commercial	80	90	100	100
Other	80	90	100	100
Restaurant	20	100	30	100
Residential	80	55	80	100
Theatre	0	40	60	85

PERCENT OF PEAK PERIOD (SATURDAY)

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	10	10	10	10
Retail and Commercial	80	100	100	30
Other	80	100	100	30
Restaurant	20	100	50	100
Residential	100	100	100	100
Theatre	20	70	70	100

The initial step in determining parking for a mixed use development is to calculate the parking requirement for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all periods shall become the parking requirement for that specific mixed use.

- (ii) On-site Parking is required for each dwelling unit in an apartment dwelling in accordance with the following:

DWELLING UNIT TYPE	REQUIRED ON-SITE PARKING
<b>(a) Rental Apartment</b>	
Bachelor Unit	0.75 spaces per unit
One Bedroom Unit	1.00 spaces per unit
Two Bedroom Unit	1.25 spaces per unit
Three Bedroom Unit	1.50 spaces per unit
<b>(b) Condominium Units</b>	
Bachelor Unit	0.80 spaces per unit
One Bedroom Unit	1.25 spaces per unit
Three Bedroom Unit	1.75 spaces per unit
<b>(c) Senior Citizen Units</b>	1.00 spaces per unit

3350.3 Drive Through Facility shall mean a structure or portion thereof designed to provide for the pick up or drop off of goods and/or services to prospective customers traveling in

motor vehicles which are driven onto the site where such activity is carried out while normally the customer remains in the vehicle.

**3361** The lands designated CRC - SECTION 3361 on Sheet 42 of Schedule A to this by-law:

3361.1 shall only be used for the purposes permitted by Section 3361.1(1), or the purposes permitted by Section 3361.1(2), but not both sections or not any combination of purposes from both sections:

(1) either:

- (a) a single detached dwelling;
- (b) a home occupation; and,
- (c) purposes accessory to the other permitted purposes;

(2) or:

- (a) offices, other than;
  - (i) offices for a physician, dentist or drugless health care practitioner;
  - (ii) a real estate office; and,
- (b) purposes accessory to the other permitted purposes.

3361.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 13.6 metres;
- (2) the minimum front and rear yard depths and side yard widths shall be as shown on Schedule C - Section 3361;
- (3) all of the permitted uses shall be located in the building within the area shown as Building Area on Schedule C - Section 3361;
- (4) the Gross Commercial Floor Area of the building shall not exceed 180 square metres;
- (5) the Height of the building shall not exceed 1 ½ storeys;
- (6) all parking shall be located in the rear yard;
- (7) Landscaped Open Space shall be provided and maintained in the location identified as Landscaped Open Space on Schedule C - Section 3361;
- (8) Parking shall be provided and maintained in accordance with the following:
  - (a) for those uses permitted by section 3361.1(1), a minimum of two (2) parking spaces for each dwelling unit; or,
  - (b) for those uses permitted by section 3361.1(2), a minimum of one (1) parking space for each 31 square metres of gross commercial floor area;
- (9) no outside storage or display of goods shall be permitted;

- (10) all garbage and refuse storage, including any containers for recyclable materials, shall be located within the building; and,
- (11) no flood lighting shall be permitted on the site.

**3362** The lands designated R3B - SECTION 3362 on Sheet 42 of Schedule A to this by-law:

3362.1 shall only be used for the following purposes:

- (1) a townhouse dwelling containing street townhouse dwellings;
- (2) an auxiliary group home, subject to the requirements and restrictions set out in section 10.14.
- (3) purposes accessory to the other permitted purposes.

3362.2 shall be subject to the following requirements and restrictions:

- (a) the minimum side yard widths, rear yard depths, and minimum front yard depth shall be as shown on SCHEDULE C-SECTION 3362;
- (b) all buildings shall be located within the area shown as BUILDING AREA A on SCHEDULE C - SECTION 3362 to this by-law;
- (c) all driveways shall be provided and maintained in the area shown as DRIVEWAY on SCHEDULE C - SECTION 3362 to this by-law;
- (d) Maximum Building Height: 9.0 metres;
- (e) Maximum Lot Coverage by principal building: 45 percent;
- (f) 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;
- (g) for the purposes of this by-law:
  - (1) the Front Lot Line shall be the line that divides the lot from Market Street; and,
  - (2) the Rear Lot Line shall be the line that divides the lot from Joseph Street.

**3363** The lands designated M2 - SECTION 3363 on Sheet 61 of Schedule A to this by-law:

3363.1 shall only be used for the following purposes:

- (1) either:
  - (a) those uses permitted in a M2 zone, or
  - (b) as a temporary use until September 28, 1995, the following:
    - (i) a retail establishment;

- (ii) an office, not including the office of a medical, dental or other drugless practitioner;
  - (iii) a warehouse; and
  - (iv) a display area and showroom;
- (2) purposes accessory to the other permitted purposes, but not both (a) and (b), and

3363.2 shall be subject to the following requirements and restrictions:

- (1) in respect of the purposes permitted by Section 3363.1(1)(b), the following:
  - (a) the total Maximum Gross Floor Area for retail establishments permitted by Section 3363.1(1)(b)(i) shall not exceed 5,060 square metres;
  - (b) the total Maximum Gross Commercial Floor Area used for all offices and warehousing permitted by Section 3363.1(1)(b)(ii) and (iii) shall not exceed 4,740 square metres;
  - (c) Parking and Loading for retail establishments and offices permitted by Section 3363.1(1)(b)(i) and (ii) shall be in accordance with Section 20 of this by-law;
  - (d) while the lands are being used for the temporary uses permitted in Section 3363.1(1)(b), no manufacturing, repair or assembly of boats shall be permitted; and
  - (e) the storage of chemicals, used in the assembly, manufacturing or repair of fibreglass boats, shall be prohibited.

**3364** The lands designated R2C - SECTION 3364 on Sheet 41 of Schedule A to this by-law:

3364.1 shall only be used for:

- (1) the purposes permitted in the R2C zone.

3364.2 shall be subject to the following requirements and restrictions:

- (1) no building shall be located closer than 13 metres to the Canadian National Railway property line;
- (2) Minimum Lot Depth: 45 metres
- (3) Minimum Rear Yard Depth: 22.5 metres.

**3365** The lands designated R2C - SECTION 3365 on Sheet 41 of Schedule A to this by-law:

3365.1 shall only be used for:

- (1) the purposes permitted in the R2C zone.

3365.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Depth: 36 metres
- (2) Minimum Rear Yard Depth: 14 metres.

**3366** The lands designated R3B - SECTION 3366 on Sheet 41 of Schedule A to this by-law:

3366.1 shall only be used for:

- (1) the purposes permitted in the R3B zone.

3366.2 shall be subject to the following requirements and restrictions:

- (1) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a non-habitable room.
- (2) a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

**3367** The lands designated R2C- SECTION 3367 on Sheet 41 of Schedule A to this by-law:

3367.1 shall only be used for:

- (1) the purposes permitted in the R2C zone.

3367.2 shall be subject to the following requirements and restrictions:

- (1) no building shall be located closer than 13 metres to the Canadian National Railway property line;
- (2) Minimum Lot Depth: 45 metres
- (3) Minimum Rear Yard Depth: 22.5 metres.

**3369** The lands designated R3B – SECTION 3369 on Sheet 42 of Schedule A to this by-law:

3369.1 shall only be used for the purposes permitted in a R3B zone.

3369.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per dwelling unit:  
  
Interior Lot: 180 square metres  
  
Corner Lot: 265 square metres
- (2) Minimum Lot Width per dwelling unit:  
  
Interior Lot: 6 metres  
  
Corner Lot: 9 metres
- (3) where a garage faces a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- (4) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room; and,



- (5) a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

**3370** The lands designated C2 - SECTION 3370 on Sheet 58 of Schedule A to this by-law:

3370.1 (a) shall only be used for the following purposes:

- (1) a retail establishment, including a wine, liquor or beer outlet, having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company, with or without a drive through facility;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a take out restaurant, and a convenience restaurant, with or without a drive through facility;
- (11) a printing or copying establishment;
- (12) a commercial school;
- (13) a garden centre sales establishment;
- (14) a community club;
- (15) a fitness centre;
- (16) a health centre;
- (17) a tavern;
- (18) a custom workshop;
- (19) a convenience store;
- (20) a library;
- (21) a day nursery; and,
- (22) purposes accessory to the other permitted purposes.

- (b) a place of commercial recreation, adult entertainment parlours, billiard parlours, pool halls, amusement arcades, adult video rental stores and temporary open air markets shall not be permitted.

3370.2 shall be subject to the following requirements and restrictions:

- (a) the Maximum Gross Leasable Commercial Floor Area of all buildings and structures shall not exceed 8,547 square metres;
- (b) the Maximum Gross Leaseable Commercial Floor Area for a supermarket shall not exceed 5,518.0 square metres;
- (c) Minimum Interior Side Yard Width: 9.0 metres;
- (d) Minimum Rear Yard Depth: 9.0 metres;
- (e) Minimum Front Yard Depth: 25.0 metres;
- (f) Minimum Exterior Side Yard Width: 20.0 metres;
- (g) Maximum Building Height: 1 storey, including a mezzanine;
- (h) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (i) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;
- (j) except for driveway locations, landscaped open space shall be provided as follows:
  - (i) a minimum 3.0 metre wide strip along the south and east property boundaries;
  - (ii) a minimum 1.5 metre wide strip along the north and west property boundaries not abutting Queen Street West or Chinguacousy Road;
  - (iii) a minimum 4.5 metre wide strip abutting Queen Street West; and,
  - (iv) a minimum 3.0 metre wide strip abutting Chinguacousy Road.

**3371** The lands designated R2B(1) - SECTION 3371 on Sheet 42 of Schedule A to this by-law:

3371.1 shall only be used for the following purposes:

- (1) either:
  - (a) purposes permitted in an R2B(1) zone,
  - or
  - (b) a parking lot as a temporary use until September 13, 1996;
 but not both, and
- (2) purposes accessory to the other permitted purposes.

3371.2 shall be subject to the following requirements and restrictions:

- (1) in respect of the purposes permitted by section 3371.1(1)(b), the requirements and restrictions relating to the SC zone, shall apply.

**3372** The lands designated R1D - SECTION 3372 on Sheet 58 of Schedule A to this by-law:

3372.1 shall only be used for the purposes permitted in a R1D zone.

3372.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Depth: 33.0 metres
- (2) Minimum Rear Yard Depth: 10.5 metres

**3373** The land designated R1D - SECTION 3373 on Sheet 58 of Schedule A to this by-law:

3373.1 shall only be used for the purposes permitted in the R1D zone.

3373.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Depth: 31.3 metres
- (2) Minimum Rear Yard Depth: 10.5 metres

**3374** The lands designated SC - SECTION 3374 on Sheet 59 of Schedule A to this by-law:

3374.1 shall only be used for the following permitted purposes:

- (1) purposes permitted in an SC zone.

3374.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 1.0 metre;
- (2) Minimum Exterior Side Yard: 0.0 metres;
- (3) Maximum Building Height: 4 storeys;
- (4) Minimum Lot Width: 18 metres;
- (5) parking shall be provided in accordance with section 20 of this by-law except for the following:
  - 1.5 spaces per 100 square metres of gross floor area of office development, or portion thereof (not including offices for physicians, dentists or drugless practitioners and real estate offices);
- (6) all garbage and refuse storage containers shall be located within the buildings on the site.
- (7) Minimum Interior Side Yard Width: 2.0 metres.

3374.3 for the purposes of this section:

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

**3375** The lands designated SC - SECTION 3375 on Sheet 61 of Schedule A to this by-law:

3375.1 shall only be used for the following purposes:

either

- (1) (a) the purposes permitted in the SC zone.
- (b) purposes accessory to the other permitted purposes
- or
- (2) (a) the purposes permitted in the M2 zone.
- (b) an office
- (c) purposes accessory to the other permitted purposes.

3375.2 shall be subject to the following requirements and restrictions:

- (1) for the purposes permitted by Section 3375.1(1), the following shall apply:
  - (a) all garbage and refuse containers shall be totally enclosed;
  - (b) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
  - (c) no outside storage or display of goods shall be permitted;
  - (d) uses specifically not permitted:
    - (1) an adult video store;
    - (2) an adult entertainment parlour; and
    - (3) an amusement arcade; and
  - (e) the requirements and restrictions related to the SC zone.
- (2) for the purposes permitted by Section 3375.1(2), the following shall apply:
  - (a) Minimum Interior Side Yard Width: 1.6 metres; and
  - (b) the requirements and restrictions related to the M2 zone.

**3376** The lands designated R3B - SECTION 3376 on Sheet 60 of Schedule A to this by-law:

3376.1 shall only be uses for the following purposes:

- (a) Residential
  - (1) a townhouse dwelling containing street townhouse dwellings; and,
  - (2) an auxillary group home
- (b) Non-Residential
  - (1) purposes accessory to the other permitted purposes.

3376.2 shall also be subject to the following requirements and restrictions:

- (a) Maximum Number of Units: 3
- (b) Minimum Lot Area:

Interior Lot: 181 square metres;

Corner Lot: 230 square metres;

(c) Minimum Lot Width per Dwelling Unit:

Interior Lot: 7.3 metres;

Corner Lot: 9.6 metres;

(d) Minimum Lot Depth: 24 metres;

(e) Minimum Front Yard Depth: 4.5 metres, provided that the front of garage or carport shall not be closer than 5.3 metres to the front lot line;

(f) Minimum Interior Side Yard Width: 1.8 metres;

(g) Minimum Rear Yard Depth: 6.9 metres;

(h) a garage shall have a minimum width of 2.75 metres and a maximum width of 3.0 metres;

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

(j) for the purposes of this by-law:

(1) the front lot line shall be the line that divides the lot from Chapel Street; and,

(2) the flankage lot line shall be the line that divides the lot from John Street.

(k) Minimum Exterior Side Yard Setback: 2.4 metres

**3377** The lands designated R3A - SECTION 3377 on Sheet 60 of Schedule A to this by-law shall be subject to the requirements and restrictions of the R3A zone except that more than one accessory building shall be permitted provided that such accessory buildings are used for lot maintenance purposes.

**3378** The lands designated R4B - SECTION 3378 on Sheet 42 of Schedule A to this by-law.

3378.1 shall only be used for the following purposes:

- (1) an apartment dwelling;
- (2) purposes accessory to the other permitted purposes.

3378.2 shall also be subject to the following requirements and restrictions:

- (1) Minimum Front Yard: 4.0 metres
- (2) Minimum Interior Side Yard: 6.0 metres
- (3) Minimum Exterior Side Yard: 4.0 metres

- (4) Minimum Rear Yard: 10.0 metres
- (5) Minimum Lot Width: 30.0 metres
- (6) Minimum Lot Depth: 80.0 metres
- (7) Maximum Building Height: 12 storeys
- (8) Minimum Landscaped Open Space: 35 percent of the lot area
- (9) Maximum Gross Floor Area: 10.326 square metres
- (10) Maximum Number of Dwelling Units: 135
- (11) Parking shall be provided in accordance with the following schedule:

Rental Apartments:

- 0.15 spaces per unit (seniors)
- 0.50 spaces per unit (bachelor)
- 0.75 spaces per unit (1 bedroom)
- 1.00 spaces per unit (2 bedroom)
- 1.50 spaces per unit (3 bedroom)

Condominium Apartments:

- 0.80 spaces per unit (bachelor)
- 1.00 spaces per unit (1 bedroom)
- 1.50 spaces per unit (2 bedroom)
- 2.00 spaces per unit (3 bedroom)

**3379** The lands designated SC - SECTION 3379 on Sheet 42 of Schedule A to this by-law.

3379.1 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;
- (4) a bank, trust company and finance company;
- (5) an office;
- (6) a dry cleaning and laundry distribution station;
- (7) a parking lot;

- (8) a dining room, standard and take out restaurant, without a drive through facility;
- (9) a copying establishment;
- (10) a commercial school;
- (11) a community club;
- (12) a health centre;
- (13) a grocery/convenience store;
- (14) a custom workshop.

(b) Non-Commercial:

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

3379.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard: 2.0 metres
- (2) Minimum Exterior Side Yard: 4.0 metres, except at the north end of the site, where a portion of the building not exceeding 13 metres in width and 26 square metres in area may encroach into the exterior side yard by 2 metres;
- (3) Minimum Rear Yard: 2.0 metres
- (4) Minimum Lot Width: 25.0 metres
- (5) Minimum Lot Depth: 22.0 metres;
- (6) Maximum Building Height: 3 storeys
- (7) Parking shall be provided in accordance with the following schedule:
  - Office: 1.5 parking spaces per 100 square metres gross floor area;
  - Retail: 2.0 parking spaces per 100 square metres gross floor area;
- (8) no outside storage of goods or materials shall be permitted;
- (9) no adult entertainment parlours or adult video stores shall be permitted.

**3380** The lands designated SC - SECTION 3380 on Sheet 59 of Schedule A to this by-law:

3380.1 shall only be used for the following purposes:

Commercial:

- (1) a retail establishment having no outside storage;
- (2) a service shop;
- (3) a personal service shop;
- (4) an office; and
- (5) a parking lot.

Accessory:

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

3380.2 shall be subject to the following requirements and restrictions:

- (1) all buildings shall be located within the area shown as Building Area on SCHEDULE C - SECTION 3380 to this by-law.
- (2) except for driveway locations, landscaped open space shall be provided as shown as Landscaped Area on SCHEDULE C - SECTION 3380 to this by-law.
- (3) Minimum Lot Width: 29 metres.
- (4) Minimum Building Height: 11 metres.
- (5) the Maximum Gross Commercial Floor Area of all buildings and structures shall not exceed 944 square metres
- (6) the Maximum Gross Commercial Floor Area for retail purposes shall not exceed 140 square metres.
- (7) no outside storage or display of goods shall be permitted.
- (8) all garbage and refuse containers shall be totally enclosed.
- (9) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

**3381** The lands designated I1 - SECTION 3381 on Sheet 59 of Schedule A to this by-law.

3381.1 shall only be used for the following purposes:

- (a) the purposes permitted in an I1 zone

3381.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width: 1.7 metres;
- (2) Minimum Rear Yard Depth: 3.0 metres.

**3382** The lands designated SC - SECTION 3382 on Sheet 61 of Schedule A to this by-law:

3382.1 shall only be used for the following purposes:

either:



- (a)
  - (1) a furniture and appliance store;
  - (2) a retail establishment having no outside storage;
  - (3) a service shop
  - (4) a personal service shop;
  - (5) a printing or copying establishment;
  - (6) a bank, trust company or finance company;
  - (7) a health centre
  - (8) a billiard hall; and,
  - (9) purposes accessory to the other permitted purposes.

Or:

- (b)
  - (1) a retail establishment having no outside storage;
  - (2) a convenience store or supermarket;
  - (3) a service shop;
  - (4) a person service shop;
  - (5) a bank, trust company or 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 convenience restaurant, and a take out restaurant;
  - (11) a printing or copying establishment;
  - (12) a commercial school
  - (13) a temporary open air market;
  - (14) a place of commercial recreation;
  - (15) a community club;
  - (16) a health centre;
  - (17) a taxi or bus station;
  - (18) a theatre;
  - (19) a custom workshop;

- (20) an apartment dwelling;
- (21) a hotel motel;
- (22) an indoor or outdoor recreation facility;
- (23) a public or private school;
- (24) a religious institution;
- (25) a day nursery;
- (26) a college or university;
- (27) a community centre;
- (28) a hospital, public or private;
- (29) a library
- (30) a nursing home; and,
- (31) purposes accessory to the other permitted purposes.

3382.2 shall be subject to the following requirements and restrictions:

- (a) for those purposes permitted in Section 3382.1(a) the following requirements and restrictions shall apply:
  - (1) Maximum Building Height: one storey;
  - (2) the Maximum Gross Floor Area shall not exceed 4318 square metres;
  - (3) all garbage and refuse containers shall be enclosed;
  - (4) 167 parking spaces shall be provided;
  - (5) Minimum Landscaped Open Space: 20 percent of the minimum required front yard depth;
  - (6) 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 the ones set out in section 3382.2(a).
- (b) for those purposes permitted in section 3382.1(b) the following requirements and requirements shall apply:
  - (1) Minimum Lot Area: 0.4 hectares
  - (2) Minimum Lot Width: 50.0 metres
  - (3) Minimum Lot Depth: 50.0 metres
  - (4) Maximum Floor Space Index: 3.5 but no more than 2.0 for residential purposes;
  - (5) Maximum Lot Coverage for residential uses: 70 percent

- (6) the total Gross Floor Area devoted for retail establishments, personal services shops, service shops and restaurants, shall not exceed 30 percent of the gross floor area of the site;
- (7) Minimum Building Setback: 0 metres except that where it abuts a public street, the minimum requirement is 3.0 metres
- (8) Building Height:
  - (a) within 6.0 metres of Queen Street, no building shall exceed a building height of 3 storeys;
  - (b) a minimum building height of 3 storeys in all other locations;
- (9) all buildings shall be setback a maximum of 6.0 metres from Queen Street East;
- (10) no part of any building shall penetrate beyond a 45 degree angle plane calculated from 32 metres projected from the lot line at Queen Street to the opposite side of Queen Street;
- (11) Minimum Landscaped Open Space:
  - (a) within 6.0 metres of Queen Street, no building shall exceed a building height of 3 storeys
  - (b) in addition to (a) above, a minimum of 1% of the lot area shall be provided as landscaped open space at ground level abutting the minimum required 3.0 metre wide landscaped open space area along the lot line abutting the public road.
- (12) no drive through facilities shall be permitted;
- (13) all garbage, refuse and waste containers for a restaurant, including any containers for the storage of recyclable materials shall be enclosed;
- (14) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials shall be enclosed;
- (15) Parking shall be provided in accordance with the following only if a development conforms to all of the requirements and restrictions set out in section 3382.1(b);

Parking standards

- (i) (a) notwithstanding section 20, for all offices (including a physician, dentist, or drugless practitioner's office, and a real estate office) parking shall be provided at the rate of 1 space for every 48 square metres of gross floor area or portion thereof;
- (b) notwithstanding section 20, for all other retail and commercial purposes:
  - (i) where the total floor area does not exceed 2,323 square metres, parking shall be provided at the rate of 1 space for every 29 square metres of gross floor area or portion thereof;

- (ii) where the total gross floor area exceeds 2,323 square metres, parking shall be provided at the rate of 1 space for every 20 square metres of gross floor area or portion thereof;
- (c) for restaurants, including a dining room restaurant, a convenience restaurant, and a take-out restaurant permitted by section 3382.1(B)(10) and having a gross floor area of less than 93 square metres, no parking shall be required. Restaurants having a gross floor area of 93 square metres or more, shall provide parking at the rate of 1 space for every 10 square metres of gross floor area or portion thereof;
- (d) for mixed use developments, parking requirements shall be calculated using the following schedule:

**PERCENT OF PEAK PERIOD (WEEKDAY)**

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	100	90	95	10
Retail and Commercial	80	90	100	100
Other	80	90	100	100
Restaurant	20	100	30	100
Residential	80	55	80	100
Theatre	0	40	60	85

**PERCENT OF PEAK PERIOD (SATURDAY)**

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	10	10	10	10
Retail and Commercial	80	100	100	30
Other	80	100	100	30
Restaurant	20	100	50	100
Residential	100	100	100	100
Theatre	20	70	70	100

*The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period or each time period contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all the periods shall become the parking requirement for that specific mixed use development.*

- (ii) On-site parking is required for each dwelling unit in an apartment dwelling in accordance with the following:

DWELLING UNIT TYPE	REQUIRED ON-SITE PARKING
<b>a) Rental Apartment:</b>	
Bachelor Unit	0.75 spaces per unit
One Bedroom Unit	1.00 spaces per unit

Two Bedroom Unit	1.25 spaces per unit
Three Bedroom Unit	1.50 spaces per unit
<b>(b) Condominium Units</b>	
Bachelor	0.80 spaces per unit
One Bedroom Units	1.25 spaces per unit
Two Bedroom Units	1.50 spaces per unit
Three Bedroom Units	1.75 spaces per unit
<b>(c) Senior Citizen Units</b>	1.00 spaces per unit

3382.3 for the purposes of this section,

Drive Through Facility shall mean a structure or portion thereof designed to provide for the pick up or drop off of goods and/or services to prospective customers travelling in motor vehicles which are driven onto the site where such activity is carried out while normally the customer remains in the vehicle.

**3383** The lands designated DC - SECTION 3383 on Sheet 43 of Schedule A to this by-law:

3383.1 shall only be used for the following purposes:

- (1) the purposes permitted in a Downtown Commercial zone of this by-law;
- (2) a hotel;
- (3) purposes accessory to the other permitted purposes.

3383.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback Requirements: 0 metres for all yards;
- (2) Maximum Building Height: 18 storeys;
- (3) Maximum Floor Space Index: 3.5;
- (4) Massing: no part of any building shall penetrate beyond the 45 degree angle plan calculated from the property line on the opposite side of Queen Street, upward until it reaches a height of 9 storeys;
- (5) a Maximum Building Footprint of 600 square metres shall be permitted over a public right-of-way;
- (6) all residential buildings shall be set back a minimum of 30 metres from the Canadian National Railway right-of-way;
- (7) requirements and restrictions of the R4B zone does not apply to the residential component of this development;
- (8) a minimum of 600 parking spaces shall be provided on this site, within which the residential parking shall be provided at a rate of 1 parking space per residential dwelling unit, inclusive of visitor spaces;
- (9) no adult entertainment parlour or adult video tape store shall be permitted.

**3383** The lands designated SC – SECTION 3383 on Sheet 58 of Schedule A to this by-law:

3383.1 shall only be used for the following purposes:

- (1) a retail establishment, including a home furnishing establishment, having no outside storage;
- (2) an auction hall;
- (3) a fruit and vegetable store;
- (4) a standard restaurant;
- (5) a dining room restaurant;
- (6) an office excluding a real estate office and office for a physician, dentist or drugless practitioner, and
- (7) purposes accessory to the other permitted purposes

3383.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 10 metres
- (2) Minimum Interior Side Yard Width: 7.5 metres
- (3) Minimum Lot Width: 74 metres
- (4) Maximum Gross Floor Area: 2165 square metres
- (5) Maximum Gross Floor Area for restaurant purposes shall not exceed 123 square metres
- (6) Maximum Building Height: 2 storeys
- (7) the second storey shall only be used for the purposes permitted by section 3383.1(6)
- (8) Minimum Landscaped Open Space:
  - (a) east side yard: 0.9 metres
  - (b) west side yard: 1.5 metres
  - (c) a minimum 3.0 metre wide landscaped strip along the rear lot line
- (9) all garbage and refuse containers shall be enclosed within the building
- (10) garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building
- (11) a 1.83 metre high solid screen wall shall be provided along both side yard lot lines and the rear lot line

**3384** The lands designated R4B - SECTION 3384 on Sheet 42 of Schedule A to this by-law:

3384.1 shall only be used for the following purposes:

- (a) an apartment dwelling; and,
- (b) purposes accessory to the other permitted purposes

3384.2 shall be subject to the following requirements and restrictions

- (1) Maximum Floor Space Index: 2.3
- (2) Maximum Number of Units: 247 units per hectare of lot area;
- (3) Maximum Building Height: 17 storeys;
- (4) Maximum Building Setback from property limits:
  - (i) Mill Street North: 7.5 metres or half the height of the building, whichever is greater; and,
  - (ii) all other property limits: 15.0 metres or half the height of the building, whichever is greater;
- (5) any existing building or structure, or portion of any existing building or structure, retained on the site for historical purposes and not used for residential purposes, shall not be subject to the minimum building setback requirements of this section;
- (6) Parking shall be provided in accordance with the following:
 

Senior Citizen Units:  
0.15 spaces per unit

Rental Apartment:

Bachelor Unit	0.50 spaces per unit
1 Bedroom Unit	0.75 spaces per unit
2 Bedroom Unit	1.00 space per unit
3 Bedroom Unit	1.50 spaces per unit

Condominium Apartment

Bachelor Unit	0.80 spaces per unit
1 Bedroom Unit	1.00 space per unit
2 Bedroom Unit	1.50 spaces per unit
3 Bedroom Unit	2.00 spaces per unit
- (7) Minimum Landscaped Open Space of 60 percent of the lot area of the site, which shall include 3.0 metre wide landscaped areas abutting all existing and future road frontages, other than in approved driveway locations; and

**3385** The lands designated R2C - SECTION 3385 on Sheet 58 of Schedule A to this by-law:

3385.1 shall only be used for the purposes permitted by R2C Zone.

3385.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Semi-Detached Dwelling

Interior Lot: 390 square metres per lot and 195 square metres per dwelling unit;

Corner Lot: 498 square metres per lot and 294 square metres for the dwelling unit closest to the flankage lot line;

- (2) Minimum Lot Width:

Semi-Detached Dwelling

Interior Lot: 13.6 metres and 6.8 metres per dwelling unit;

Corner Lot: 16.6 metres and 9.8 metres for the dwelling unit closest to the flankage lot line;

(3) Minimum Front Yard Depth: 4.5 metres;

(4) Minimum Interior Side Yard Width:

Semi-Detached Dwelling: 1.2 metres except where the common wall of the semi-detached dwelling units coincides with a side lot line, the side yard may be 0 metres;

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

(6) a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres;

(7) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;

(8) the width of a garage door shall not exceed 50% of the lot width for each dwelling unit; and,

(9) no building shall be located closer than 14.0 metres to Chinguacousy Road.

3385.3 for the purposes of Section 3385:

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:

(i) where such lot lines are not parallel, the lot width shall be the straight line distance between points on the side lot lines measured on a line 6.0 metres back from the front lot line; or,

(ii) in the case of a corner lot having a street line rounding at the corner of 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.

**3386** The lands designated R3A - SECTION 3386 on Sheet 59 of Schedule A to this by-law:

3386.1 shall only be used for the purposes permitted in a R3A zone.

3386.2 shall be subject to the following requirements and restrictions:

(1) Minimum Interior Side Yard Width: 7.5 metres;

(2) Minimum Landscaped Open Space: 40 percent of the lot area including a minimum 3 metre strip along McLaughlin Road except at the location of the driveway;

(3) a maximum of 8 dwelling units shall be attached;

(4) a maximum of 24 dwelling units shall be permitted;



- (5) no building or structure, including swimming pools decks, patios or tennis courts, shall be located within 5.0 metres of any lands zoned Open Space (OS); and,
- (6) the Minimum Distance between buildings shall be 12 metres.

**3389** The lands designated SC - SECTION 3389 on Sheet 61 of Schedule A to this by-law:

3389.1 shall only be used for the following purposes:

(a) Commercial:

- (1) those uses permitted by the Service Commercial (SC) Zone;
- (2) a banquet hall;
- (3) a motor vehicle sales establishment;
- (4) a motor vehicle washing establishment;
- (5) a retail warehouse;
- (6) a recreational facility;
- (7) a commercial and technical school;
- (8) a service station; and
- (9) purposes accessory to the permitted commercial uses;

or

(b) Industrial:

- (1) those uses permitted in a M1 Zone, but not including a motor vehicle body shop;

but not both (a) and (b) on any one lot, or any combination of (a) and (b) on any one lot.

3389.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 14,400 square metres;
- (b) no building shall be located closer than 6.0 metres to Clarence Street;
- (c) no building shall be located closer than 9.0 metres to Rutherford Road;
- (d) Minimum Landscaped Open Space:
  - (1) 3.0 metres abutting Clarence Street; and
  - (2) 3.0 metres abutting Rutherford Road, except for that portion abutting Rutherford Road north of Clarence Street;
- (e) for the lot north of Clarence Street, no building shall be located closer than 15 metres to the rear lot line; and
- (f) for the lot north of Clarence Street, no building shall be located closer than 24 metres to the point where the rear lot line and the east side lot line intersect.

3389.3 the commercial uses in 3389.1(a) shall also be subject to the requirements and restrictions of the SC Zone and the general provisions of this by-law which are not in conflict with those in 3389.2.

3389.4 the industrial uses in 3389.1(b) shall also be subject to the requirements and restrictions of the M1 Zone and general provisions of this by-law which are not in conflict with those in 3389.2.

3389.5 for the purpose of this section, a Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

**3390** The lands designated CRC - SECTION 3390 on Sheet 42 of Schedule A to this by-law:

3390.1 shall only be used for either:

- (a) (1) an office, but not including a real estate office nor an office of a physician, dentist and drugless practitioner;
- (2) an artist studio or gallery;
- (3) an arts and crafts studio;
- (4) a flower shop;
- (5) one residential dwelling; and
- (6) purposes accessory to other permitted purposes;

or:

- (b) (1) the uses permitted by the Residential single detached B Zone (R1B)

3390.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 480 square metres;
- (b) Minimum Lot Width: 13 metres;
- (c) Minimum Front Yard Depth: 6.8 metres;
- (d) Minimum Interior Side Yard Width: 1.9 metres;
- (e) Minimum Exterior Side Yard Width: 1.9 metres;
- (f) Minimum Rear Yard Depth: 14 metres;
- (g) in respect of the purposes permitted in 3309.1(a):
  - (1) the Maximum Gross Commercial Floor Area shall be 70 square metres;
  - (2) the Minimum Floor Area of a residential unit shall be 75 square metres;
  - (3) Parking shall be provided as follows:

- (i) for the uses in 3390.1(a)(1) to (4), a minimum of 4 parking spaces shall be provided;
- (ii) for the uses in 3390.1(a)(5) a minimum of 2 tandem parking spaces shall be provided;
- (4) the basement shall be used for storage purposes only.
- (h) in respect of the purposes permitted in 3390.1(b):
  - (1) the requirements and restrictions of R1B zone which are not in conflict with those in 3390.2(a) to (f).

**3392** The lands designated DC - SECTION 3392 on Sheet 59 of Schedule A to this by-law.

3392.1 shall only be used for the following purposes:

- (a) an apartment dwelling; and,  
only in conjunction with an apartment dwelling:
- (b) a retail established having no outside storage;
- (c) a service shop;
- (d) a personal service shop;
- (e) a bank, trust company and finance company;
- (f) an office;
- (g) a dry cleaning and laundry distribution station;
- (h) a dining room restaurant; a convenience restaurant; a take-out restaurant
- (i) a printing or copying establishment;
- (j) a commercial school;
- (k) a community club;
- (l) a health centre; and
- (m) a theatre

3392.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 0 metres;
- (b) an adult entertainment parlour, an amusement arcade, and an adult video sales and rental establishment shall not be permitted;
- (c) Minimum Interior Side Yard Width:
  - (i) where the interior side yard abuts a commercial zone: 0 metres
  - (ii) where the interior side yard abuts a residential zone: 24.0 metres
- (d) Minimum Rear Yard Depth: 0 metres

- (e) Maximum Building Height: 40 metres
- (f) Minimum Lot Area: 0.38 hectares
- (g) Maximum Gross Floor Index: 4.3
- (h) Maximum Number of apartment dwelling units: 151
- (i) On-site Parking shall be provided as follows:
  - (i) for all residential uses: 1.0 spaces per dwelling unit;
  - (ii) for all other uses parking shall be provided in accordance with Section 20 of this by-law;
- (j) all garbage containers for restaurant uses shall be contained within the building areas; and,
- (k) no outside storage shall be permitted,
- (l) Minimum Landscaped Open Space: 10% of the lot area

**3393** The lands designated R3A - SECTION 3393 on Sheet 42 of Schedule A to this by-law:

3393.1 shall only be used for the purposes permitted in an R3A zone

3393.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 6.0 metres;
- (b) Minimum Interior Side Yard Width: 1.8 metres;
- (c) Minimum Exterior Side Yard Width: 2.0 metres;
- (d) Minimum Rear Yard Depth: 4.5 metres;
- (e) Maximum Lot Coverage by principal building(s): .39%;
- (f) except at driveway locations a landscaped open space area having a minimum width of 2.0 metres shall be provided along the westerly property line;
- (g) where a garage faces a road or driveway the minimum setback to the front of the garage shall be 6.0 metres;
- (h) a minimum of 6 visitor parking spaces shall be provided;
- (i) a maximum of 33 dwelling units shall be permitted;
- (j) Maximum Building Height: two storeys; and,
- (k) at least two townhouse dwellings shall be setback a minimum of 9.0 metres from the easterly property line.

**3394** The lands designated R1C - SECTION 3394 on Sheet 58 of Schedule A to this by-law:

3394.1 shall only be used for the purposes permitted in the R1C zone.

3394.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 11 metres;
- (b) Minimum Lot Depth: 45 metres;
- (c) Minimum Lot Area: 495 square metres; and,
- (d) no dwelling shall be located closer than 14 metres to the right-of-way of Chinguacousy Road.

**3395** The lands designated M2 - SECTION 3395 on Sheet 61 of Schedule A to this by-law

3395.1 shall only be used for:

- (a) the purposes permitted by the M2 zone;
- (b) the manufacturing and assembling of motor vehicles; and,
- (c) purposes accessory to other permitted purposes.

3395.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 11.5 metres;
- (b) Minimum Landscaped Open Space:
  - (1) 4.5 metres abutting the front lot line, except at approved access locations; and,
  - (2) 3 metres abutting an M1 zone;
- (c) Outside Storage:
  - (1) the storage of goods and materials in the open need not be associated with a building or another industrial operation;
  - (2) Maximum Height: 6 metres; and,
  - (3) no open storage shall be permitted within 3 metres of an M1 zone and 11.5 metres of the front lot line.

**3396** The lands designated SC - SECTION 3396 on Sheet 59 of Schedule A to this by-law:

3396.1 shall only be used for the following purposes:

- (a) an office; and,
- (b) purposes accessory to the other permitted purposes.

3396.2 shall be subject to the following requirements and restrictions:

- (a) Maximum permitted Gross Floor Area devoted to office use shall be 295.0 square metres;
- (b) Minimum Lot Width: 34.0 metres;
- (c) Minimum Landscaped Open Space:

- (1) in the front yard, 60 percent of the required front yard; and,
- (2) in an exterior side yard, 45 percent of the required side yard; and,
- (d) Minimum Driveway Aisle Width leading to a parking space shall be 6.2 metres.

**3397** The lands designated R1B – SECTION 3397 on Sheet 42 of Schedule A to this by-law:

3397.1 shall only be used for the purposes permitted in the R1B zone.

3397.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Depth: 27 metres

**3398** The lands designated R3A - SECTION 3398 on Sheet 42 of Schedule A to this by-law:

3398.1 shall only be used for the purposes permitted in R3A zone.

3398.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 8 metres
- (2) Minimum Setback from the east and west property boundaries: 7.5 metres
- (3) Minimum Interior Side Yard: 3 metres
- (4) Minimum Rear Yard Depth: 3 metres
- (5) Minimum Landscaped Open Space: 38% of the lot area
- (6) a maximum of 8 dwelling units shall be attached;
- (7) a maximum of 11 units shall be permitted;
- (8) Parking shall be provided on the basis of 2 spaces per unit plus 0.25 spaces per unit for visitors and 0.05 spaces per unit for recreational vehicles; and
- (9) there shall be no balconies or decks along the westerly wall of the buildings or in the westerly side yard.

**3399** The lands designated R3A – SECTION 3399 on Sheet 42 of Schedule A to this by-law:

3399.1 shall only be used for the purposes permitted in the R3A zone.

3399.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth:
  - (a) to a wall of a dwelling unit: 3 metres
  - (b) to a wall of a garage facing the front lot line: 6 metres
- (2) Minimum Setback from the north property boundary: 30 metres;
- (3) Minimum Setback from the west property boundary: 15 metres;

- (4) Minimum Setback from the east property boundary: 7.5 metres;
- (5) a maximum of 8 dwelling units shall be attached with the exception that a maximum of one townhouse dwelling may have 9 attached units and a maximum of one townhouse dwelling may have 10 attached units:
- (6) Minimum Distance between two exterior walls both of which contain windows to habitable rooms, not including the width of a private driveway located between such walls: 9 metres;
- (7) Minimum Unit Width: 5.5 metres, but a maximum of 24% of the units may have a minimum unit width of 4.7 metres;
- (8) where a garage faces a private road or common driveway, the minimum setback to the front of the garage shall be 6.0 metres; and
- (9) Parking shall be provided on the basis of 2 spaces per unit plus 0.25 spaces per unit for visitors and 0.05 spaces per unit for recreational vehicles.

**3400** The lands designated M2 - SECTION 3400 on Sheet 61 of Schedule A to this by-law:

3400.1 shall only be used for:

- (a) either
  - (1) religious institution;
  - (2) a community club; and
  - (3) purposes accessory to other permitted purposes.
- (b) or
  - (1) the uses permitted by the M2 Zone.

3400.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Landscaping: 3 metres;

**3401** The lands designated CRC - SECTION 3401 on Sheet 42 of Schedule A to this by-law:

3401.1 shall only be used for the following purposes:

- (a) one residential dwelling unit;
- (b) an office, other than an office for a physician, a dentist or a drugless practitioner; and,
- (c) purposes accessory to the other permitted purposes.

3401.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 0 metres;
- (b) Minimum Interior Side Yard Depth: 0 metres on one side and 7.0 metres on the other side;
- (c) Minimum Lot Width: 15.0 metres;
- (d) Maximum Building Height: 2 storeys;
- (e) Maximum Floor Space Index: 0.40; and,
- (f) Minimum Landscaped Open Space:
  - (1) in the front yard: 0 metres; and,
  - (2) in the rear yard: 2.5 metres in width along the rear property boundary

**3402** The lands designated SC – SECTION 3402 on Sheet 43 of Schedule A to this by-law:

3402.1 shall only be used for the following purposes:

- (1) a personal service shop;
- (2) purposes accessory to the other permitted purposes.



3402.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 3.0 metres.
- (2) Minimum Interior Side Yard Width: 3.5 metres.
- (3) Minimum Lot Width: 21 metres.
- (4) a 3.0 metre wide landscaped open space strip shall be provided along the rear lot line and the entire front yard, except at approved driveway locations.

**3403** The lands designated DC – SECTION 3403 on Sheet 60 of Schedule A to this by-law:

3403.1 shall only be used for the purposes permitted by the Downtown Commercial (DC) Zone, including a recreation facility as an accessory use to an apartment dwelling.

3403.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Floor Area for all uses shall be 60,325 square metres;
- (b) Maximum Gross Floor Area for apartment dwelling uses, including an accessory recreational facility shall be 49,877 square metres;
- (c) Maximum Gross Floor Area devoted to retail establishments, personal service shops and restaurants shall not exceed 30 percent of the gross floor area on site;
- (d) Minimum Front Yard (Queen Street) Depth, at and above grade: 3 metres;
- (e) Minimum Below Grade Setback (all yards): 0 metres;
- (f) Maximum Number of Units: 418
- (g) Parking shall be provided in accordance with the following:
  - (i) for all offices (including a physician, dentist, or drugless practitioner's office, and a real estate office), 1 space for every 48 square metres of gross floor area or portion thereof;
  - (ii) for all other retail and commercial purposes, including restaurants, one space for every 48 square metres of gross floor area or portion thereof.
  - (iii) On-site Parking is required for each dwelling unit in an apartment or multiple residential dwelling in accordance with the following:

DWELLING UNIT TYPE	REQUIRED ON-SITE PARKING
<b>a) Rental Apartment:</b>	
Bachelor Unit	0.75 spaces per unit
One Bedroom Unit	1.00 spaces per unit
Two Bedroom Unit	1.25 spaces per unit
Three Bedroom Unit	1.50 spaces per unit
<b>(b) Condominium Units</b>	
Bachelor	0.80 spaces per unit
One Bedroom Units	1.25 spaces per unit
Two Bedroom Units	1.50 spaces per unit
Three Bedroom Units	1.75 spaces per unit
<b>(c) Senior Citizen Units</b>	1.00 spaces per unit

- (iv) for mixed use developments, parking requirements shall be calculated using the following schedule:

**PERCENT OF PEAK PERIOD (WEEKDAY)**

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	100	90	95	10
Retail and Commercial	80	90	100	100
Other	80	90	100	100
Restaurant	20	100	30	100
Residential	80	55	80	100
Theatre	0	40	60	85

**PERCENT OF PEAK PERIOD (WEEKENDS)**

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	10	10	10	10
Retail and Commercial	80	100	100	30
Other	80	100	100	30
Restaurant	20	100	50	100
Residential	100	100	100	100
Theatre	20	70	70	100

*The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period or each time period contained in the above schedule. Each column is totalled for weekdays and weekends. The maximum figure obtained from all the periods shall become the parking requirement for that specific mixed use development.*

- (h) Minimum Building Setback to Hillcrest Avenue: 6 metres;
- (i) Minimum Interior and Exterior Side Yards, at or above grade level: 0 metres;
- (j) Minimum Landscaped Open Space shall be provided within 3 metres of Hillcrest Avenue, and Queen Street except at approved access locations;
- (k) Minimum Setback to Queen Street and any other street, at and above grade, shall be 3.0 metres;
- (l) a minimum 3 metre wide landscaped open space shall be provided along any site frontage of Queen Street and Hillcrest Avenue, except at approved access locations;
- (m) a minimum of 1200 square metres of landscaped open space shall be provided on the site;
- (n) Commercial Uses shall not be permitted within 80 metres of Hillcrest Avenue;
- (o) Maximum Building Height for all residential and office/retail/commercial uses:
  - (i) 22 storeys; and

- (ii) the height of any portion of a building shall not exceed the horizontal distance between that portion of the building and a lot line abutting a single detached residential zone;
- (p) Minimum Setback of a ramp to an underground garage shall be 30 metres from a lot line abutting a residential zone;
- (q) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (r) all garbage and refuse storage, other than that associated with a restaurant, including any containers for the storage of recyclable materials, shall be enclosed; and,
- (s) Minimum Lot Area: 1.786 hectares.

3403.3 shall also be subject to the requirements and restrictions of the DC zone (with the exception that for the purposes of this section, the provisions of the R4B Zone shall not apply to residential apartment uses) and the general provisions of this by-law which are not in conflict with those in 3403.2.

**3404** The lands designated C3 – SECTION 3404 on Sheet 61 of Schedule A to this by-law;

3404.1 shall only be used for the following:

- (1) those purposes permitted in the C3 zone to this by-law; and,
- (2) movie theatres

**3405** The lands designated SC – SECTION 3405 on Sheet 60 of Schedule A to this by-law:

3405.1 shall only be used for the following purposes:

- (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 dining room restaurant, a convenience restaurant, and take-out restaurant;
- (8) a printing or copying establishment;
- (9) a community club;
- (10) a health centre; and
- (11) purposes accessory to the other permitted purposes.

3405.2 shall be subject to the following requirements and restrictions:

- (1) a minimum of two (2) of the purposes listed in Section 3405.1, excluding accessory purposes, shall be provided on the lot;
- (2) no drive through facilities shall be permitted;
- (3) Minimum Lot Width: 35 metres;
- (4) Minimum Lot Area: 0.23 hectares;
- (5) a Minimum Floor Area of 506 square metres shall be provided on the lot;
- (6) Minimum Building Height: 2 storeys
- (7) no part of any building shall penetrate beyond a 45 degree angle plane calculated from a lot line abutting a residential zone;
- (8) a 3.0 metre wide landscaped open space area shall be provided along all lot lines except at approved access locations;
- (9) a 1.8 metre high masonry wall shall be provided along the west property line;
- (10) Parking shall be provided in accordance with the following requirements:
  - (i) for all offices (including a physician, dentist, or drugless practitioner's office, and a real estate office), parking shall be provided at the rate of 1 space for every 48 square metres of gross floor area or portion thereof;
  - (ii) for all other retail and commercial purposes, parking shall be provided at the rate of 1 space for every 29 square metres of gross floor area or portion thereof;
  - (iii) for restaurants, including a dining room restaurant, a convenience restaurant, and a take-out restaurant, and having a gross floor area of less than 93 square metres, no parking shall be required . Restaurants having a gross floor area of 93 square metres or more, shall provide parking at the rate of 1 space for every 9.6 square metres of gross floor area or portion thereof;
  - (iv) for mixed use development, parking requirements shall be calculated in accordance with Central Area Parking Requirements in Section 20;
- (11) refuse storage for restaurant purposes shall be contained in a climate controlled area within the building;
- (12) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;
- (13) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted; and,

3405.3 for the purposes of this section,

Drive Through Facility shall mean a structure or portion thereof designed to provide for the pick up or drop off of goods and/or services to prospective customers travelling in motor vehicles which are driven onto the site where such activity is carried out while normally the customer remains in the vehicle.

3406.1 shall only be used for the following purposes.

- (a) a health clinic; and
- (b) purposes accessory to other permitted uses.

3406.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 17 metres
- (b) Minimum Northerly Side Yard shall be 0.5 metres;
- (c) a 1.5 metre wide landscaped open space area shall be provided along the northerly side yard of the property where parking abuts the boundary;
- (d) no outside storage or display of goods shall be permitted;
- (e) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed;
- (f) Parking shall be provided based on a standard of 1 parking space for every 31 square metres of gross leaseable floor area;
- (g) the Maximum Gross Floor Area to be devoted to the health clinic use shall not exceed 265 square metres (exclusive of storage areas);
- (h) the health clinic shall employ a maximum of 5 employees;
- (i) although for two-way traffic, a section of driveway having a length not exceeding 25 metres may be reduced in width to 4.6 metres; and
- (j) the aisles leading to parking spaces shall have a minimum width of 6 metres.

3406.3 for the purpose of this section,

Health Clinic shall mean a building or place where personal medical services are provided by drugless practitioners including a chiropractor, a massage therapist, psychotherapist/counsellor, and acupuncturist, but shall not include an office for a drug dispensing physician or dentist, nor a massage or body rub parlour.

**3407** The lands designated M1 – SECTION 3407 on Sheet 59 of Schedule A to this by-law:

3407.1 shall only be used for the following purposes:

- (1) Industrial:
  - (a) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
  - (b) a printing establishment; and
  - (c) a warehouse.
- (2) Non-Industrial:
  - (a) a radio or television broadcasting and transmission establishment;

- (b) a furniture and appliance store;
  - (c) a recreational facility or structure;
  - (d) a community club; and
  - (e) a parking lot.
- (3) Accessory:
- (a) an associated educational purpose;
  - (b) an associated office;
  - (c) a retail outlet operated in connection with a particular purpose permitted in 3407.1(1) above, 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;
  - (d) one dwelling unit, for exclusive occupation as a caretaker's residence or the residence of a manager/operator of a permitted industrial use which exists on the site; and
  - (e) purposes accessory to the other permitted purposes.

3407.2 shall be subject to the following requirements and restrictions:

- (1) an accessory caretaker's residence or the residence of a manager/operator shall only be permitted in conjunction with the purposes permitted in section 3407.1(1), and shall be limited to the second storey of the primary building and to a maximum gross floor area of 465 square metres; and,
- (2) Parking shall be provided in accordance with the following requirements:
  - (i) for the purposes listed in Section 3407.1(1), including accessory purposes, a minimum of 13 parking spaces shall be provided;
  - (ii) for every building, structure or lot used for purposes other than the purposes listed in Section 3407.1(1), parking spaces shall be provided and maintained in accordance with Sections 10.9, 20 and of this by-law;

**3408** The lands designated R2A – SECTION 3408 on Sheet 60 of Schedule A to this by-law:

3408.1 shall only be used for the following purposes:

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

3408.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero metres;

- (2) the maximum width of a driveway for a semi-detached dwelling unit shall be limited to 50 percent of the lot width for each dwelling unit; and,
- (3) a driveway for a semi-detached dwelling unit shall be located a minimum distance of 3.0 metres from the side lot line that coincides with the common wall between two semi-detached units.

**3409** The lands designated SC – SECTION 3409 on Sheet 43 of Schedule A to this by-law:

3409.1 shall only be used for the following purposes:

- (a) a retail establishment having no outdoor storage, and,
- (b) purposes accessory to the other permitted purposes.

3409.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Exterior Side Yard Width: 3.0 metres
- (b) Minimum Lot Width: 32.0 metres
- (c) Maximum Building Height: 1 storey
- (d) Minimum Landscaped Open Space: a 3.0 metre wide landscaped open space strip shall be provided where the site abuts a road, except at approved access locations, and a 1.5 metre wide landscaped open space strip shall be provided along all other site limits.

**3410** The lands designated R4B – SECTION 3410 on Schedule A to this by-law:

3410.1 shall only be used for the purposes permitted in the Residential Apartment B (R4B) Zone of this by-law;

3410.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 42.0 metres
- (b) Minimum Below Grade Setback for All Yards: 0.0 metres
- (c) Minimum Above Grade Setback:
  - (i) Front Yard: 3.0 metres for the first three storeys and 6.0 metres from the 3<sup>rd</sup> storey to the 25<sup>th</sup> storey;
  - (ii) Rear Yard: 0.0 metres;
  - (iii) Interior Side Yard: 0.0 metres on the west side yard and 7.5 metres on the east side.
- (d) Maximum Building Height: 25 storeys
- (e) Maximum Floor Space Index: 9.5
- (f) Maximum Lot Coverage: 60%

- (g) Minimum Landscaped Open Space: the entire area between the apartment dwelling and John Street shall be landscaped, except for access locations;
- (h) Maximum Number of apartment dwelling units: 204 units
- (i) On-site Parking shall be provided as follows: 1.0 spaces for each apartment unit.

**3411** The lands designated R2A – SECTION 3411 on Sheet 58 of Schedule A to this by-law:

3411.1 shall only be used for the following purposes:

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

3411.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 210 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 14 metres and 7 metres per dwelling unit
  - Corner Lot: 15.8 metres and 8.8 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area,
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (8) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) Maximum Garage Door Width:



- (a) the maximum garage door shall be 3.1 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing the flankage lot line; and,
- (d) the interior garage width as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

**3412** The lands designated R3B – SECTION 3412 on Sheet 42 of Schedule A to this by-law:

3412.1 shall only be used for the purposes permitted in the R3B zone.

3412.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 144 square metres
- (2) Minimum Lot Width: 15.0 metres per lot and 5.3 metres per dwelling unit.
- (3) Minimum Lot Depth: 26.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 6.0 metres
- (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line, the side yard setback may be 0.0 metres
- (7) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 2.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 meters closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (8) Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- (9) Minimum Landscaped Open Space: 40% of the minimum front yard area
- (10) Maximum Lot Coverage: none
- (11) Maximum Building Height: 2 storeys

3412.3 for the purpose of this section, no front or rear accesses for maintenance purposes will be required.

**3413** The lands designated DC - SECTION 3413 on Sheet 42 of Schedule A to this by-law:

3413.1 shall only be used for:

- (1) the purposes permitted in a DC Zone;
- (2) an apartment dwelling containing commercial uses permitted by the DC zone;
- (3) purposes accessory to other permitted purposes.

3413.2 for the use permitted by section 3413.1(2), the following requirements and restrictions shall apply:

- (1) Minimum Lot Width: 30 metres;
- (2) Minimum Lot Area: 0.35 ha
- (3) Maximum Building Height: 20 storeys
- (4) Minimum Front Yard Depth and Streetline Setback: 5.0 m, except that for a maximum height of 3 storeys, including the fourth floor terrace, the setback may be 0.0 m;
- (5) Maximum Floor Space Index: 5.7;
- (6) Maximum Lot Coverage by principal building: 40 percent;
- (7) Minimum Interior Side Yard Width: 0.0 m, except that where there is no access to the rear yard by public street or public or private laneway the minimum on one side yard shall be 3.6 m;
- (8) Minimum Rear Yard Depth: 3.0 m for the first 3 floors including fourth floor terrace, 5 metres for all floors above;
- (9) Minimum Below Grade Setback: 0.0 metres abutting all property lines;
- (10) Minimum Landscaped Open Space: 40 percent of the lot area; and
- (11) a minimum of 300 square metres of the ground floor level shall be used for permitted commercial purposes.

**3414** The lands designated RIC - SECTION 3414 on Sheet 58 of Schedule A to this by-law:

3414.1 shall only be used for the purposes permitted in a RIC zone.

3414.2 shall be subject to the following requirements and restrictions:

- (a) no building shall be located closer than 14 metres to Chinguacousy Road;
- (b) no dwelling units shall be located closer than 15 metres to a rail line right-of-way; and,

- (c) no building or structures, including swimming pools, shall be located closer than 7.6 metres to any lands zoned OS - SECTION 3418.

**3415** The lands designated R1C - SECTION 3415 on Sheet 58 of Schedule A to this by-law:

3415.1 shall only be used for the purposes permitted in a R1C zone.

3415.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:

Interior Lot: 315 square metres; and,

Corner Lot: 408 square metres.

- (b) Minimum Lot Width:

Interior Lot: 10.5 metres; and,

Corner Lot: 13.5 metres.

- (c) no building shall be located closer than 14 metres to Chinguacousy Road.

**3416** The lands designated R1D - SECTION 3416 on Sheet 58 of Schedule A to this by-law

3416.1 shall only be used for the purposes permitted in a R1D zone.

3416.2 shall be subject to the following requirements and restriction:

- (a) no building shall be located closer than 14 metres to Chinguacousy Road.

**3417** The lands designated R3B - SECTION 3417 on Sheet 58 of Schedule A to this by-law:

3417.1 shall only be used for the purposes permitted in a R3B zone.

3417.2 shall be subject to the following requirements and restrictions:

- (1) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through any habitable room;

- (2) the Maximum Number of Dwelling Units which may be attached shall not exceed 8;

- (3) the Minimum Lot Area per dwelling unit shall be:

Interior Lot: 185 square metres; and,

Corner Lot: 275 square metres.

- (4) the Minimum Lot Width per dwelling unit shall be:

Interior Lot: 6 metres; and,

Corner Lot: 9 metres.

**3418** The lands designated OS - SECTION 3418 on Sheet 58 of Schedule A to this by-law:

3418.1 shall only be used for the following purposes:

- (a) an outdoor recreation facility, including a bridge; and,
- (b) any conservation area or purposes.

**3419** The lands designated R1C - SECTION 3419 on Sheet 58 of Schedule A to this by-law:

3419.1 shall only be used for the purposes permitted in a R1C zone.

3419.2 shall be subject to the following requirements and restriction:

- (a) no building shall be located closer than 14 metres to Chinguacousy Road.

**3420** The lands designated R1C - SECTION 3420 on Sheet 58 of Schedule A to this by-law:

3420.1 shall only be used for the purposes permitted in a R1C zone.

3420.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
  - Interior Lot: 315 square metres; and,
  - Corner Lot: 408 square metres.
- (b) Minimum Lot Width:
  - Interior Lot: 10.5 metres; and,
  - Corner Lot: 13.5 metres.
- (c) no building shall be located closer than 14 metres to Chinguacousy Road.

**3421** The lands designated R1D - SECTION 3421 on Sheet 58 of Schedule A to this by-law:

3421.1 shall only be used for the purposes permitted in a R1D zone.

3421.2 shall be subject to the following requirements and restriction:

- (a) no building shall be located closer than 14 metres to Chinguacousy Road
- (b) Minimum Rear Yard Depth: 10.5 metres
- (c) Minimum Lot Depth: 33.0 metres.

**3422** The lands designated R1C – SECTION 3422 on Sheet 58 of Schedule A to this by-law:

3422.1 shall only be used for the purposes permitted in a R1C zone.

3422.2 shall be subject to the following requirements and restriction:

- (a) no building shall be located closer than 14 metres to Chinguacousy Road.

**3423** The lands designated R3B - SECTION 3423 on Sheet 42 of Schedule A to this by-law:

3423.1 shall only be used for the purposes permitted in an R3B zone.

3423.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 118 square metres per dwelling unit;
- (2) Minimum Lot Width: 4.2 metres per dwelling unit;
- (3) Minimum Lot Depth: 22 metres;
- (4) Minimum Front Yard Depth: 5.4 metres to the front of a garage and 4.0 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width: 0 metres, except where the lot abuts Park Street, the minimum setback shall be 1.8 metres;
- (6) Minimum Interior Side Yard Width: 0 metres;
- (7) Minimum Rear Yard Depth: 3.5 metres;
- (8) Minimum Landscaped Open Space: 25% of the minimum front yard area;
- (9) Maximum Lot Coverage by a principal building: 70%
- (10) no more than 8 dwelling units shall be attached;
- (11) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be 2.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width.
- (12) porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without including the access stairs connecting the porch to the ground, may project into the required front or side yard to within 1.5 metres of the property line;
- (13) Fencing shall not be permitted in the front yard; and,
- (14) Maximum Building Height: 2 storeys.

3423.3 for the purposes of Section 3423: a road established as a common element condominium, shall for the purposes of calculating the requirements and restrictions imposed by this by-law be treated as a public street.

**3424** The lands designated C3 – SECTION 3424 on Sheet 59 of Schedule A to this by-law:

3424.1 shall only be used for the following:

- (1) those purposes permitted in the C3 zone to this by-law; and,
- (2) movie theatres

3424.2 shall be subject to the following requirements and restrictions:

- (1) movie theatres shall only be permitted up to a maximum of:
  - 10 screens and 2,600 seats up to December 31, 2000; and
  - 10 screens and 3,050 seats, or the addition of seats to an existing facility (provided the existing facility is no more than 10 screens) up to a maximum of 3,050 seats, as of January 1 2001.

**3425** The lands designated R3A – SECTION 3425 on Sheet 42 of Schedule A to this by-law:

3425.1 shall be used for the following purposes:

- (1) a townhouse dwelling; and/or
- (2) a semi-detached dwelling

3425.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 225.0 square metres per dwelling unit.
- (2) Maximum Lot Coverage by principal buildings: 35 percent of the lot area.
- (3) Minimum Landscaped Open Space: 40 percent of the lot area.
- (4) Minimum Dwelling Unit Width: 4.8 metres
- (5) Minimum Setback from Fairglen Avenue: 6.0 metres to the front of a garage and 4.0 metres to the front wall of the dwelling, with a permitted porch encroachment of 1.5 metres.
- (6) Minimum Setback from Pleasantview Avenue: 6.0 metres to the front of the garage, 4.0 metres to the front wall of the dwelling, with a permitted porch encroachment of 1.5 metres.
- (7) Minimum Setback to the south property boundary: 6.0 metres
- (8) Minimum Setback from the west property boundary: 26.0 metres
- (9) Minimum Setback from the Canadian National Railway boundary: 30.0 metres
- (9) maximum of 5 dwelling units shall be attached along Fairglen Avenue.
- (10) maximum of 8 dwelling units shall be attached on the remainder of the site.
- (11) Garage Door Setback: where a garage faces a private road or common

driveway, the minimum setback to the front of the garage shall be 6.0 metres.

- (12) Distance Between Buildings: a minimum of 2.7 metres shall be maintained between all main buildings on the lot.
- (13) each dwelling unit shall have a private outdoor amenity area consisting of landscaped open space area abutting the exterior rear wall or exterior side wall of the dwelling unit having a minimum area of 33.6 square metres and a minimum width of 4.8 metres and a depth of 7.0 metres.
- (14) Maximum Building Height: 2 storeys
- (15) Maximum Garage Door Width: 2.5 metres
- (16) Garage Projection: no garage shall project beyond the front of a dwelling unit more than 1.5 metres beyond a porch or front wall of the particular dwelling unit.
- (17) Parking shall be provided on the basis of:
  - (i) 2.0 resident spaces per dwelling unit, each with a private garage and driveway;
  - (ii) 0.25 visitor spaces per dwelling unit; and
  - (iii) 0.05 recreation equipment spaces per dwelling unit.

**3426** The lands designated I2 - SECTION 3426 on Schedule A to this by-law:

3426.1 shall only be used for the following purposes:

- (a) a retirement home;
- (b) a nursing home;
- (c) a day nursery; and,
- (d) purposes accessory to the permitted uses

3426.2 shall be subject to the following requirements and restrictions:

- (a) shall provide a minimum of 0.33 parking spaces per bed;
- (b) shall have a Maximum Building Height of two storeys;
- (c) shall have a Maximum Lot Coverage of 42%;
- (d) shall provide a minimum 3 metre wide landscaped strip around the perimeter of the property, except at approved access locations;
- (e) waste and recycling facilities shall be entirely enclosed within the building.

**3427** The lands designated R1D - SECTION 3427 on Schedule A to this by-law:

3427.1 shall only be used for those purposes permitted in a R1D zone;

3427.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 270 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 9 metres
  - Corner Lot: 10.8 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door
- (e) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:
  - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
  - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 40 percent of the minimum front yard area
  - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- (i) Maximum Garage Door Width;
  - (1) the maximum garage door width shall be:
    - (i) 3.1 m on a lot having a lot width less than 10 metres;
    - (ii) 4.0 m on a lot having a lot width less than 10.36 m but greater than or equal to 10 m;
    - (iii) 4.12 m on a lot having a lot width less than 11 m but greater than and equal to 10.36 m;
    - (iv) 5.5 m on a lot having a lot width less than 16 m but greater than or equal to 11 m.
  - (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit



- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than 16m.
- (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- (j) Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

**3428** The lands designated R2A – SECTION 3428 on Sheet 58 of Schedule A to this by-law:

3428.1 shall only be used for the following purposes:

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

3428.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 205 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit
  - Corner Lot: 16.7 metres per lot and 9.85 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (4) Minimum Rear Yard Depth: 14.0 metres
- (5) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (7) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and,
  - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (8) the following provisions shall apply to garages:
  - (a) the maximum garage door width per dwelling unit shall be:

- (i) 2.5 metres if the lot width for a particular unit is less than 7 metres
- (ii) 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
- (iii) 3.7 metres if the lot width for a particular unit is greater than 8 metres
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for a particular unit.

**3429** The lands designated SC - SECTION 3429 on Sheet 42 of Schedule A to this by-law:

3429.1 shall only be used for the following purposes:

- (a) a retail establishment;
- (b) an office, excluding offices for medical, health care, dental practitioners, drugless practitioners office and real estate office;
- (c) a personal service shop;
- (d) a bank, trust company or financial institution;
- (e) a service shop;
- (f) a dry cleaning and laundry distribution station;
- (g) a dining room restaurant, a convenience restaurant and take out restaurant;
- (h) a custom workshop;
- (i) a commercial school, technical or recreational school;
- (j) a community club;
- (k) a recreational facility;
- (l) storage warehouse related to office;
- (m) purposes accessory to the other permitted purposes.

3429.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 3.0 metres
- (b) Minimum Interior Side Yard Width: 3.0 metres, except where it abuts:

- (1) a Residential or Institutional zone, the minimum interior side yard width shall be 5.0 metres; and,
- (2) a rail line, in which case there is no minimum requirement.
- (c) a Landscaped Area having a width of 3 metres shall be provided along Joseph Street, except at the approved access locations;
- (d) no storage shall be permitted outside a building;
- (e) the Maximum Gross Floor Area shall not exceed 4,459.2 square metres;
- (f) the uses permitted by section 3429.1(a), (b), (c), (d), (e) and (f) shall not exceed a maximum gross commercial floor area of 3,343 square metres;
- (g) Maximum Gross Floor Area for a dining room restaurant, a convenience restaurant and a takeout restaurant shall not exceed 93 square metres;
- (h) a minimum of 98 parking spaces shall be provided on-site;
- (i) the Parking Requirement for the office uses shall be provided at the rate of 1 space for every 44 square metres of gross floor area or portion thereof;
- (j) the Parking Requirement for the first 150.0 square metres of gross commercial floor area for the uses permitted in section 3429.1(a), (b), (c), (d), (e) and (f) shall be exempt and parking for the remaining gross commercial floor area shall be provided at a ratio of 1 parking space for each 20 square metres of gross floor area or portion thereof;
- (k) no parking shall be required for the restaurants, including a dining room restaurant, a convenience restaurant, and a take-out restaurant; and,
- (l) drive-through facilities shall not be permitted.

**3430** The lands designated R3A – Section 3430 on Sheet 42 of Schedule A to this by-law:

3430.1 shall only be used for the following purposes:

- (a) a townhouse dwelling; and,
- (b) purposes accessory to the other permitted purposes

3430.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 158 square metres
  - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 137 square metres
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 105 square metres
- (2) Minimum Lot Width:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 7.0 metres

- (b) for an end unit of a townhouse dwelling that is not a corner lot: 6.1 metres
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 4.7 metres
- (3) Minimum Lot Depth: 22.6 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 5.0 metres
- (6) Minimum Exterior Side Yard Width: 2.4 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres
- (8) Maximum Building Height: 3 storeys
- (9) Maximum Lot Coverage by main building: none
- (10) Minimum Landscaped Open Space:
  - (a) other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
  - (b) each dwelling unit shall have a minimum rear yard area of 23 square metres; and,
- (11) Minimum Distance between dwellings: none
- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (13) no more than 8 dwelling units shall be attached
- (14) the following provisions shall apply to garages:
  - (a) maximum garage door width: 2.6 metres
  - (b) the garage shall not project beyond the front wall of the dwelling unit.
- (15) porches and balconies may project a maximum of 1.1 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection
- (16) bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard
- (17) Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus 0.2 visitor/recreation parking spaces per dwelling unit.

- (18) Fencing shall not be permitted in the front yard, except to enclose a garbage pad.

3430.3 for the purposes of this section:

- (a) a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street
- (b) a Corner Lot shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium
- (c) a Townhouse Dwelling shall mean a building that is divided vertically above established grade into 2 or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metre in area from the ground level to the roofline of the wall; and where each dwelling has independent entrances to a rear yard or exterior yard and a front yard immediately abutting the rear wall and front or exterior side wall and front wall of each unit
- (d) for the purposes of determining the minimum front yard setback requirements, the setback will be measured from the front face of curb on a road established as a common elements condominium

**3431** The lands designated R3B – SECTION 3431 on Sheet 42 of Schedule A to this by-law:

3431.1 shall only be used for the following purposes:

- (a) a townhouse dwelling; and,
- (b) purposes accessory to the other permitted purposes

3431.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) Interior Lot: 128 square metres
  - (b) Corner Lot: 161 square metres
- (2) Minimum Lot Width:
  - (a) Interior Lot: 5.6 metres
  - (b) Corner Lot: 7.0 metres
- (3) Minimum Lot Depth: 23.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 5.0 metres
- (6) Minimum Exterior Side Yard Width: 2.7 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the

common wall lot line where the  
setback may be 0 metres

- (8) Maximum Building Height: 3 storeys
- (9) Maximum Lot Coverage by main building: none
- (10) Minimum Landscaped Open Space:
  - (a) other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
  - (b) each dwelling unit shall have a minimum rear yard area of 28 square metres; and,
- (11) Minimum Distance between dwellings: none
- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (13) no more than 8 dwelling units shall be attached
- (14) the following provisions shall apply to garages:
  - (a) maximum garage door width: 2.6 metres
  - (b) the garage shall not project beyond the front wall of the dwelling unit.
- (15) porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection
- (16) bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard
- (17) Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage.
- (18) Fencing shall not be permitted in the front yard

**3432** The lands designated R3B – SECTION 3432 on Sheet 42 of Schedule A to this by-law:

3432.1 shall only be used for the following purposes:

- (a) a townhouse dwelling; and
- (b) purposes accessory to the other permitted purposes

3432.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) Interior Lot: 108 square metres
  - (b) Corner Lot: 161 square metres

- (2) Minimum Lot Width:
  - (a) Interior Lot: 4.7 metres
  - (b) Corner Lot: 6.9 metres
- (3) Minimum Lot Depth: 23.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 4.9 metres
- (6) Minimum Exterior Side Yard Width: 1.2 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres
- (8) Maximum Building Height: 3 storeys
- (9) Maximum Lot Coverage by main building: none
- (10) Minimum Landscaped Open Space:
  - (a) other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
  - (b) each dwelling unit shall have a minimum rear yard area of 28 square metres; and,
- (11) Minimum Distance between dwellings: none
- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (13) no more than 8 dwelling units shall be attached
- (14) the following provisions shall apply to garages:
  - (a) maximum garage door width: 2.6 metres
  - (b) the garage shall not project beyond the front wall of the dwelling unit.
- (15) porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection
- (16) bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard
- (17) Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage.
- (18) Fencing shall not be permitted in the front yard, except to enclose a garbage pad.

**3433** The lands designated R3B(H) – SECTION 3433 on Sheet 42 of Schedule A to this by-law:

3433.1 shall only be used for the following purposes:

- (a) a townhouse dwelling; and,
- (b) purposes accessory to the other permitted purposes

3433.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 161 square metres
  - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 140 square metres
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 108 square metres
- (2) Minimum Lot Width:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 7.0 metres
  - (b) for an end unit of a townhouse dwelling that is not a corner lot: 6.1 metres
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 4.7 metres
- (3) Minimum Lot Depth: 23.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 5.0 metres
- (6) Minimum Exterior Side Yard Width: 2.4 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres
- (8) Maximum Building Height: 3 storeys
- (9) Maximum Lot Coverage by main building: none
- (10) Minimum Landscaped Open Space:
  - (a) other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
  - (b) each dwelling unit shall have a minimum rear yard area of 23 square metres; and,
- (11) Minimum Distance between dwellings: none



- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (13) no more than 8 dwelling units shall be attached
- (14) the following provisions shall apply to garages:
  - (a) maximum garage door width: 2.6 metres
  - (b) the garage shall not project beyond the front wall of the dwelling unit.
- (15) porches and balconies may project a maximum of 1.1 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection
- (16) bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard
- (17) Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage.
- (18) Fencing shall not be permitted in the front yard, except to enclose a garbage pad.
- (19) the holding (H) symbol shall not be removed until the City of Brampton has confirmed that satisfactory arrangements have been made for the development of the southerly abutting lands.
- (20) until the holding (H) symbol is removed, the lands designated R3B(H) – SECTION 3433, shall only be used for those purposes permitted in the M1 zone, subject to the requirements and restrictions of the M1 zone, and all the general provisions of this by-law

**3434** The lands designated R3B(H) – SECTION 3434 on Sheet 42 of Schedule A to this by-law:

3434.1 shall only be used for the following purposes:

- (a) a townhouse dwelling; and,
- (b) purposes accessory to the other permitted purposes

3434.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 161 square metres
  - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 140 square metres
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 108 square metres
- (2) Minimum Lot Width:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 7.0 metres

- (b) for an end unit of a townhouse dwelling that is not a corner lot: 6.1 metres
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 4.7 metres
- (3) Minimum Lot Depth: 23.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 5.0 metres
- (6) Minimum Exterior Side Yard Width: 2.4 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres
- (8) Maximum Building Height: 3 storeys
- (9) Maximum Lot Coverage by main building: none
- (10) Minimum Landscaped Open Space:
  - (a) other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
  - (b) each dwelling unit shall have a minimum rear yard area of 23 square metres; and,
- (11) Minimum Distance between dwellings: none
- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (13) no more than 8 dwelling units shall be attached
- (14) the following provisions shall apply to garages:
  - (a) maximum garage door width: 2.6 metres
  - (b) the garage shall not project beyond the front wall of the dwelling unit.
- (15) porches and balconies may project a maximum of 1.1 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection
- (16) bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard
- (17) Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage.
- (18) Fencing shall not be permitted in the front yard, except to enclose a garbage pad.

- (19) the holding (H) symbol shall not be removed until the City of Brampton has confirmed that satisfactory arrangements have been made for the development of the southerly abutting lands.
- (20) until the holding (H) symbol is removed, the lands designated R3B(H) – SECTION 3434, shall only be used for those purposes permitted in the M1 zone, subject to the requirements and restrictions of the M1 zone, and all the general provisions of this by-law

**3435** The lands designated R3B(H) – SECTION 3435 on Sheet 42 of Schedule A to this by-law:

3435.1 shall only be used for the following purposes:

- (a) a townhouse dwelling; and,
- (b) purposes accessory to the other permitted purposes

3435.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) Interior Lot: 128 square metres
  - (b) Corner Lot: 161 square metres
- (2) Minimum Lot Width:
  - (a) Interior Lot: 5.6 metres
  - (b) Corner Lot: 7.0 metres
- (3) Minimum Lot Depth: 23.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 5.0 metres
- (6) Minimum Exterior Side Yard Width: 2.7 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres
- (8) Maximum Building Height: 3 storeys
- (9) Maximum Lot Coverage by main building: none
- (10) Minimum Landscaped Open Space:
  - (a) other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
  - (b) each dwelling unit shall have a minimum rear yard area of 28 square metres; and,
- (11) Minimum Distance between dwellings: none

- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (13) no more than 8 dwelling units shall be attached
- (14) the following provisions shall apply to garages:
  - (a) maximum garage door width: 2.6 metres
  - (b) the garage shall not project beyond the front wall of the dwelling unit.
- (15) porches and balconies may project a maximum of 1.5 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection
- (16) bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard
- (17) Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage.
- (18) Fencing shall not be permitted in the front yard
- (19) the holding (H) symbol shall not be removed until the City of Brampton has confirmed that satisfactory arrangements have been made for the abandonment of the westerly abutting CN rail line and in addition Denison Avenue shall be extended to its intersection with Haggert Avenue.
- (20) until the holding (H) symbol is removed, the lands designated R3B(H) – SECTION 3435, shall only be used for those purposes permitted in the M1 zone, subject to the requirements and restrictions of the M1 zone, and all the general provisions of this by-law

**3436** The lands designated R3A(H) – SECTION 3436 on Sheet 42 of Schedule A to this by-law:

3436.1 shall only be used for the following purposes:

- (a) a townhouse dwelling; and,
- (b) purposes accessory to the other permitted purposes

3436.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - (a) for an end unit of a townhouse dwelling on a corner lot: 158 square metres
  - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 137 square metres
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 105 square metres
- (2) Minimum Lot Width:

- (a) for an end unit of a townhouse dwelling on a corner lot: 7.0 metres
  - (b) for an end unit of a townhouse dwelling that is not a corner lot: 6.1 metres
  - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 4.7 metres
- (3) Minimum Lot Depth: 22.6 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 5.0 metres
- (6) Minimum Exterior Side Yard Width: 2.4 metres
- (7) Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0 metres
- (8) Maximum Building Height: 3 storeys
- (9) Maximum Lot Coverage by main building: none
- (10) Minimum Landscaped Open Space:
  - (a) other than approved driveway, porch and stair and deck locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
  - (b) each dwelling unit shall have a minimum rear yard area of 23 square metres; and,
- (11) Minimum Distance between dwellings: none
- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (13) no more than 8 dwelling units shall be attached
- (14) the following provisions shall apply to garages:
  - (a) maximum garage door width: 2.6 metres
  - (b) the garage shall not project beyond the front wall of the dwelling unit.
- (15) porches and balconies may project a maximum of 1.1 metres into the front yard, exterior side yard or rear yard, with access stairs having a maximum of 7 stair risers permitted to project beyond the maximum porch and balcony projection
- (16) bay windows, chimney elements, projecting cornices, roof eaves, and exterior finishes may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard
- (17) Parking: a minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus 0.2 visitor/recreation parking spaces per dwelling unit.

- (18) Fencing shall not be permitted in the front yard, except to enclose a garbage pad.
- (19) the holding (H) symbol shall not be removed until the City of Brampton has confirmed that satisfactory arrangements have been made for the development of the westerly abutting lands and/or noise attenuation measures have been addressed.
- (20) until the holding (H) symbol is removed, the lands designated R3A(H) – SECTION 3436, shall only be used for those purposes permitted in the M1 zone, subject to the requirements and restrictions

3436.3 for the purposes of this section:

- (a) a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;
- (b) a Corner Lot shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium;
- (c) a Townhouse Dwelling shall mean a building that is divided vertically above established grade into 2 or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metre in area from the ground level to the roofline of the wall; and where each dwelling has independent entrances to a rear yard or exterior yard and a front yard immediately abutting the rear wall and front or exterior side wall and front wall of each unit;
- (d) for the purposes of determining the minimum front yard setback requirements, the setback will be measured from the front face of the curb on a road established as a common elements condominium.

**3437** The lands designated C1 – SECTION 3437 on Schedule A to this by-law:

3437.1 shall only be used for the following purposes:

- (a) Residential:
  - (1) a single detached dwelling;
- (b) Commercial:
  - (1) a retail establishment having no outside storage;
  - (2) a personal service shop;
  - (3) a bank, trust company, or finance
  - (4) an office; and,
  - (5) purposes accessory to the other permitted purposes

3437.2 shall be subject to the following requirements and restrictions:

- (a) the following purposes shall be not permitted:
  - (1) an adult entertainment parlour;

- (2) an adult videotape store;
  - (3) a massage or body rub parlour;
  - (4) a place of commercial recreation; and,
  - (5) an amusement arcade
- (b) Minimum Interior Side Yard Width: 1.1 metres
  - (c) Minimum Lot Width: 11.8 metres
  - (d) Minimum Front Yard Depth: 3.0 metres
  - (e) a minimum 2.0 metres wide landscaped open space strip shall be provided along the easterly property boundary and a minimum 1.0 metre wide landscaped open space strip shall be provided along the westerly and southerly property boundaries, except at approved driveway locations.
  - (f) the Maximum Building Height shall be three storeys;
  - (g) a detached garage shall be permitted with a minimum side yard setback of 0.5 metres;
  - (h) the maximum porch encroachment shall be 2.5 metres into the minimum front yard depth;
  - (i) the driveway width shall be a minimum of 1.5 metres and a maximum of 2.0 metres;
  - (j) the aisle width shall be a minimum of 4.8 metres;
  - (k) the requirement of providing a loading space shall not apply to the subject property;
  - (l) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;
  - (m) a drive through facility shall not be permitted;

3437.3 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 3437.2.

**3438** The lands designated SC – SECTION 3438 on Schedule A to this by-law:

3438.1 shall only be used for the following purposes:

- (1) a retail establishment having no outside storage or outside display of goods and materials;
- (2) a service shop;
- (3) a personal service shop;
- (4) a bank, trust company or financial institution with no drive-through facility;
- (5) an office;

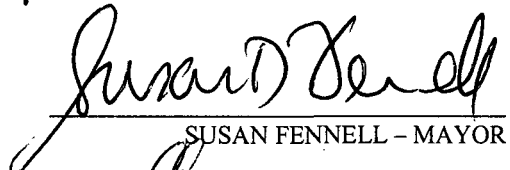
- (6) a dry cleaning and laundry distribution station;
- (7) a laundromat;
- (8) a dining room restaurant, a take-out restaurant, and a convenience restaurant with no drive-through facility;
- (9) a printing or copying establishment;
- (10) a community club;
- (11) a custom workshop;
- (12) a commercial school;
- (13) purposes accessory to the other permitted purposes;

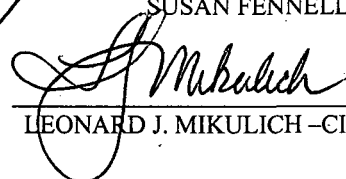
3438.2 shall be subject to the following requirements and restrictions:

- (1) a landscaped open space area having a minimum width of 3 metres shall be provided along Main Street, except at the approved access locations; and,
- (2) all garbage and refuse including any containers for the storage of recyclable materials, shall be enclosed.


3438.3 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 those set out in Section 3438.2.

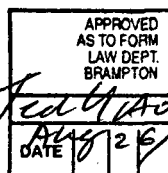
Enacted and Passed in Open Council, this 13<sup>th</sup> day of September 2004

  
SUSAN FENNELL - MAYOR

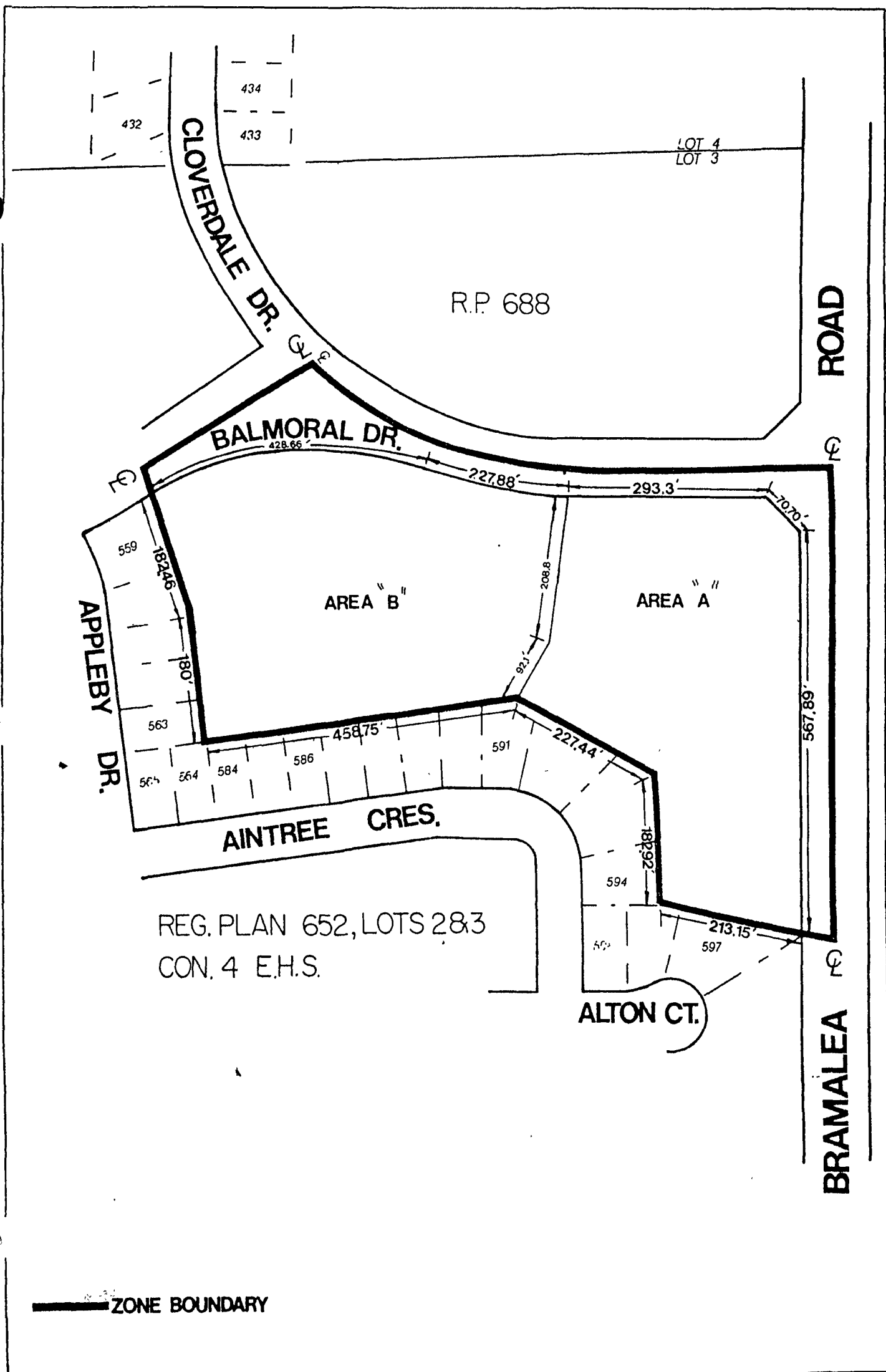
  
LEONARD J. MIKULICH - CITY CLERK

Approved as to Content:

  
William Lee, MCIP, RPP  
Associate Director, Special Projects



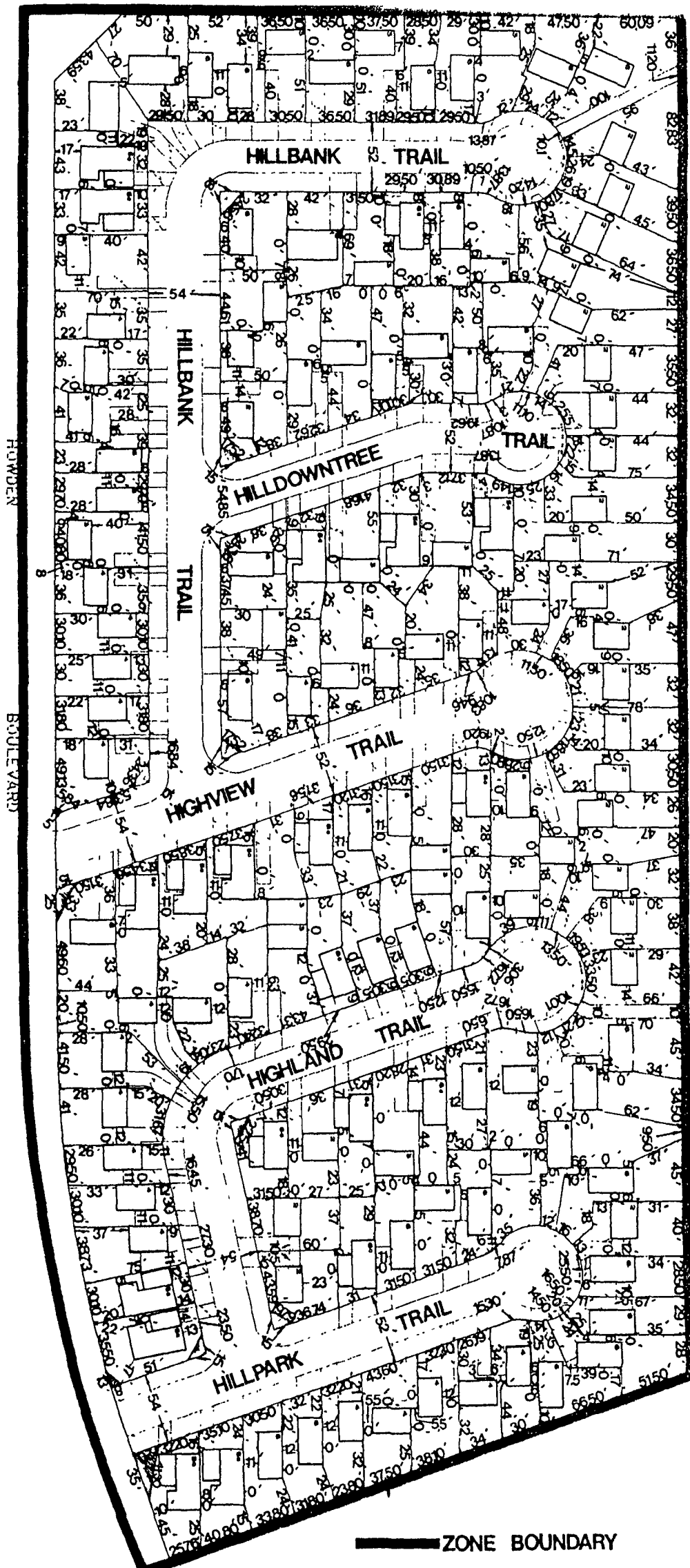




Schedule C-Section 101  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



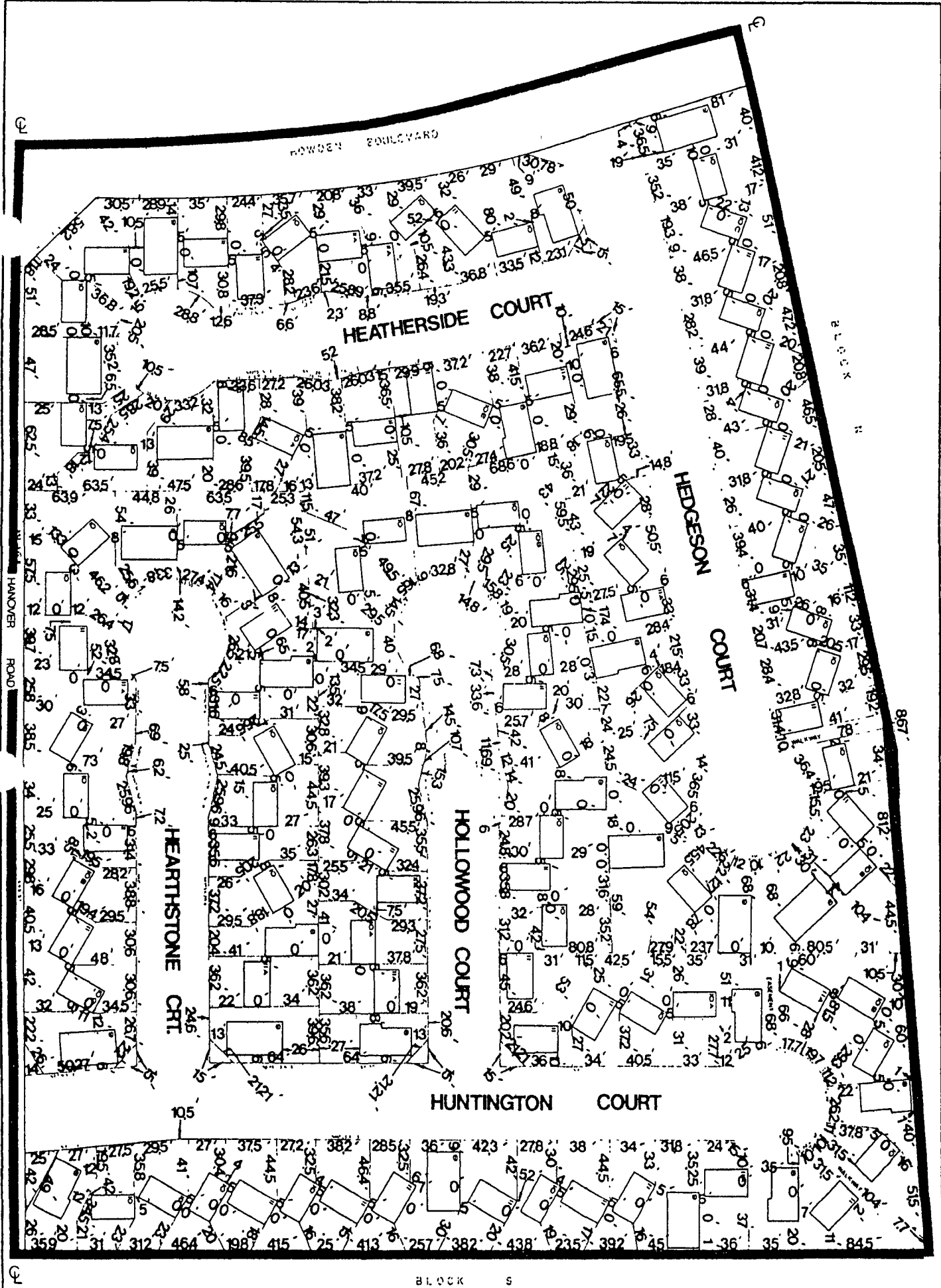
Schedule C-Section 125

BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development

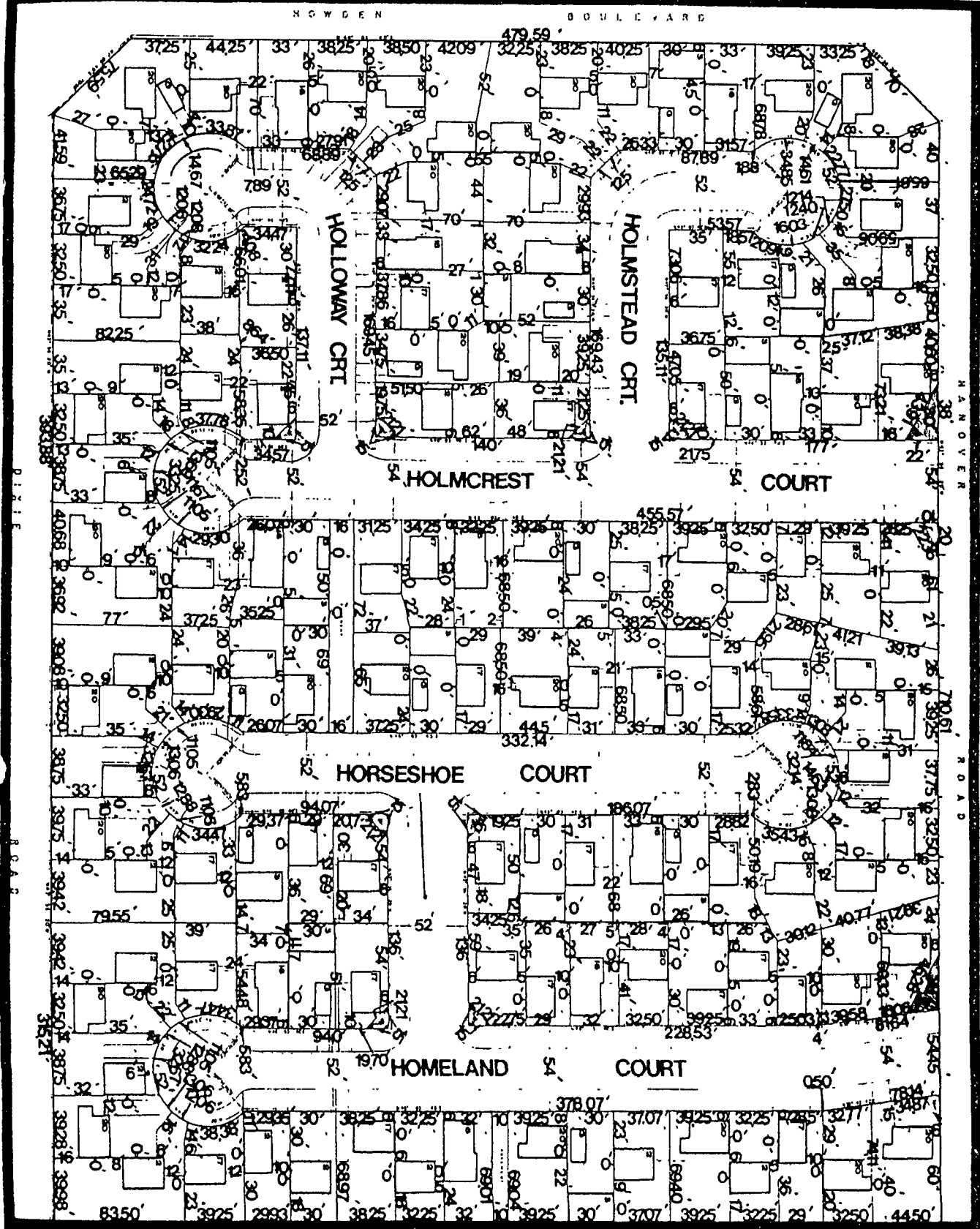


— ZONE BOUNDARY

Schedule C-Section 126(a)  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

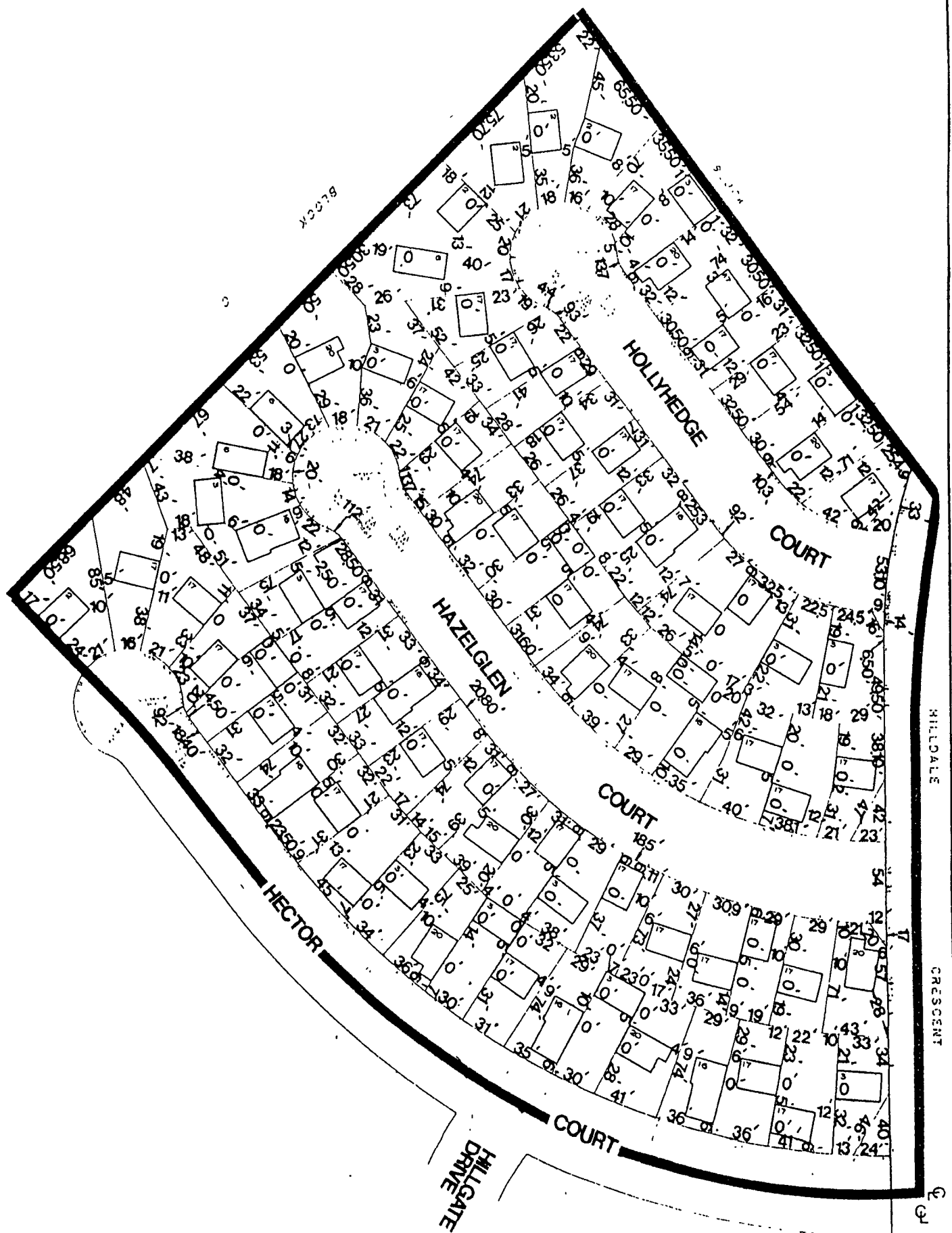


— ZONE BOUNDARY

Schedule C-Section 126(b)  
BY-LAW 270-2004

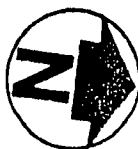


CITY OF BRAMPTON  
Planning, Design and Development

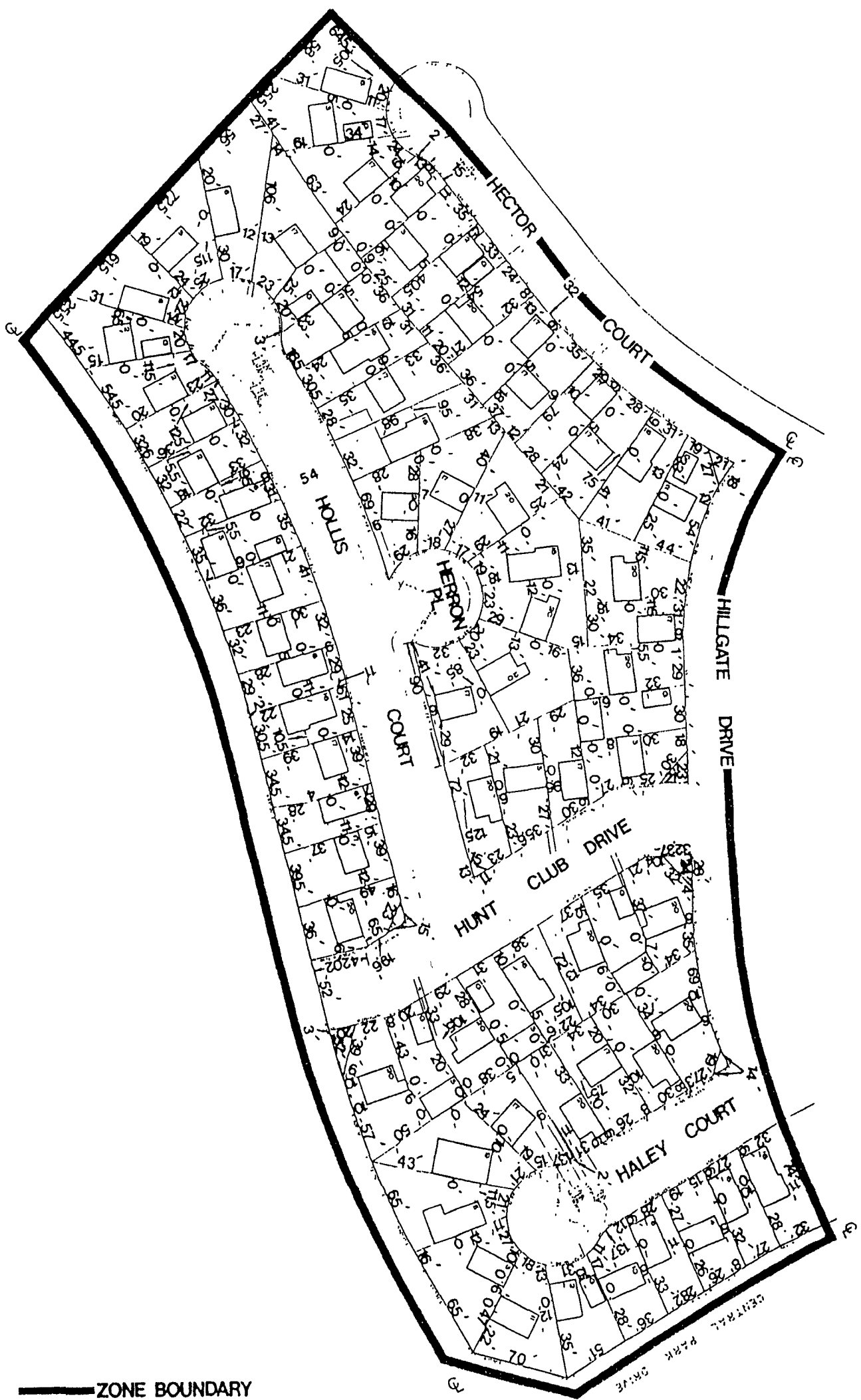


— ZONE BOUNDARY

Schedule C-Section 126(c)  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

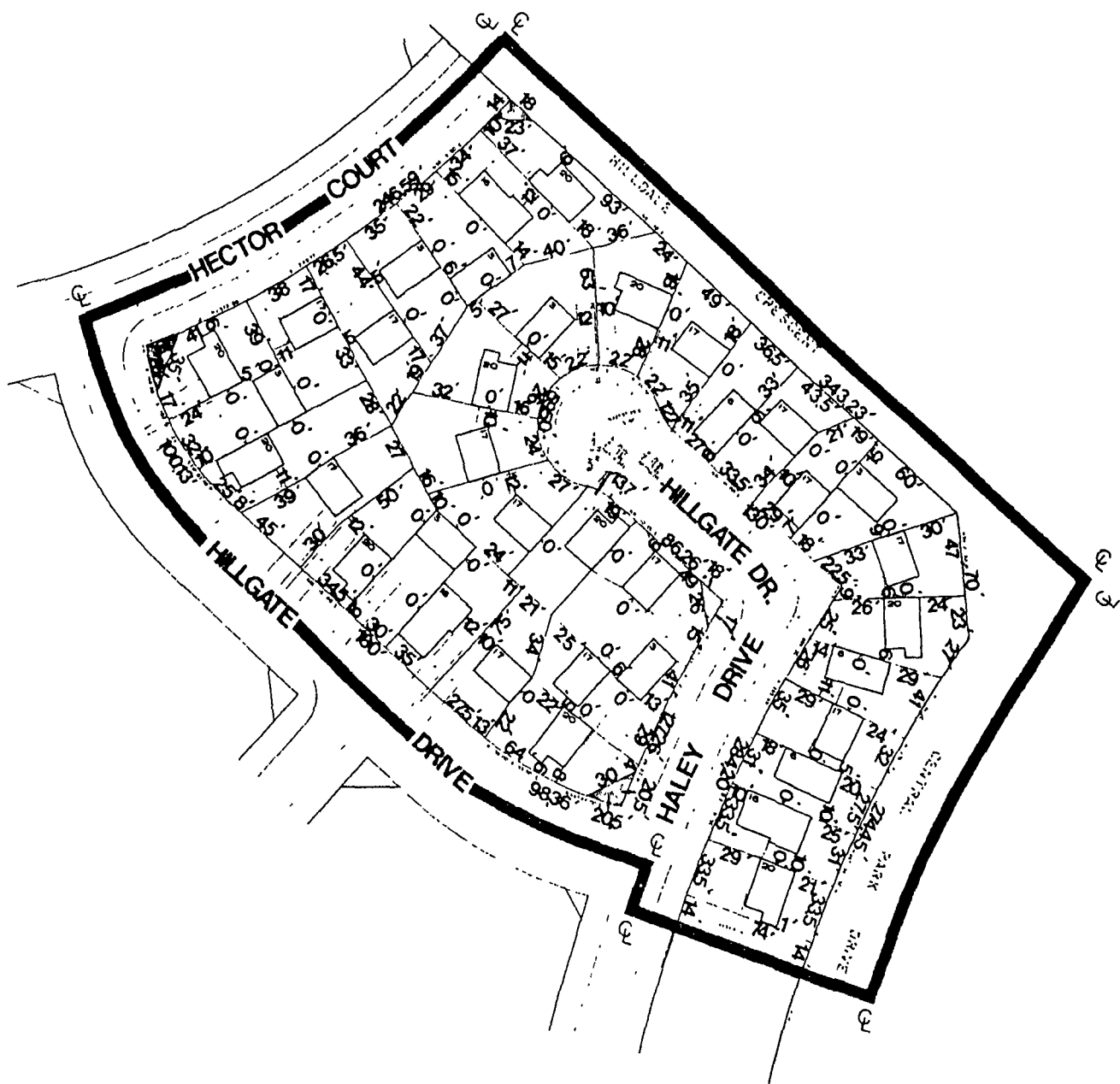


Schedule C-Section 126(d)

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



**— ZONE BOUNDARY**

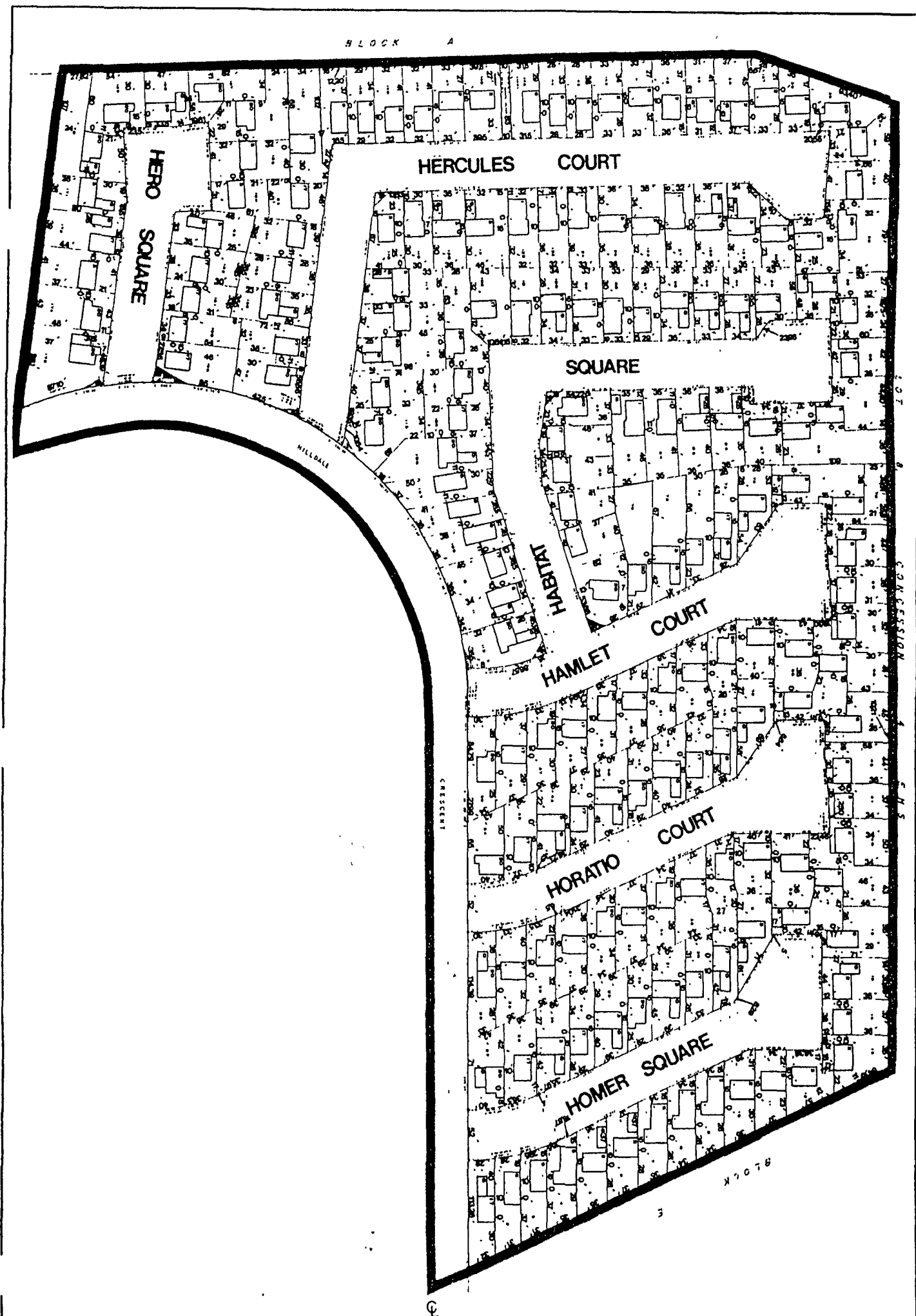
**Schedule C-Section 126(e)**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development







— ZONE BOUNDARY

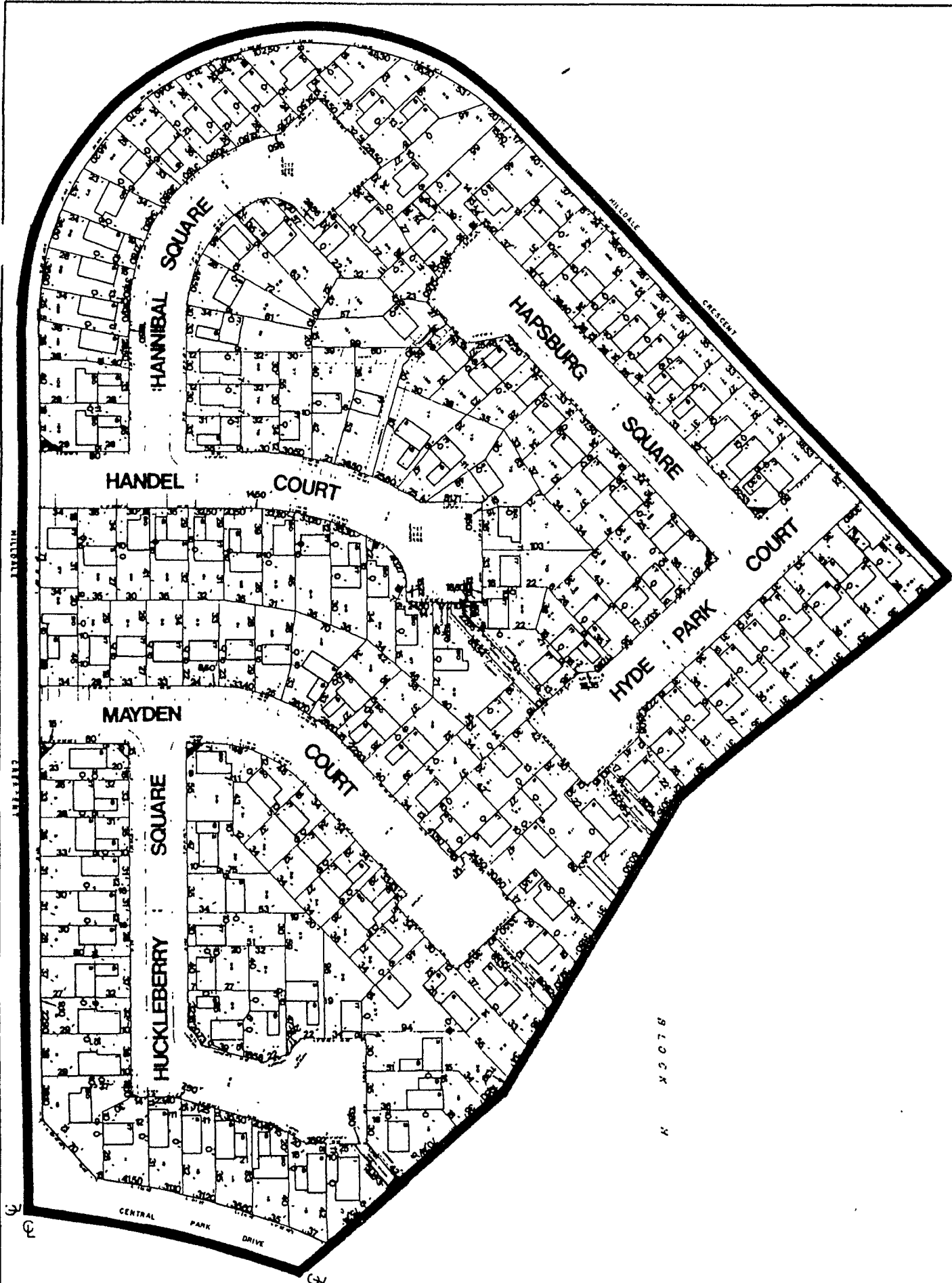
Schedule C-Section 127(a)

BY-LAW 270-2004



**CITY OF BRAMPTON**

Planning, Design and Development

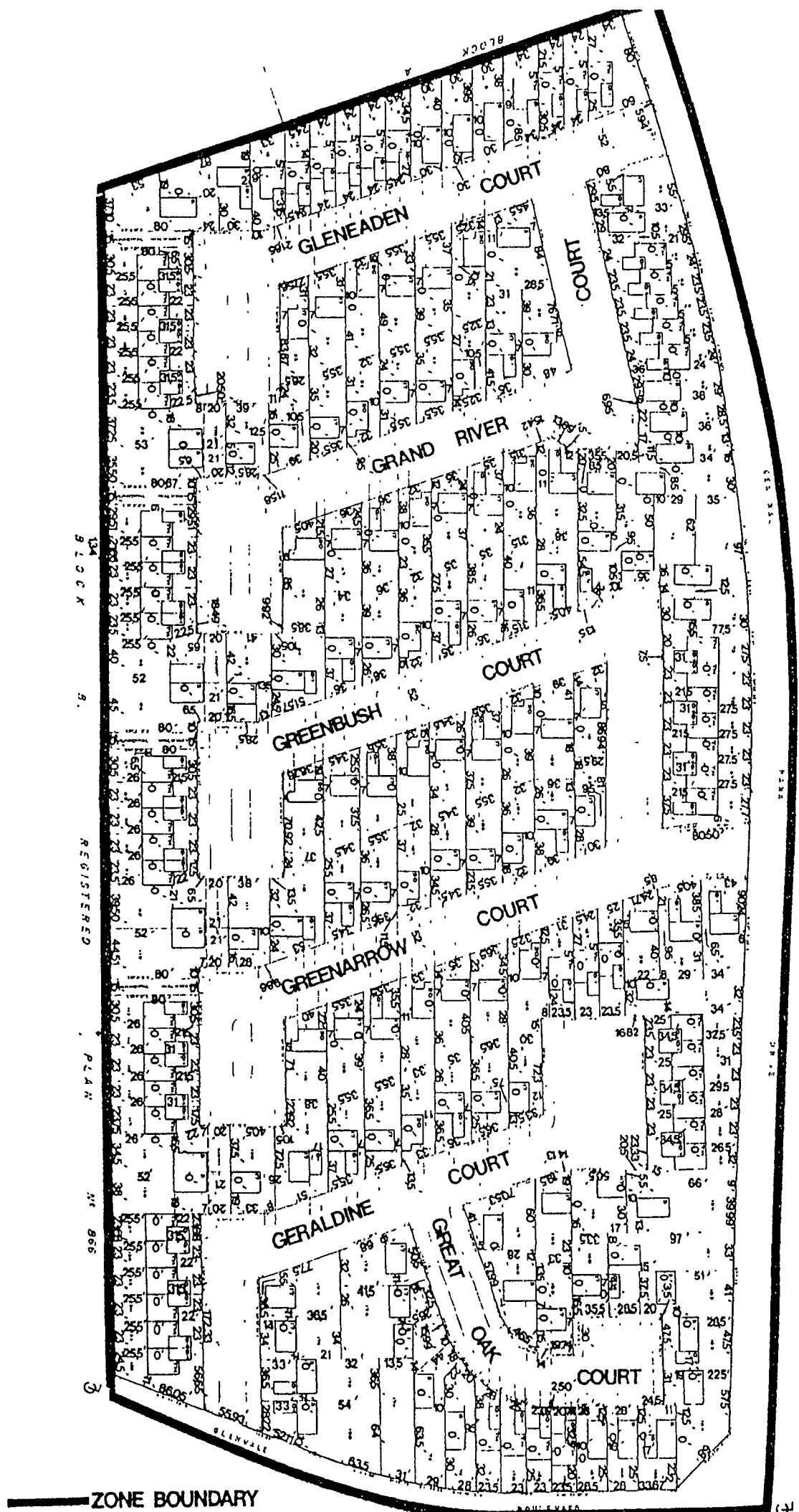


**— ZONE BOUNDARY**

Schedule C-Section 127(b)  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

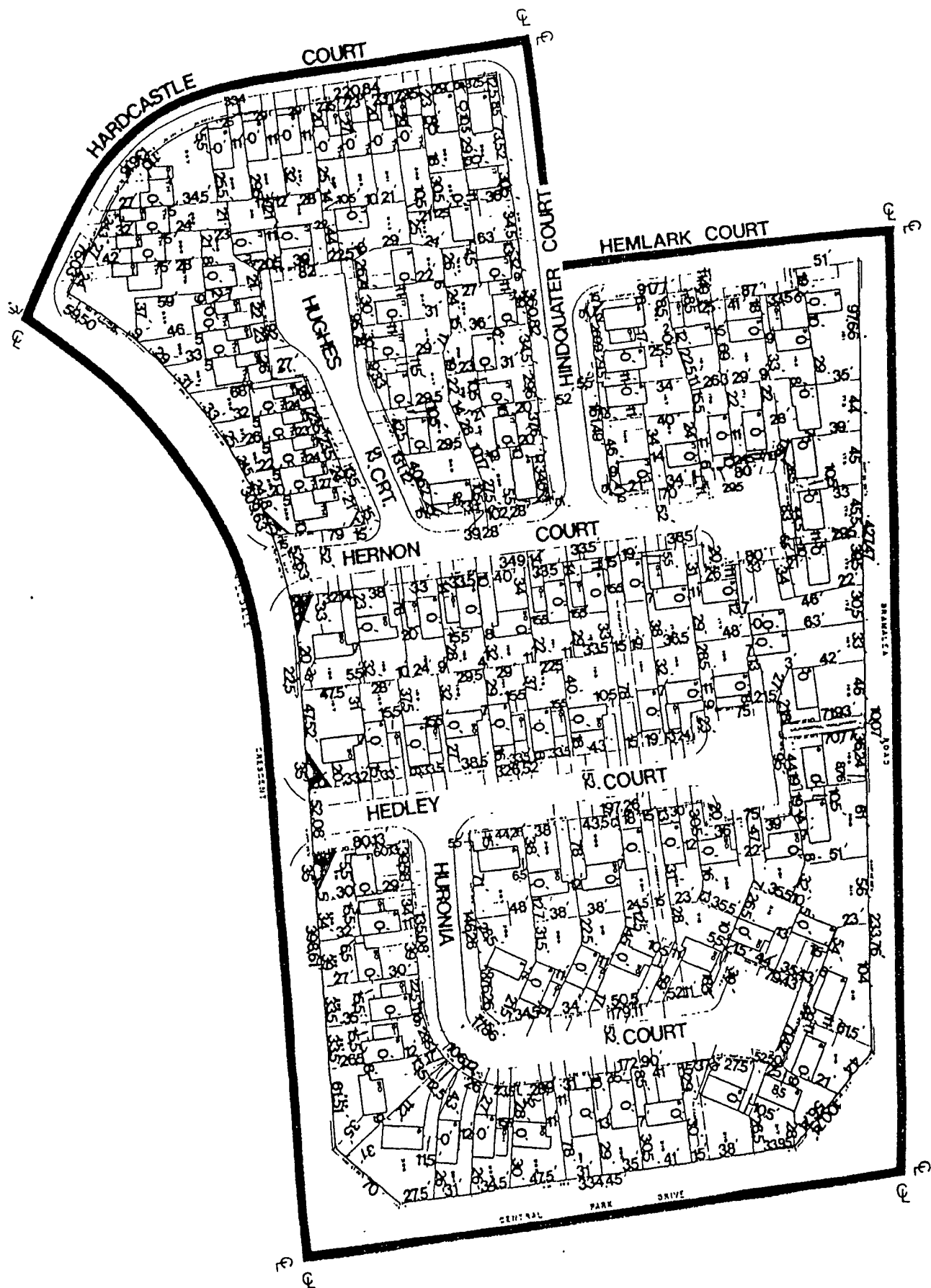


Schedule C-Section 128(a)

BY-LAW 270-2004



CITY OF BRAMPTON  
Planning, Design and Development

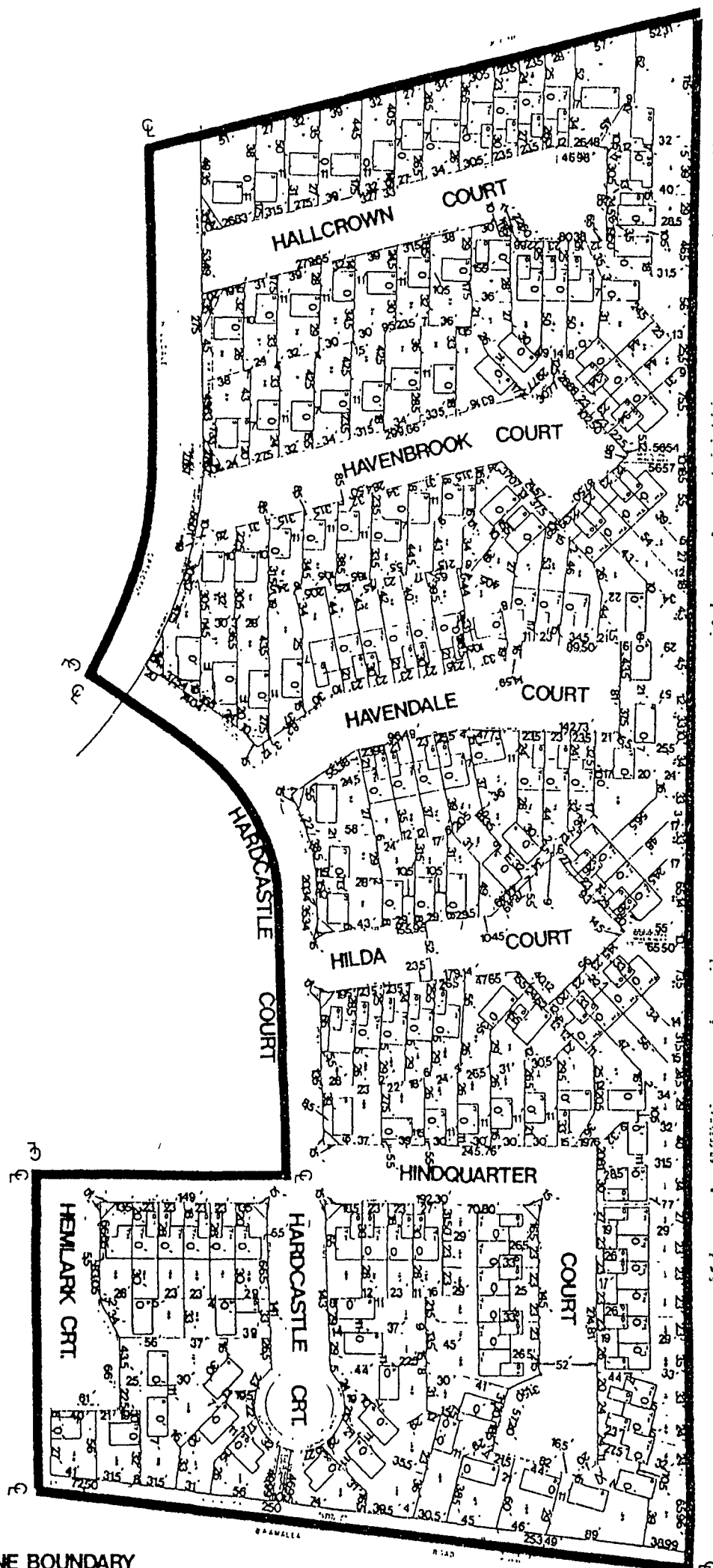


— ZONE BOUNDARY

Schedule C-Section 128(b)  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



— ZONE BOUNDARY

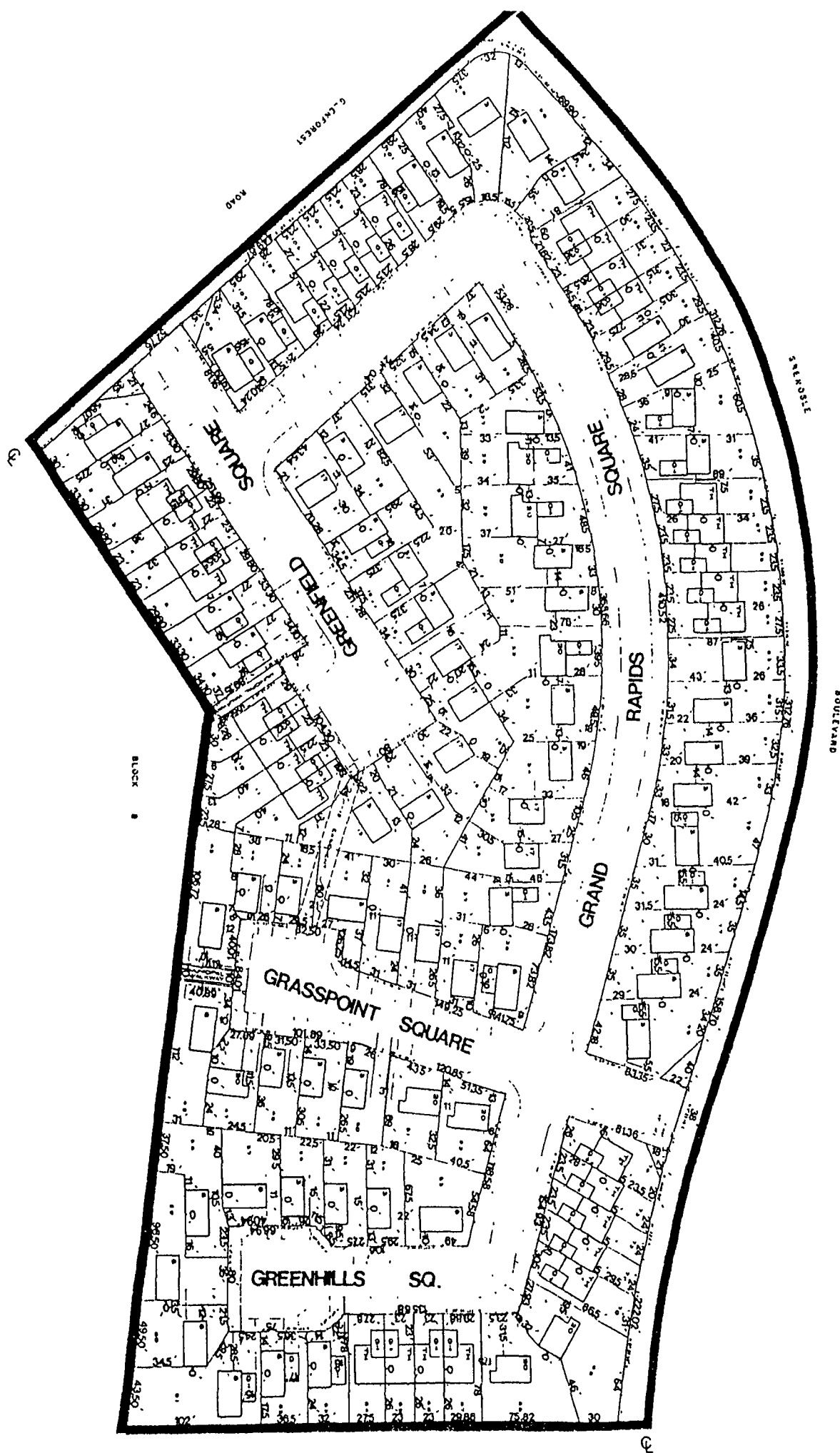
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BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development

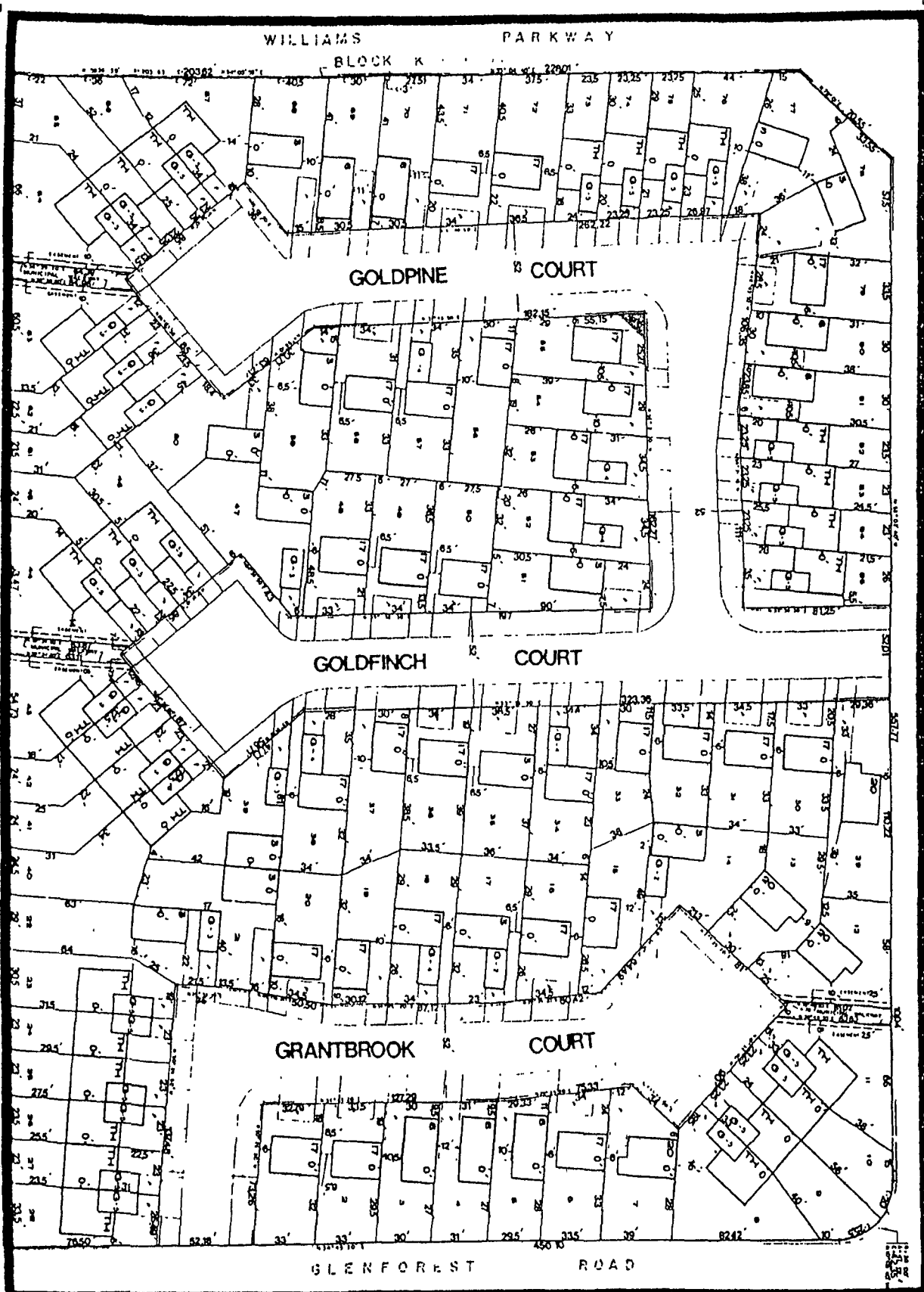


— ZONE BOUNDARY

Schedule C-Section 128(d)  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

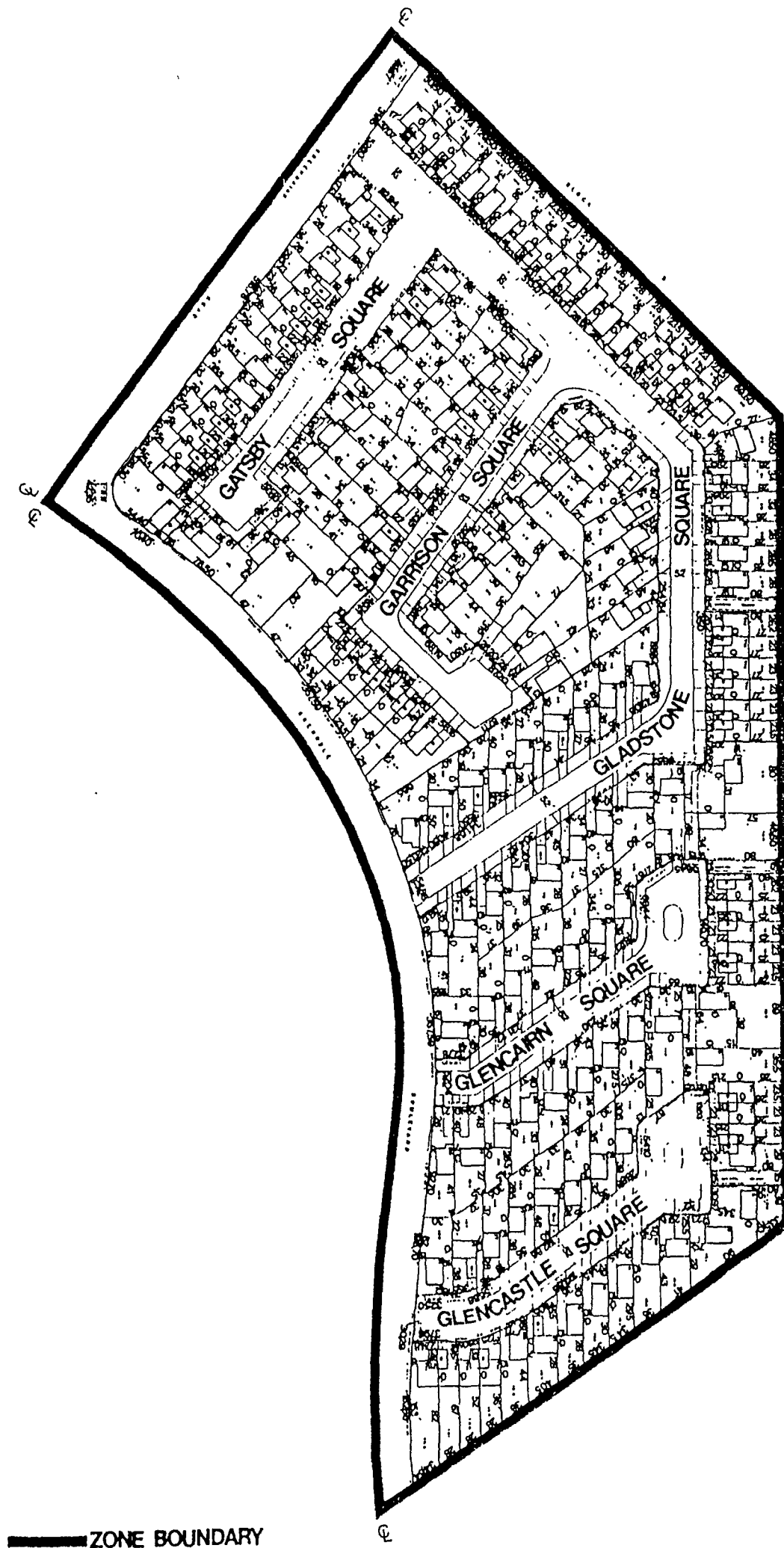


— ZONE BOUNDARY

Schedule C-Section 128(e)  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

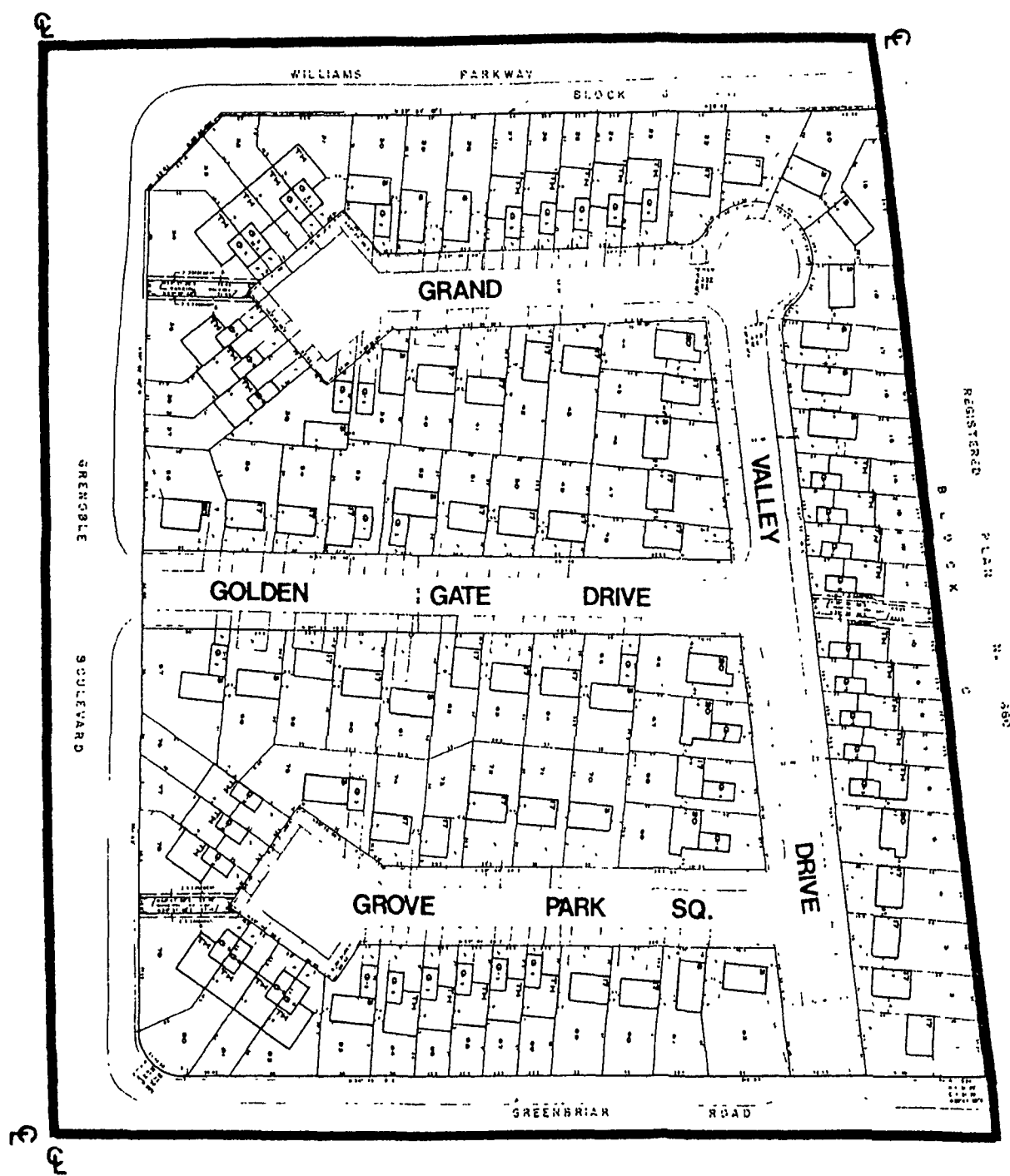


Schedule C-Section 128(f)  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

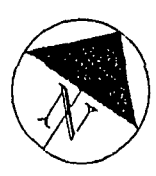




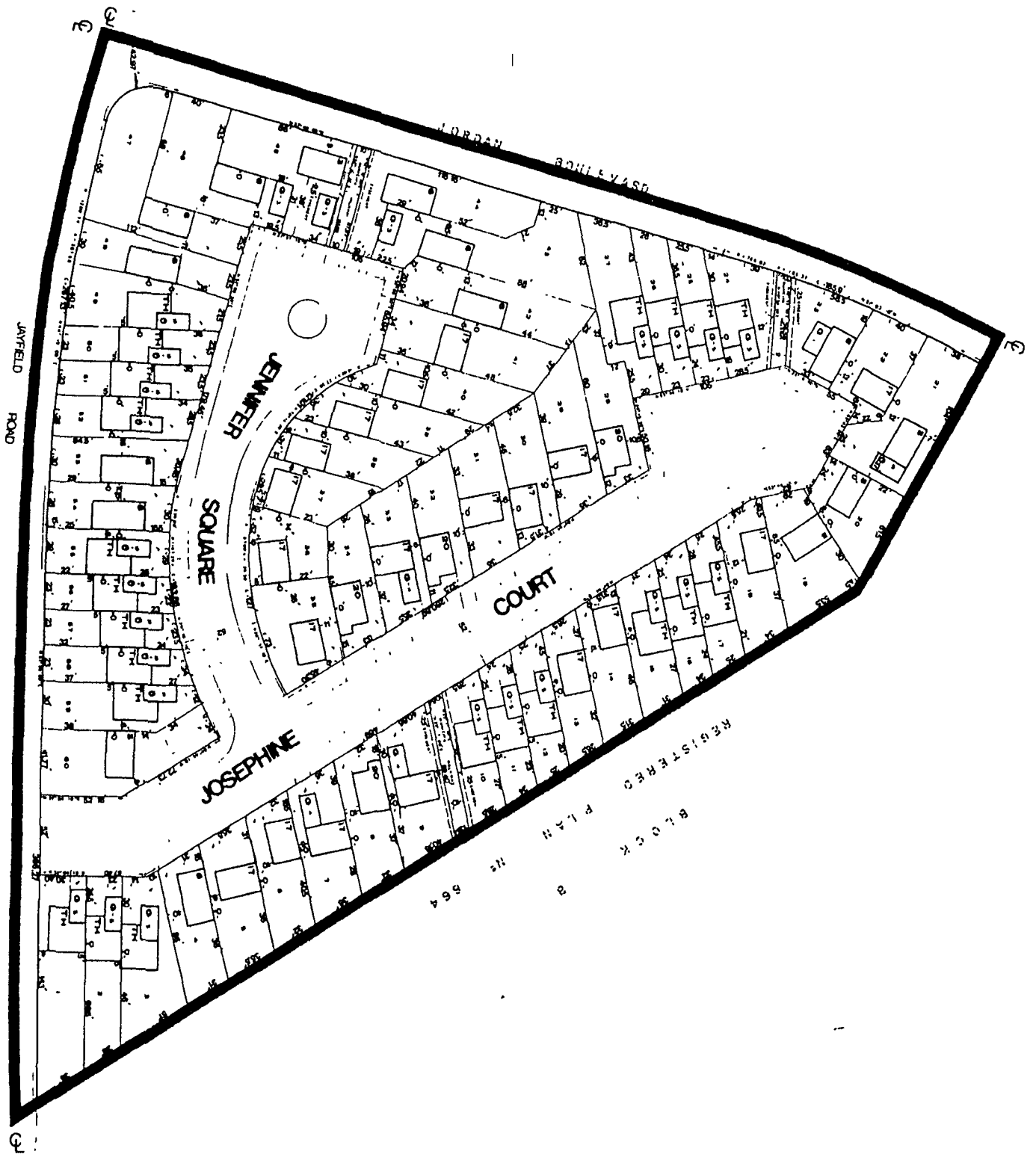
REGISTERED  
PLAN  
NO. 860

**— ZONE BOUNDARY**

**Schedule C-Section 128(g)**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development



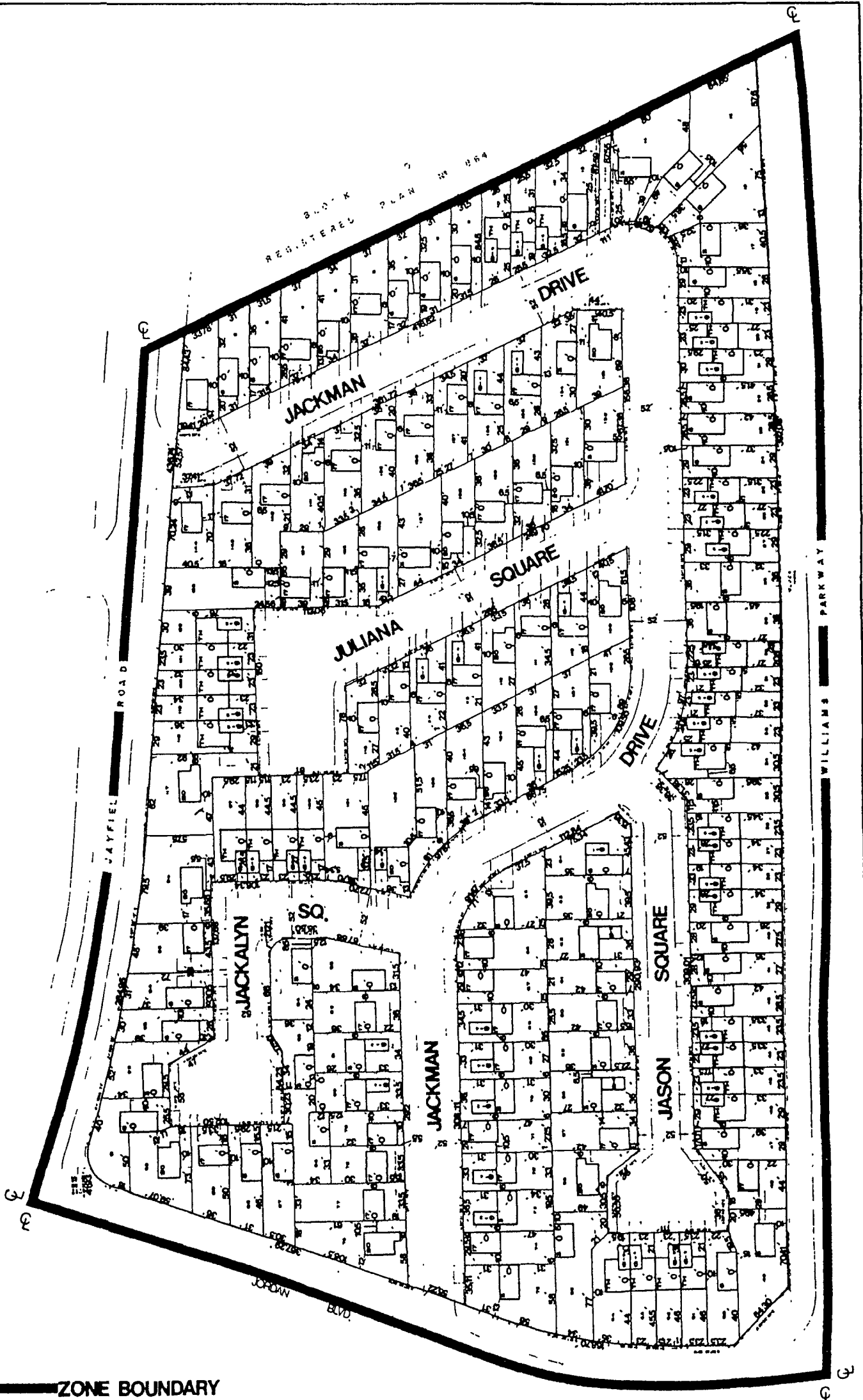
**— ZONE BOUNDARY**

Schedule C-Section 128(h)

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

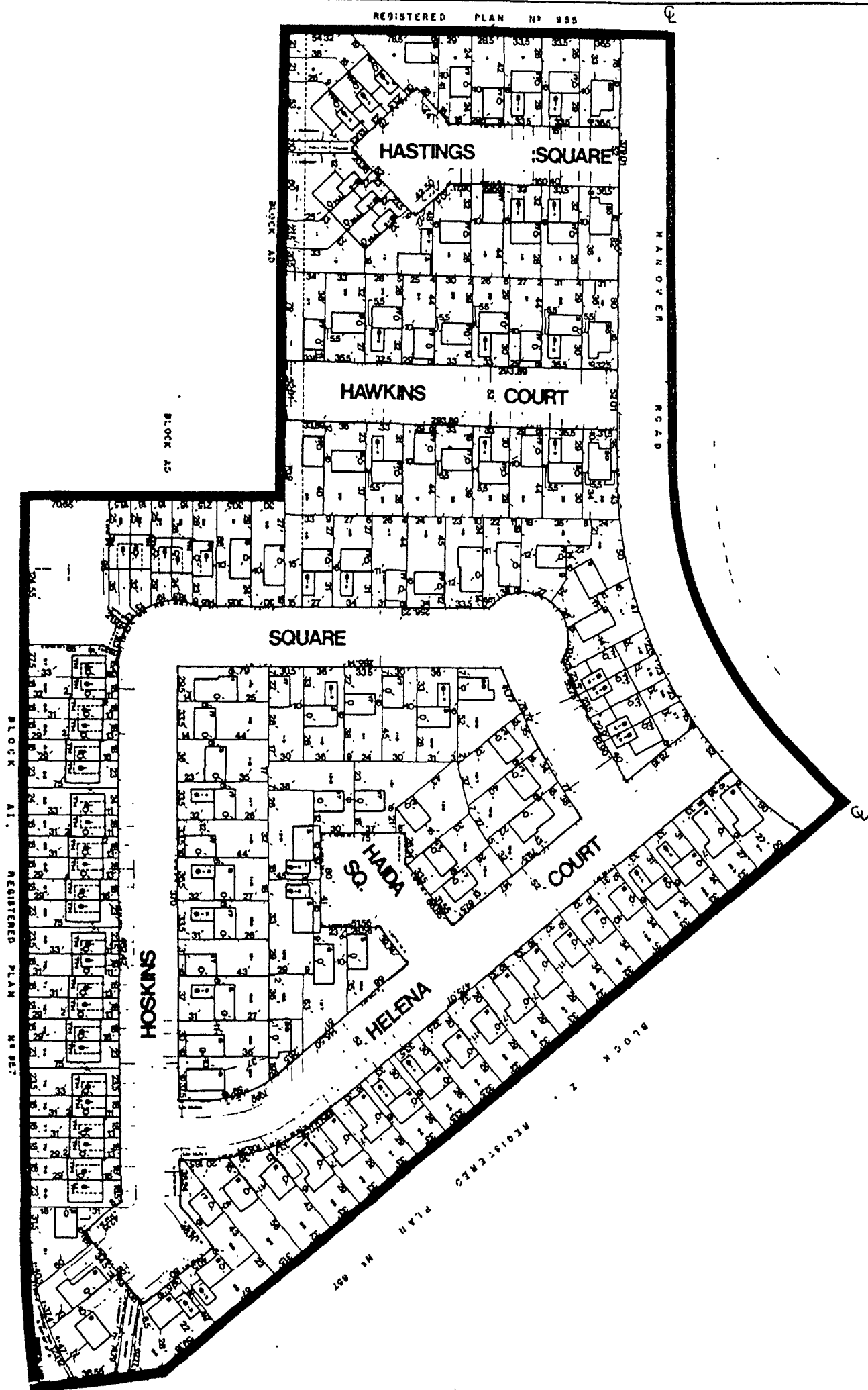


— ZONE BOUNDARY

Schedule C-Section 128(i)  
 BY-LAW 270-2004



**CITY OF BRAMPTON**  
 Planning, Design and Development



— ZONE BOUNDARY

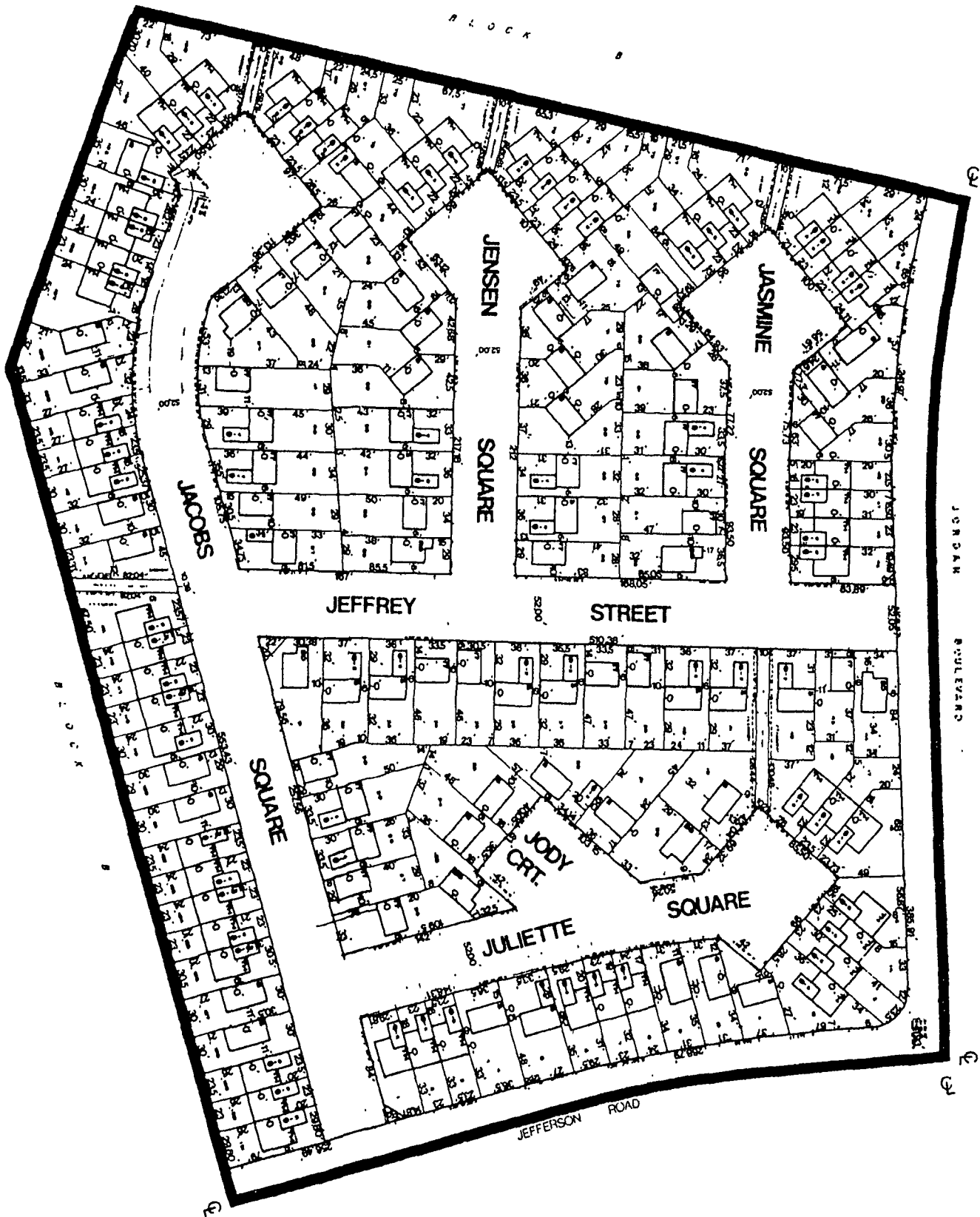
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BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development

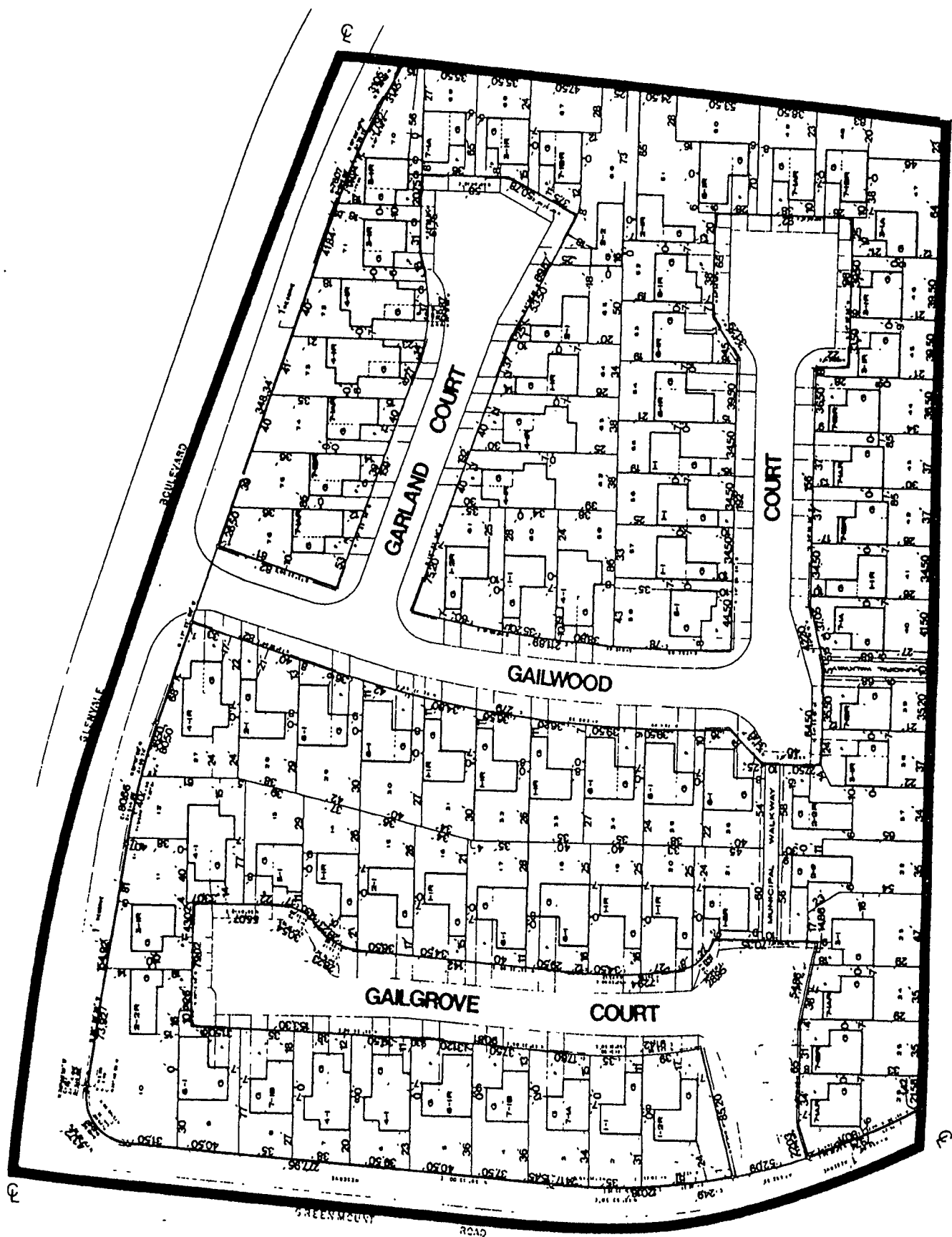


**— ZONE BOUNDARY**

**Schedule C-Section 130**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development



— ZONE BOUNDARY

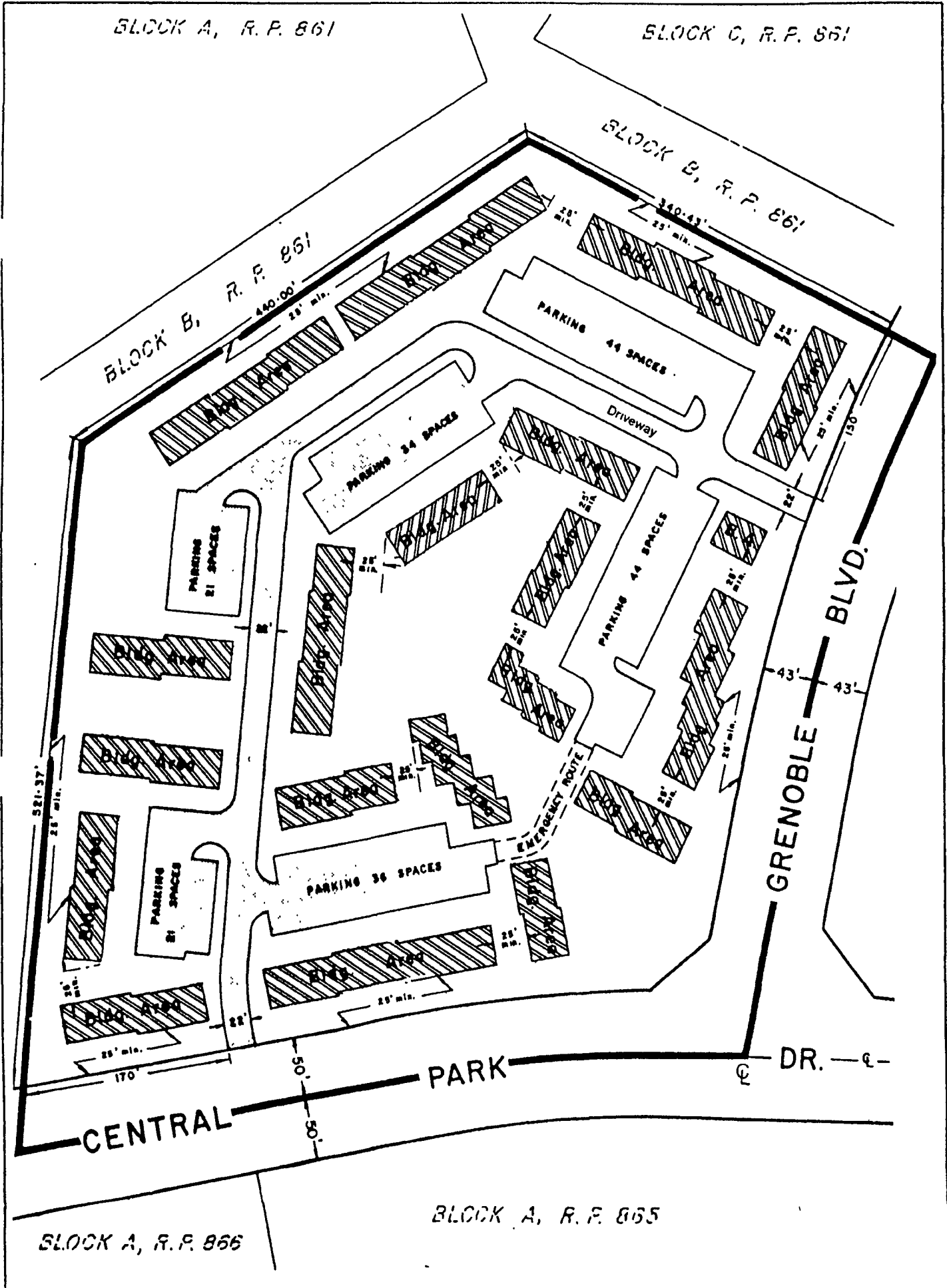
Schedule C-Section 129

BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development



- BUILDING AREA
- LANDSCAPED OPEN SPACE
- PARKING AND DRIVEWAY AREA

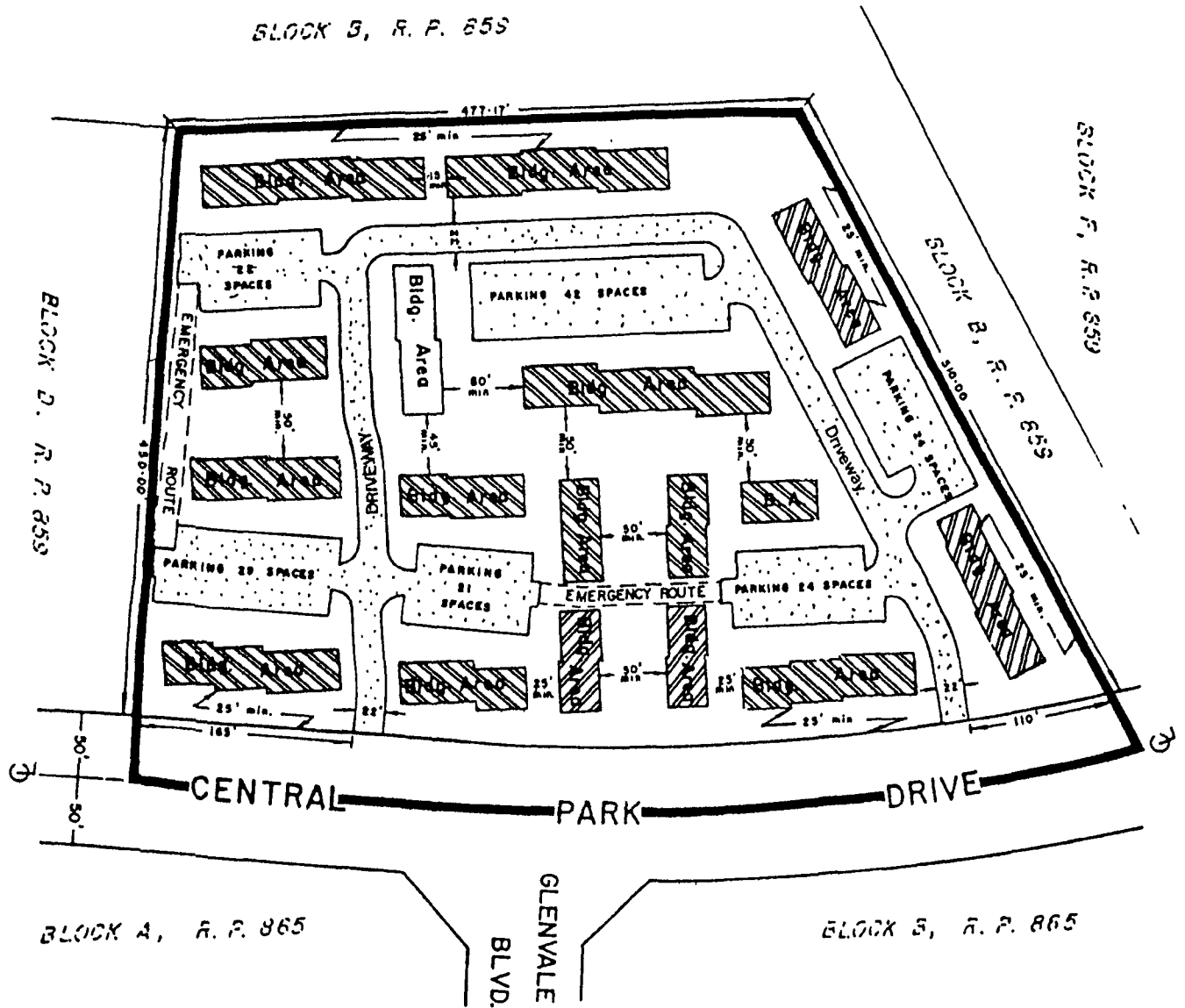
ZONE BOUNDARY

Schedule C-Section 131(a)

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  PARKING AND DRIVEWAY AREA

 ZONE BOUNDARY

Schedule C-Section 131(b)

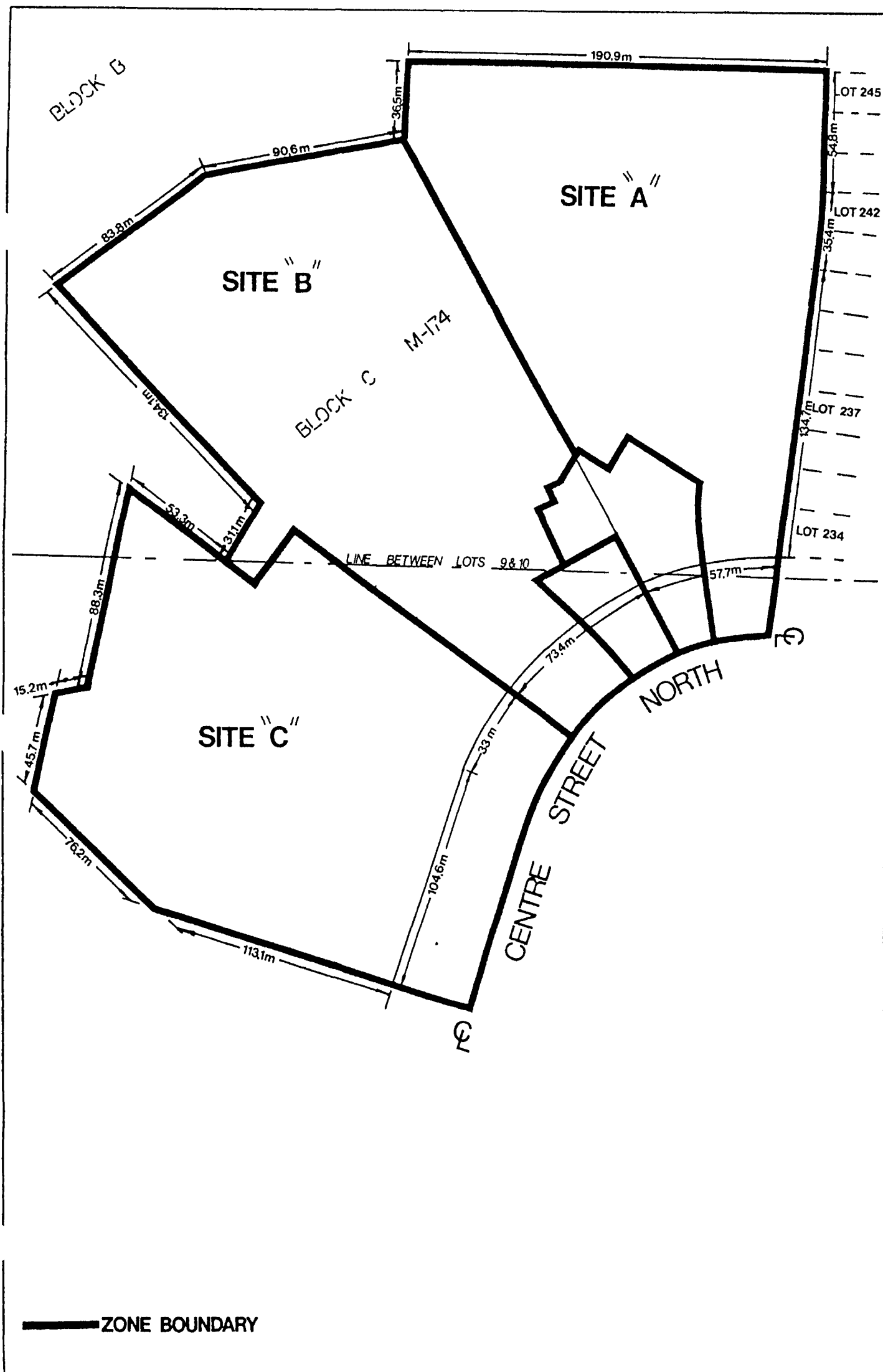
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**CITY OF BRAMPTON**  
Planning, Design and Development



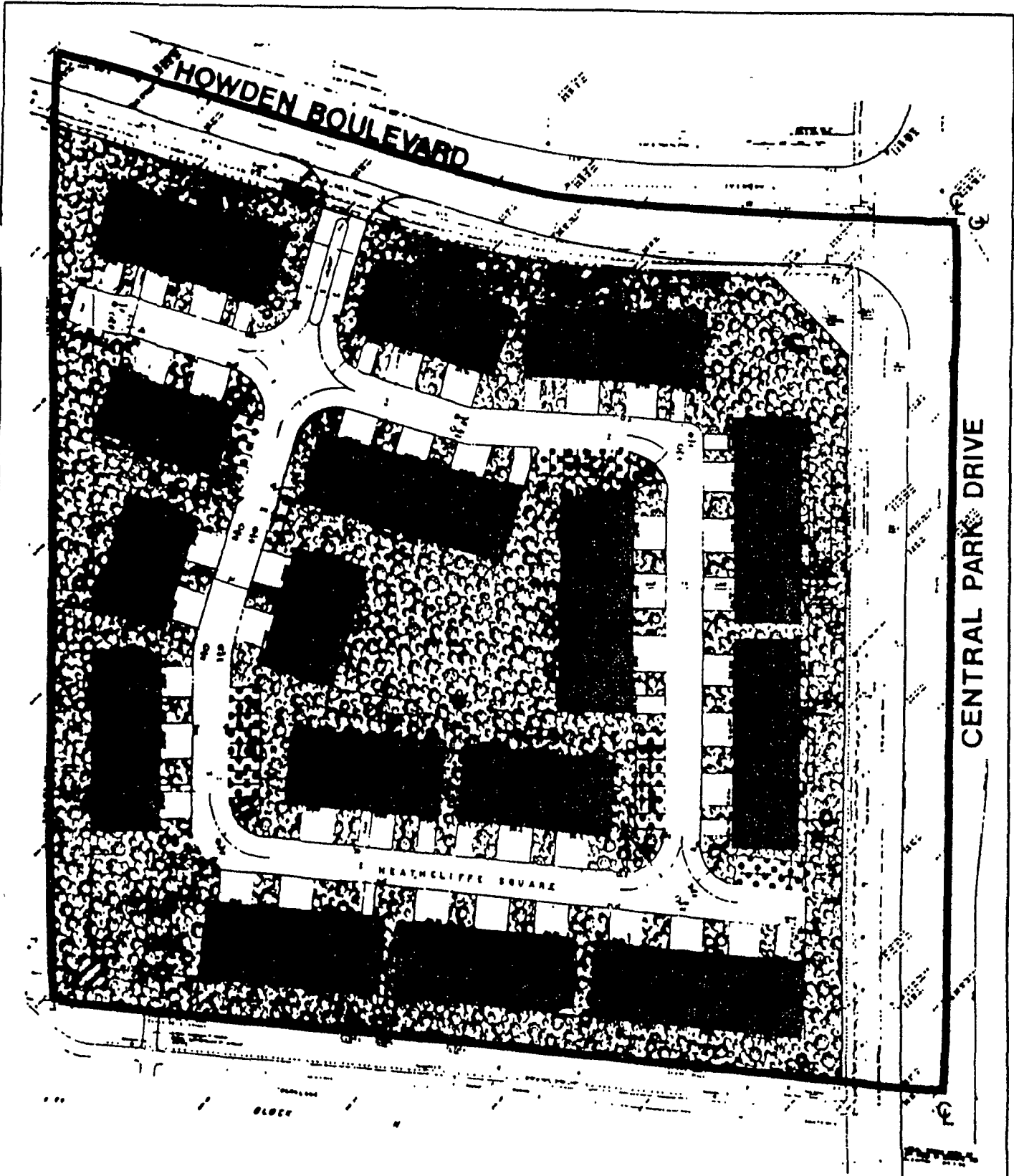








Schedule C-Section 137  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



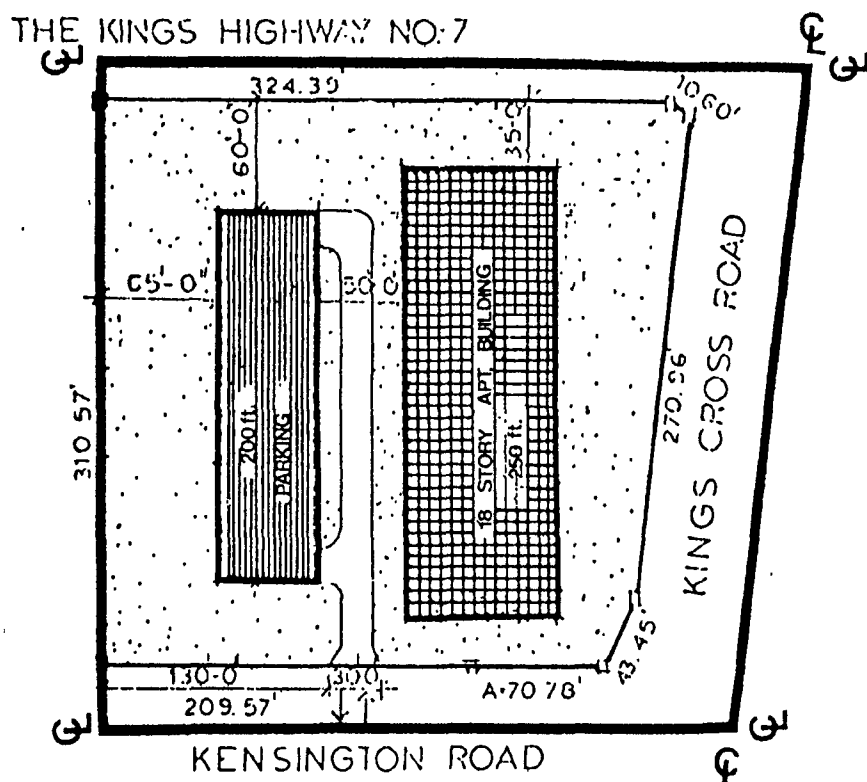
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  VISITOR & RECREATIONAL VEHICLE PARKING AREA
-  ACCESSORY BUILDING AREA

 ZONE BOUNDARY

Schedule C-Section 145  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



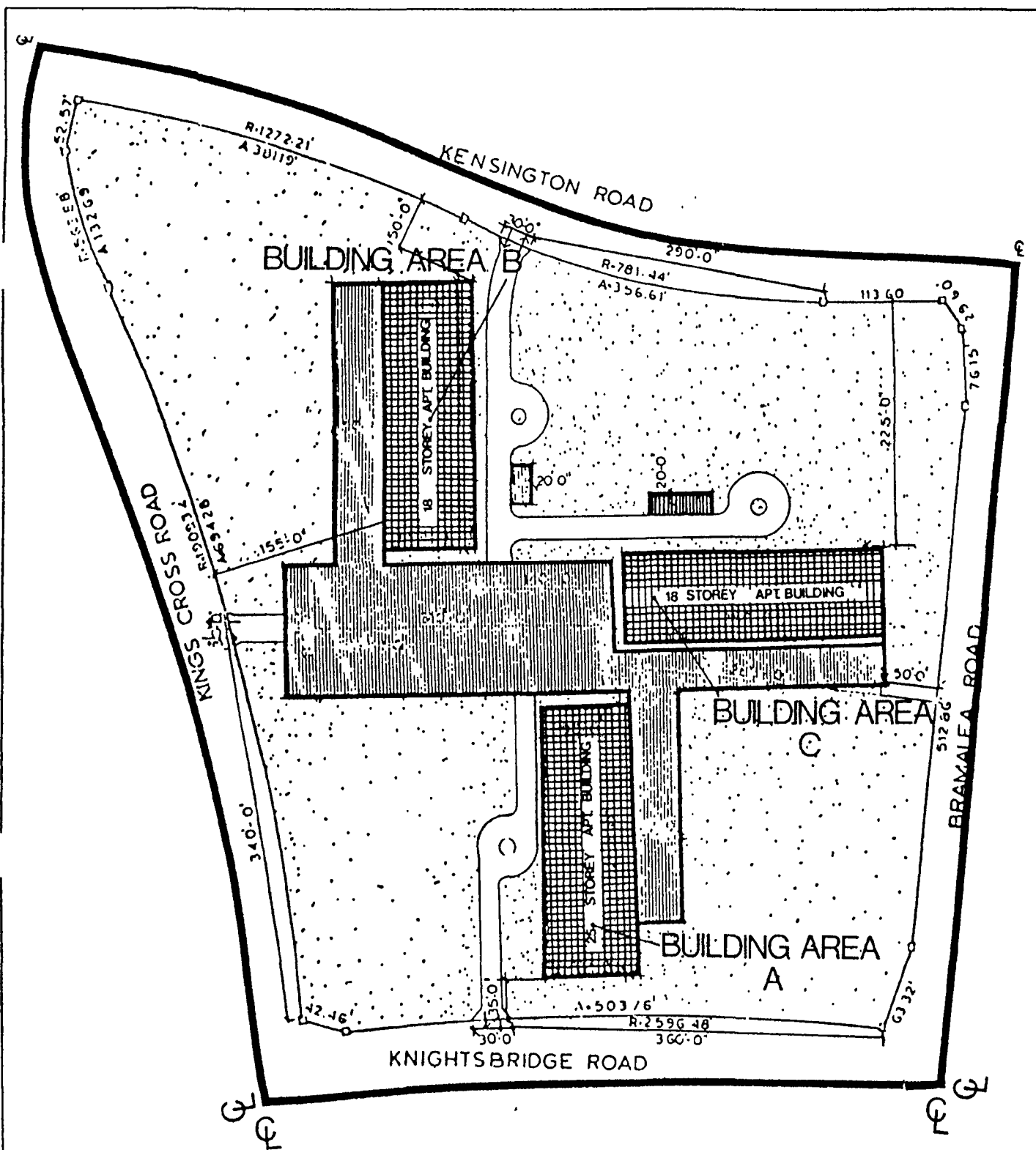
- LANDSCAPED OPEN SPACE
- BUILDING AREA
- PARKING AREA

ZONE BOUNDARY

Schedule C-Section 147  
BY-LAW 270-2004



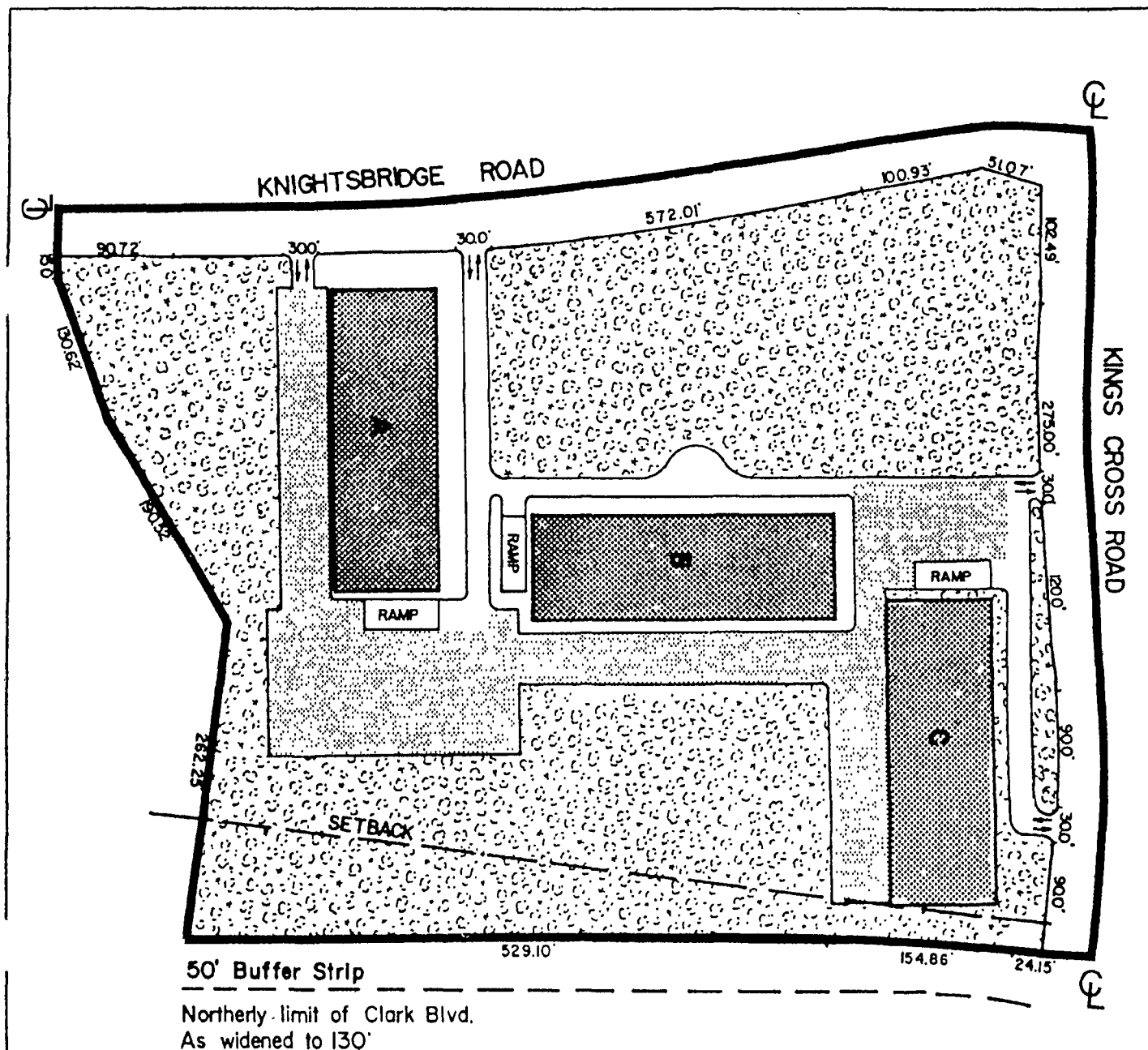
**CITY OF BRAMPTON**  
Planning, Design and Development



Schedule C-Section 148  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



- LANDSCAPED OPEN SPACE
- BUILDING AREA
- PARKING AREA

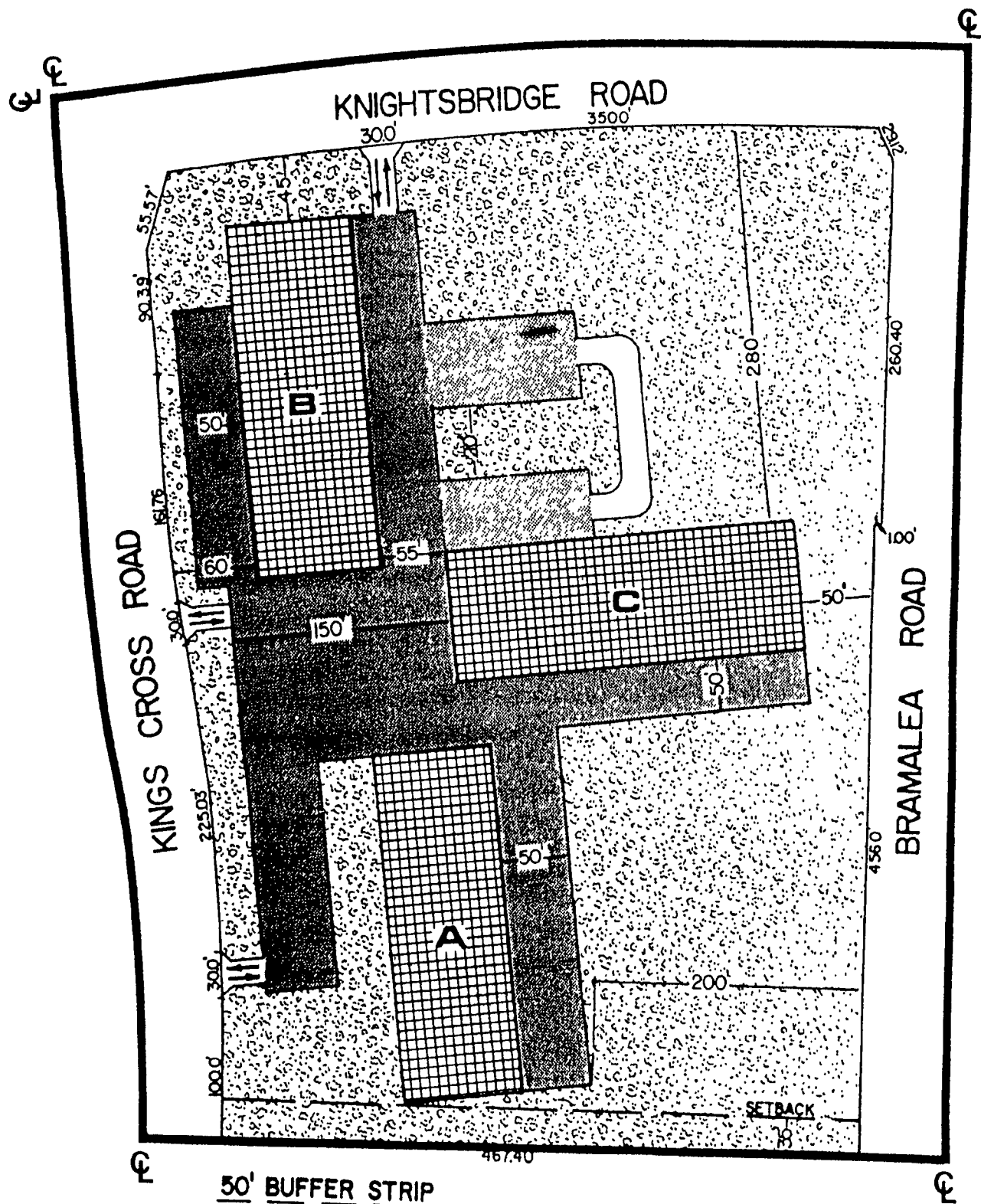
ZONE BOUNDARY

Schedule C-Section 149




BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



50' BUFFER STRIP  
 NORTHERLY LIMIT OF CLARK BLVD.  
 AS WIDENED TO 130'

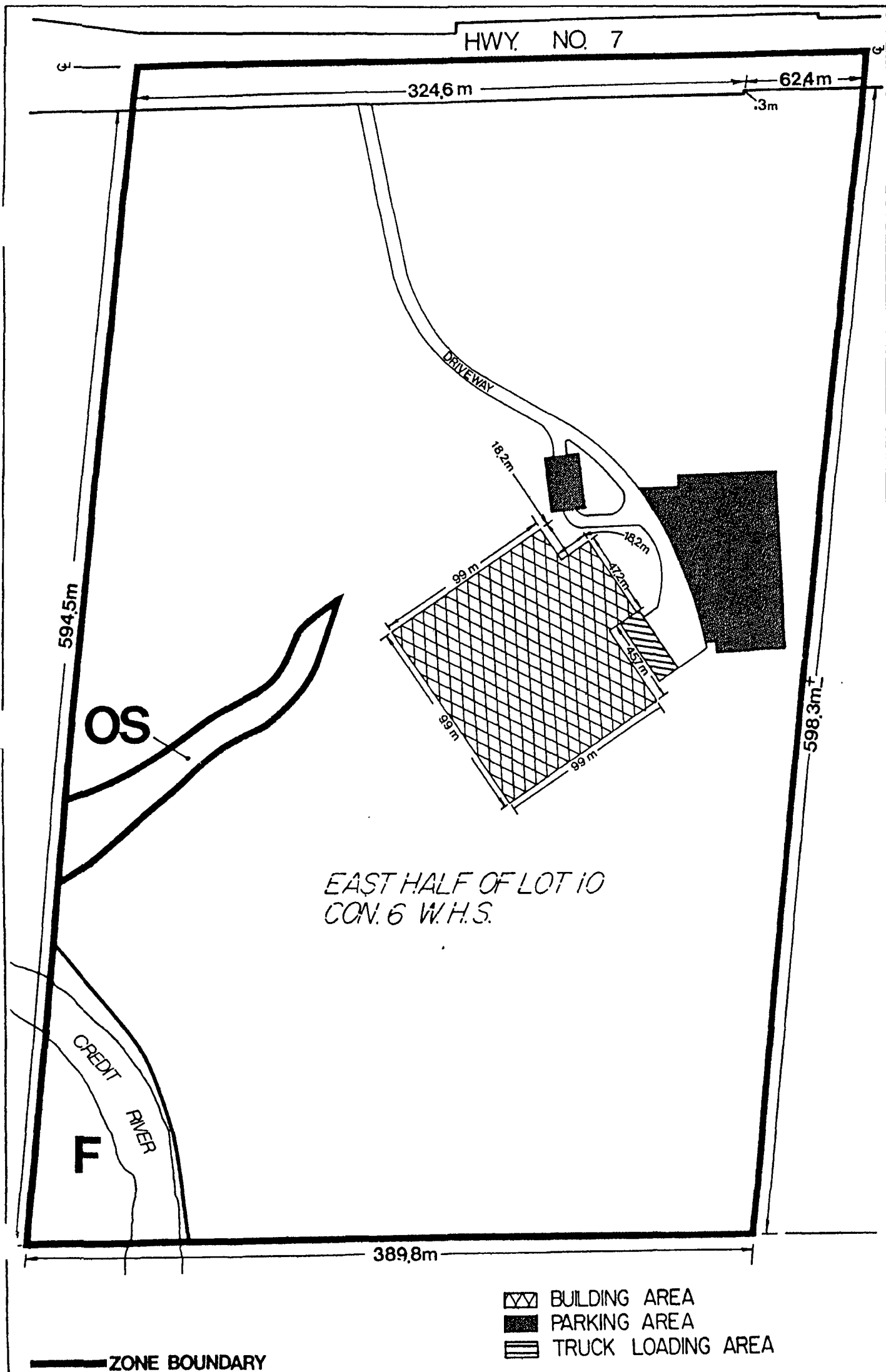
-  BUILDING AREA
-  PARKING AREA
-  LANDSCAPED OPEN SPACE

 ZONE BOUNDARY

Schedule C-Section 150  
 BY-LAW 270-2004



**CITY OF BRAMPTON**  
 Planning, Design and Development



Schedule C-Section 158

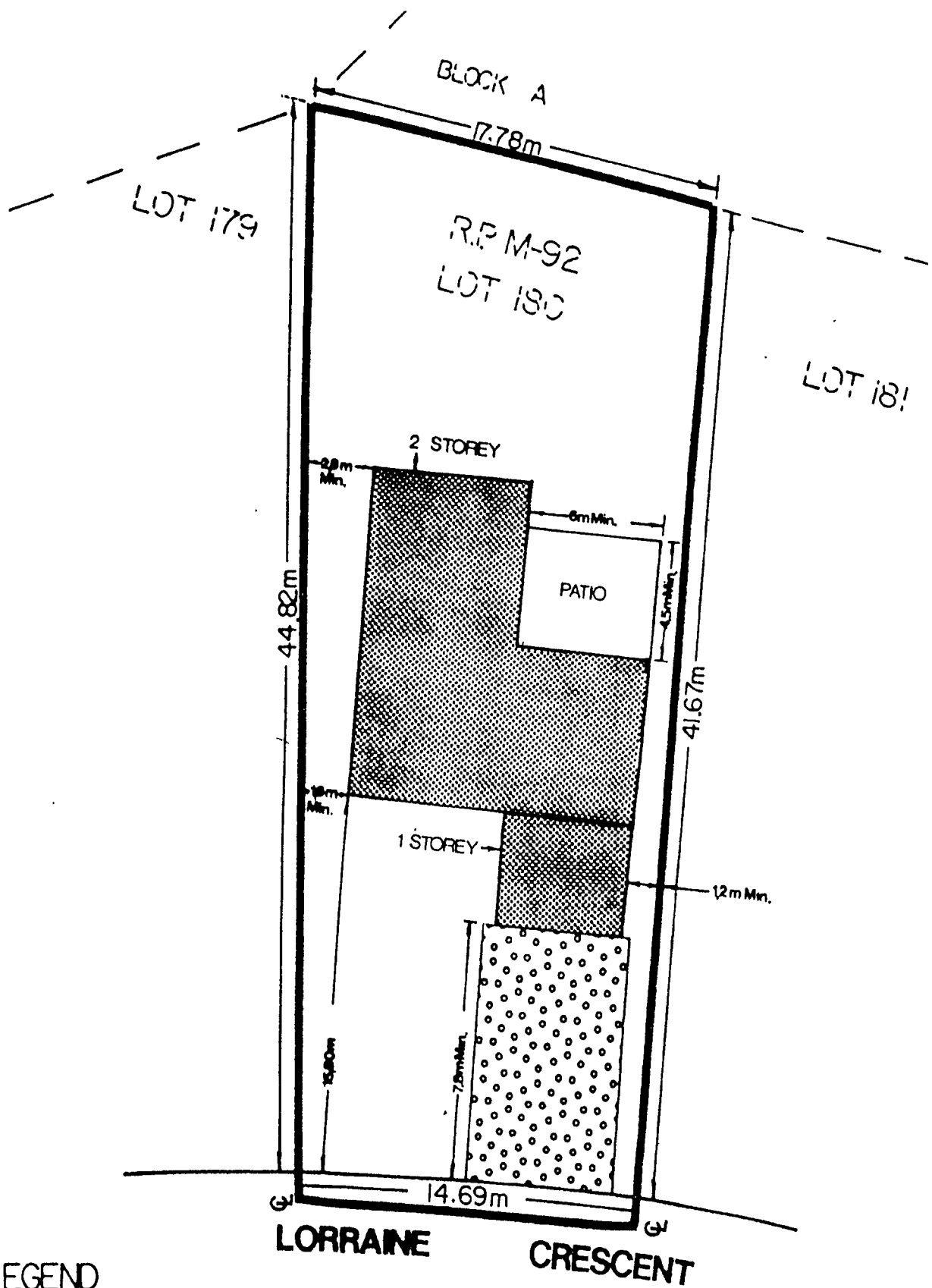
BY-LAW 270-2004



**CITY OF BRAMPTON**

Planning, Design and Development





### LEGEND

- BUILDING AREA
- PAVED DRIVEWAY
- MINIMUM

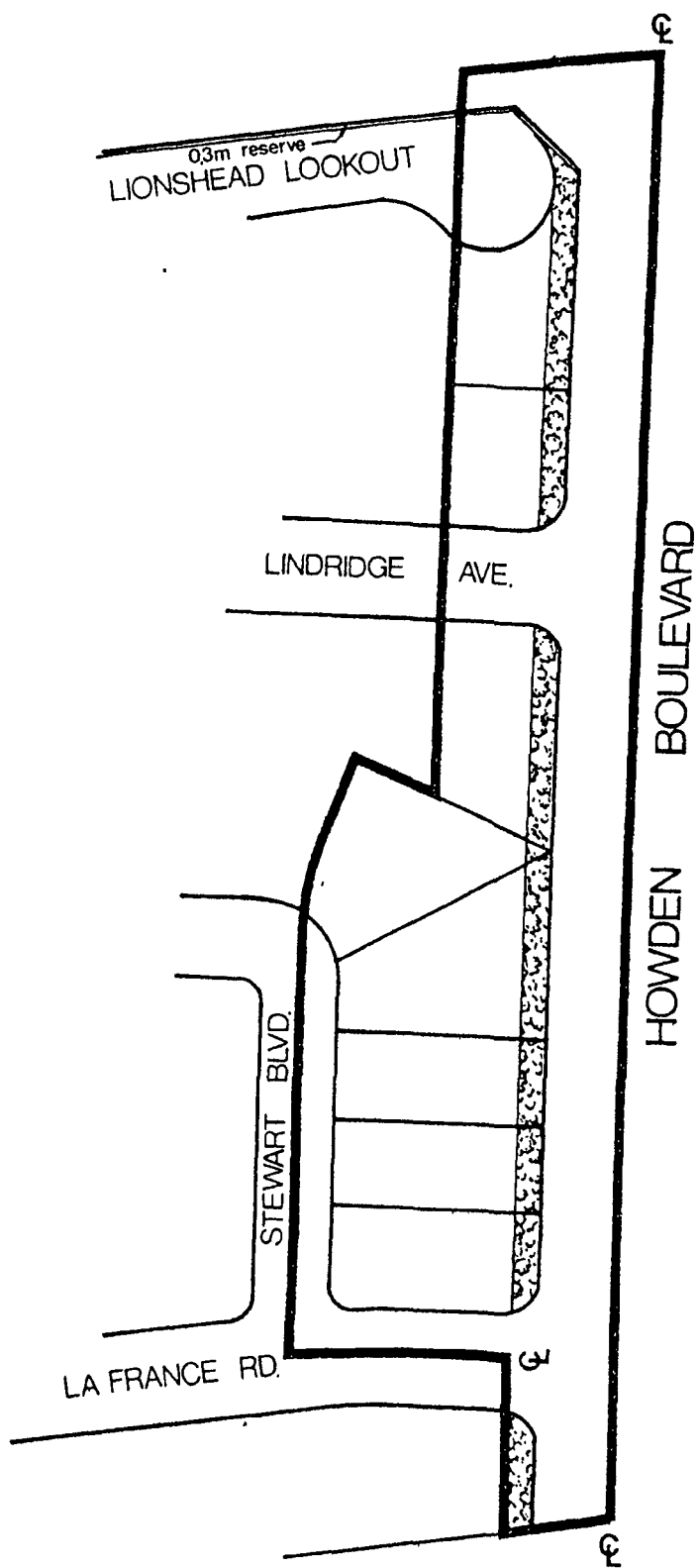
ZONE BOUNDARY

Schedule C-Section 173

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



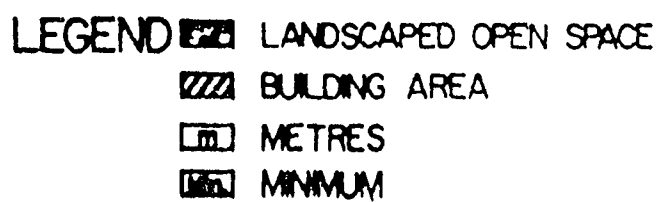
**— ZONE BOUNDARY**

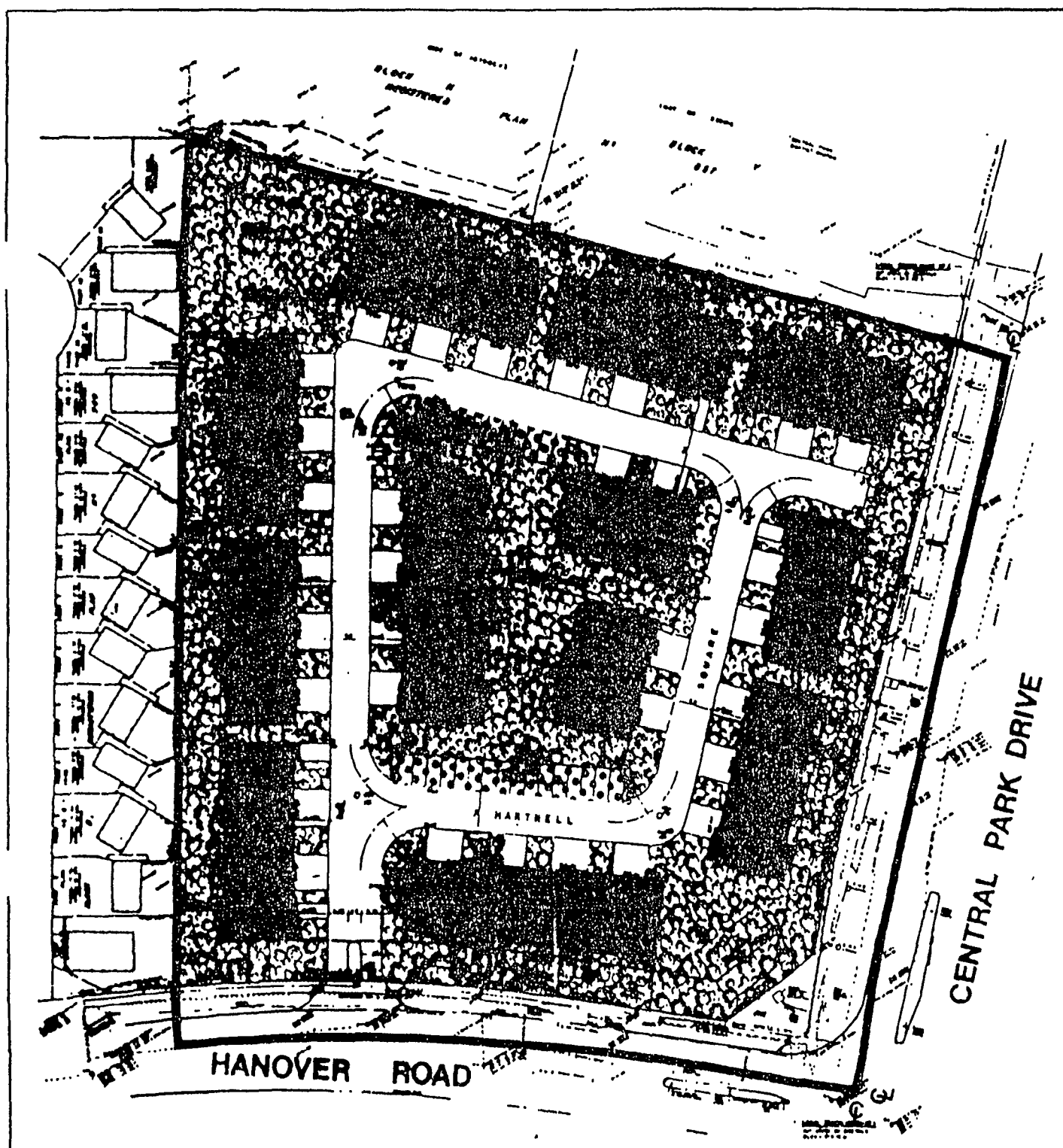
 **Landscaped Buffer Area**




**Schedule C-Section 178**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development





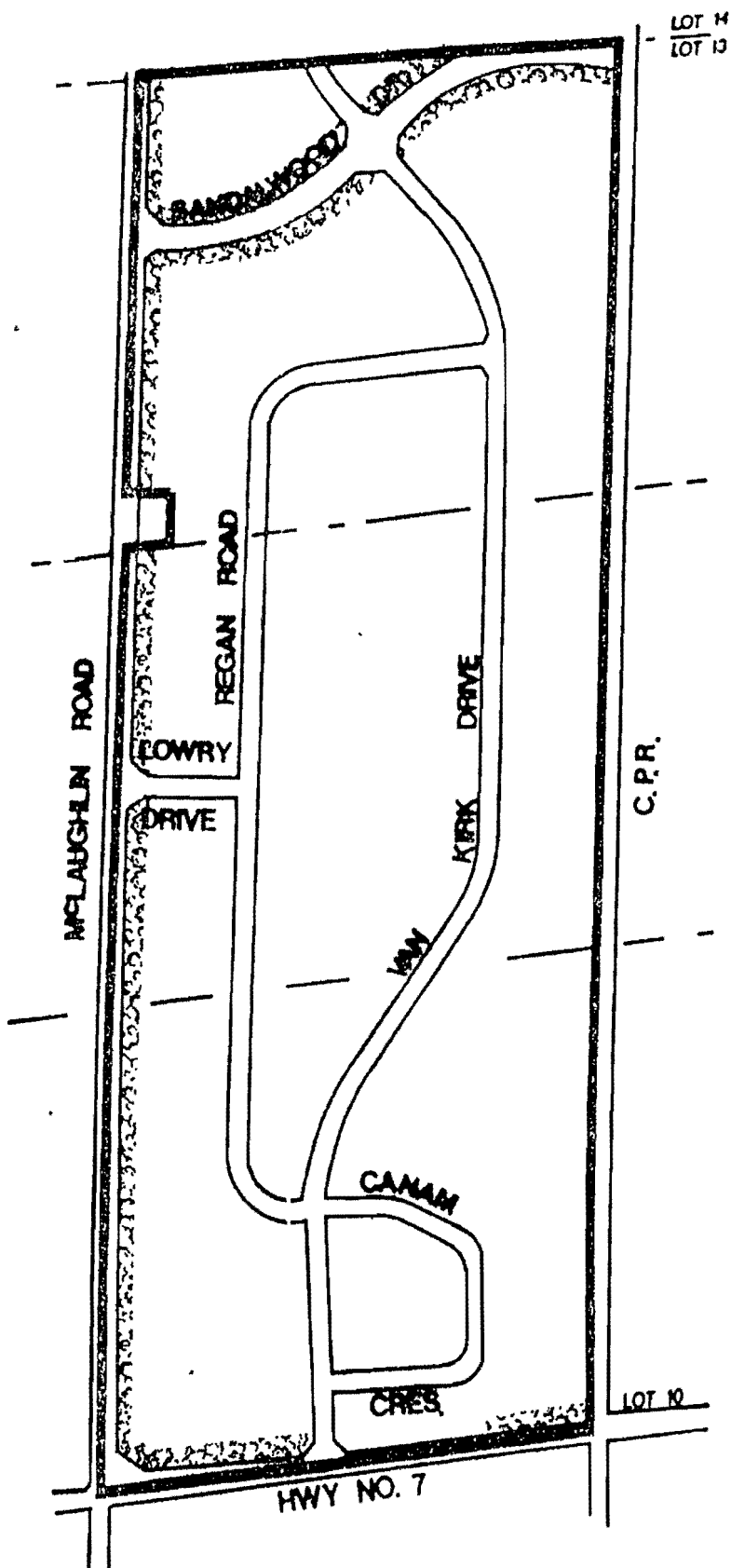
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  VISITOR & RECREATIONAL VEHICLE PARKING AREA

 ZONE BOUNDARY

Schedule C-Section 184  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



CON. 2 W.H.S.

CON. 1 W.H.S.

— ZONE BOUNDARY

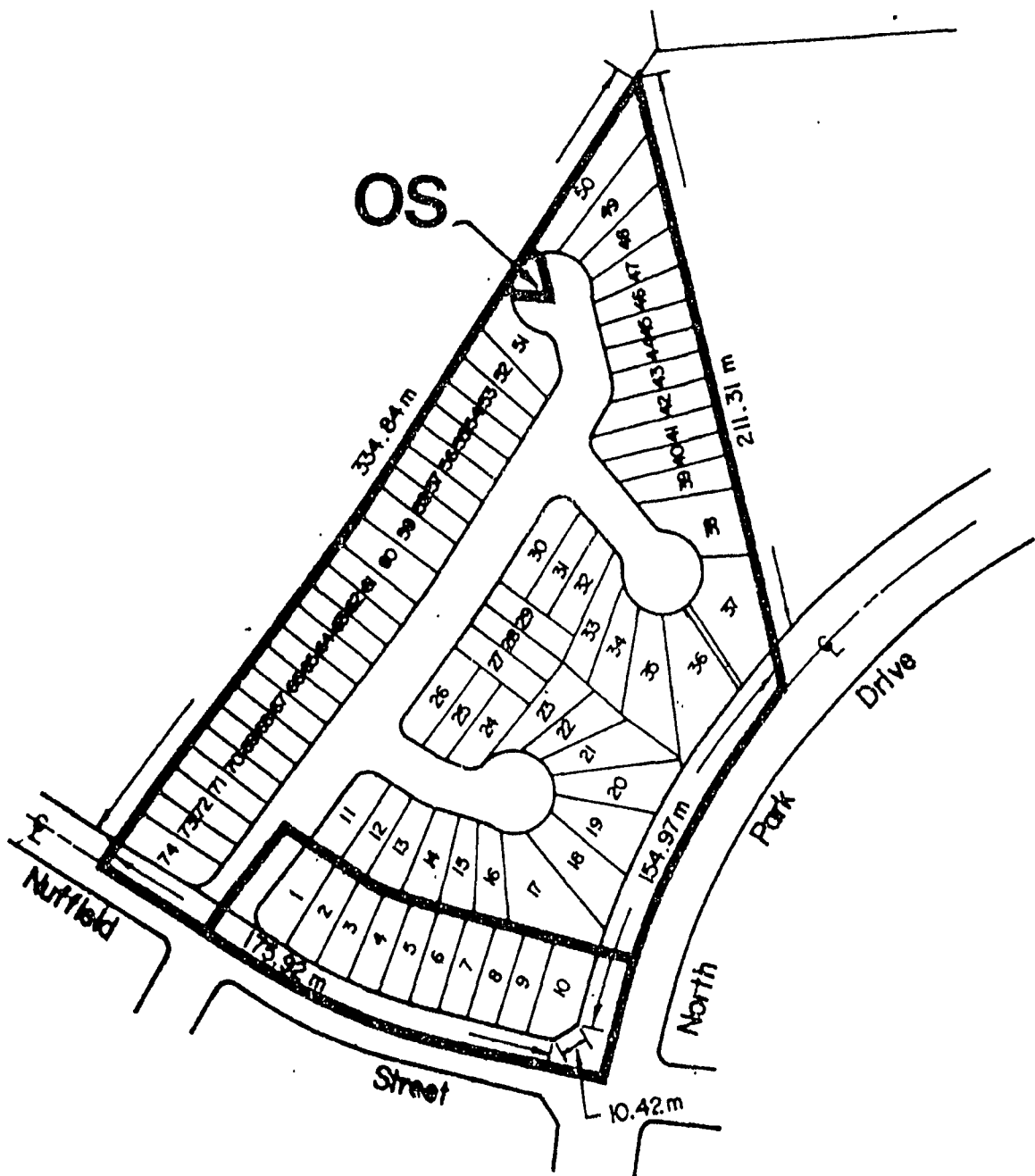
LANDSCAPED OPEN SPACE 

Schedule C-Section 186

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

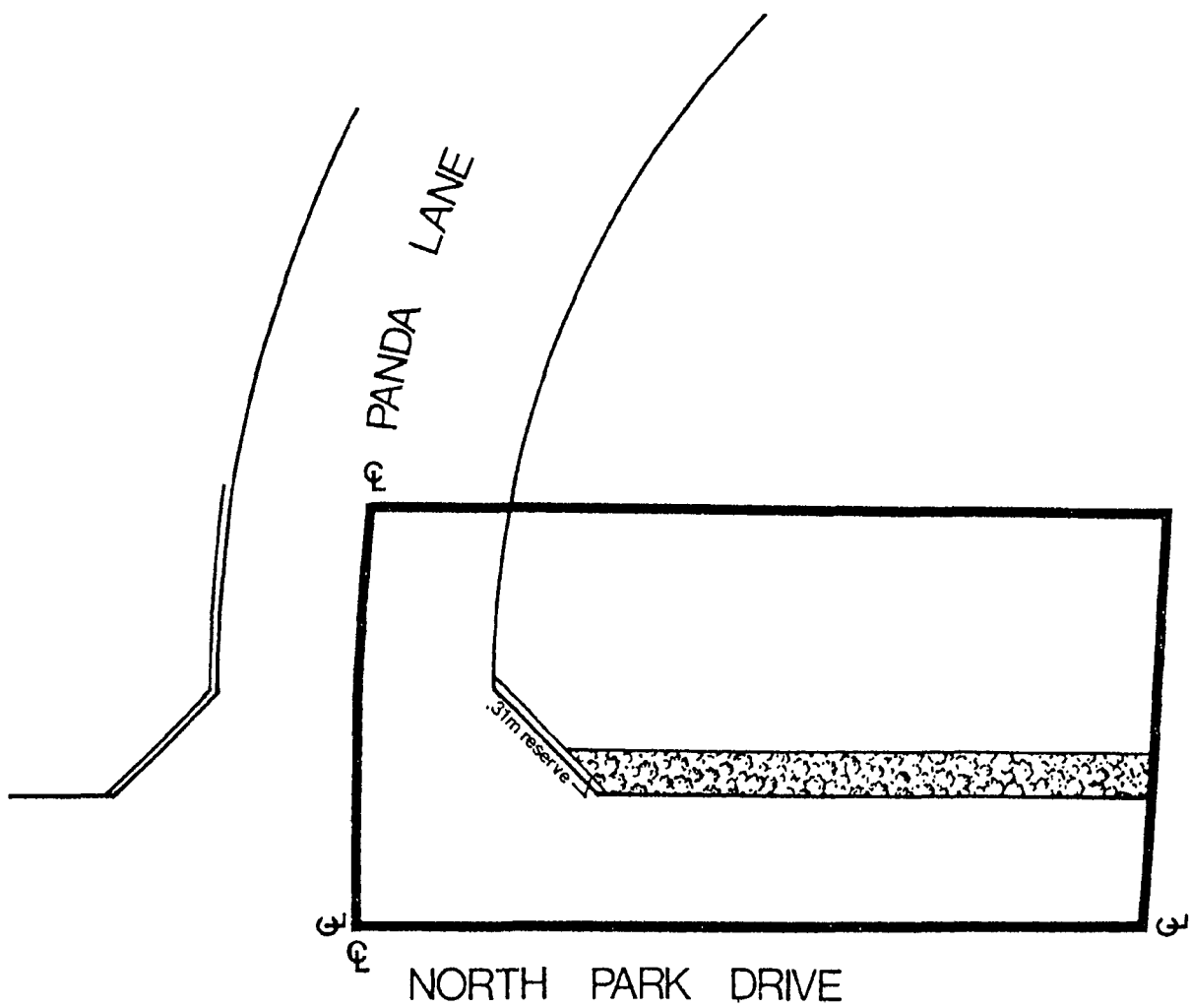


— ZONE BOUNDARY

Schedule C-Section 191  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



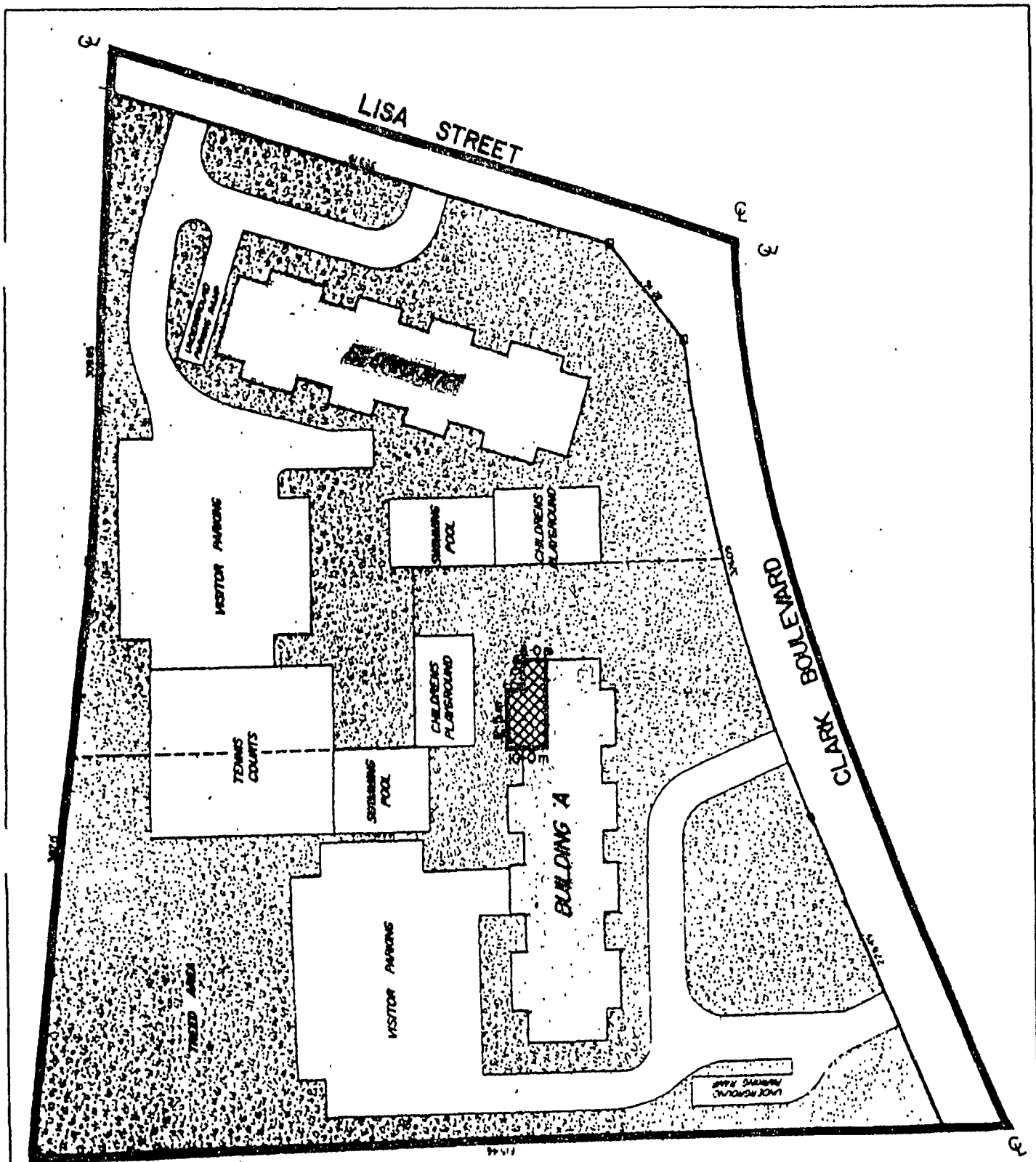
— ZONE BOUNDARY

 3m Landscaped Buffer Area




Schedule C-Section 196  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



# LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  CONVENIENCE STORE

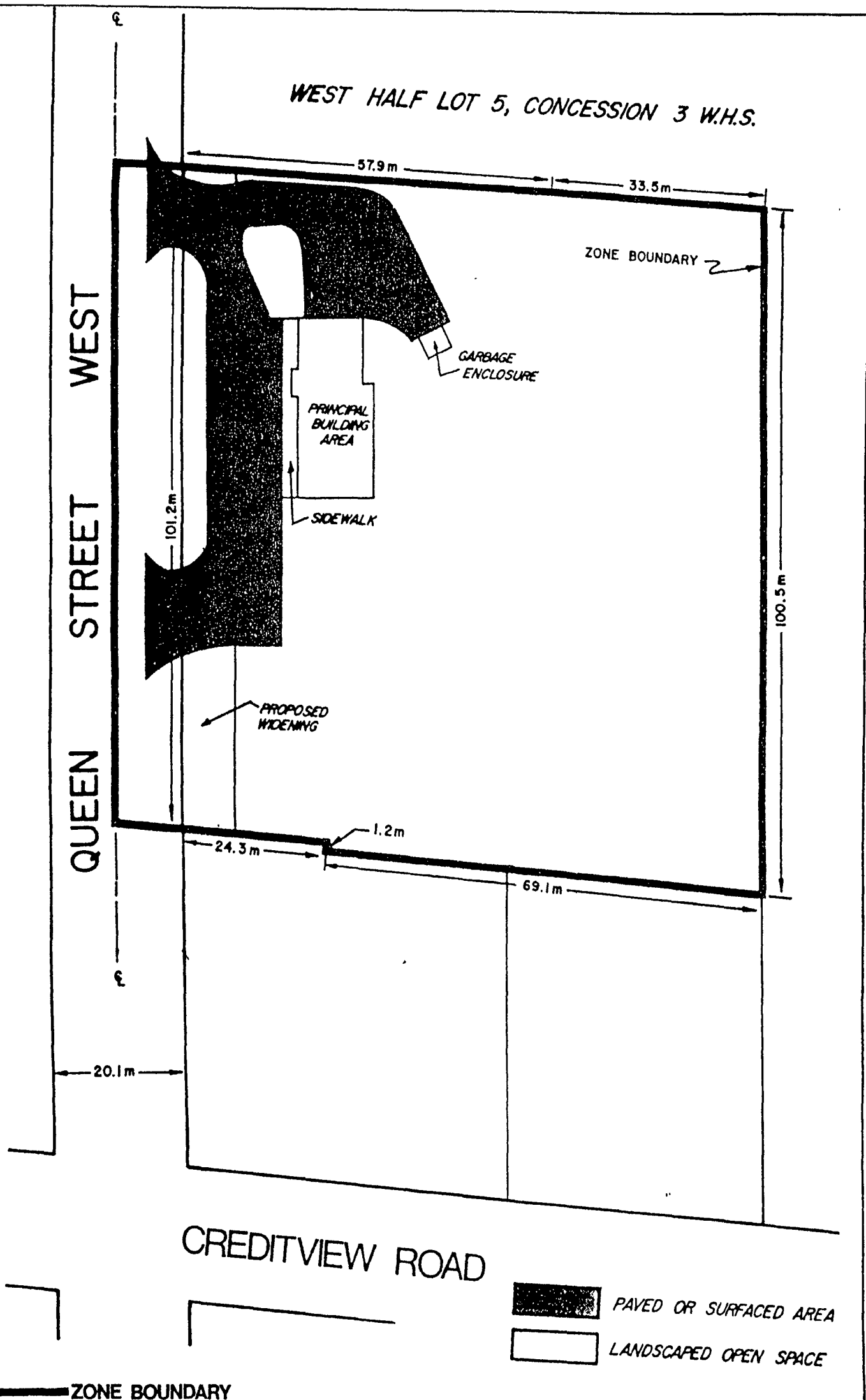
 ZONE BOUNDARY

Schedule C-Section 201  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

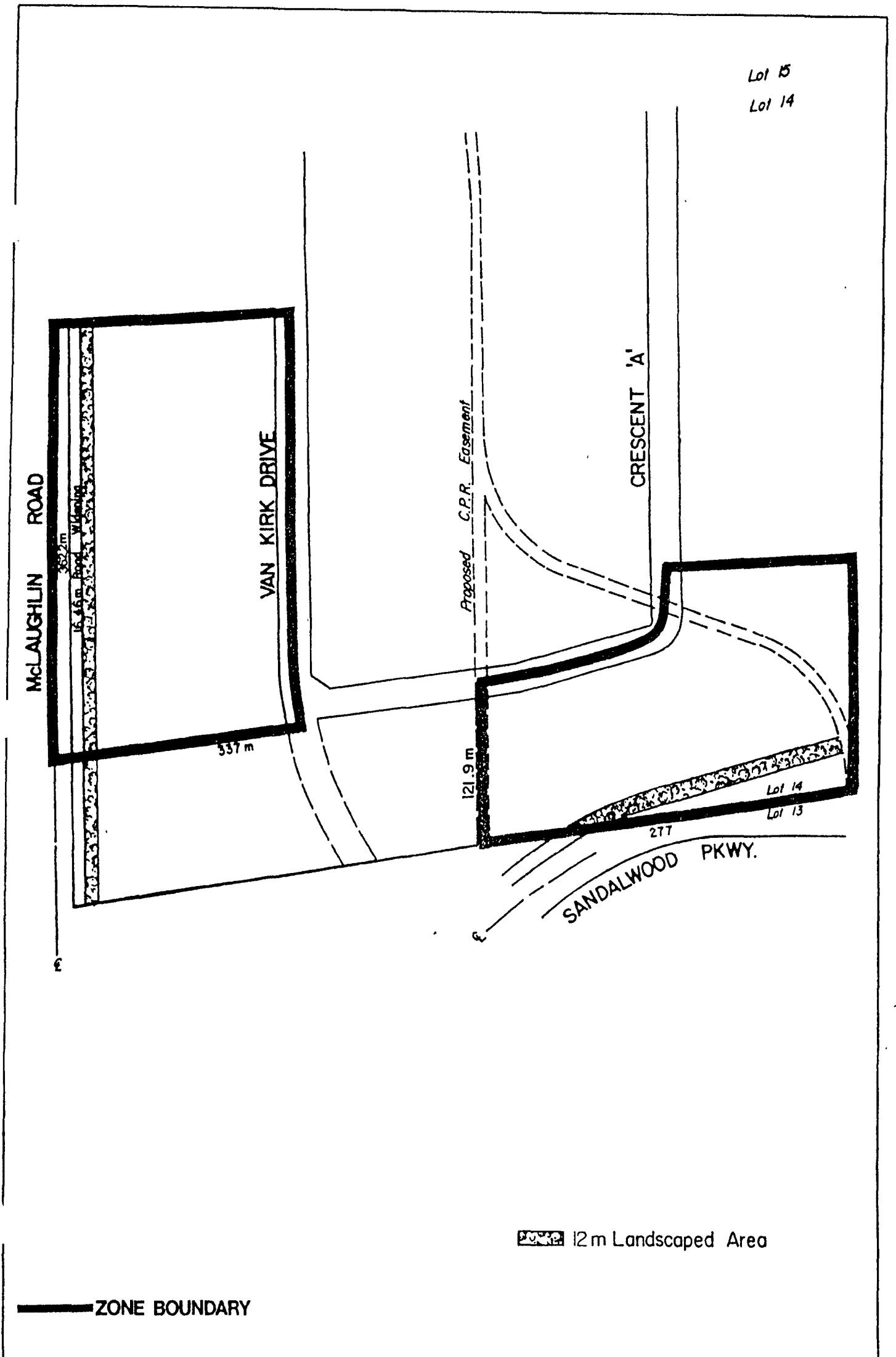




Schedule C-Section 206  
BY-LAW 270-2004



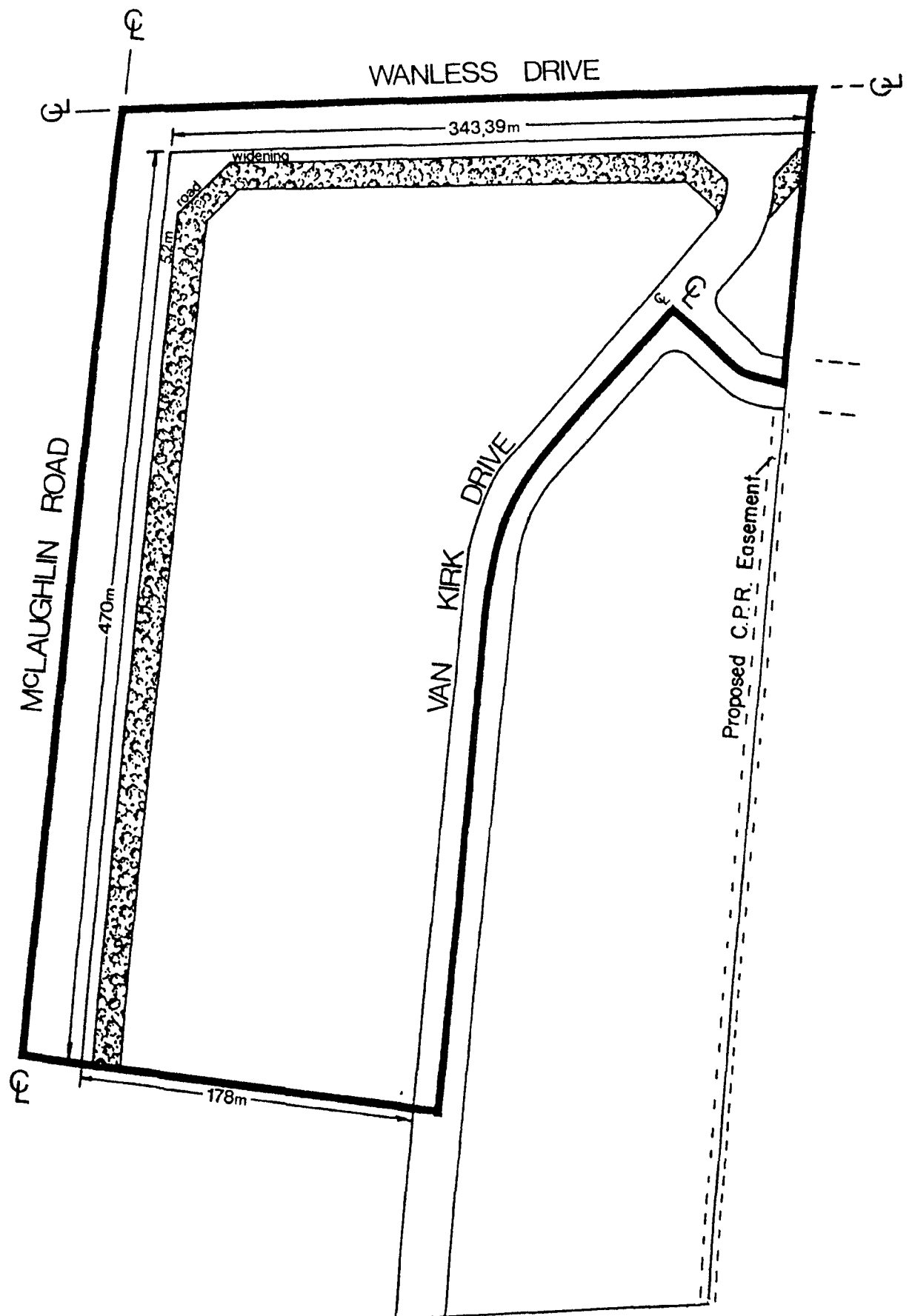
**CITY OF BRAMPTON**  
Planning, Design and Development




Schedule C-Section 208  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



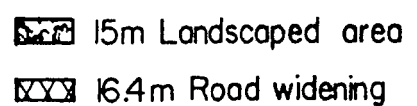
— ZONE BOUNDARY

15m Landscaped buffer area 

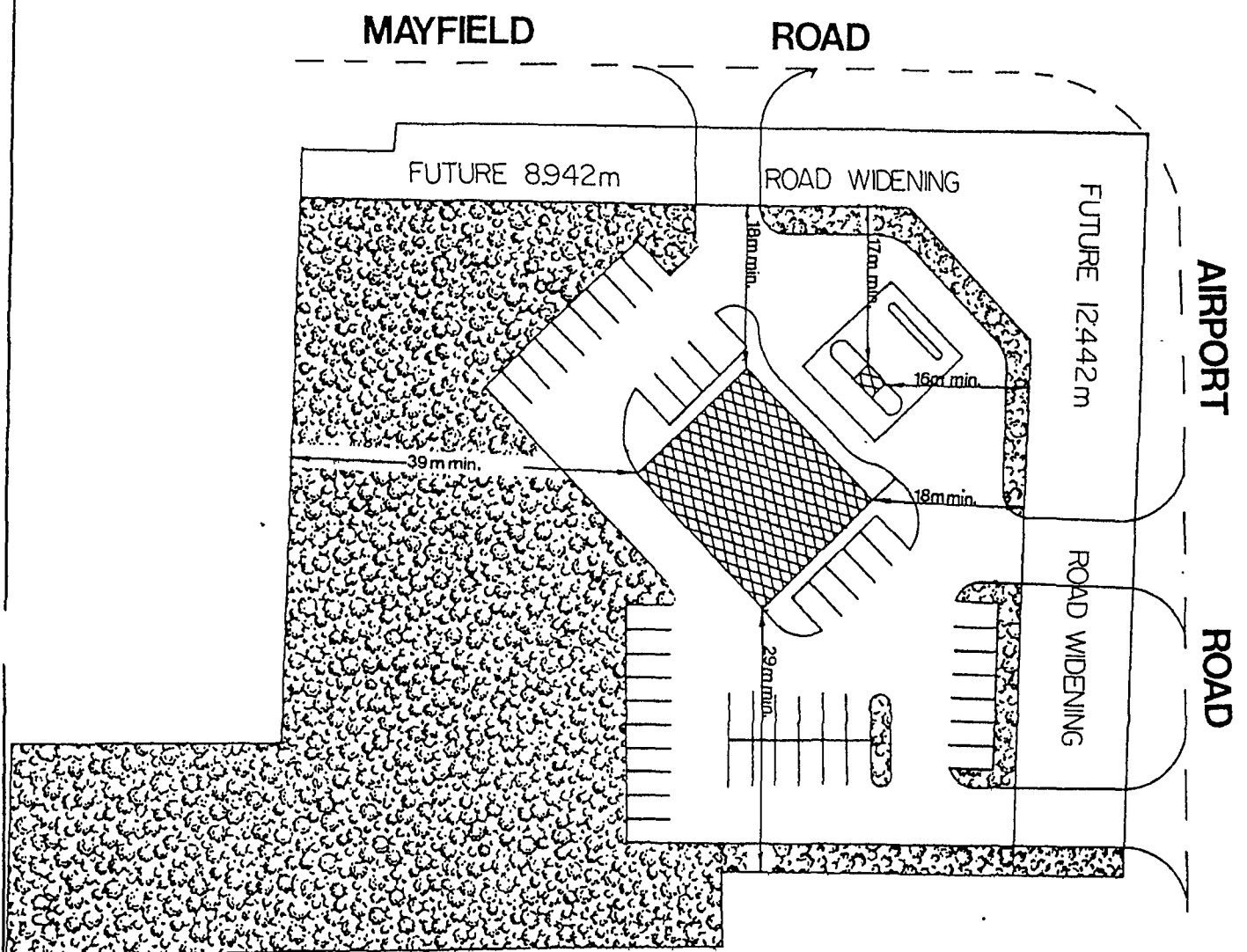
Schedule C-Section 208(a)  
BY-LAW 270-2004





**CITY OF BRAMPTON**  
Planning, Design and Development



**CITY OF BRAMPTON**  
Planning, Design and Development



 LANDSCAPED OPEN SPACE  
 BUILDING AREA

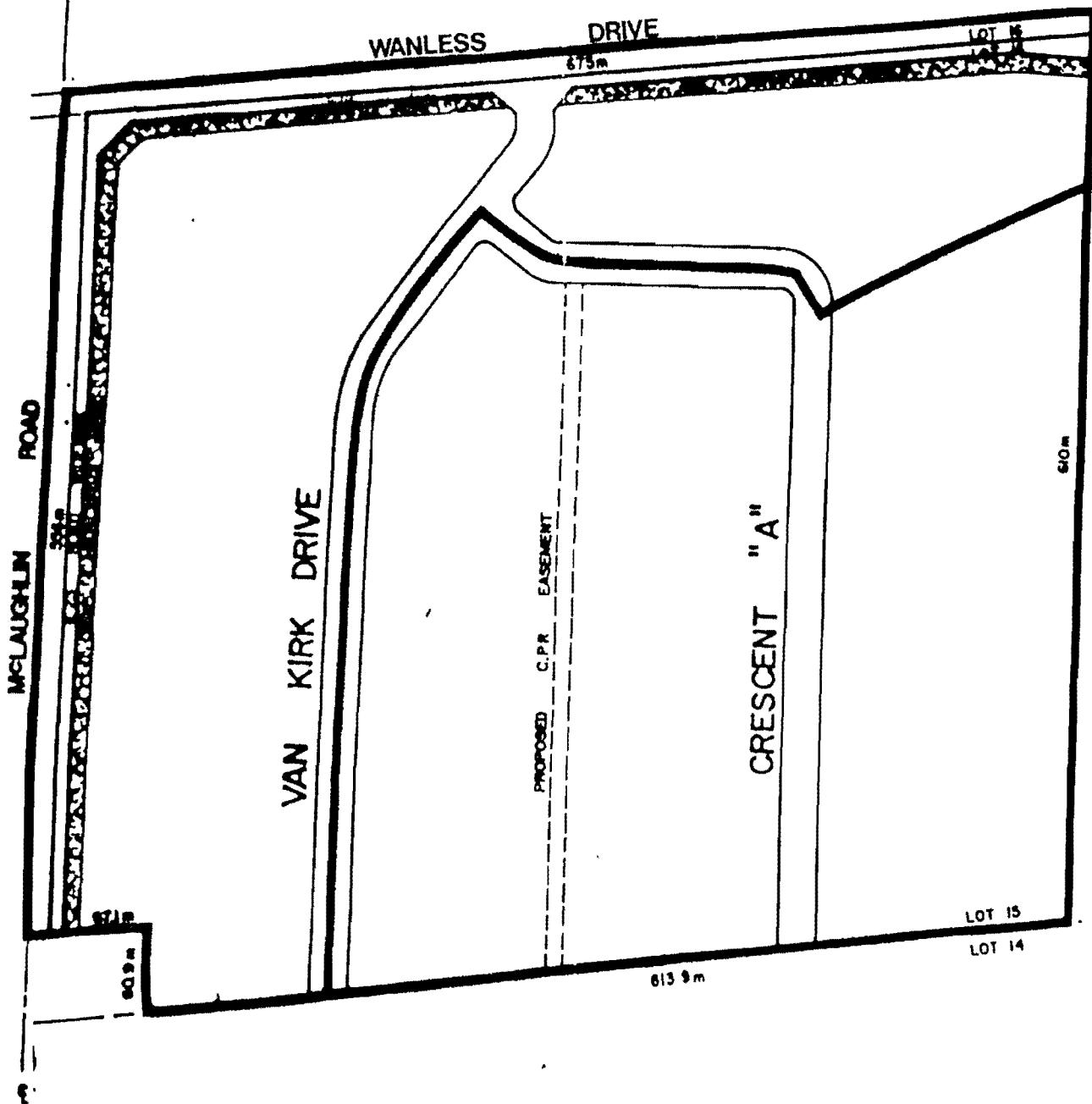
Schedule C-Section 213

BY-LAW 270-2004



**CITY OF BRAMPTON**

Planning, Design and Development

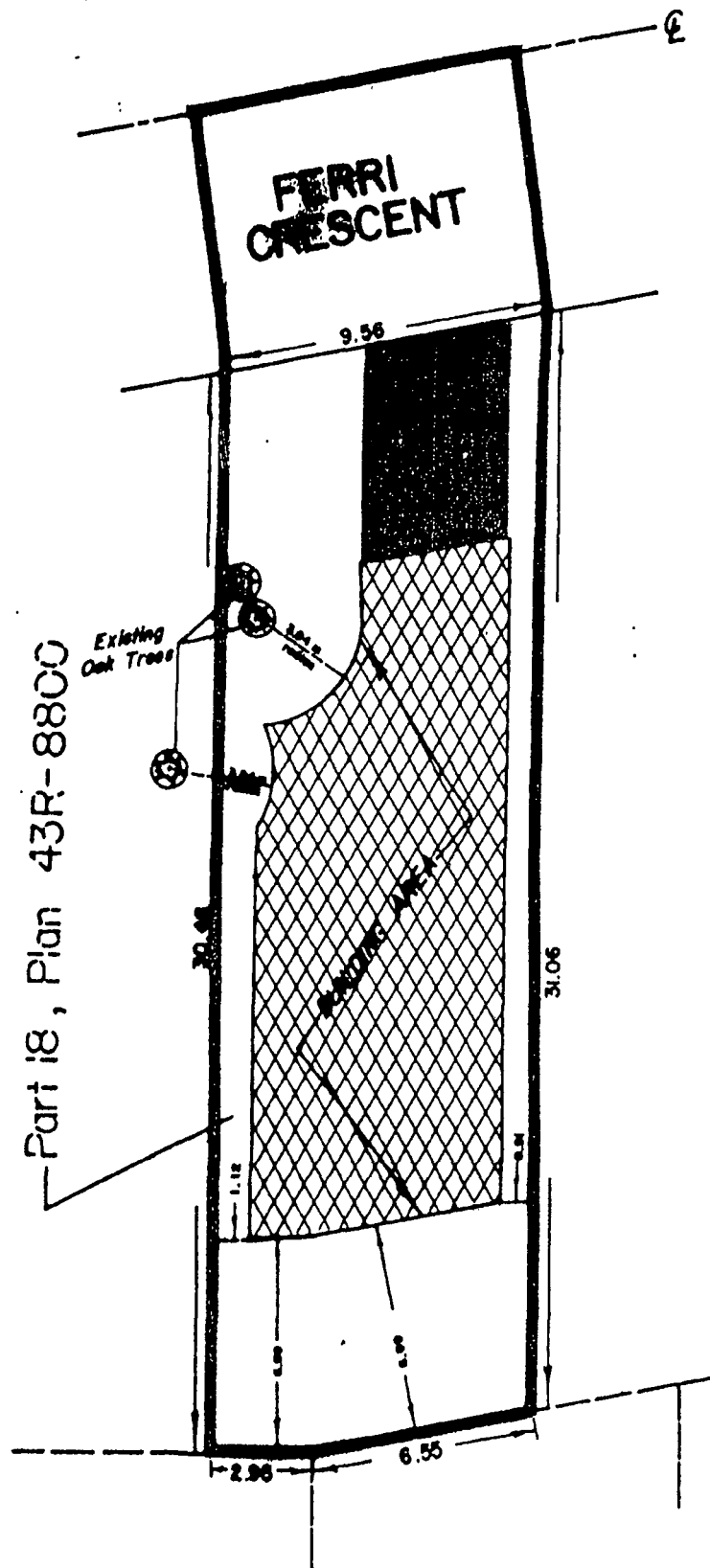


— ZONE BOUNDARY    LANDSCAPED OPEN SPACE 

Schedule C-Section 223  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



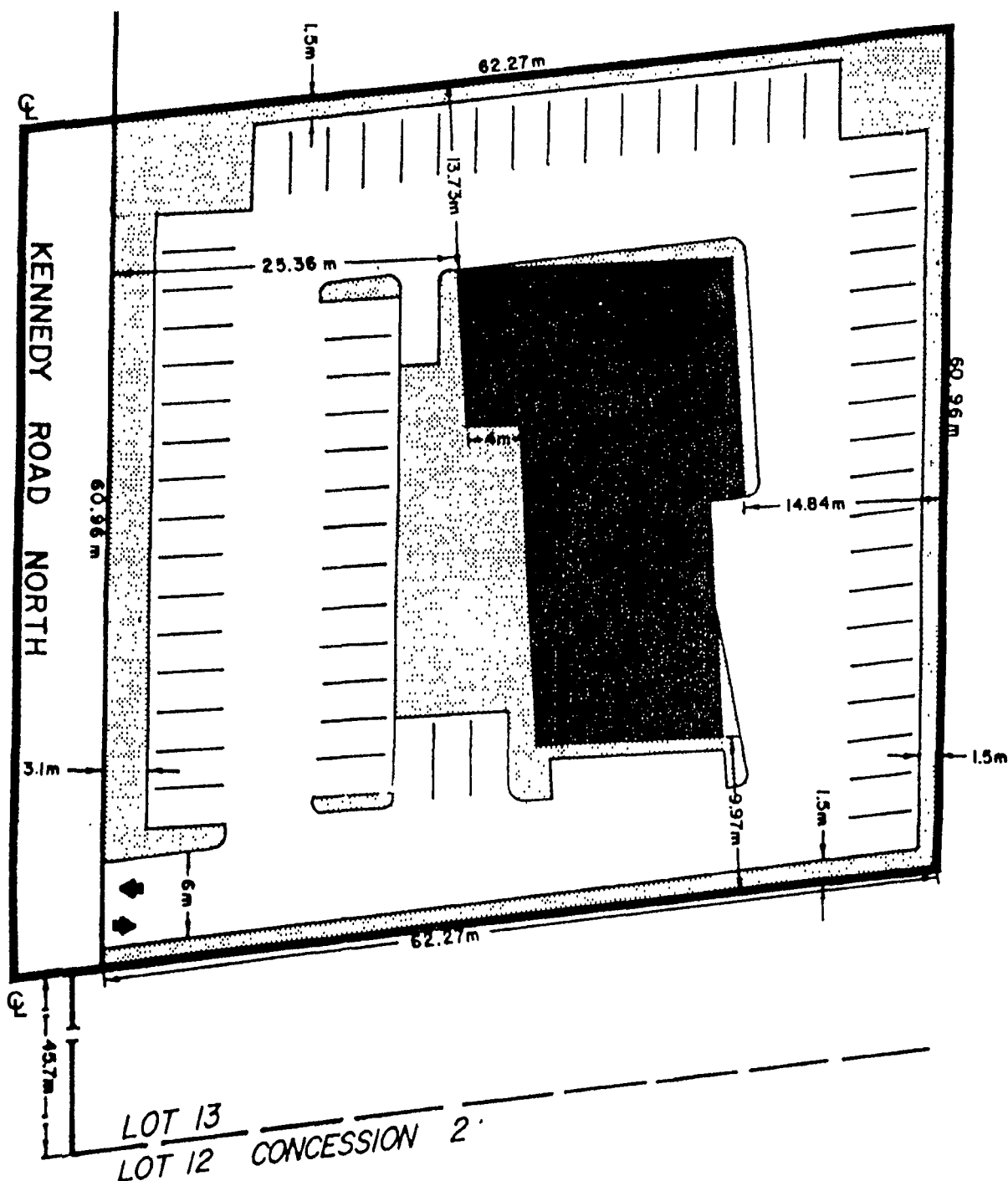
XXXX BUILDING AREA  
 ■ DRIVEWAY AREA

— ZONE BOUNDARY

Schedule C-Section 239  
 BY-LAW 270-2004



**CITY OF BRAMPTON**  
 Planning, Design and Development




**BUILDING AREA**  

**LANDSCAPED OPEN SPACE**

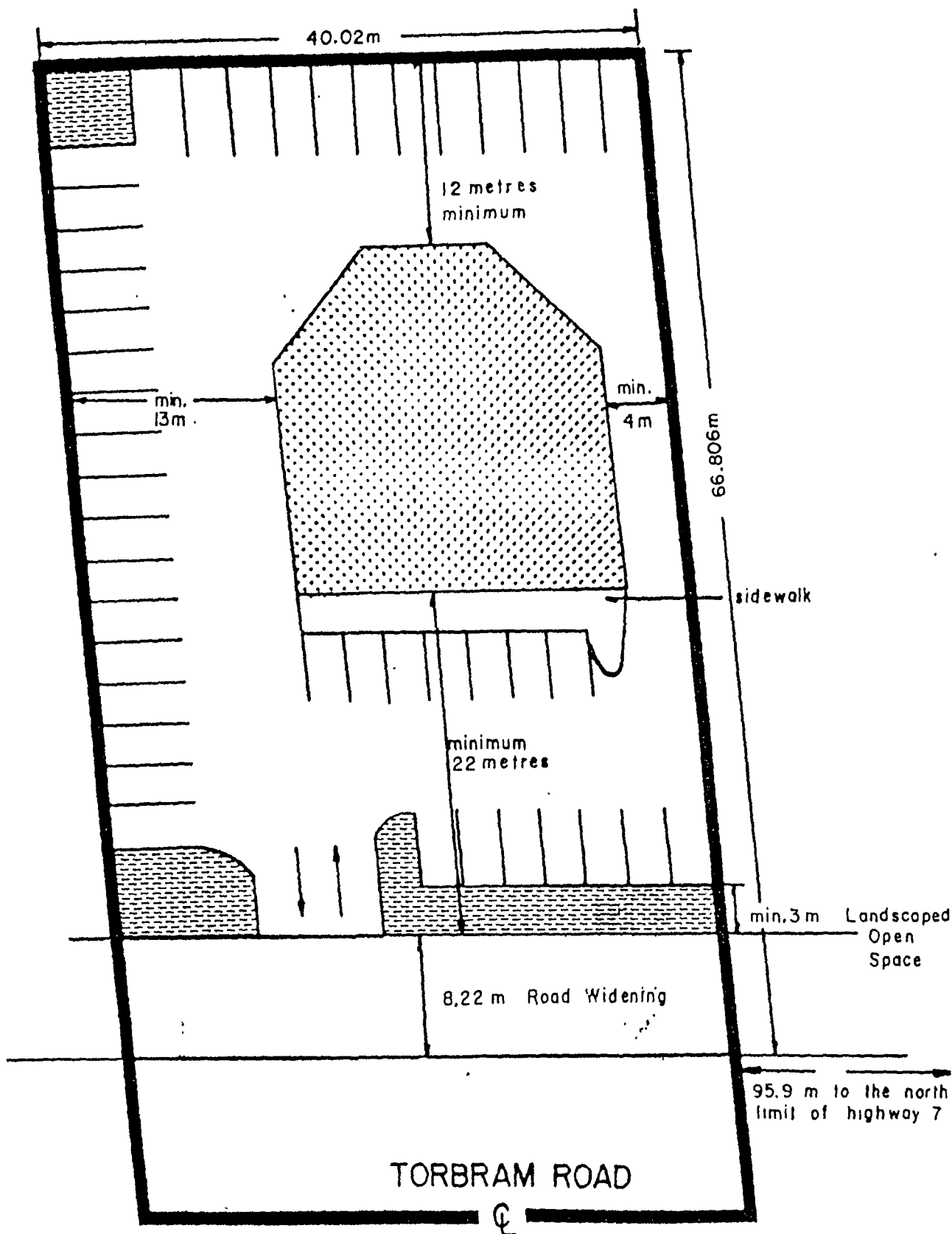

**ZONE BOUNDARY**

Schedule C-Section 240  
 BY-LAW 270-2004



**CITY OF BRAMPTON**  
 Planning, Design and Development





ZONE BOUNDARY

LANDSCAPED OPEN SPACE

BUILDING AREA

ZONE BOUNDARY

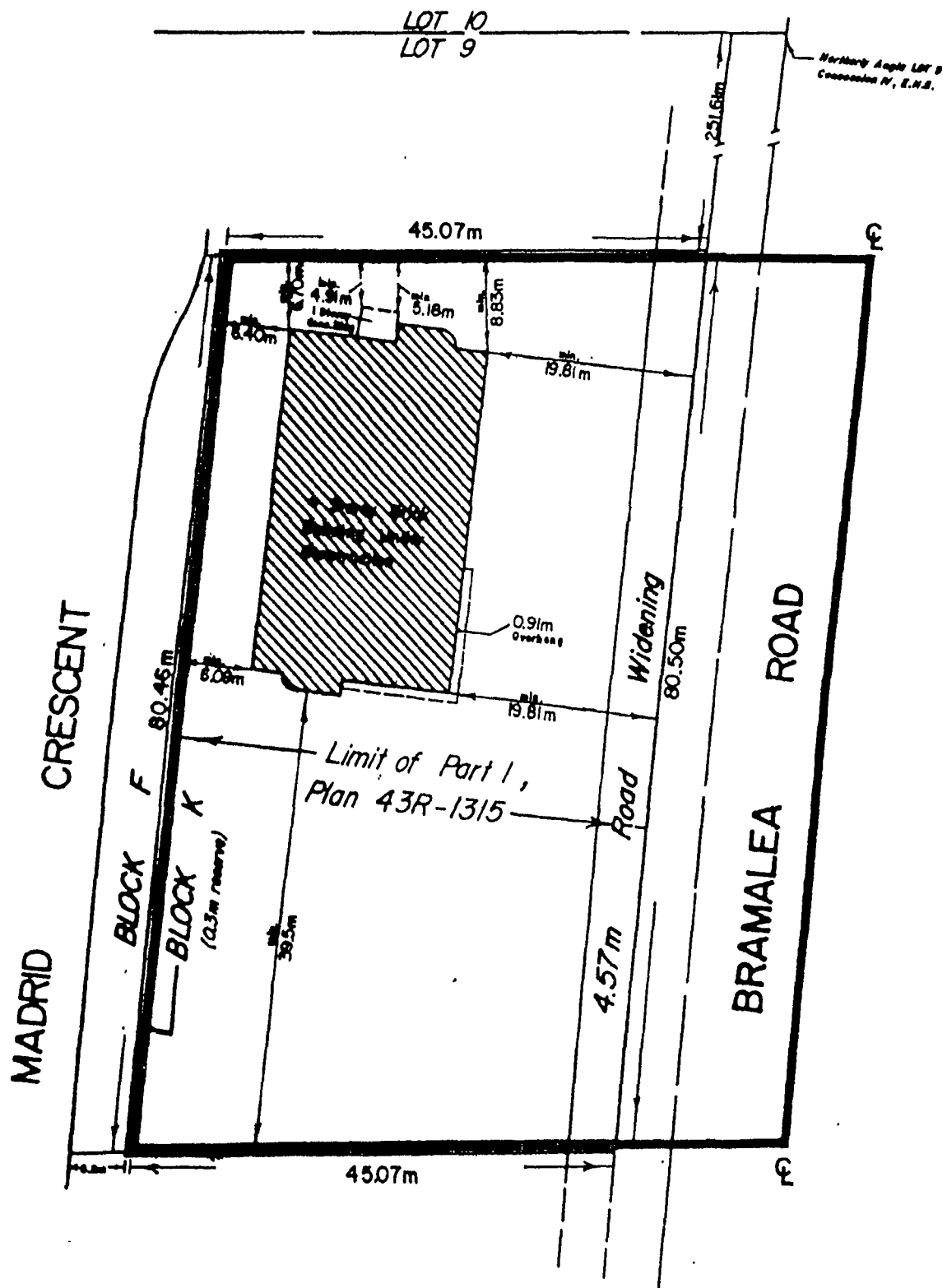
Schedule C-Section 241

BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development



▨ BUILDING AREA

— ZONE BOUNDARY

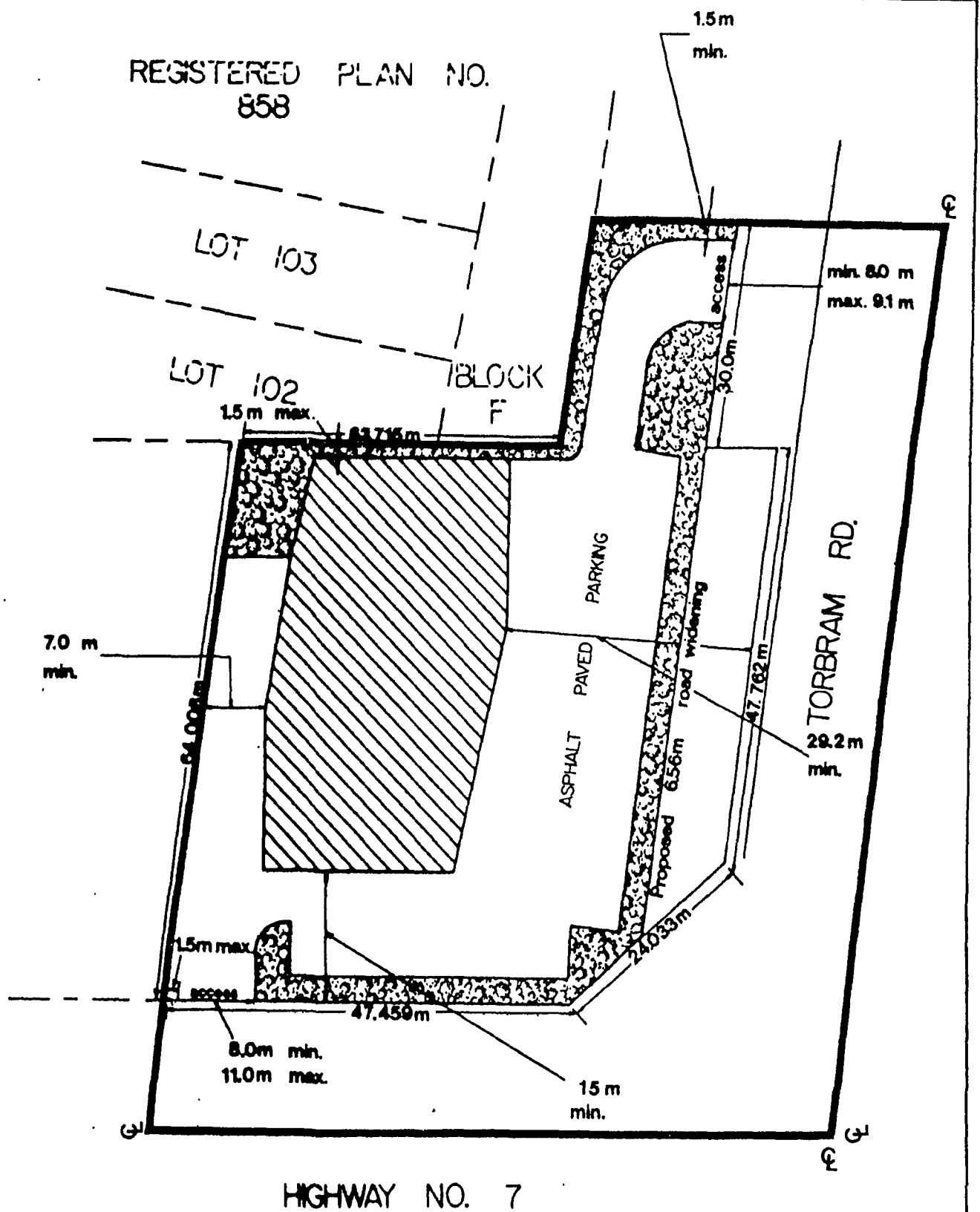
Schedule C-Section 243

BY-LAW 270-2004





CITY OF BRAMPTON

Planning, Design and Development



### LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

minimum = min.  
maximum = max.

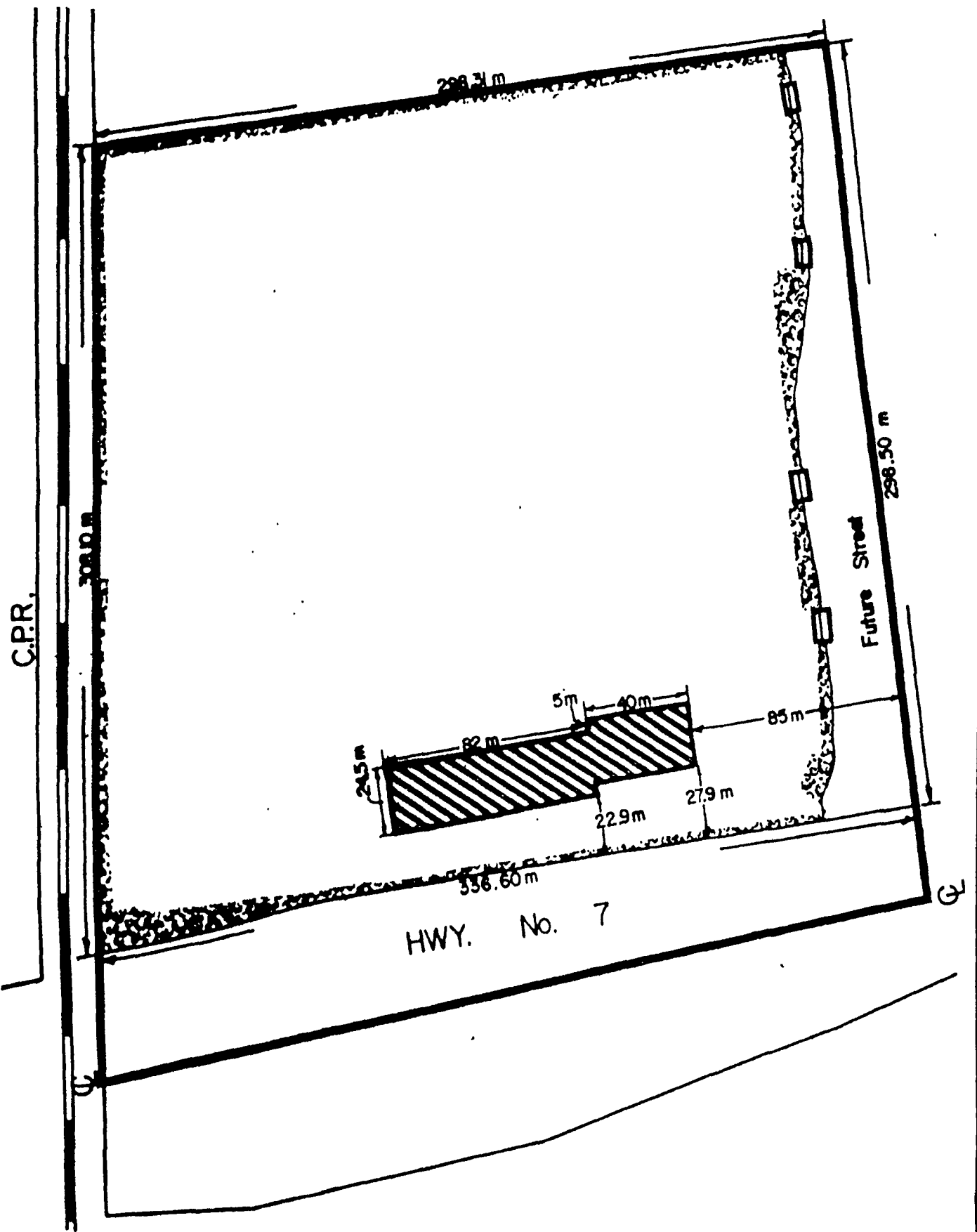
 ZONE BOUNDARY




Schedule C-Section 248

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



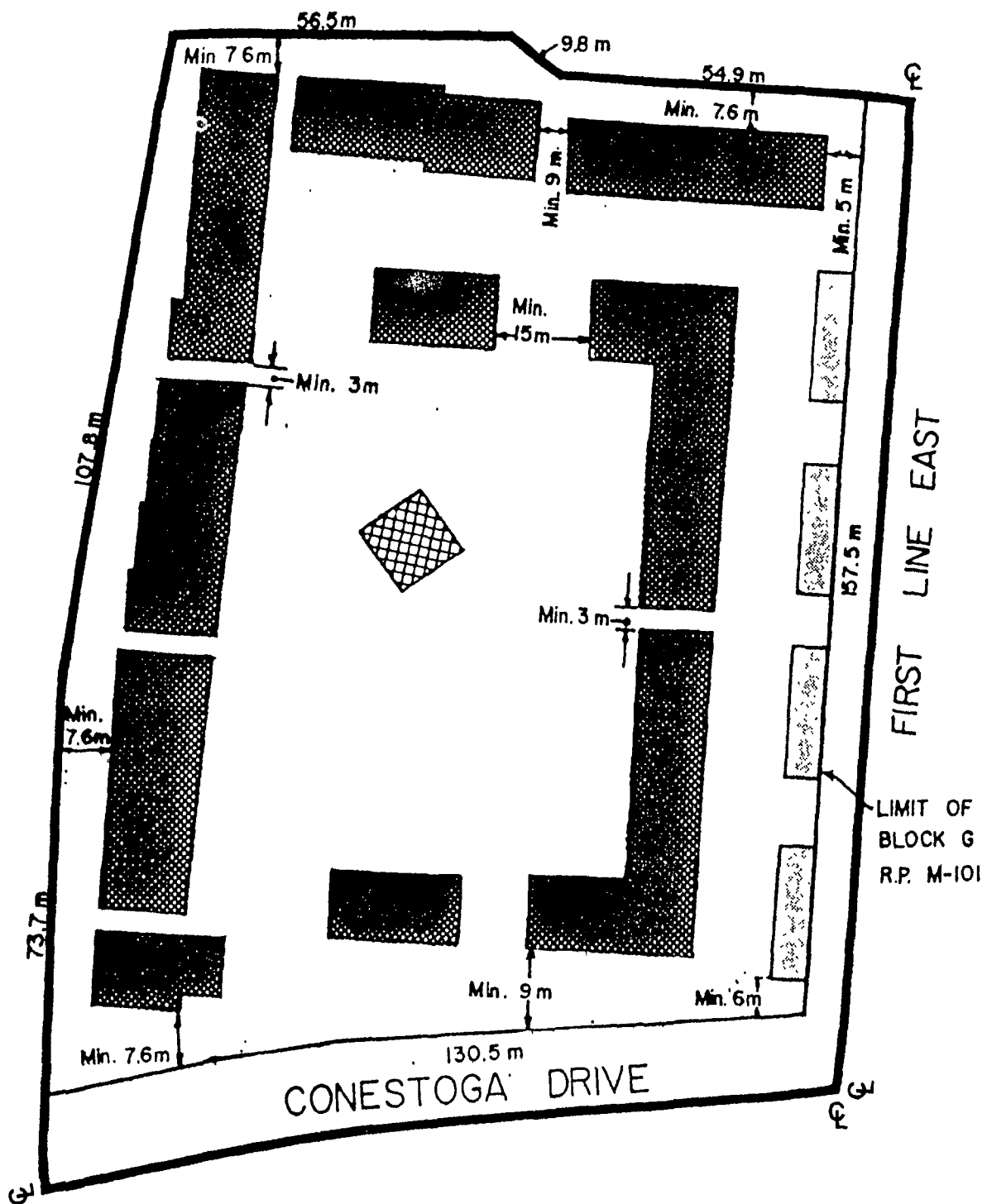
-  BUILDING AREA A
-  LANDSCAPED OPEN SPACE
-  ACCESS DRIVEWAY




 ZONE BOUNDARY

Schedule C-Section 250  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



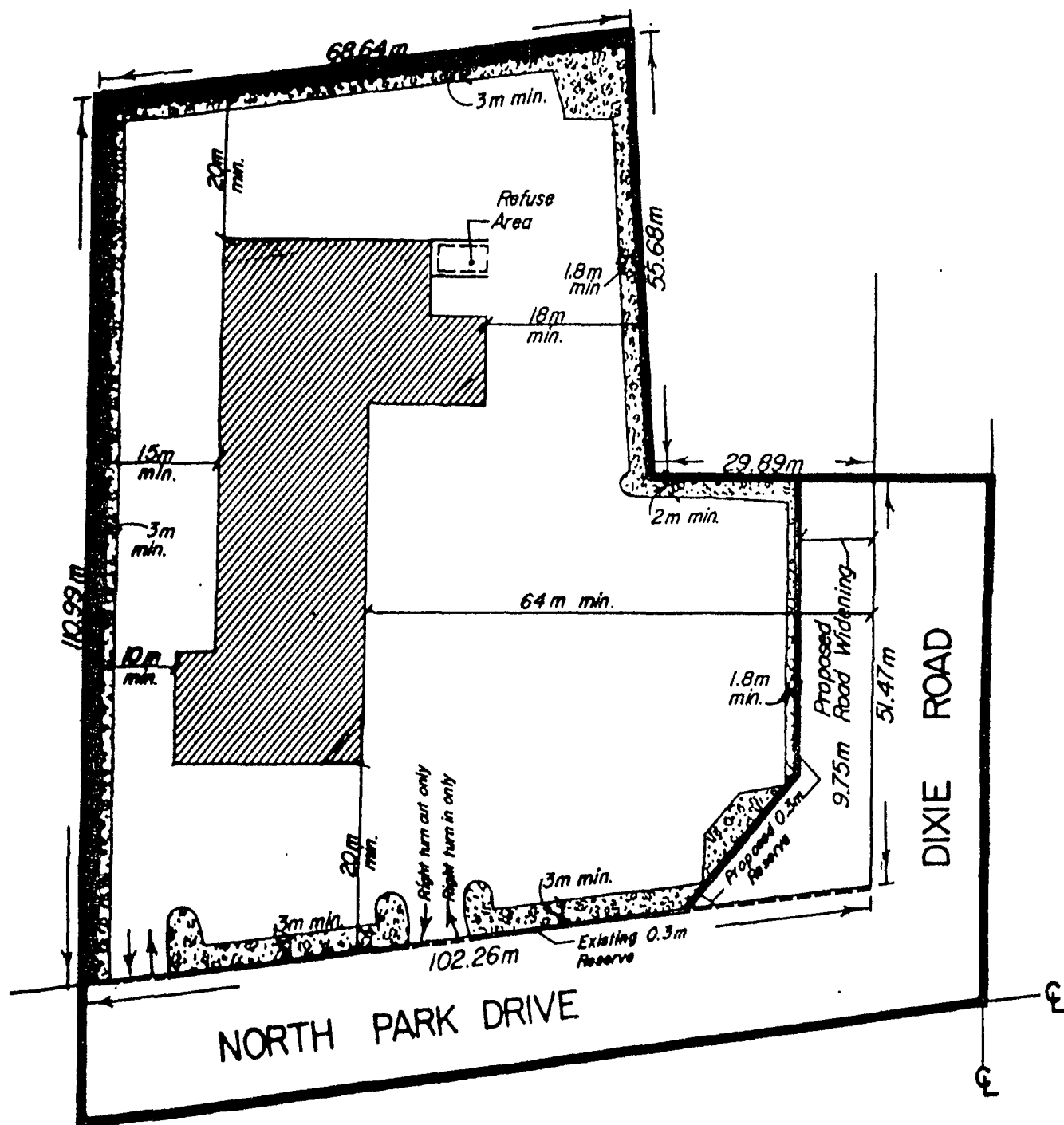
-  BUILDING AREA A
-  BUILDING AREA B
-  BUILDING AREA C




 ZONE BOUNDARY

Schedule C-Section 251  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



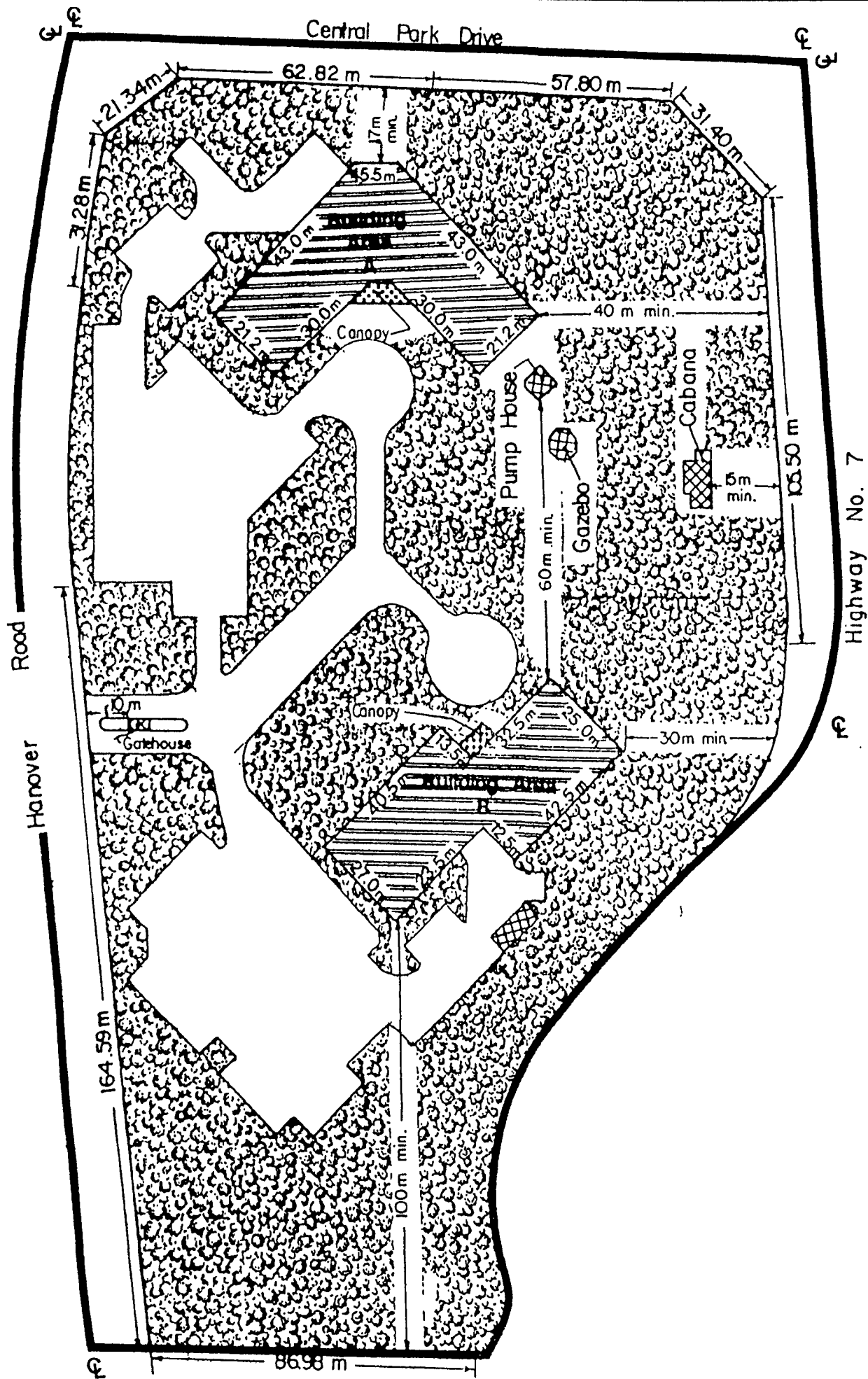
-  Building Area
-  Landscaped Open Space
-  Masonry Wall

— ZONE BOUNDARY

Schedule C-Section 252  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



#### LEGEND

- |               |                       |
|---------------|-----------------------|
| Building Area | Accessory Building    |
| Canopy Area   | Landscaped Open Space |

ZONE BOUNDARY

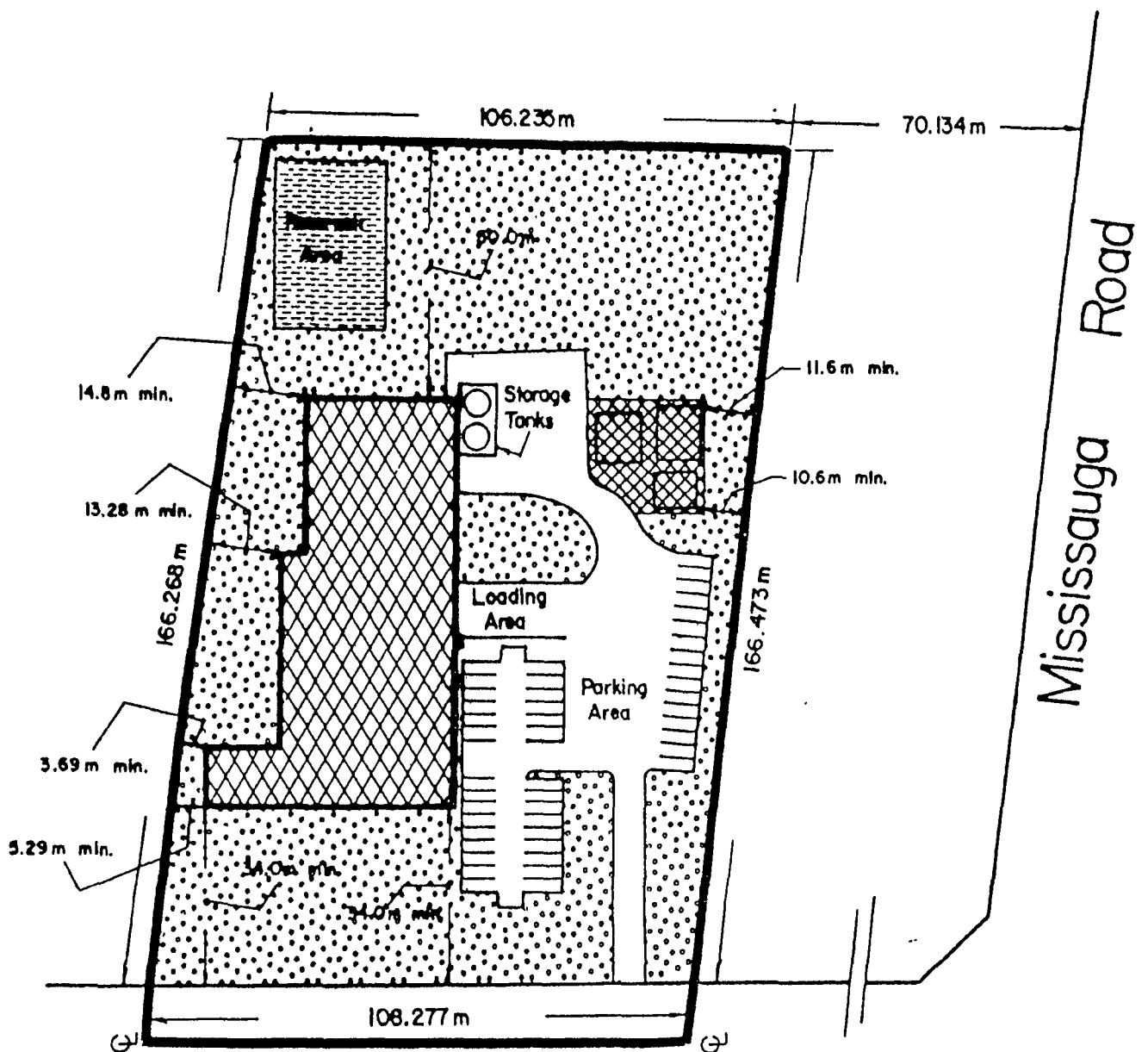
Schedule C-Section 253

BY-LAW 270-2004






**CITY OF BRAMPTON**  
Planning, Design and Development

# Concession 5 W.H.S., Lot 11



Highway No. 7

-  Main Building Area
-  Accessory Building Area
-  Landscaped Open Space

 ZONE BOUNDARY

Schedule C-Section 254

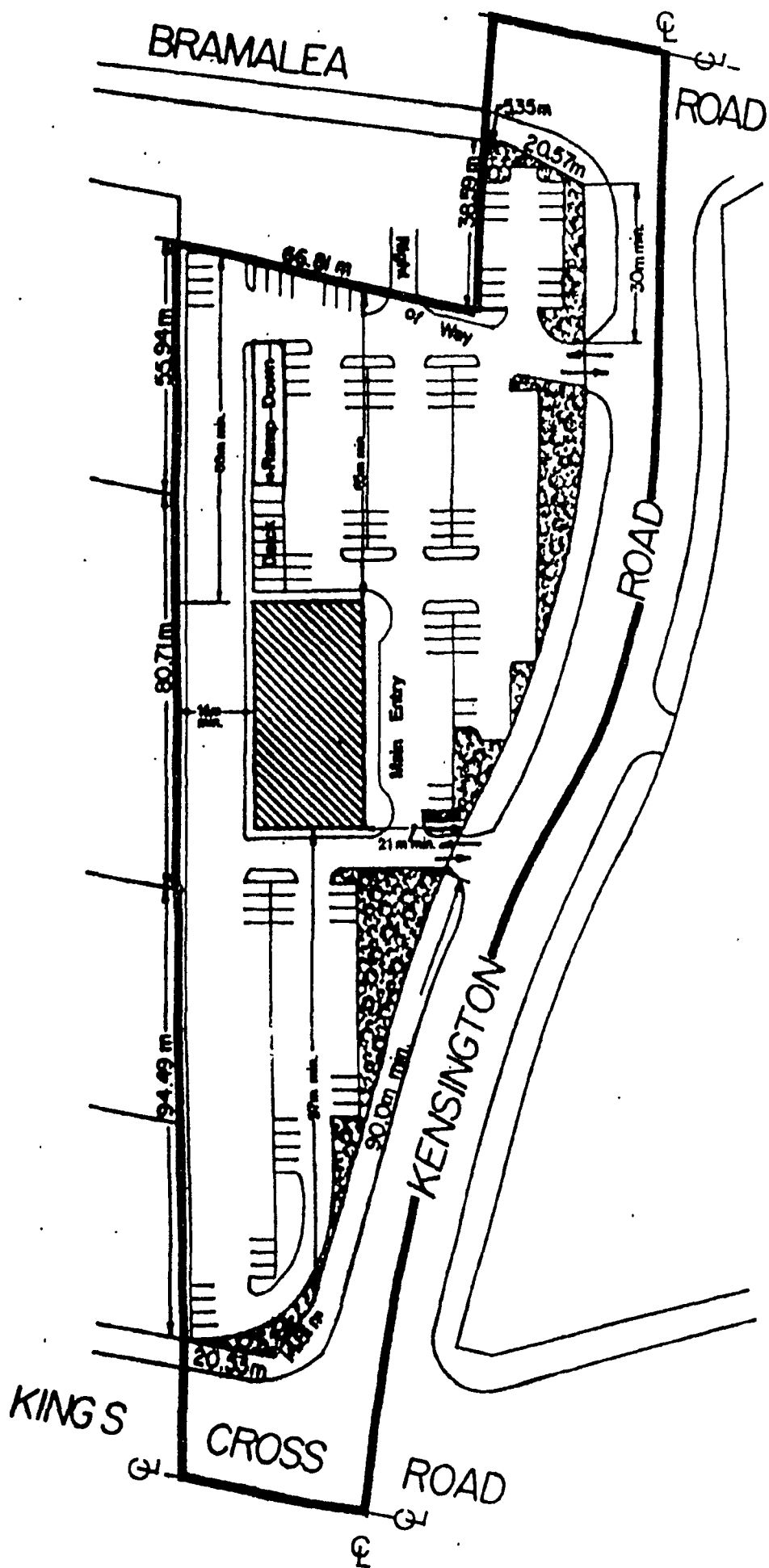
BY-LAW 270-2004





**CITY OF BRAMPTON**

Planning, Design and Development





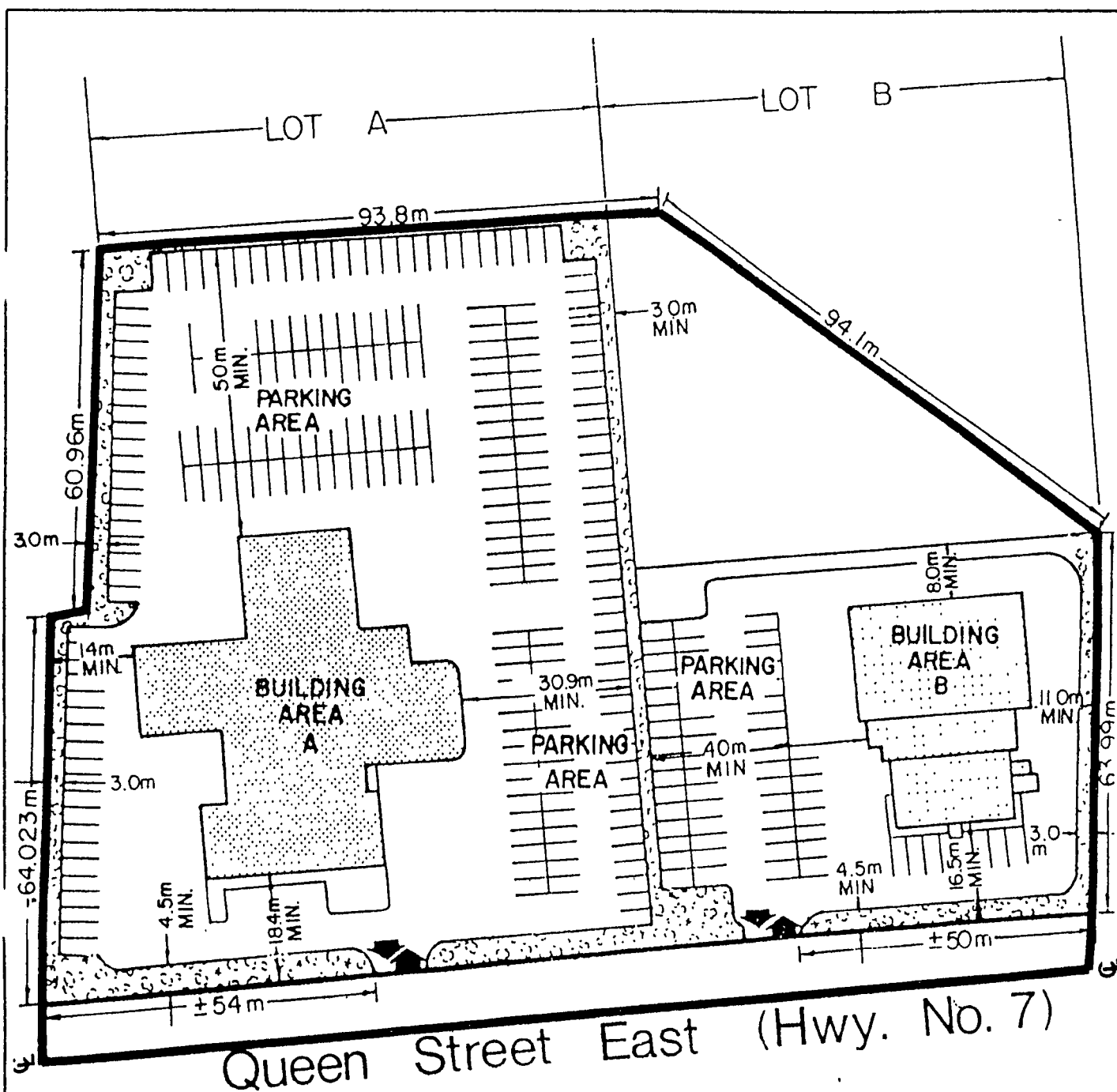
-  Building Area
-  Landscaped Open Space

 ZONE BOUNDARY





Schedule C-Section 255  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



# LEGEND

-  BUILDING AREA A
-  BUILDING AREA B
-  LANDSCAPED OPEN SPACE
-  DRIVEWAY ACCESS

 ZONE BOUNDARY

Schedule C-Section 256

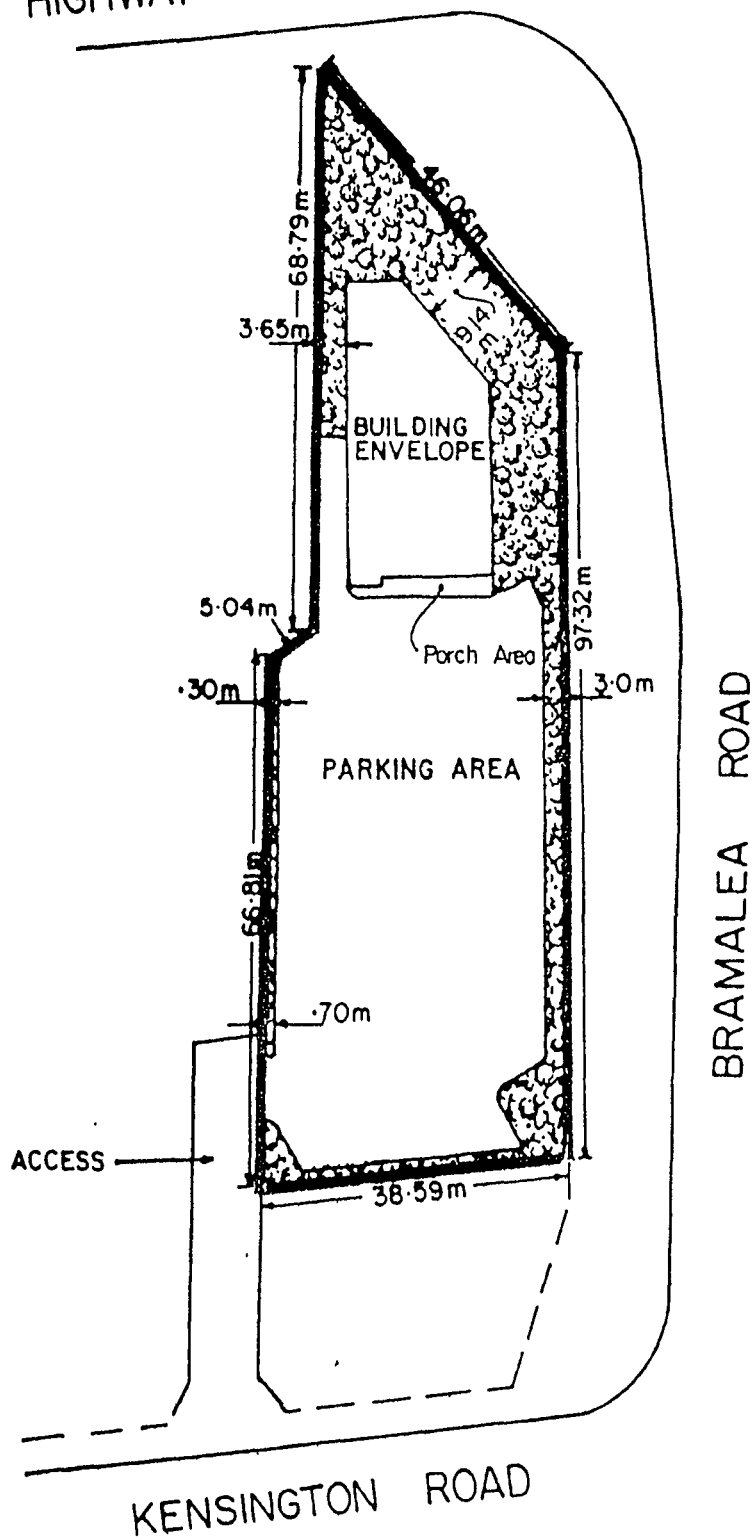
BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development

HIGHWAY No. 7



LANDSCAPED OPEN SPACE

— ZONE BOUNDARY

Schedule C-Section 270

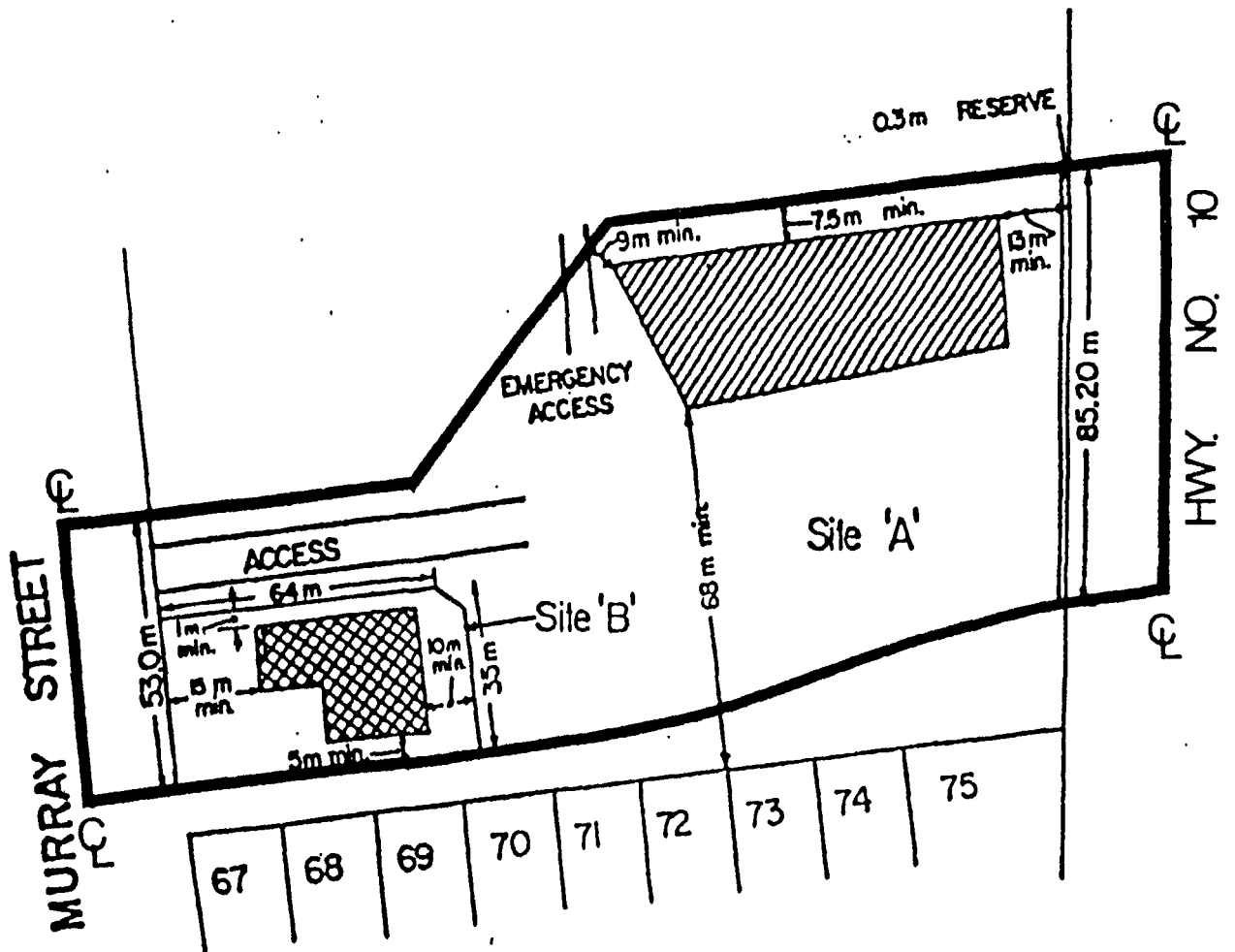
BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development

Concession / W.H.S. Lot 9



Registered Plan M-344

 Building Area A

 Building Area B

 ZONE BOUNDARY

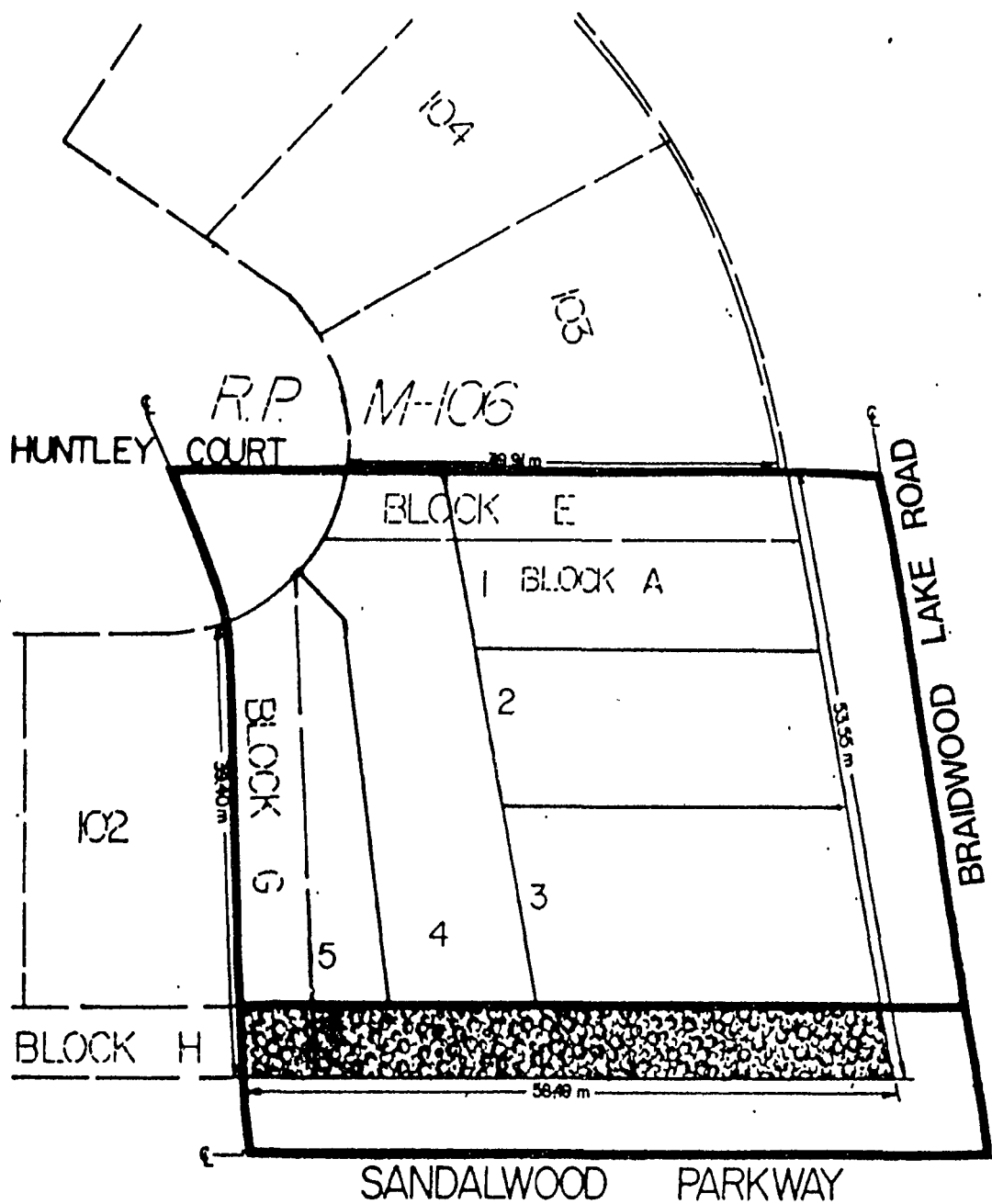
Schedule C-Section 271

BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development



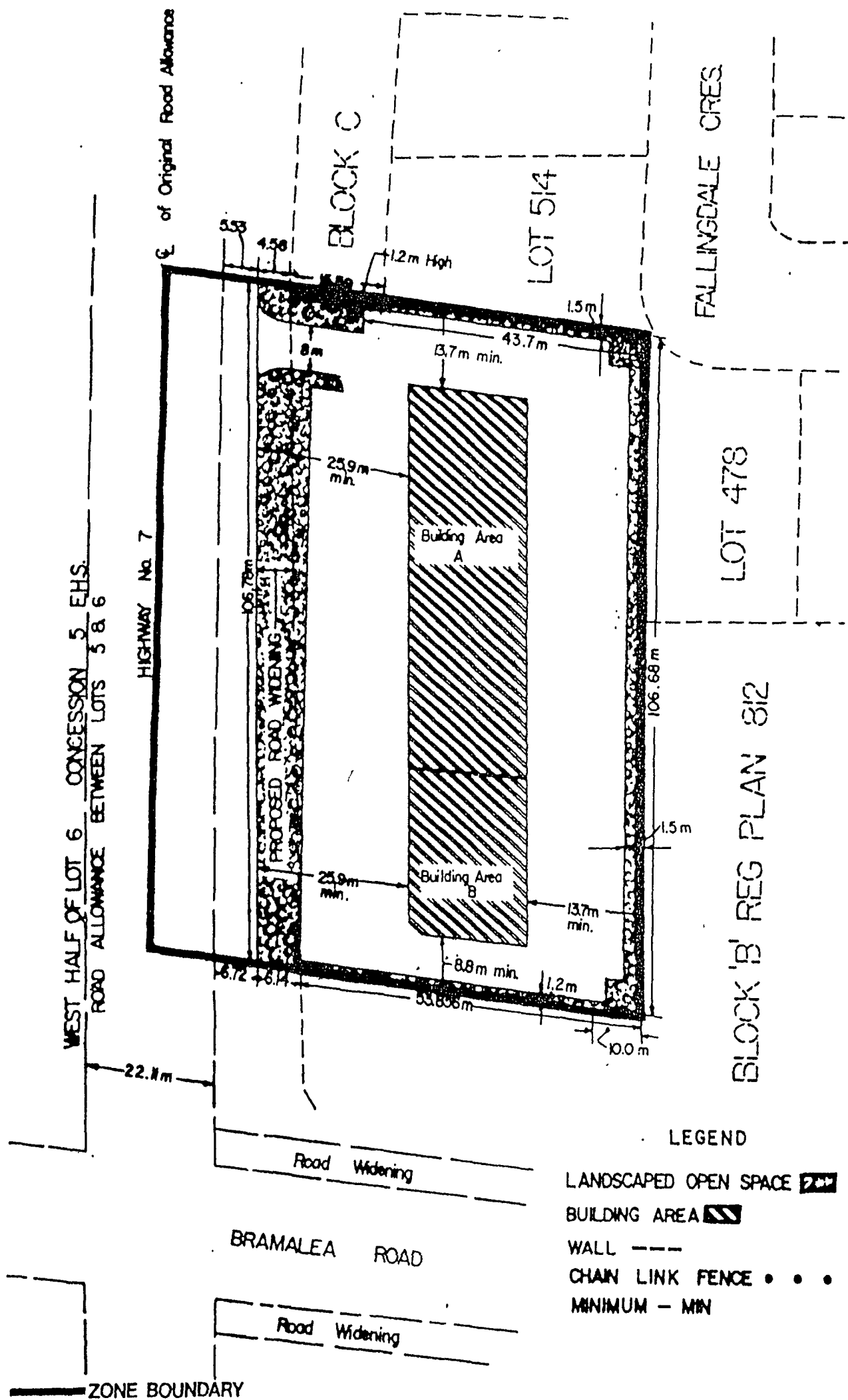
 Landscaped Buffer Space

 ZONE BOUNDARY

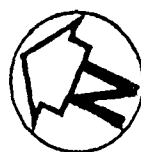
Schedule C-Section 274  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

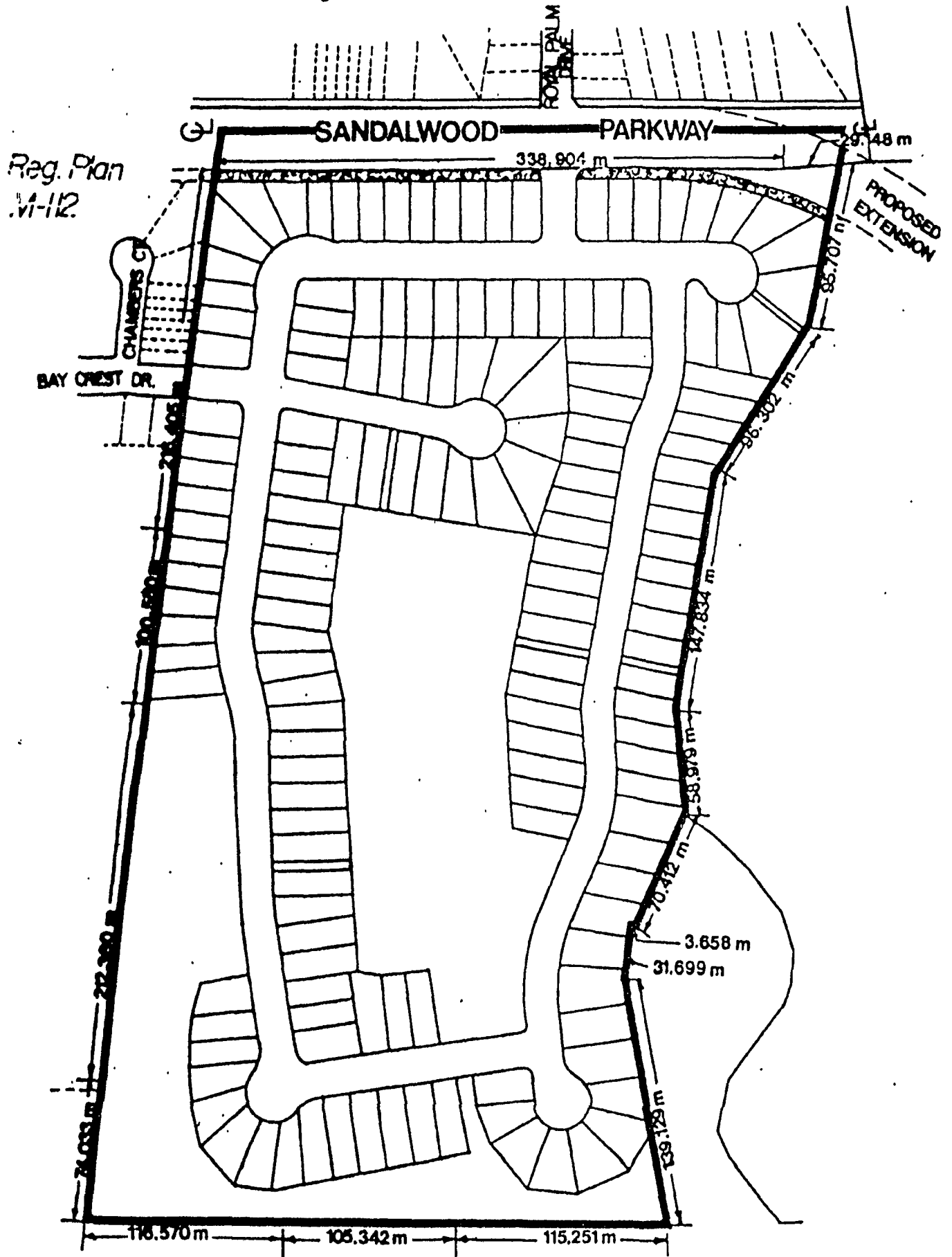


Schedule C-Section 276  
BY-LAW 270-2004



CITY OF BRAMPTON  
Planning, Design and Development

Registered Plan M-III



EAST HALF LOT 12, CON. 2, E.H.S.



LANDSCAPED BUFFER AREA

**ZONE BOUNDARY**

## Schedule C-Section 278

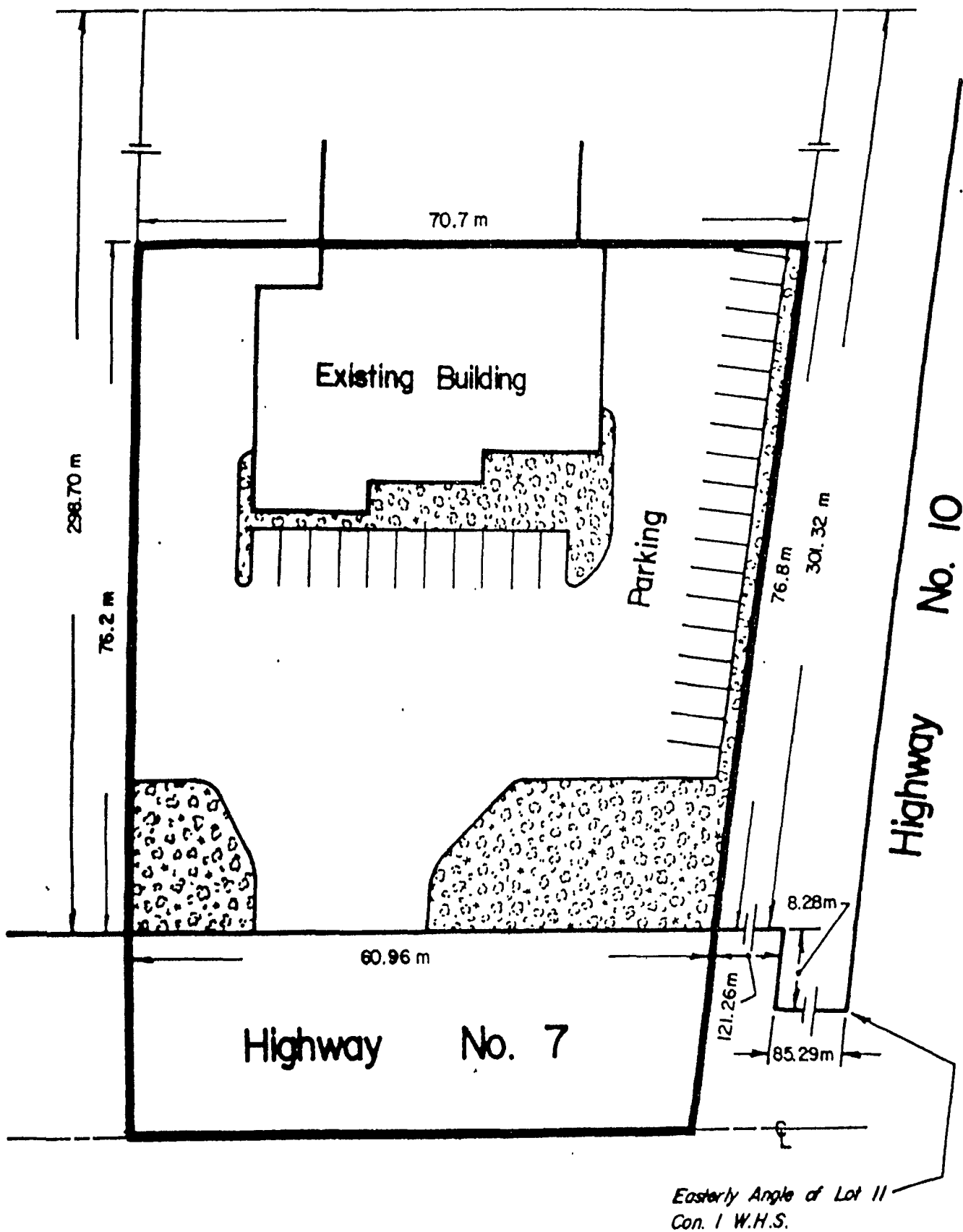
BY-LAW 270-2004



**CITY OF BRAMPTON**

## Planning, Design and Development

C-63



 Landscaped Open Space

 ZONE BOUNDARY

Schedule C-Section 289

BY-LAW 270-2004

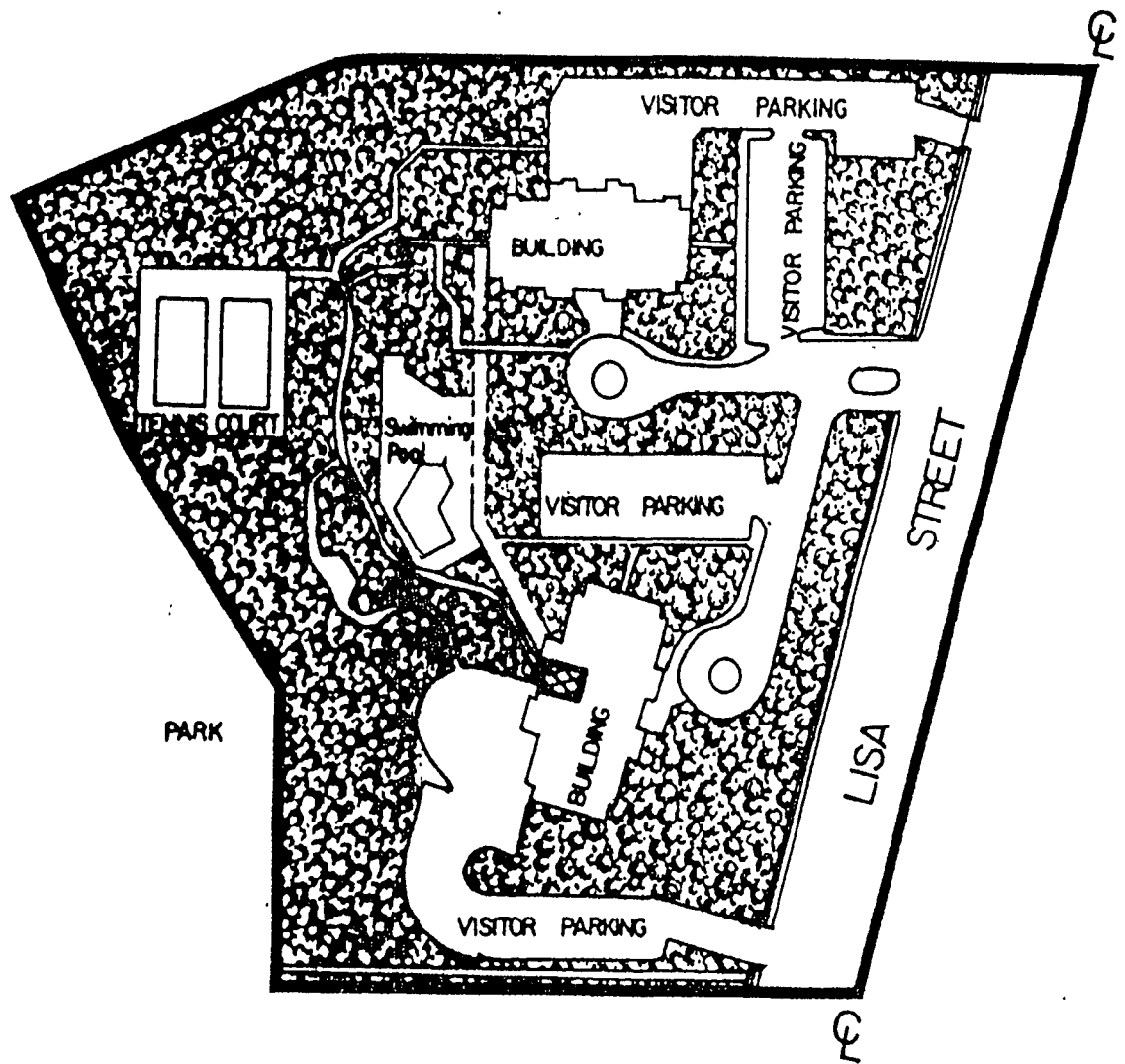


CITY OF BRAMPTON



Planning, Design and Development

664





# LEGEND

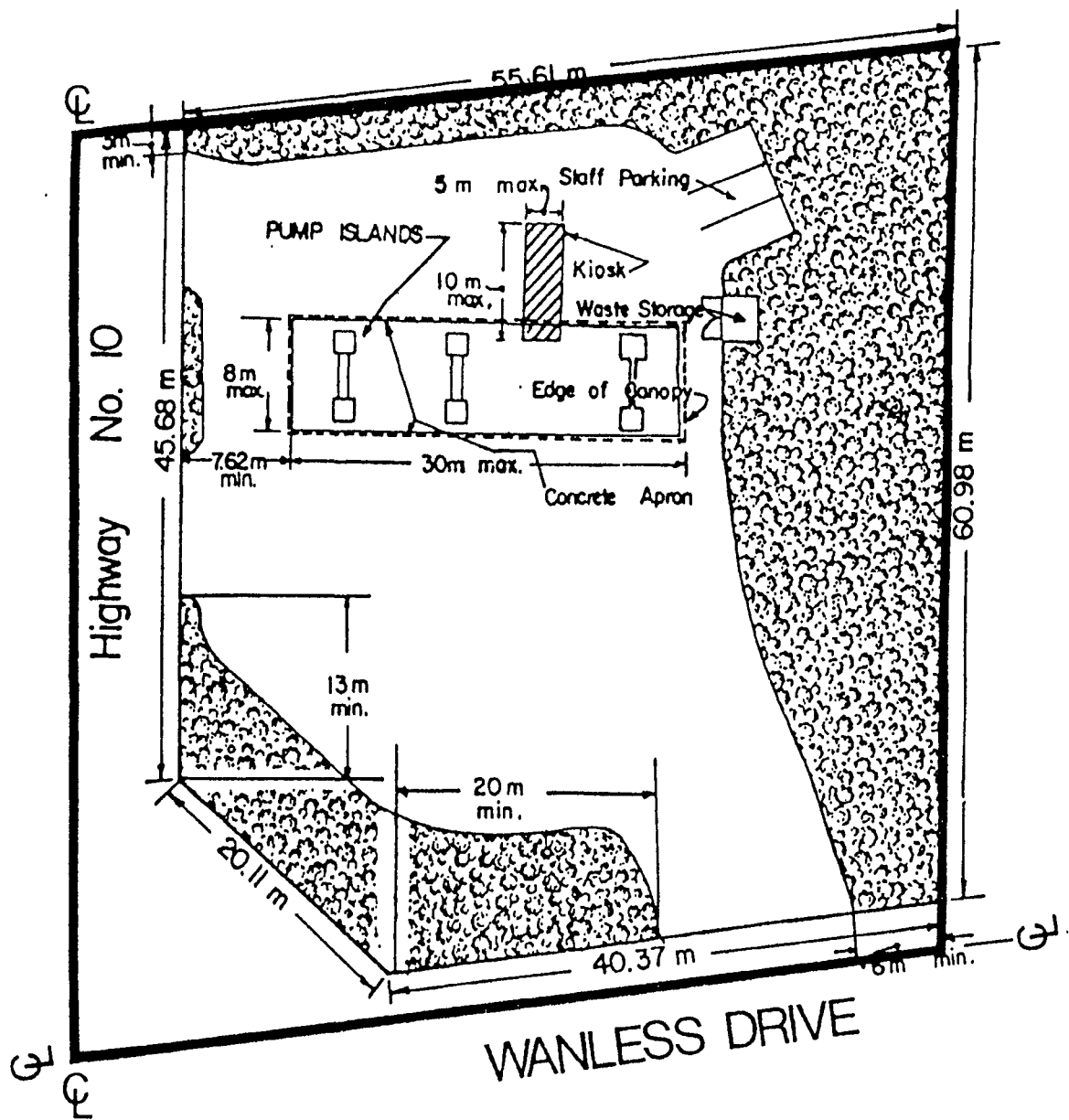
-  Commercial Area
-  Landscaped Area

 ZONE BOUNDARY



Schedule C-Section 290  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



### LEGEND

-  Landscaped Open Space
-  Building Area

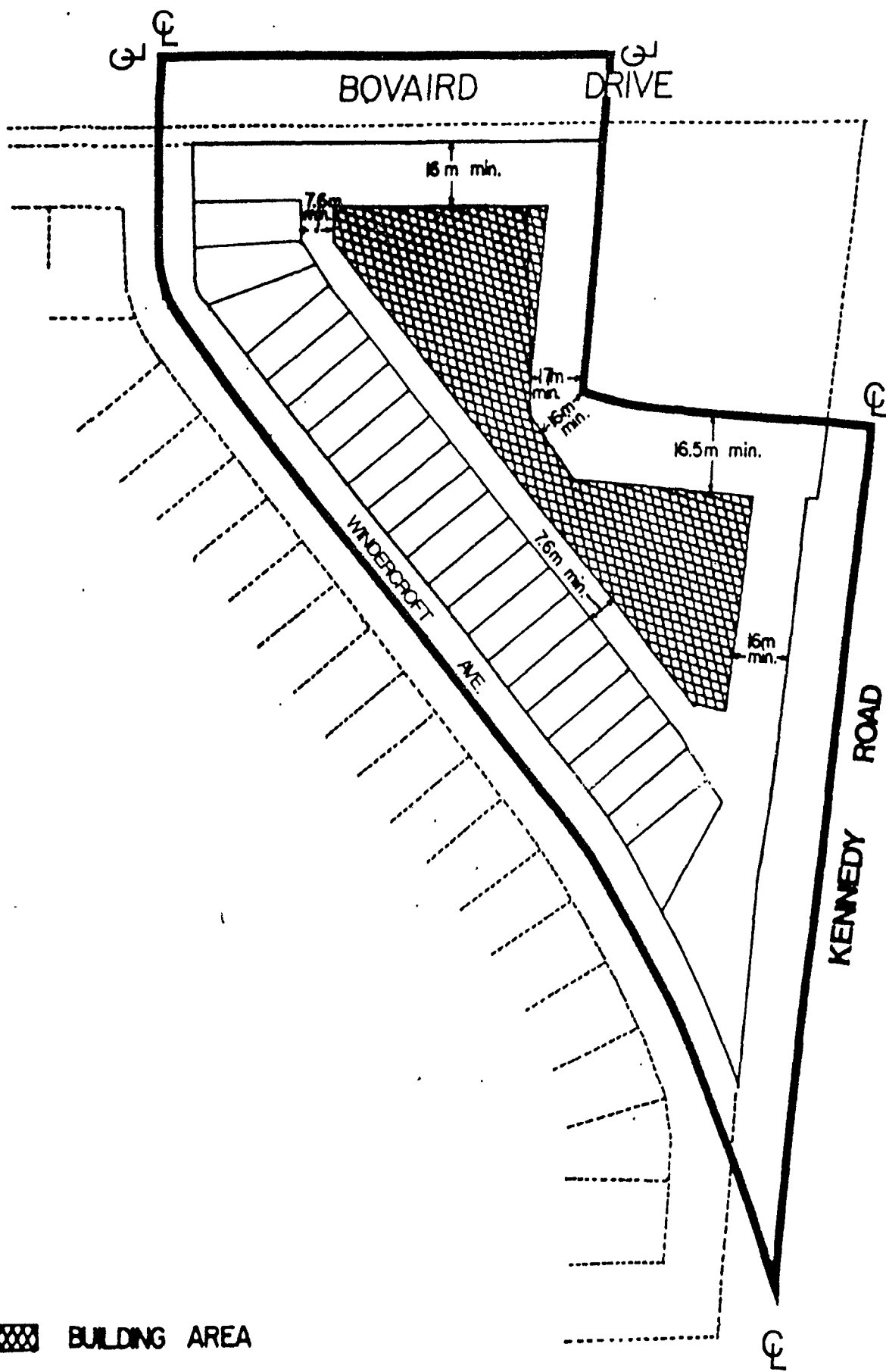
 ZONE BOUNDARY


Schedule C-Section 292

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



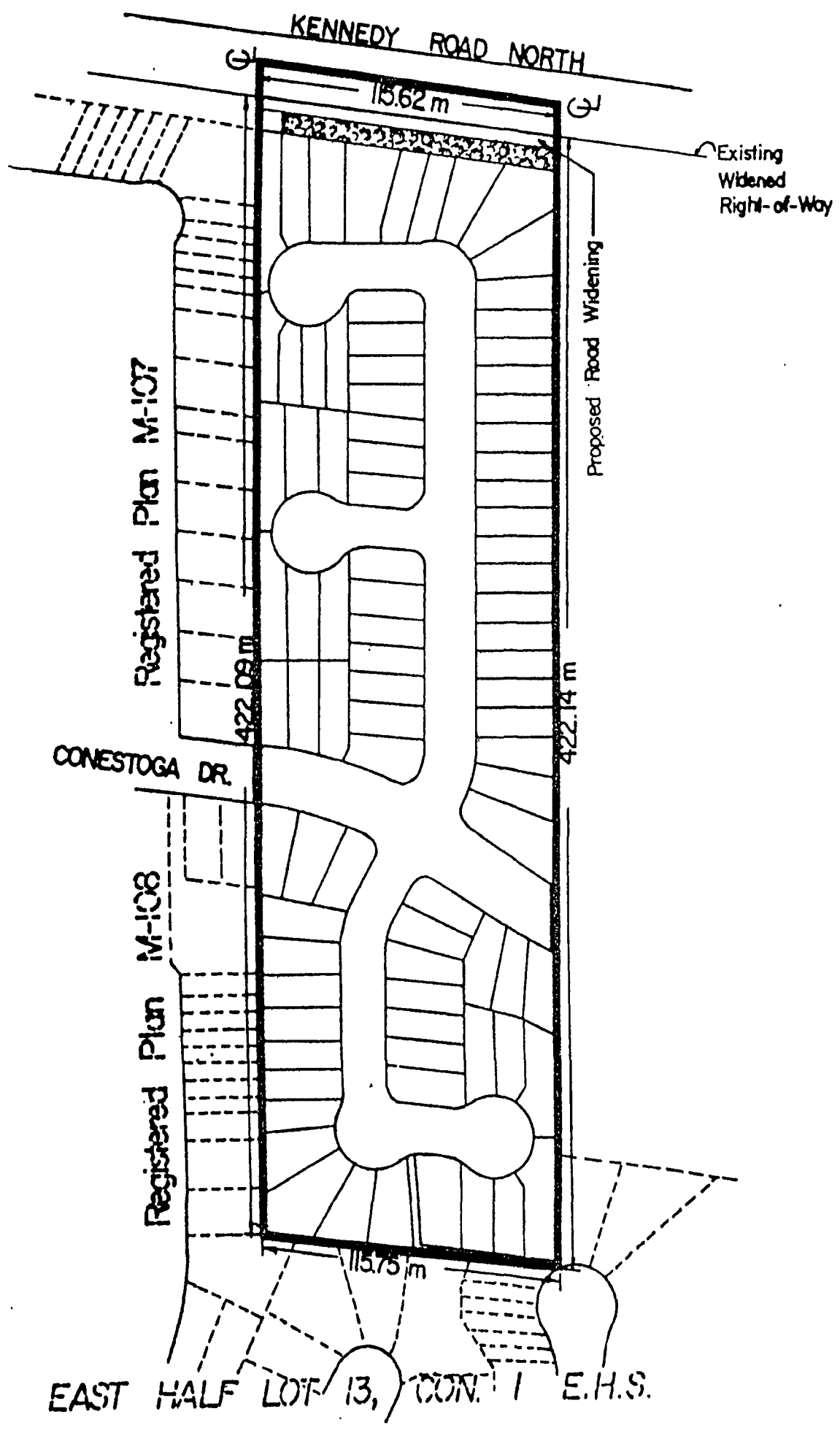
 BUILDING AREA  
Min. - MINIMUM.


 ZONE BOUNDARY

Schedule C-Section 295  
BY-LAW 270-2004



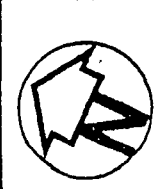
**CITY OF BRAMPTON**  
Planning, Design and Development



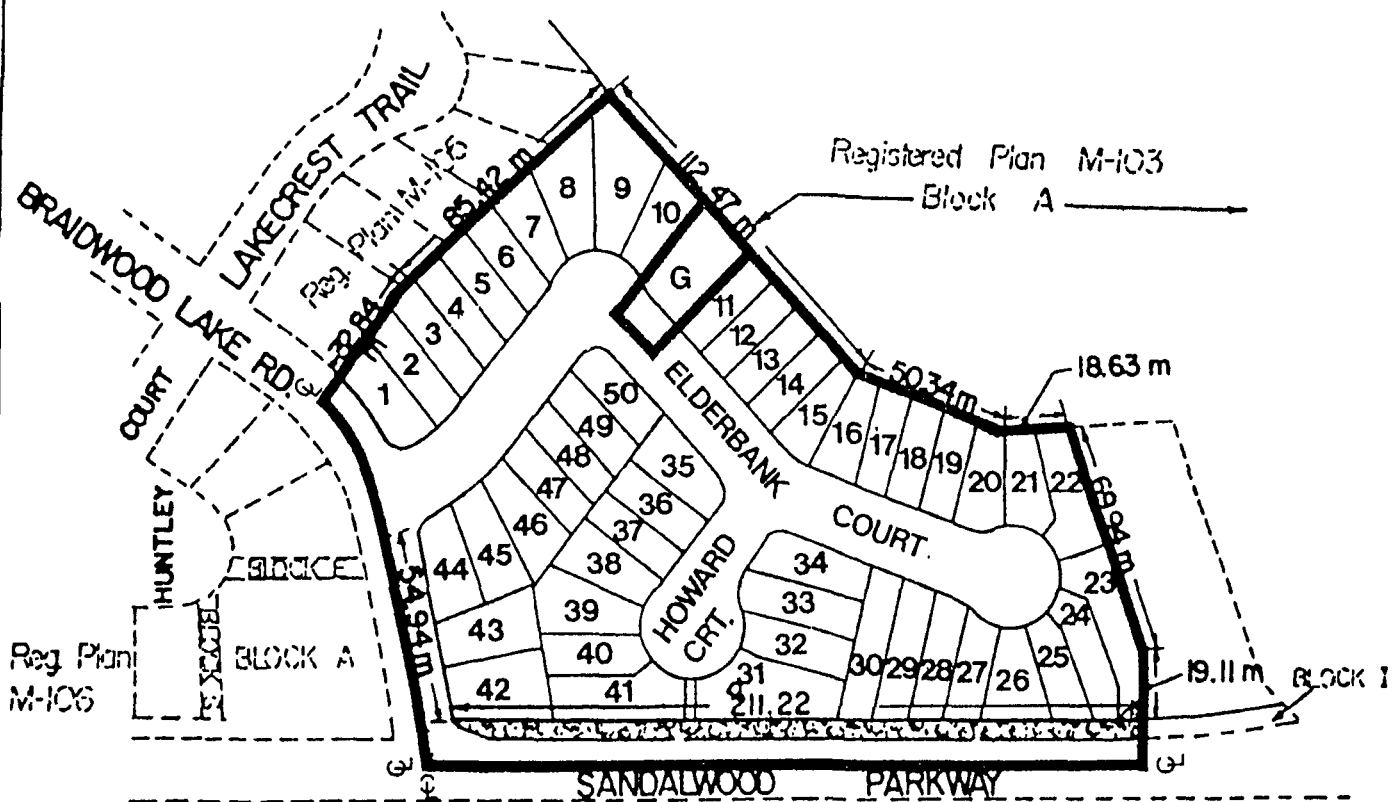
 Landscaped Buffer Space

 ZONE BOUNDARY

Schedule C-Section 296  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



 Landscaped Buffer Area

 ZONE BOUNDARY

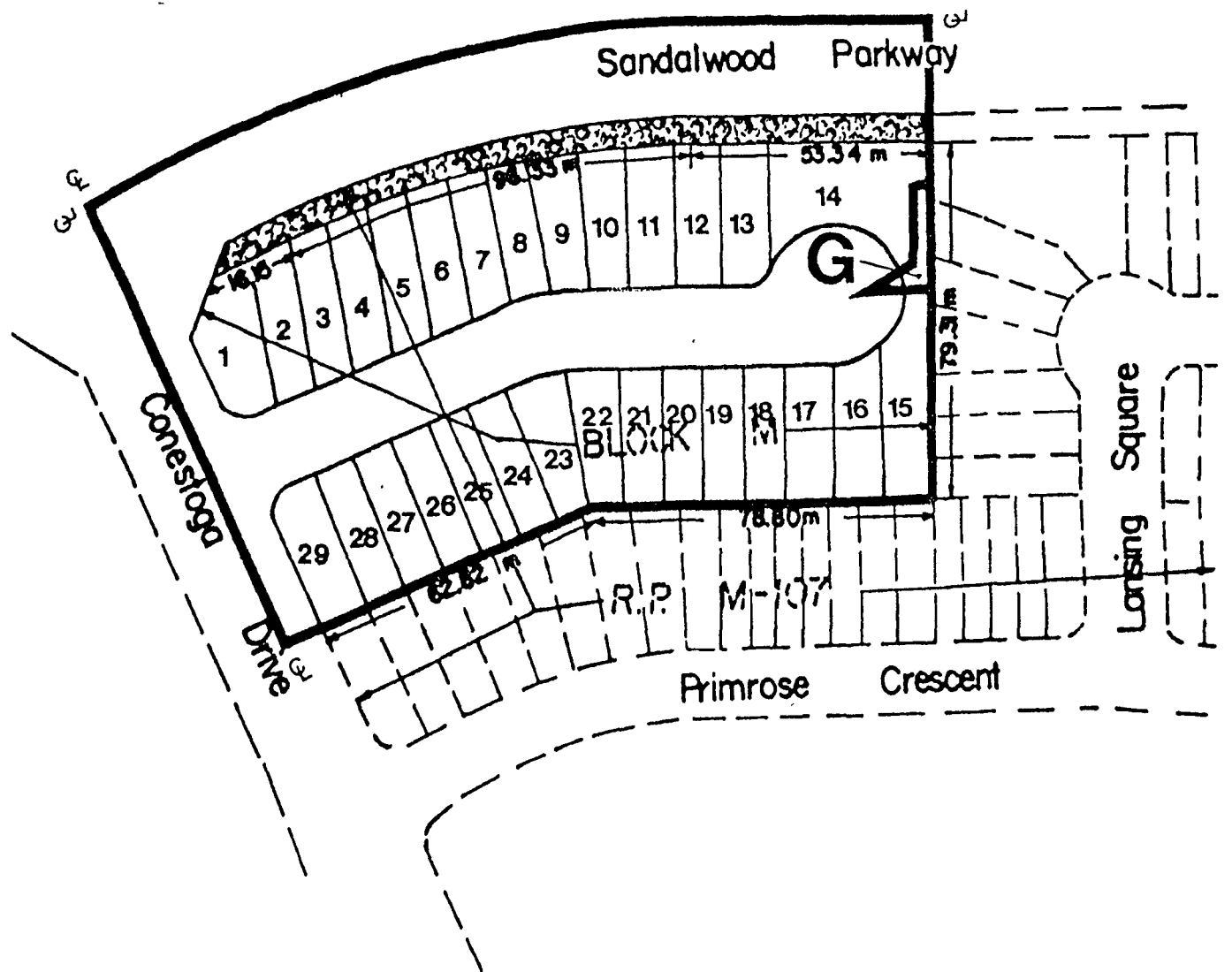
Schedule C-Section 298

BY-LAW 270-2004



**CITY OF BRAMPTON**

Planning, Design and Development



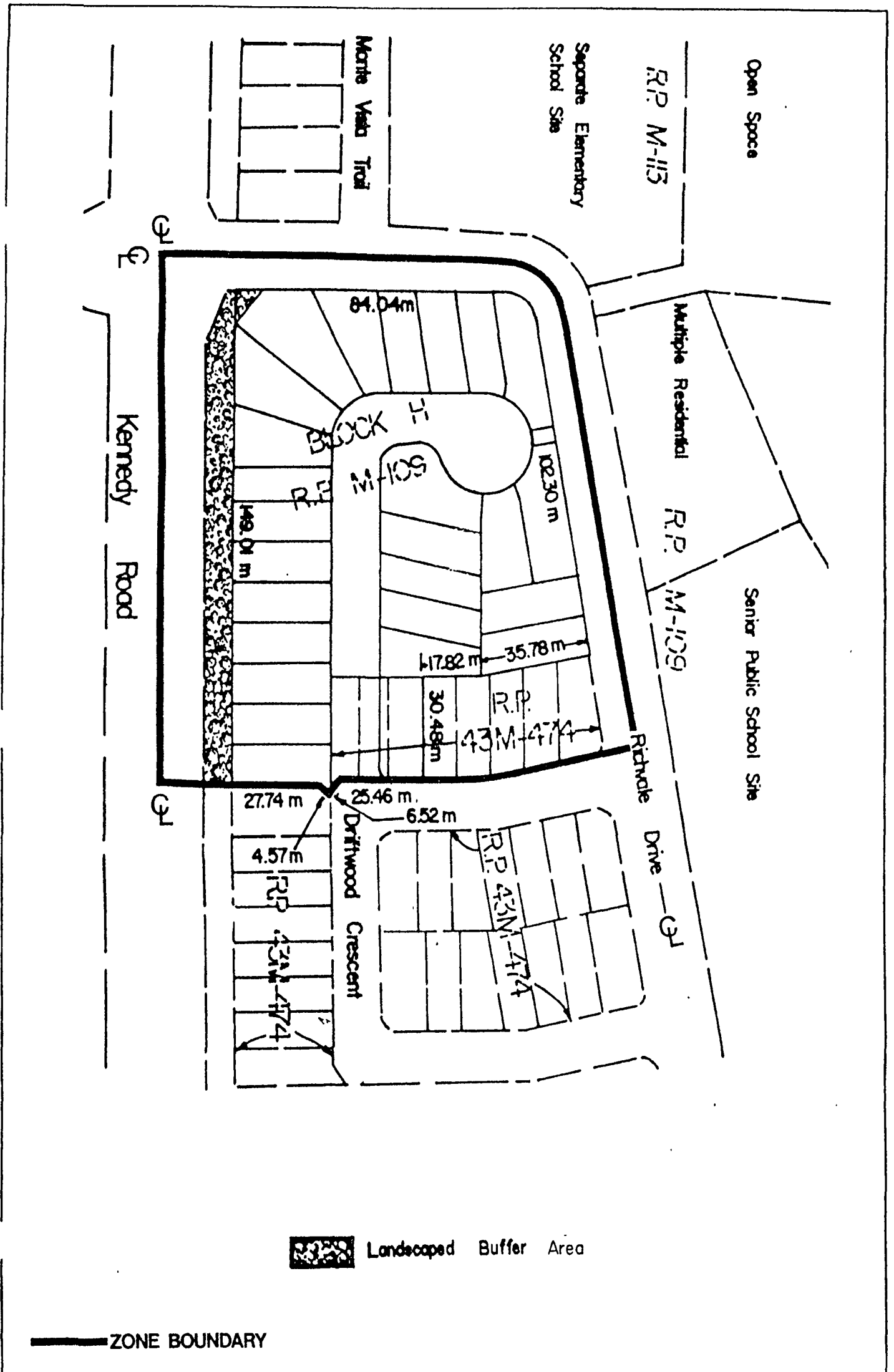
LANDSCAPED BUFFER AREA

— ZONE BOUNDARY

Schedule C-Section 299  
BY-LAW 270-2004



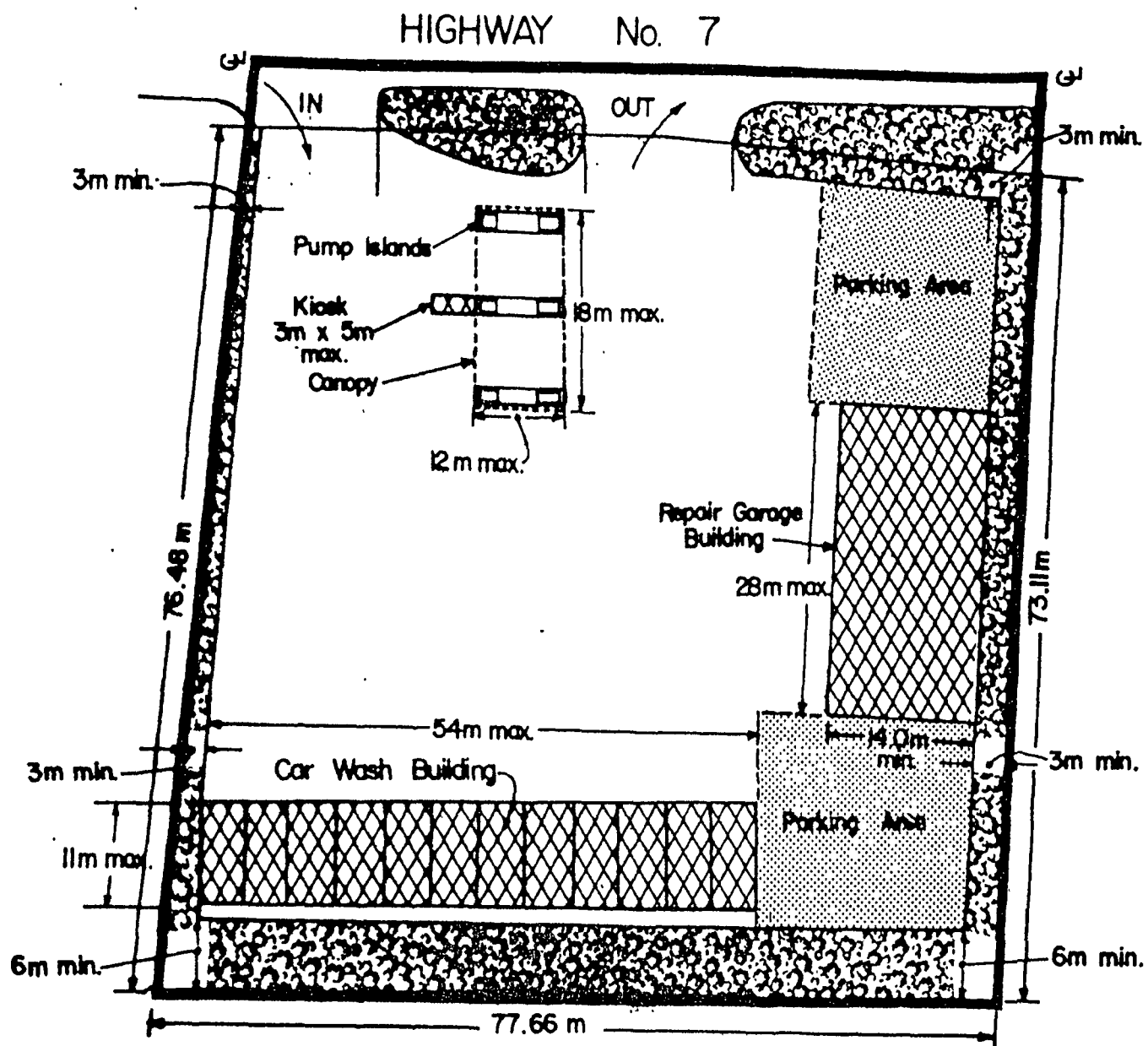
**CITY OF BRAMPTON**  
Planning, Design and Development






Schedule C-Section 300  
BY-LAW 270-2004



CITY OF BRAMPTON  
Planning, Design and Development



#### LEGEND

-  Building Area
-  Landscaped Open Space
-  Parking Area
- Min.-Minimum
- Max.-Maximum

Part Lot 5, Concession 4 E.H.S.

 ZONE BOUNDARY

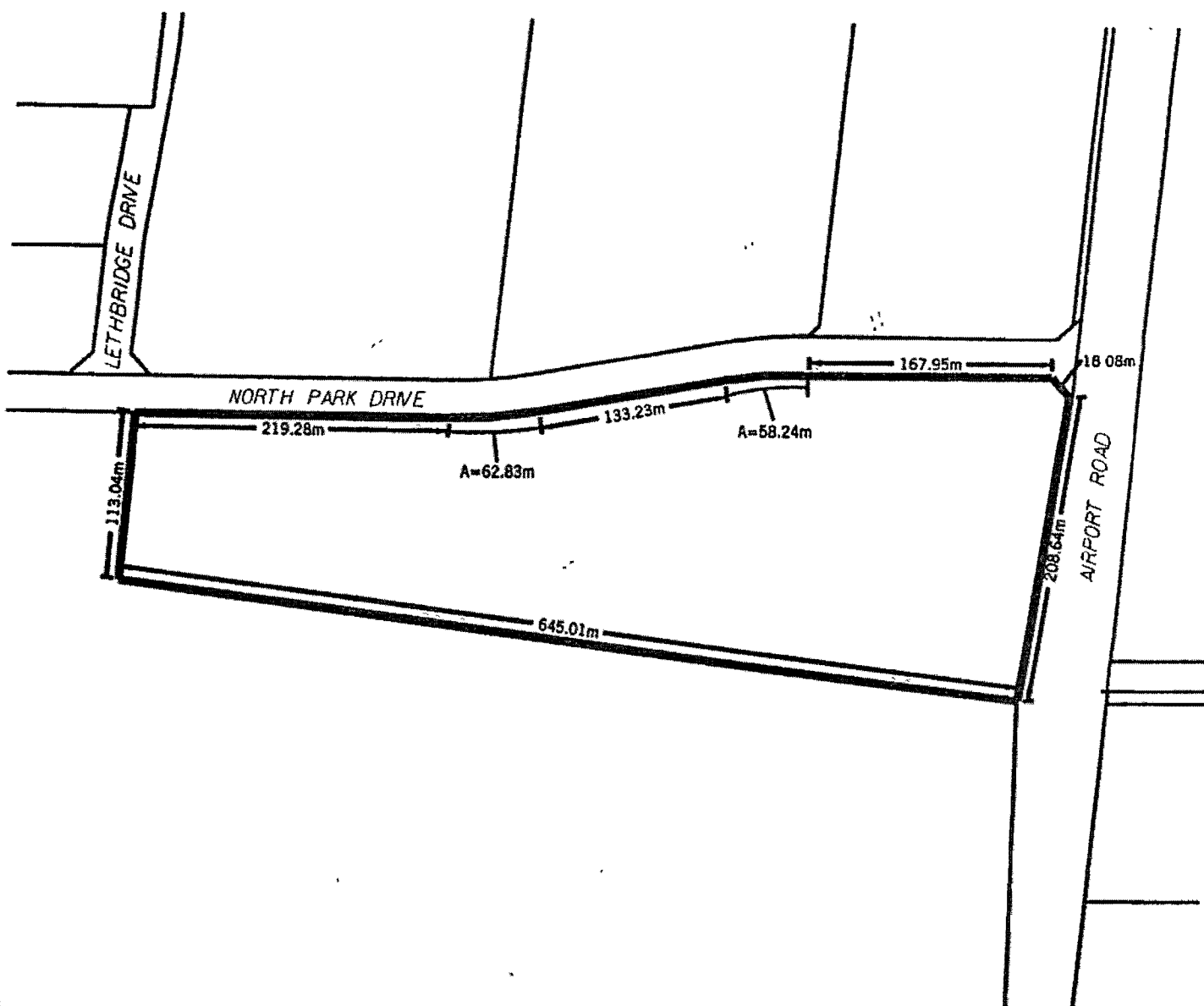
Schedule C-Section 302

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development





**SCHEDULE C - SECTION 305**

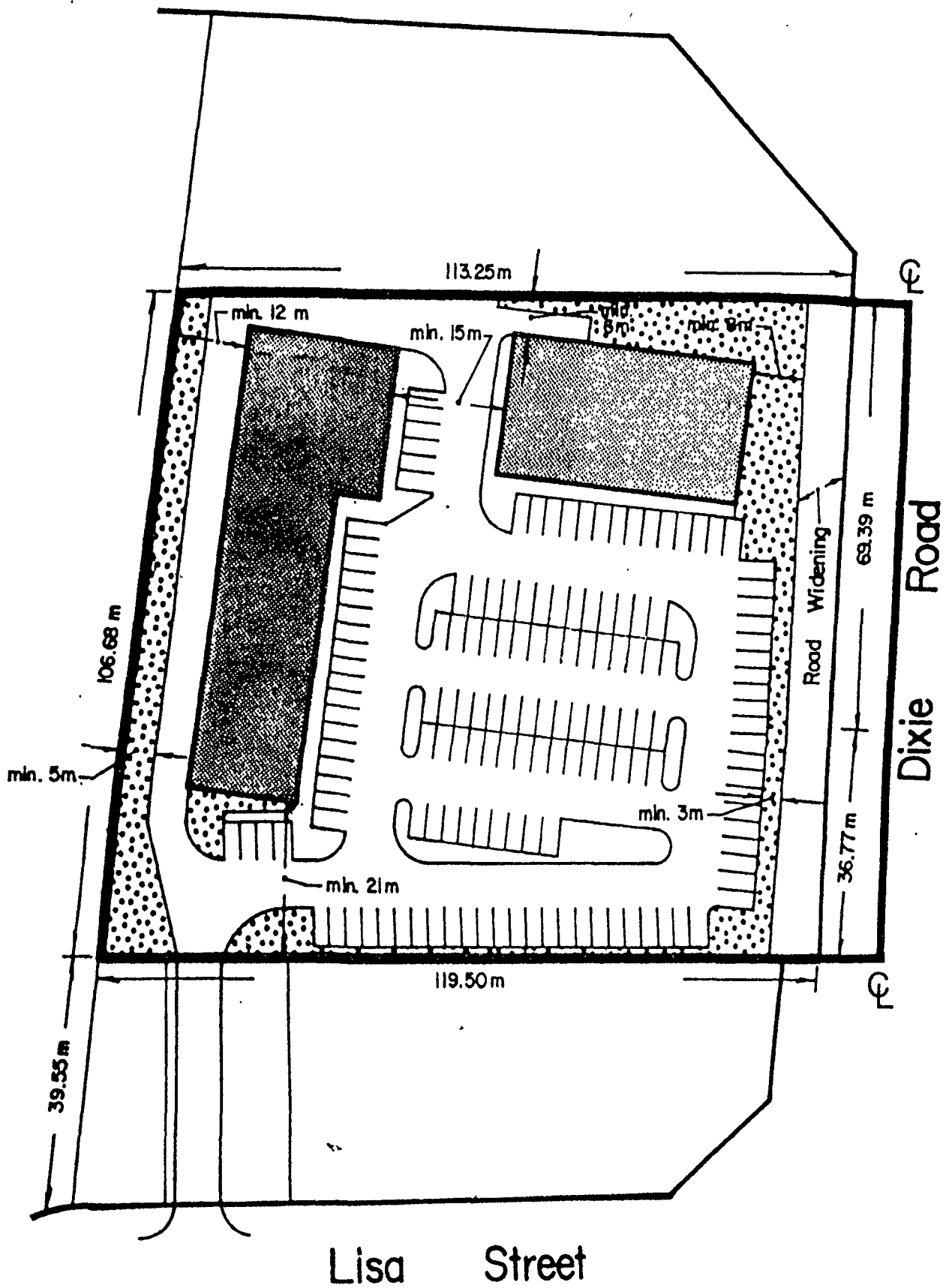
**BY-Law 270-2004**



**CITY OF BRAMPTON**

Planning, Design and Development

Highway No. 7



-  Building Area
-  Landscaped Area

— ZONE BOUNDARY

Schedule C-Section 308  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

C-74

# LEGEND



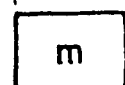
BUILDING AREA



ACCESSORY BUILDING AREA



LOT BOUNDARY

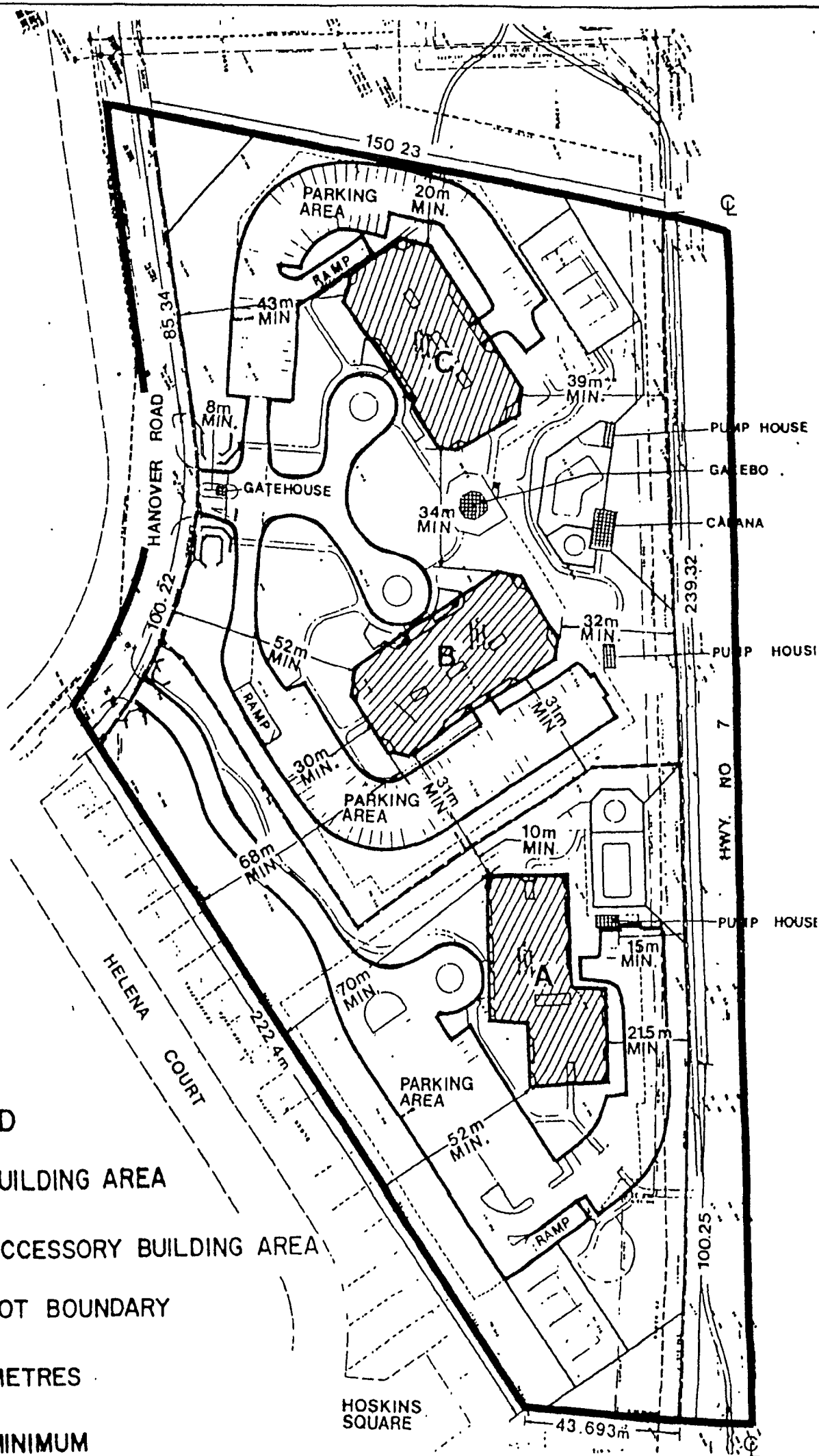


METRES



MINIMUM

— ZONE BOUNDARY



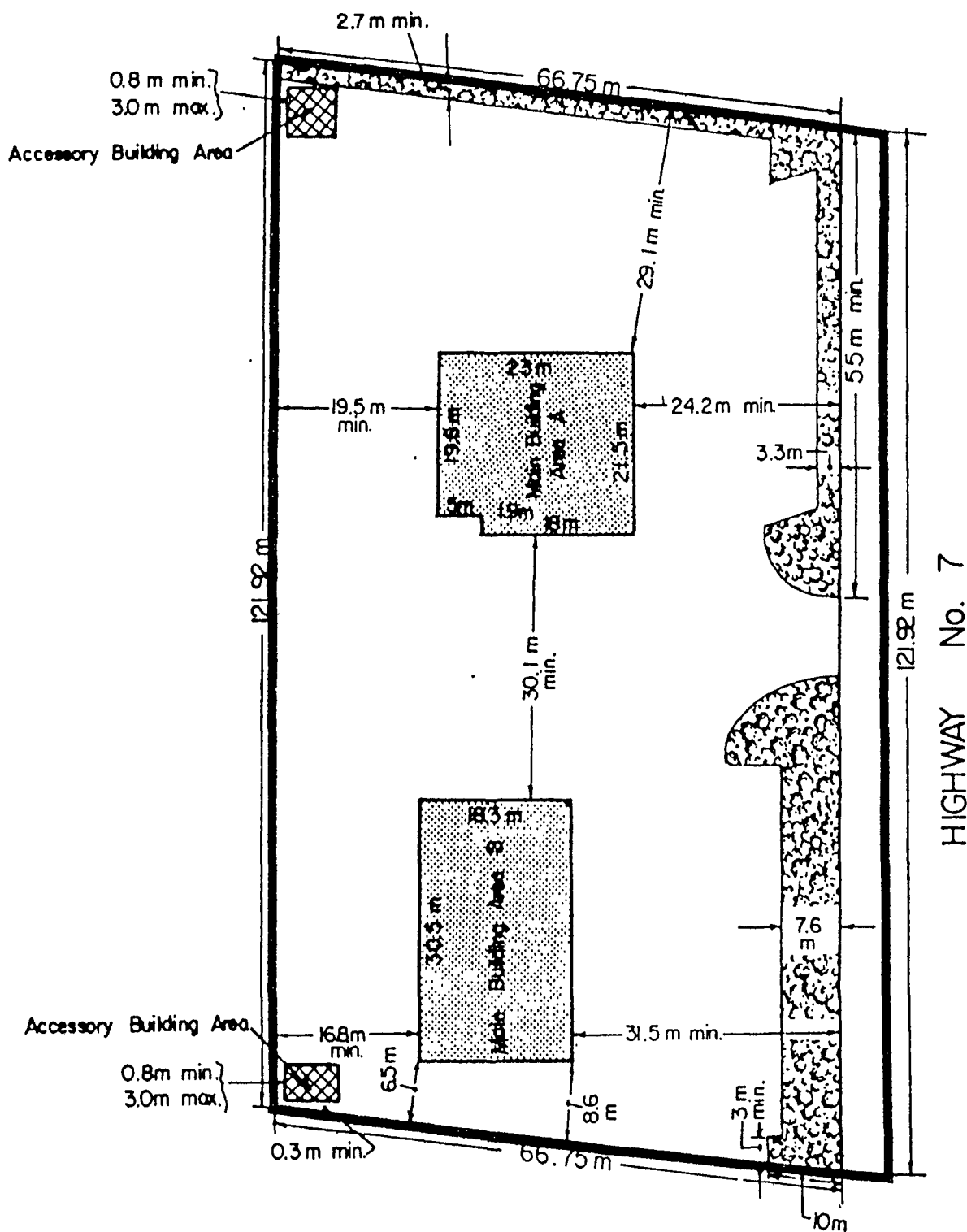
Schedule C-Section 309

BY-LAW 270-2004






CITY OF BRAMPTON

Planning, Design and Development



### LEGEND

-  Main Building Area
-  Accessory Building Area
-  Landscaped Open Space

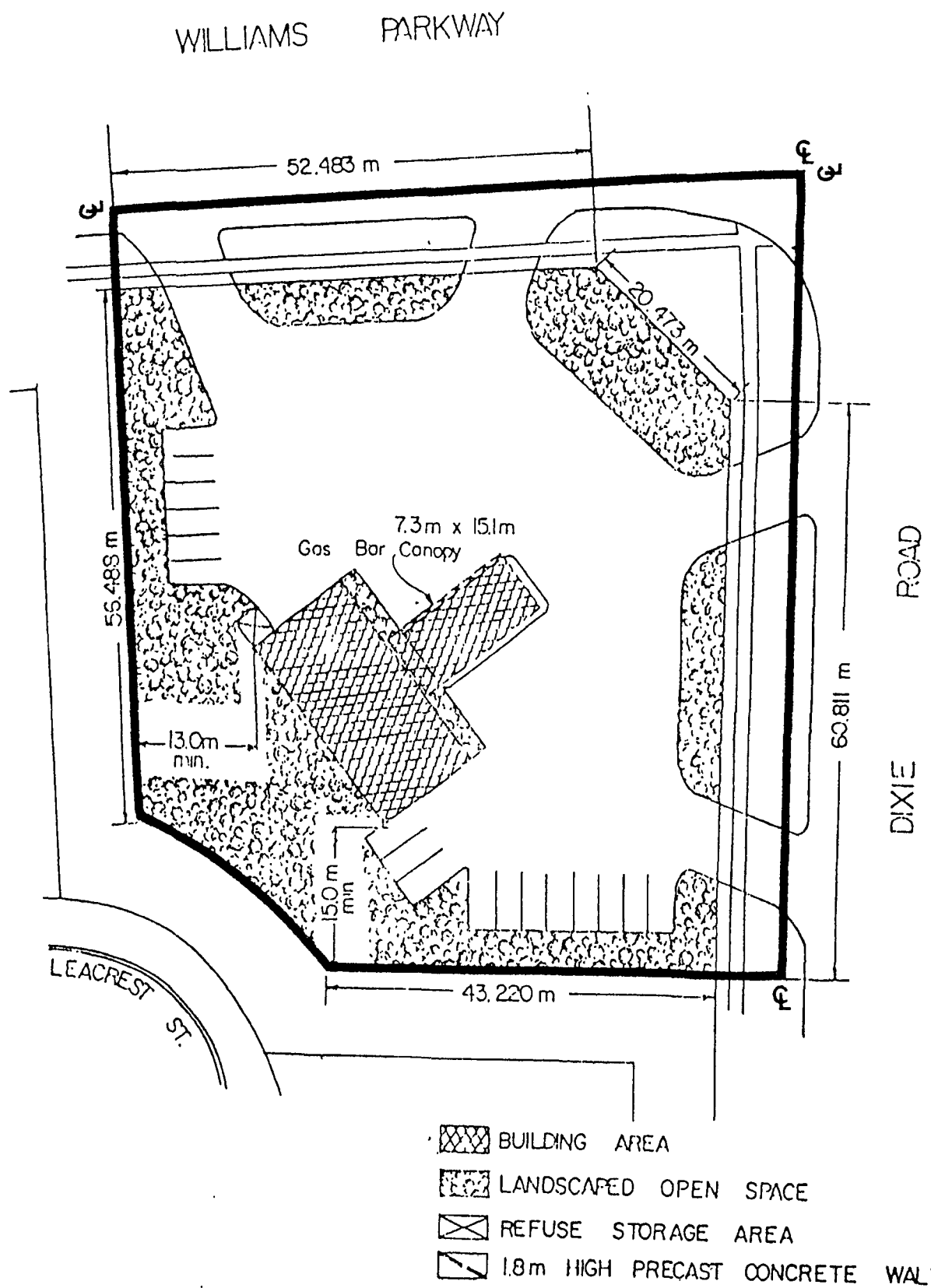
Min. - Minimum  
Max. - Maximum

 ZONE BOUNDARY

Schedule C-Section 336  
BY-LAW 270-2004



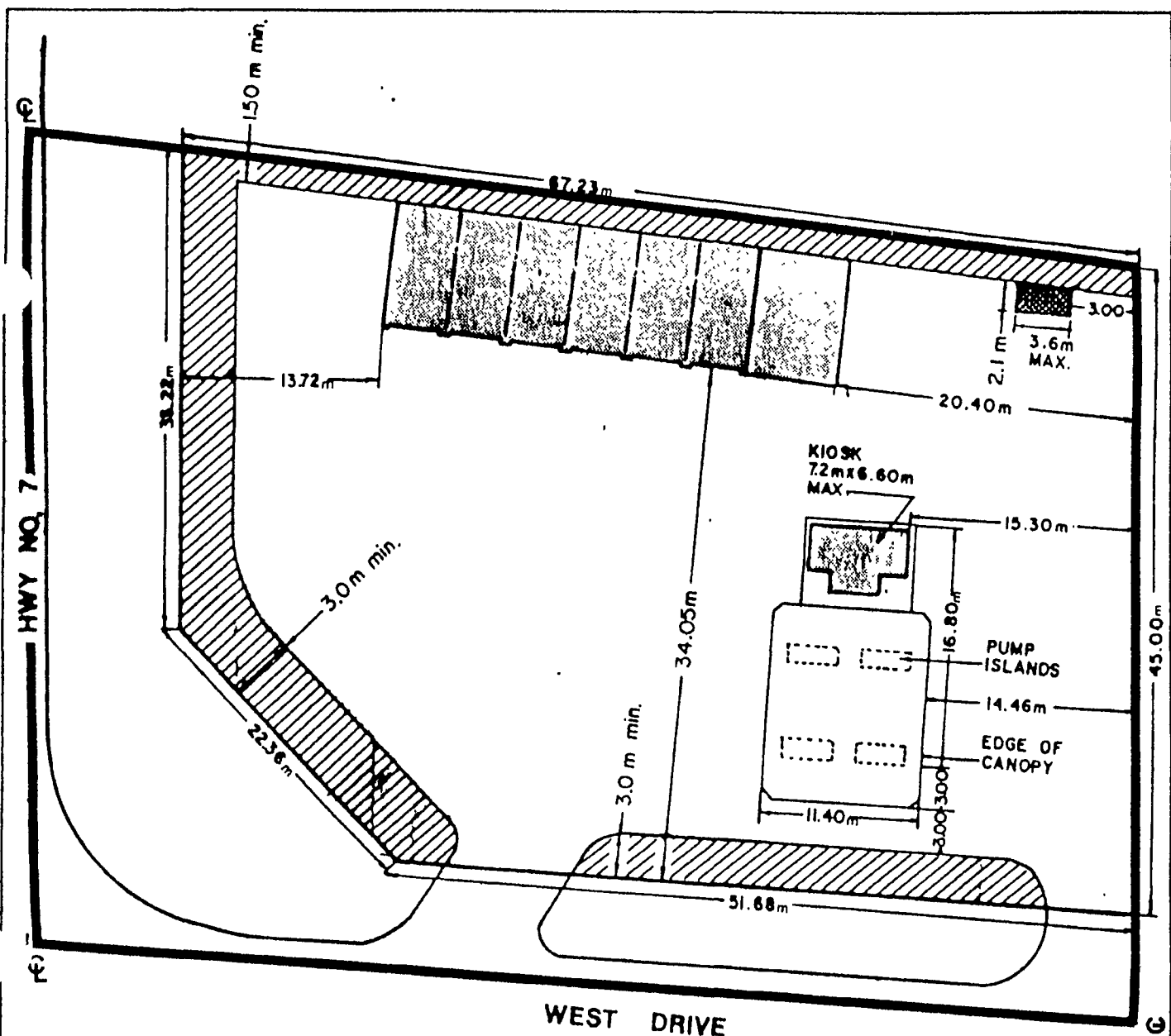
**CITY OF BRAMPTON**  
Planning, Design and Development






Schedule C-Section 345  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



# LEGEND

-  LANDSCAPED OPEN SPACE
-  BUILDING AREA
-  WASTE STORAGE AREA

min. MINIMUM

max. MAXIMUM

— ZONE BOUNDARY

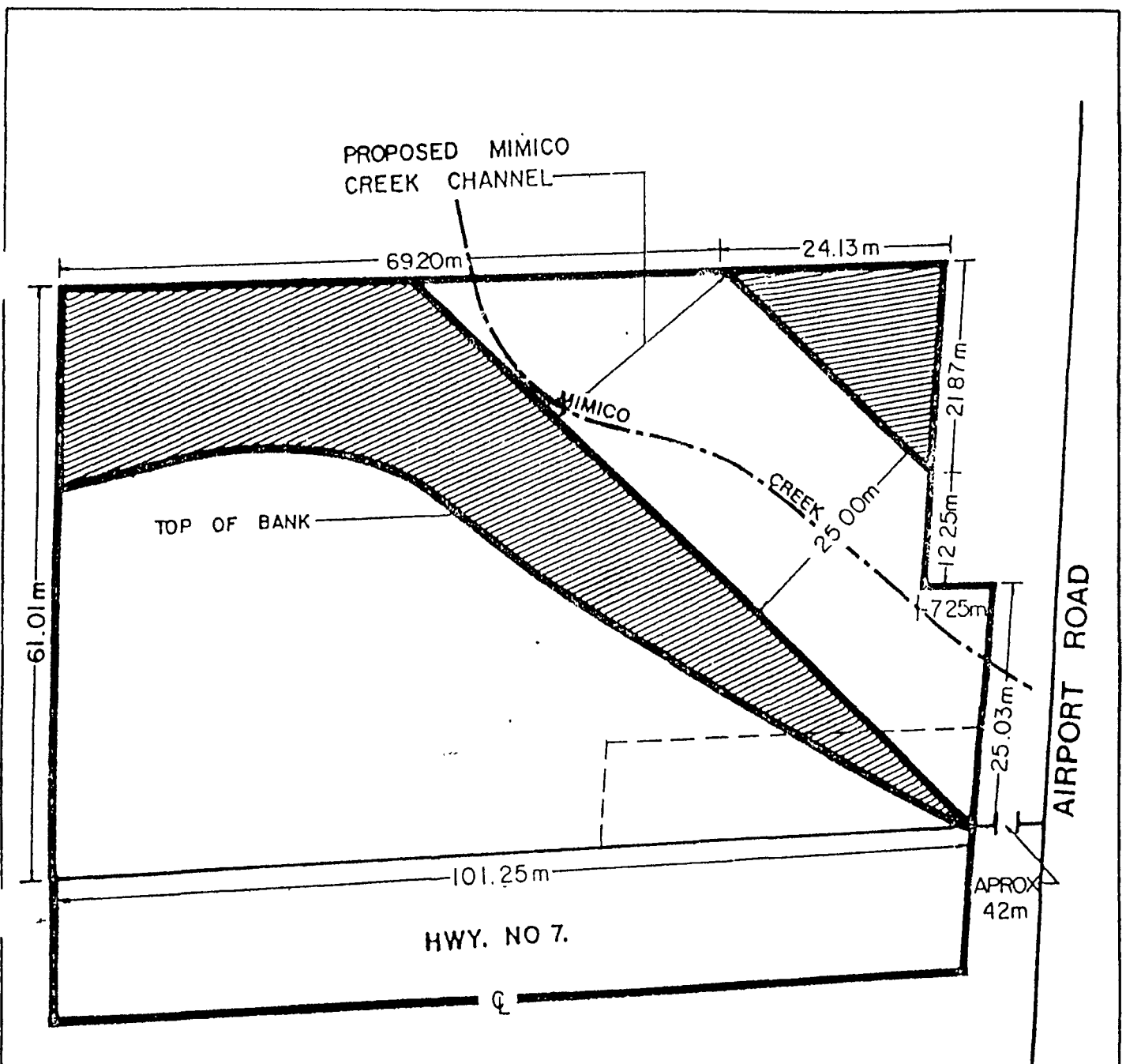
Schedule C-Section 347


BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development



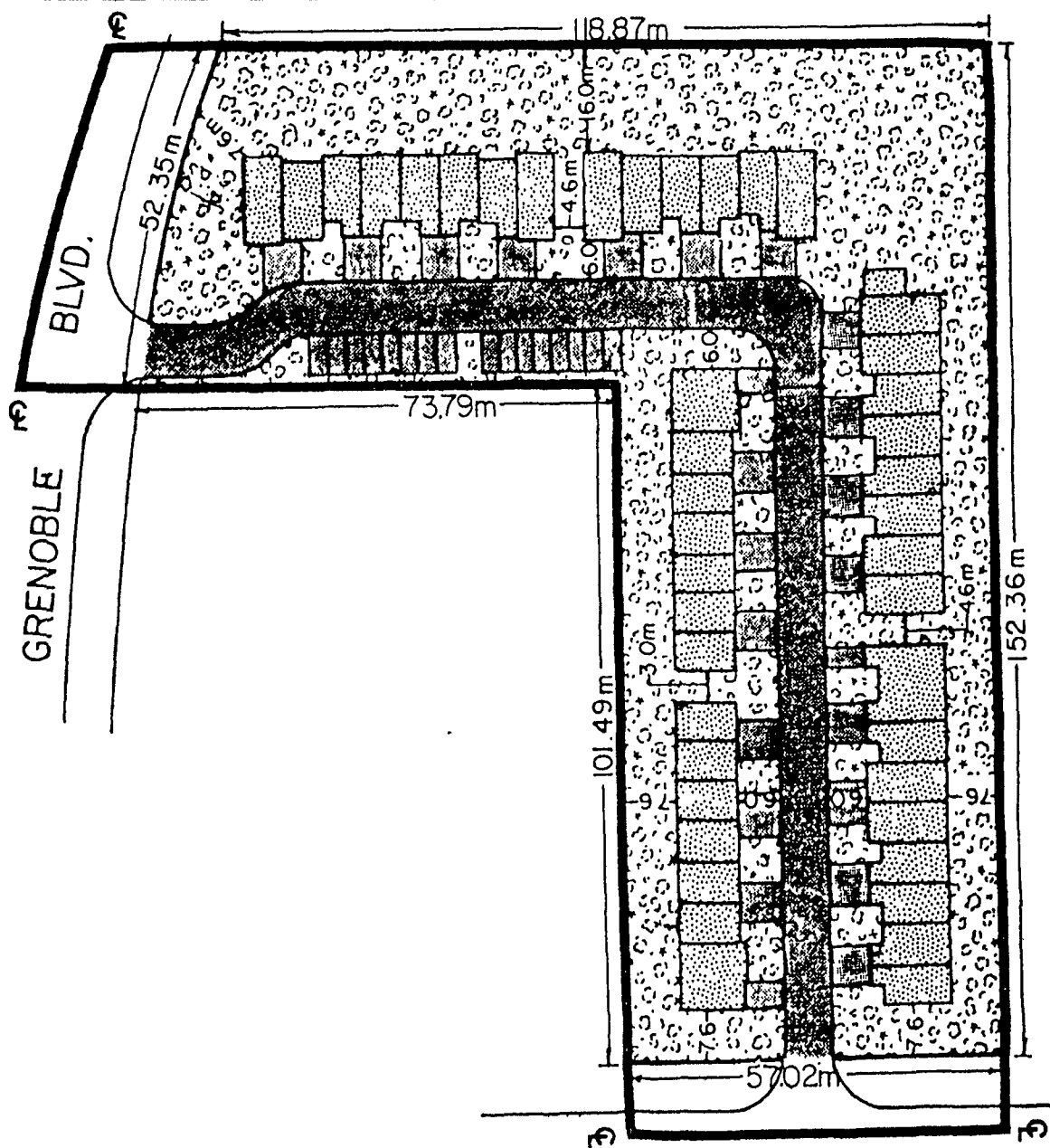
 BELOW TOP OF BANK AREA

 ZONE BOUNDARY

Schedule C-Section 348  
BY-LAW 270-2004


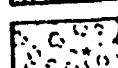
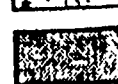


**CITY OF BRAMPTON**  
Planning, Design and Development



CENTRAL PARK DRIVE

# LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  DRIVEWAY AND PARKING AREA

— ZONE BOUNDARY

Schedule C-Section 357

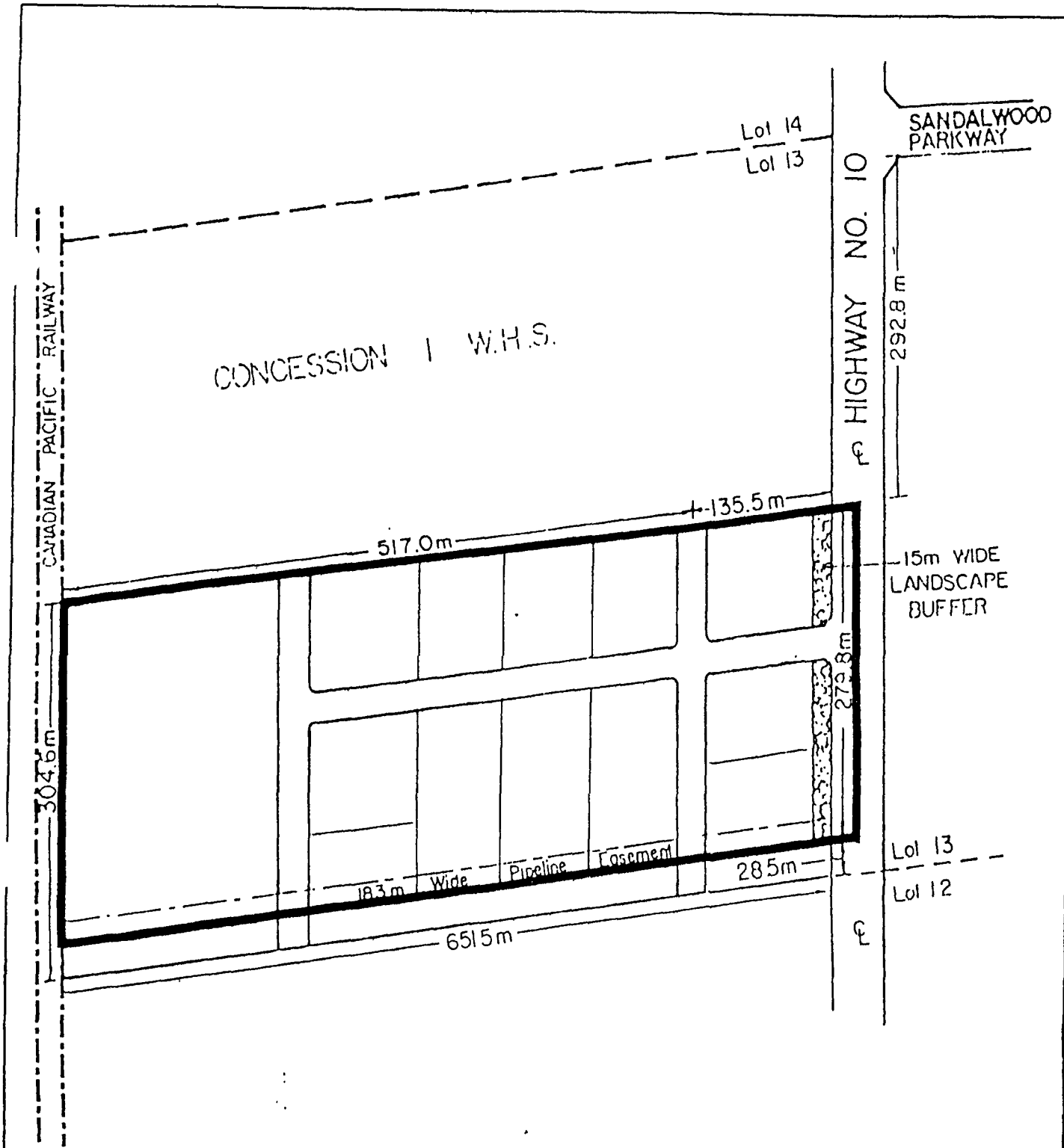
BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development





# LEGEND

 LANDSCAPE BUFFER AREA

 ZONE BOUNDARY

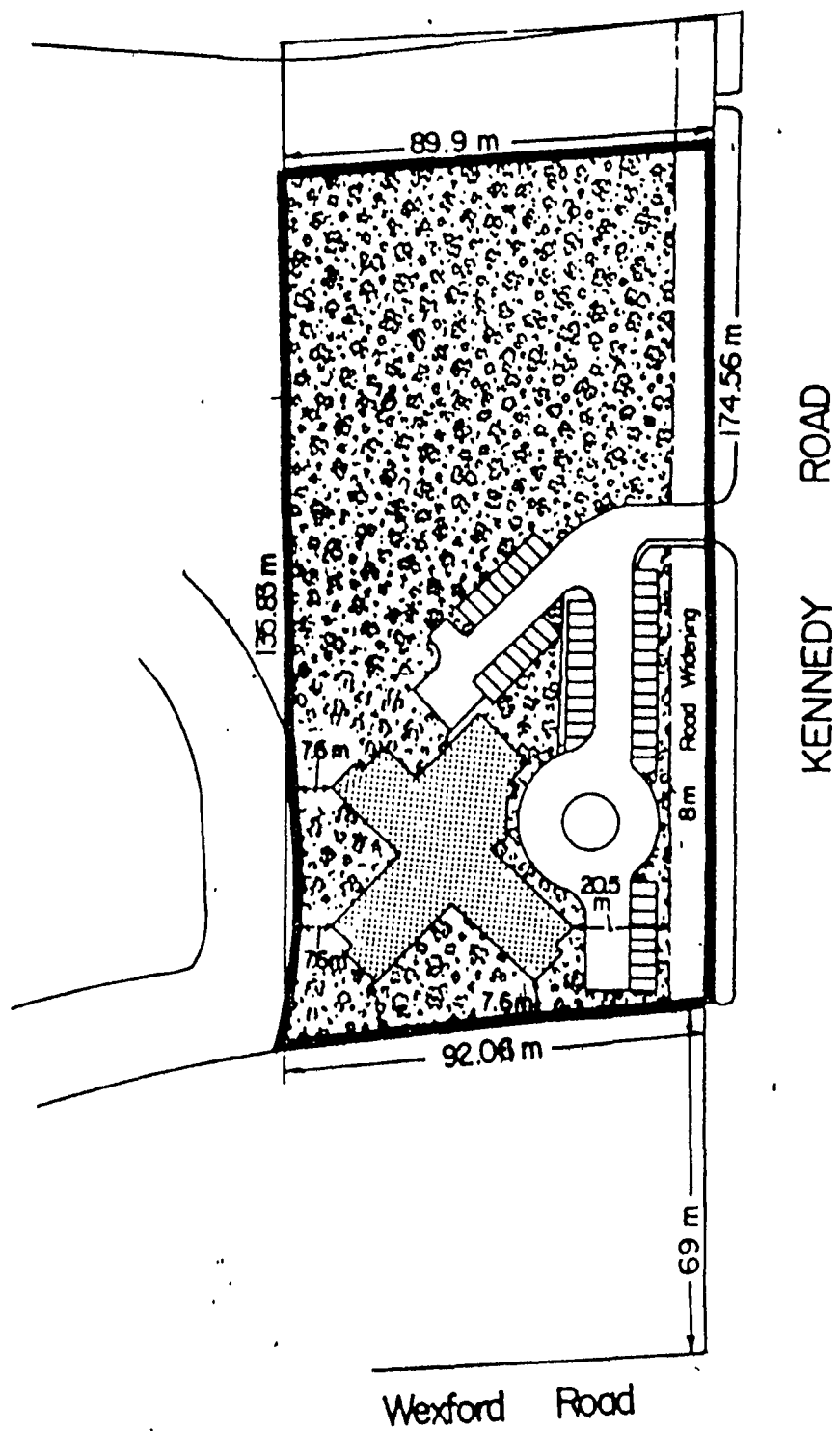
Schedule C-Section 360



BY-LAW 270-2004



**CITY OF BRAMPTON**

Planning, Design and Development



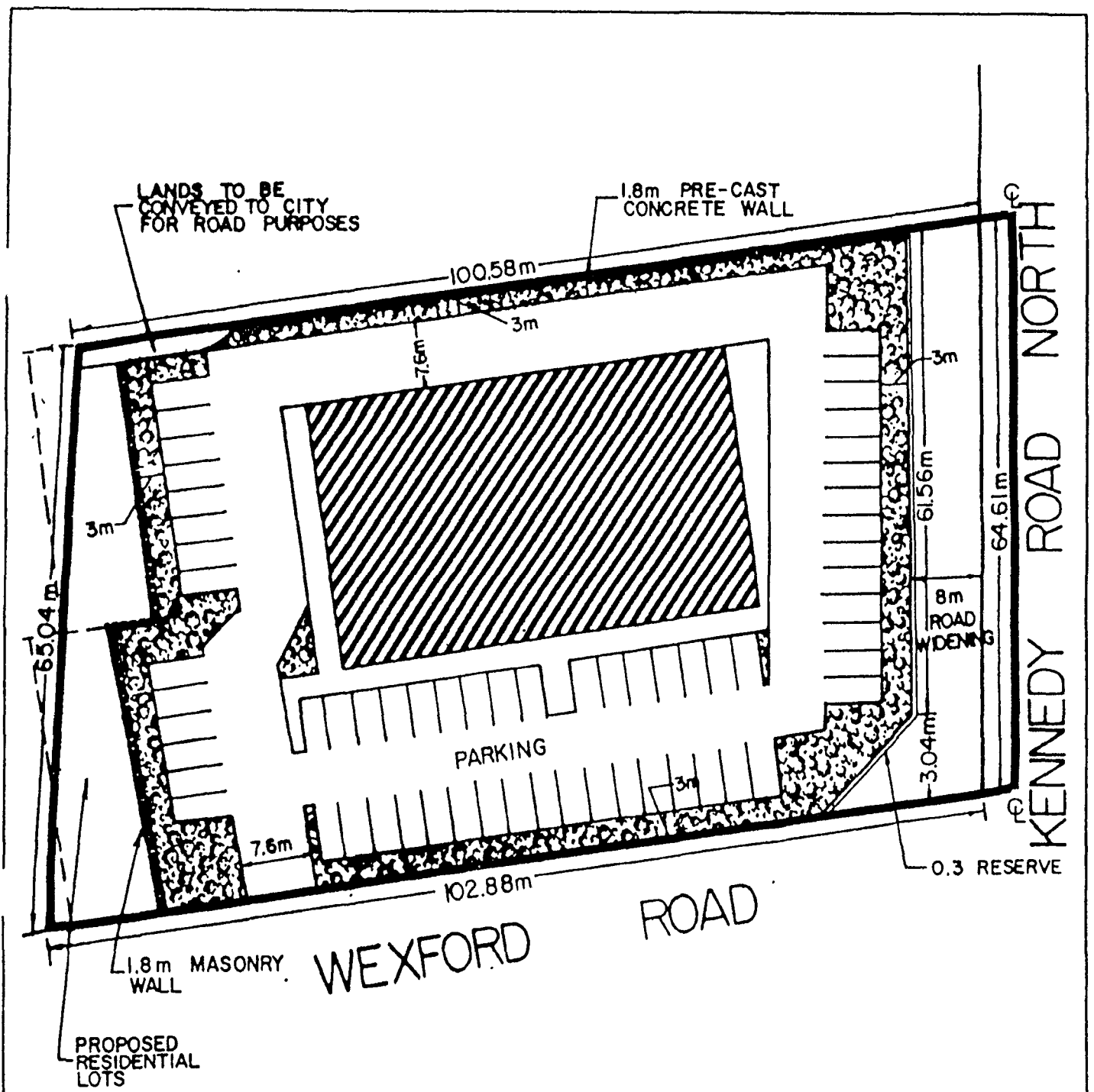
-  Building Area
-  Landscaped Open Space

 ZONE BOUNDARY



Schedule C-Section 361  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



## LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

 ZONE BOUNDARY

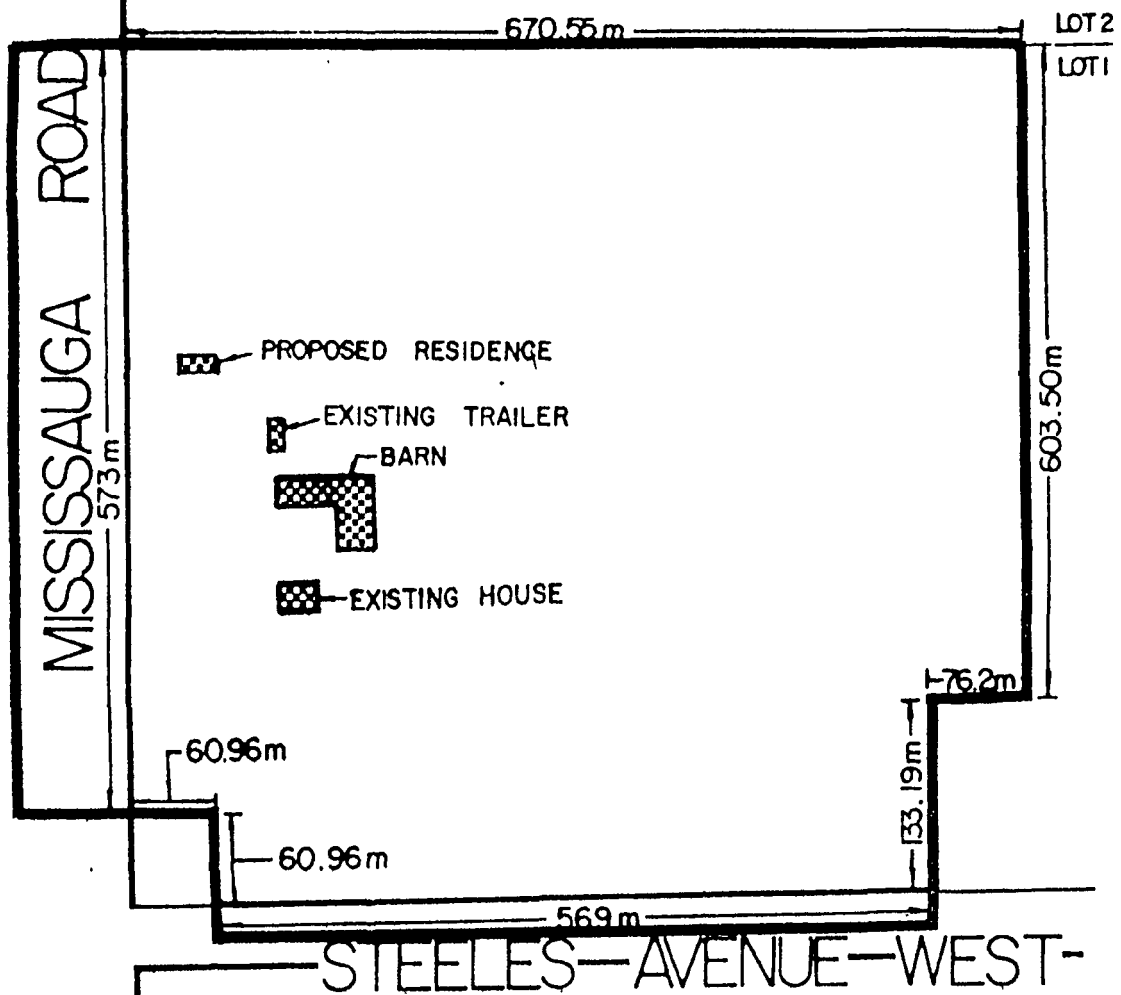
Schedule C-Section 362

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

PART LOT 2, CON. 4, W.H.S.  
(CHING.)



PART LOT 15, CON. 4, W.H.S.  
TORONTO TOWNSHIP

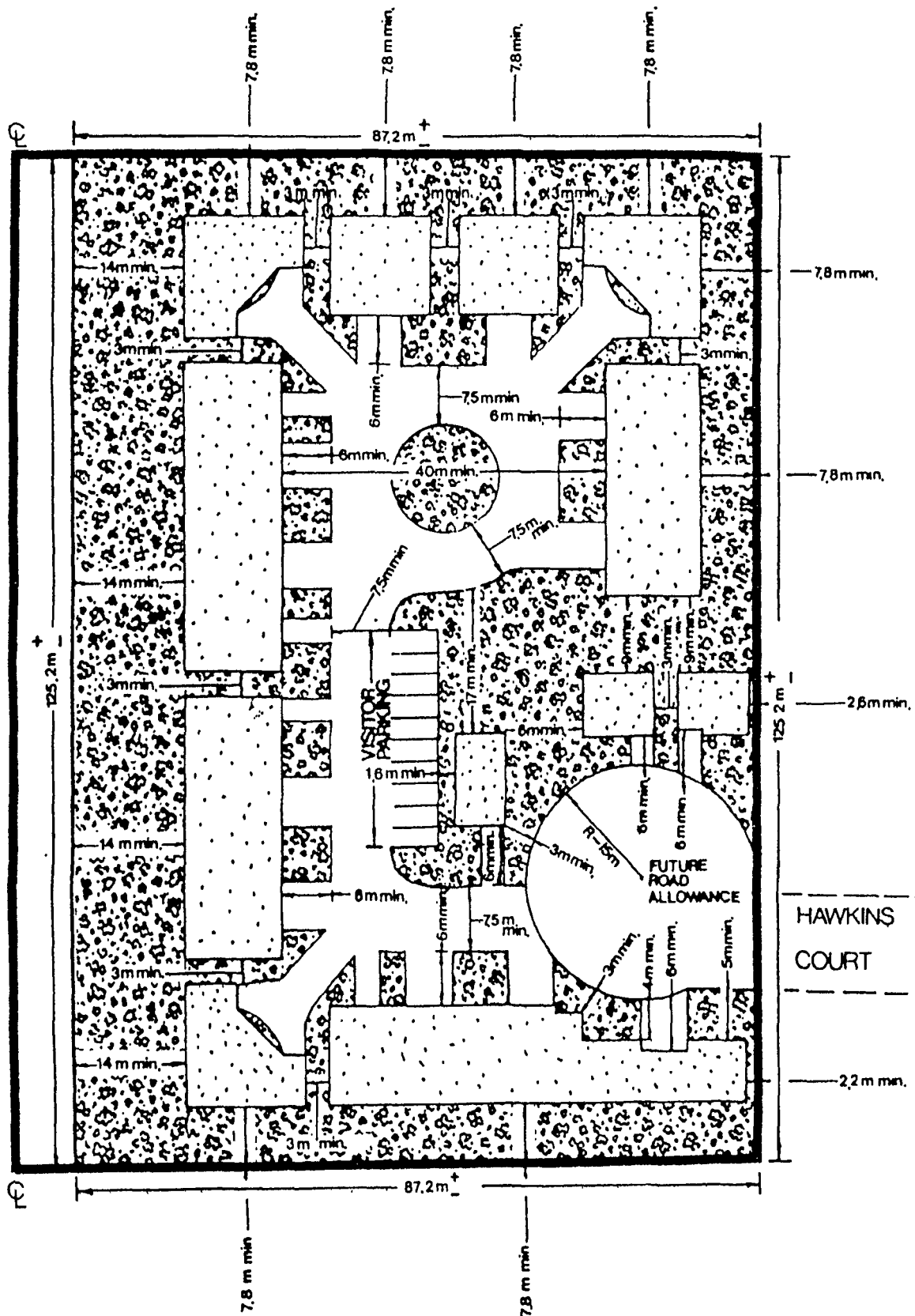
— ZONE BOUNDARY





Schedule C-Section 367  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

ROAD  
DIXIE



-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  METRES
-  MINIMUM

 ZONE BOUNDARY

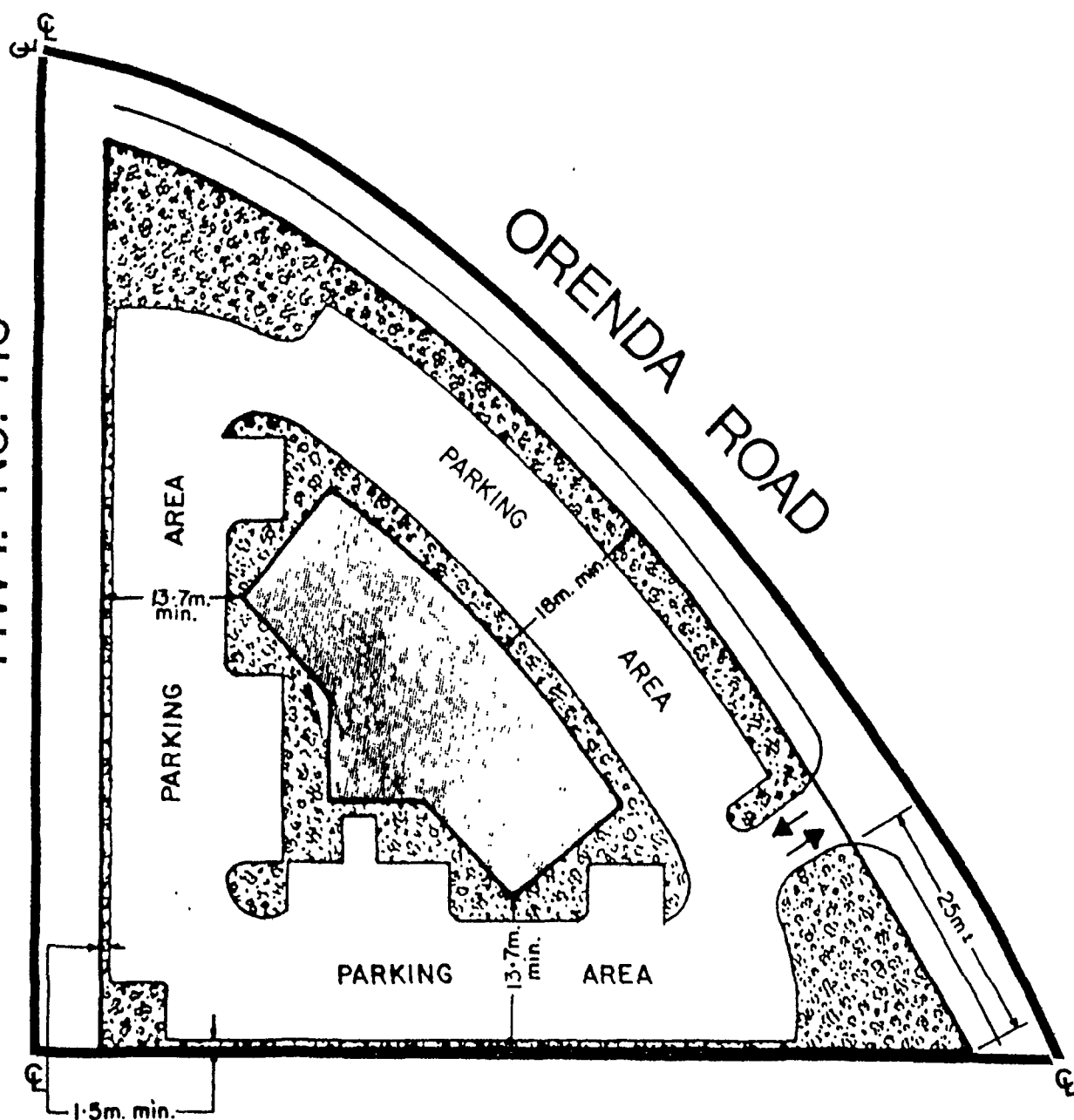
Schedule C-Section 368  
BY-LAW 270-2004





**CITY OF BRAMPTON**  
Planning, Design and Development

HWY. No. 410

ORENDA ROAD



-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

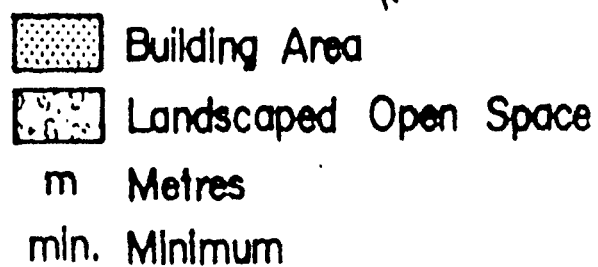
 ZONE BOUNDARY

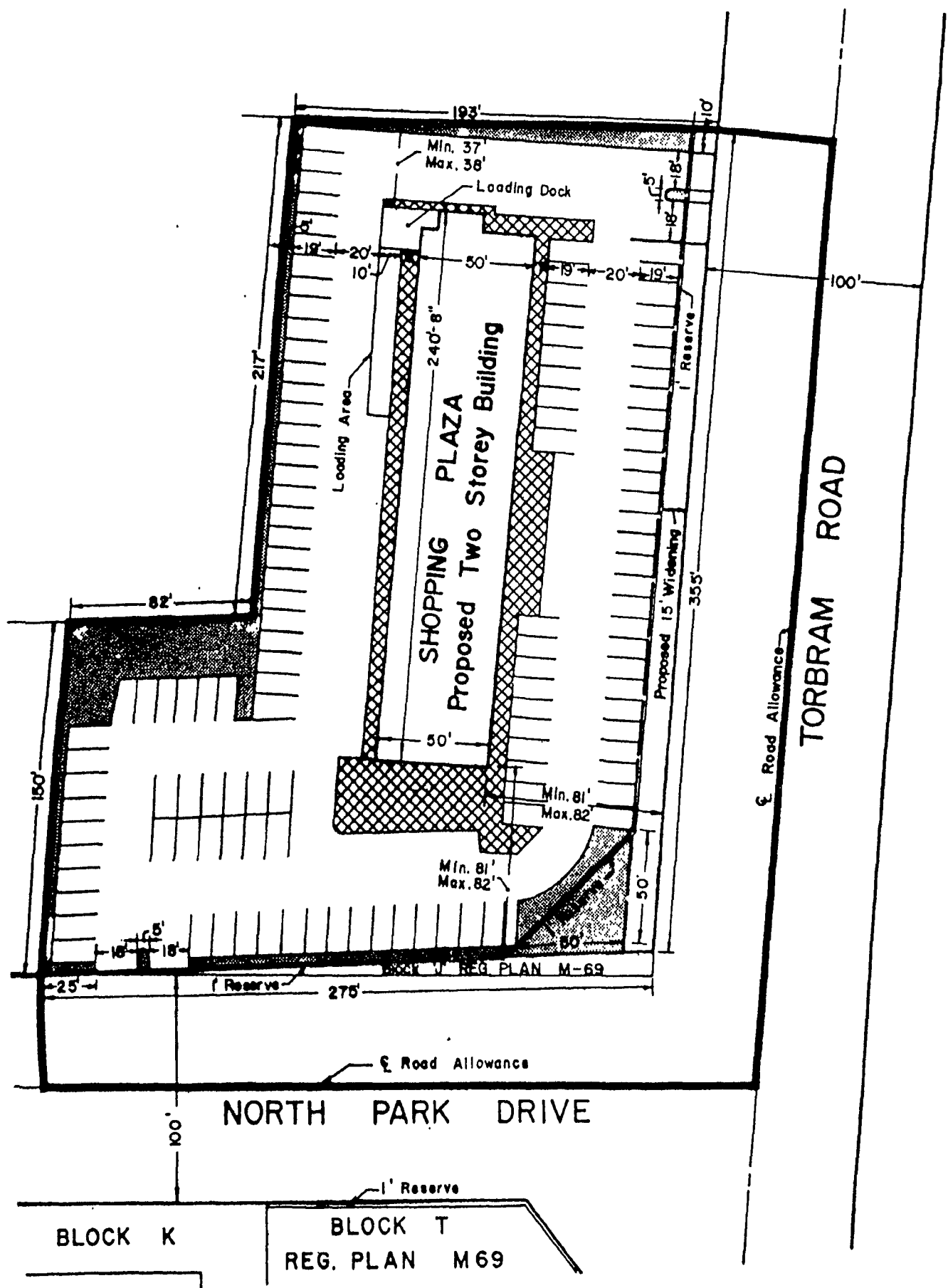
Schedule C-Section 374

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

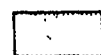




Legend



PEDESTRIAN AREA



LANDSCAPED AREA

— ZONE BOUNDARY

Schedule C-Section 382

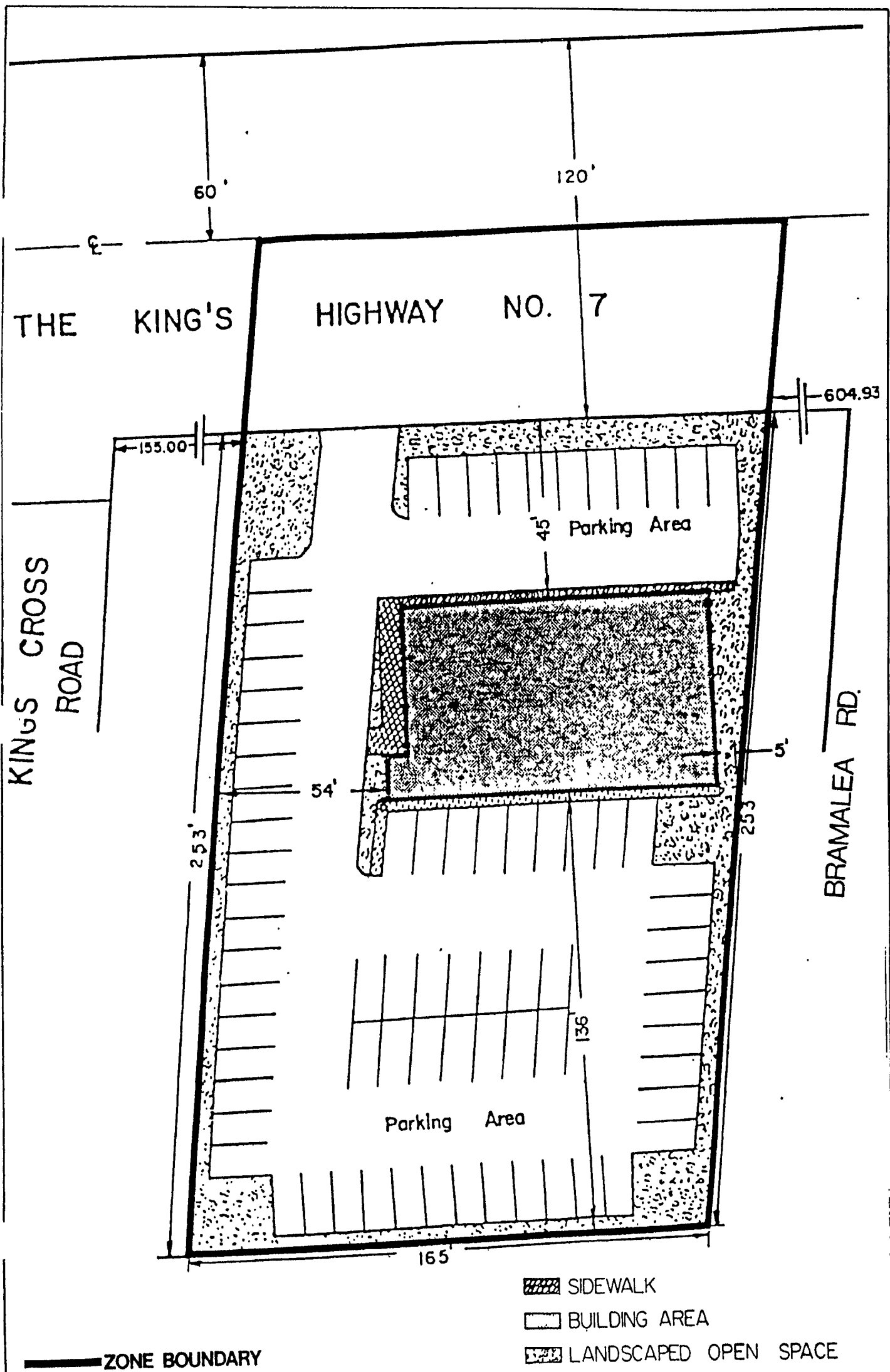
BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development





Schedule C-Section 384

BY-LAW 270-2004



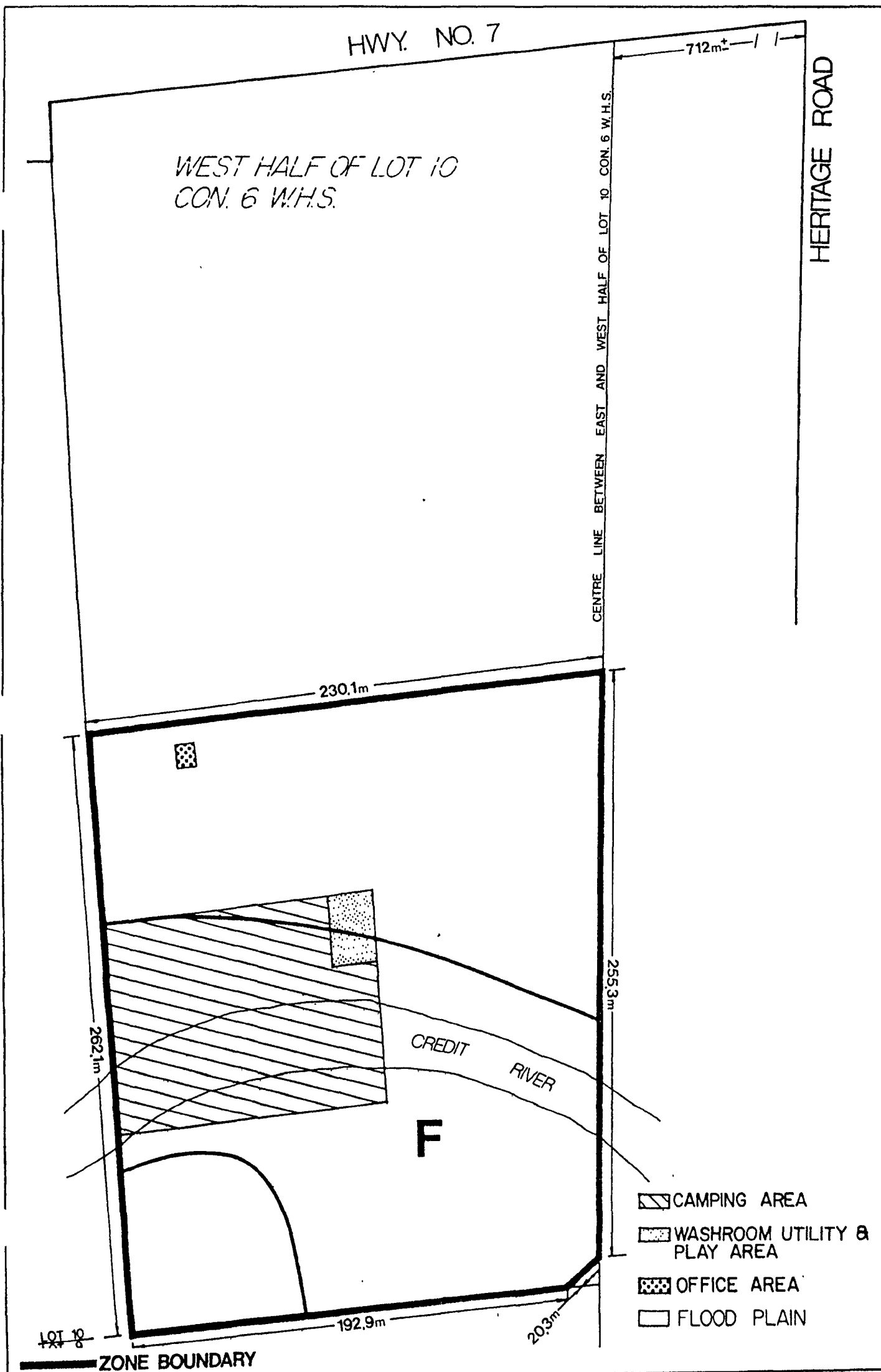
**CITY OF BRAMPTON**

Planning, Design and Development





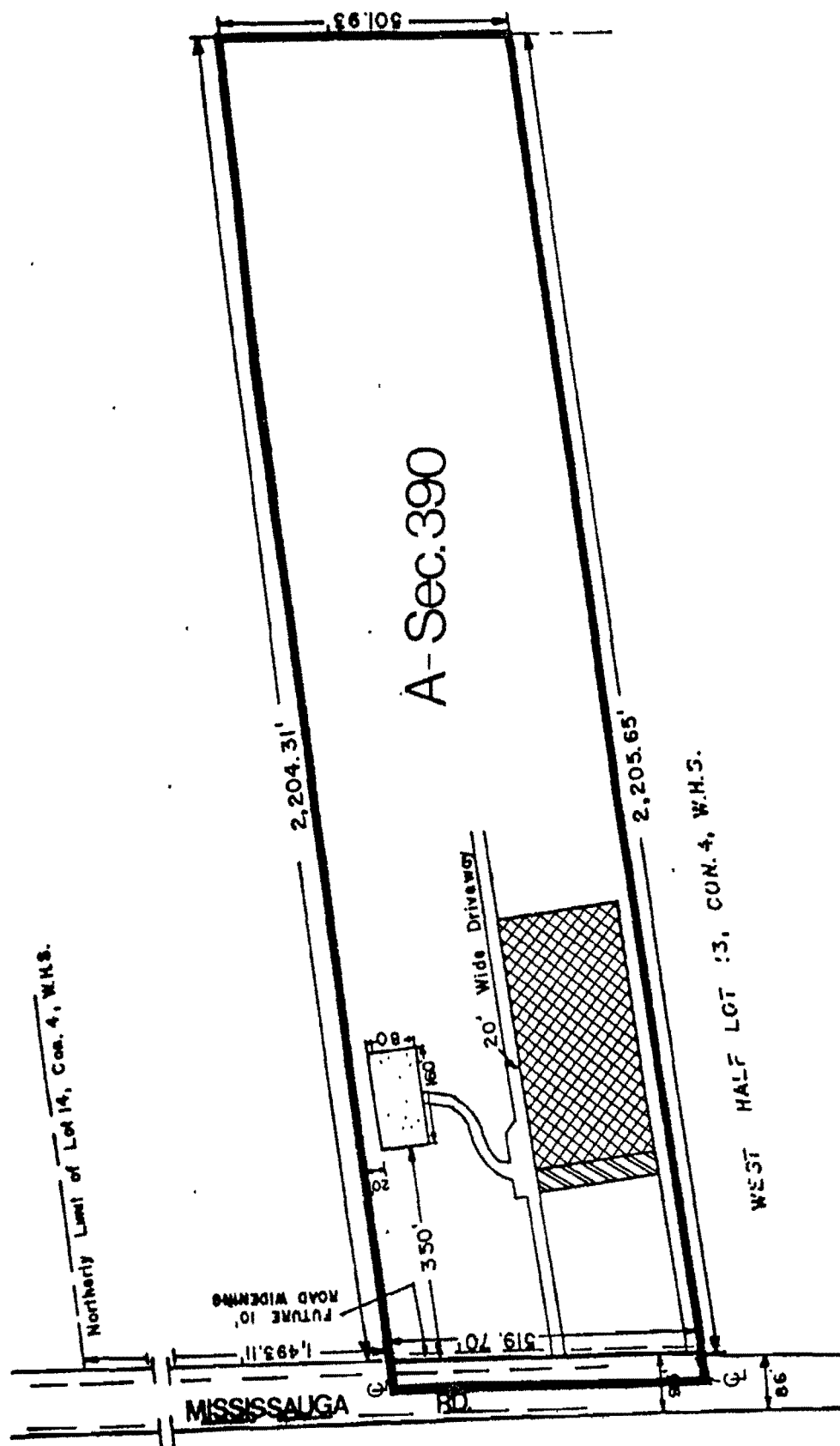




Schedule C-Section 389  
BY-LAW 270-2004



CITY OF BRAMPTON  
Planning, Design and Development



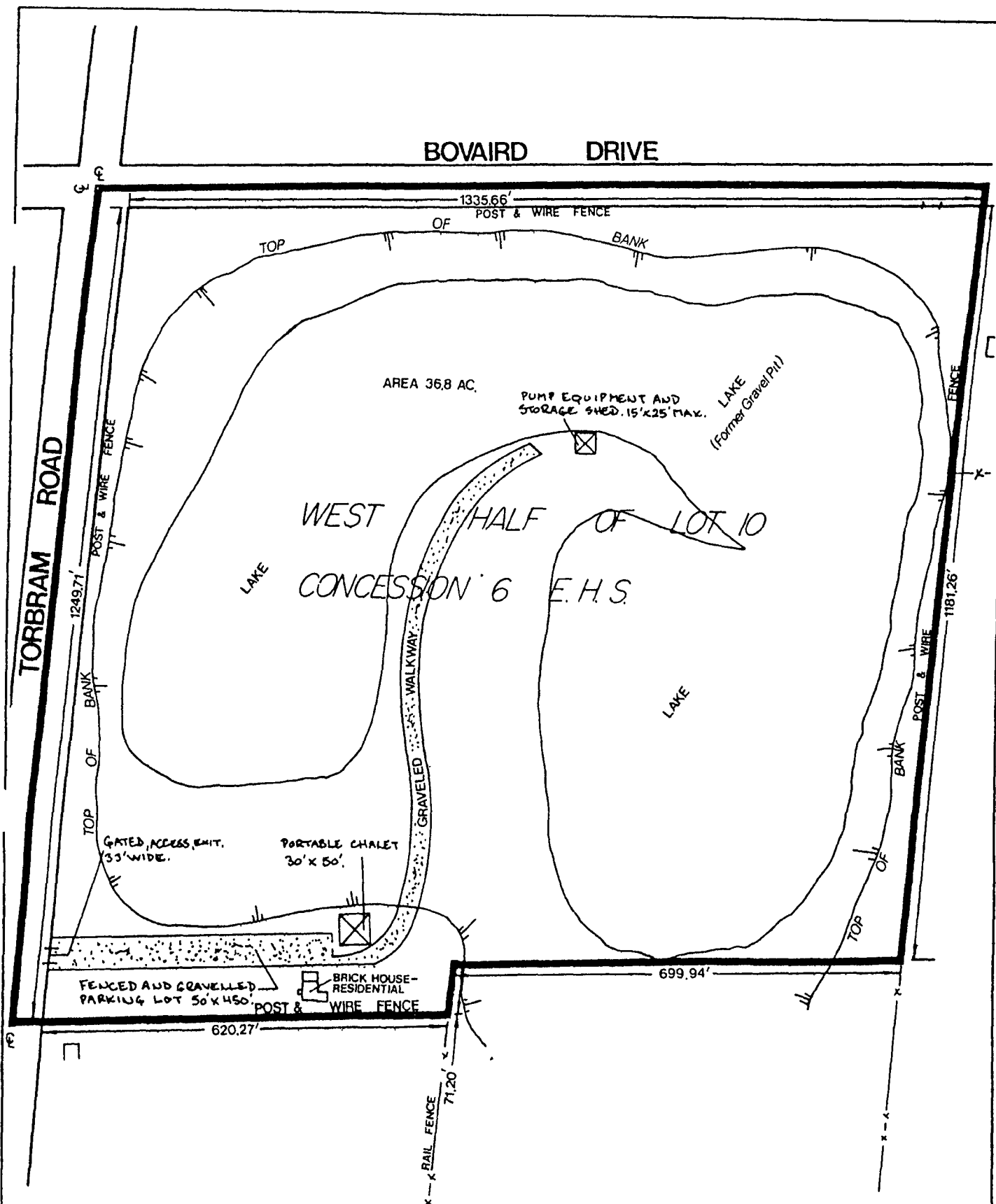
- RECREATIONAL VEHICLE STORAGE
- BUILDING AREA 'A'
- BUILDING AREA 'B'

— ZONE BOUNDARY

Schedule C-Section 390  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

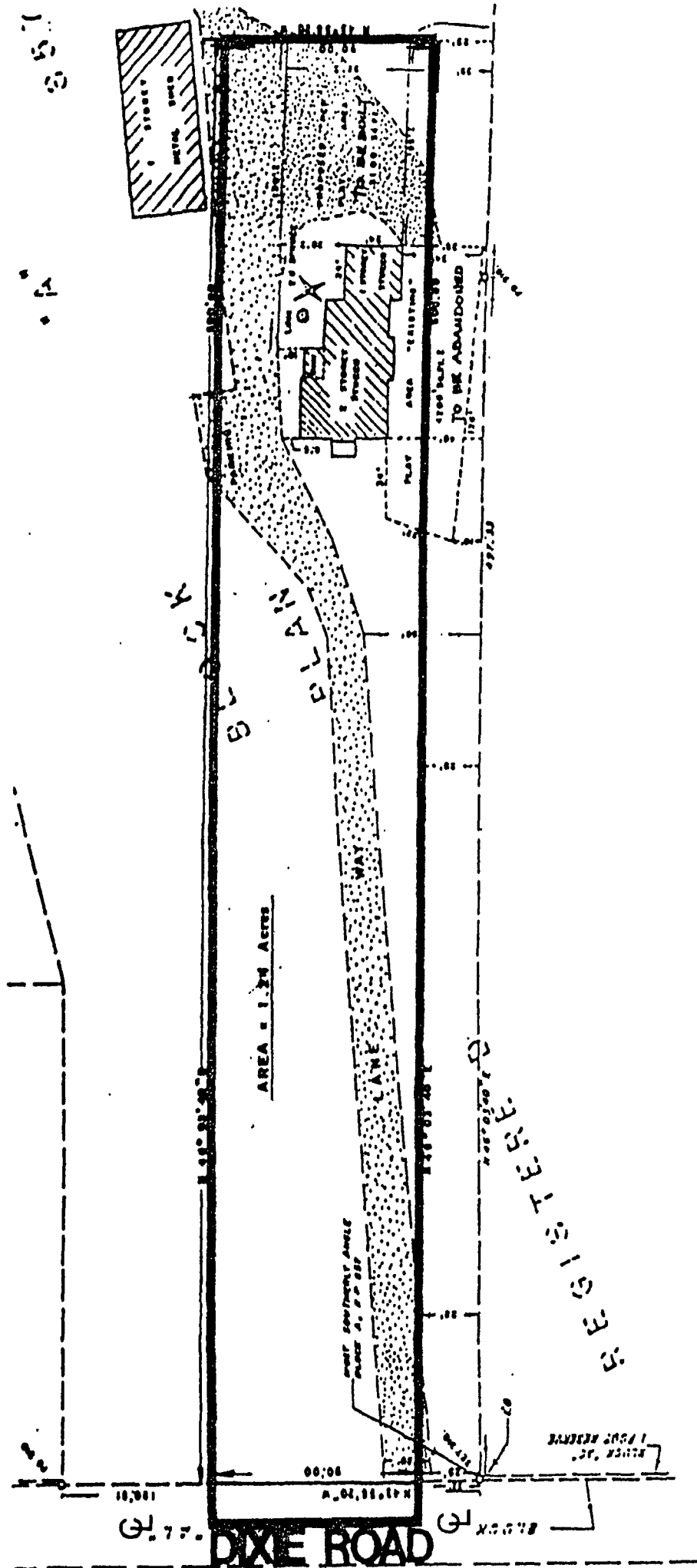


— ZONE BOUNDARY

Schedule C-Section 392  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



— ZONE BOUNDARY

Schedule C-Section 393

BY-LAW 270-2004

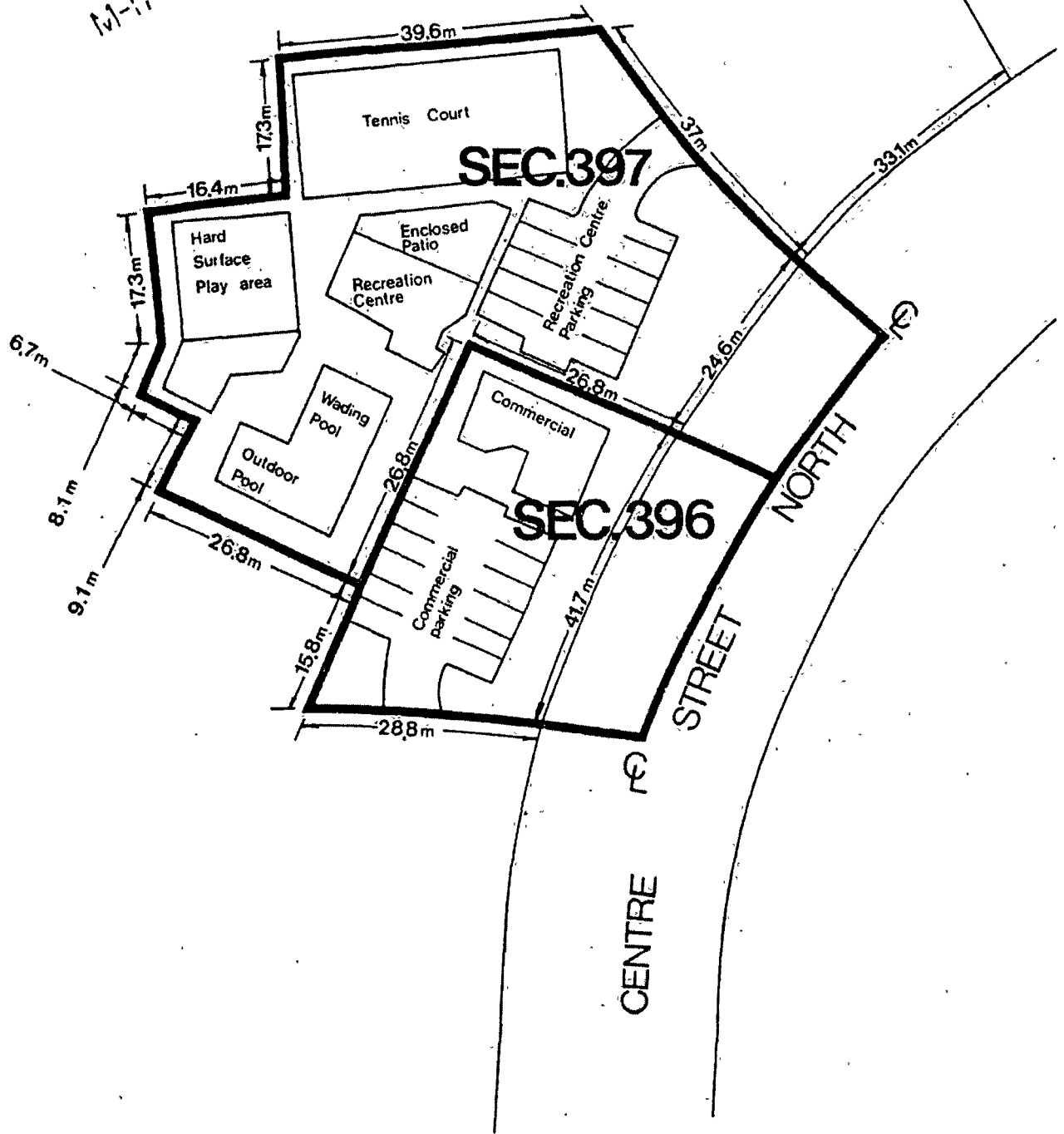


CITY OF BRAMPTON

Planning, Design and Development



BLOCK C  
M-174

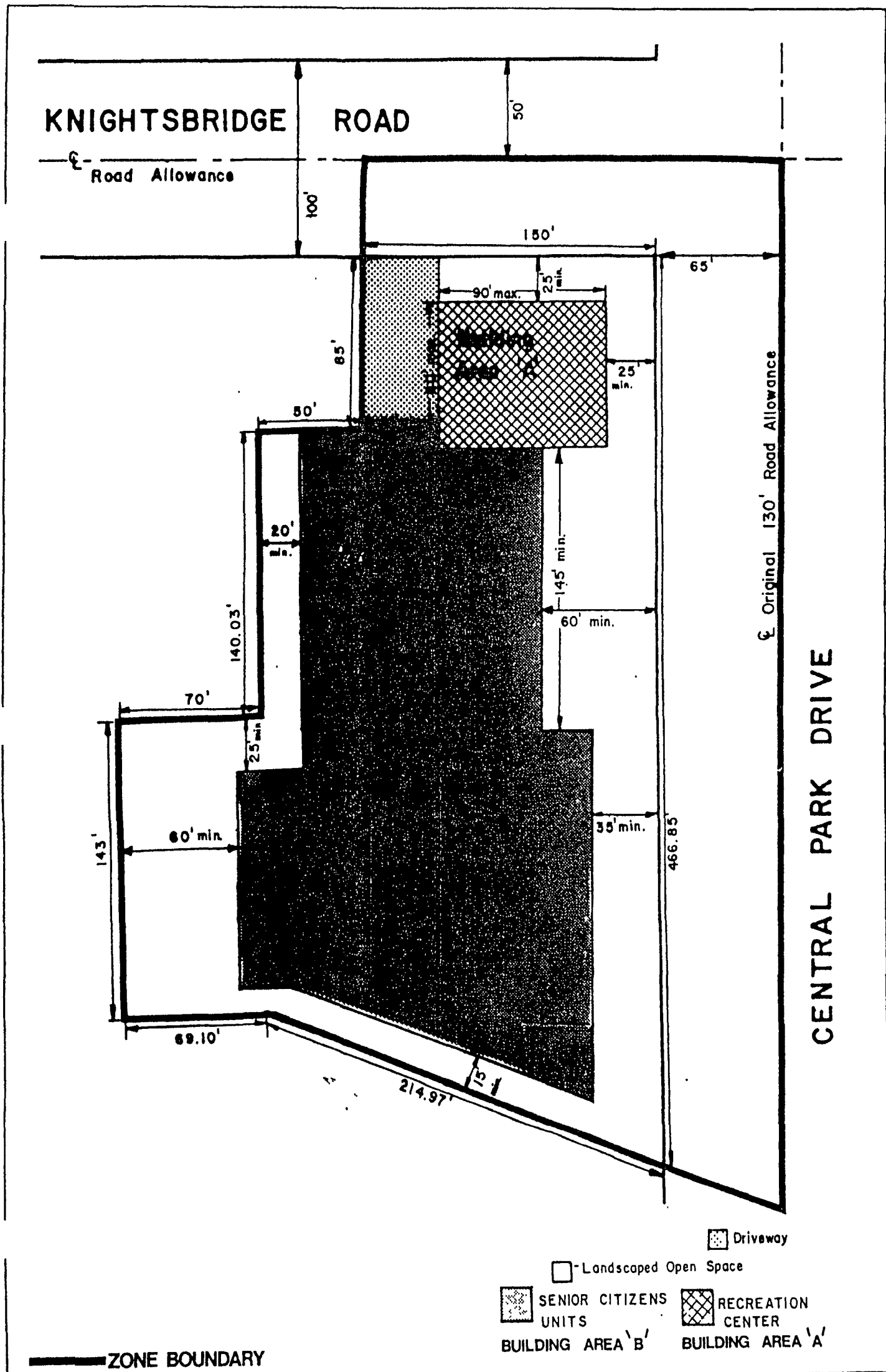


**— ZONE BOUNDARY**

**Schedule C-Section 396 & 397**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development



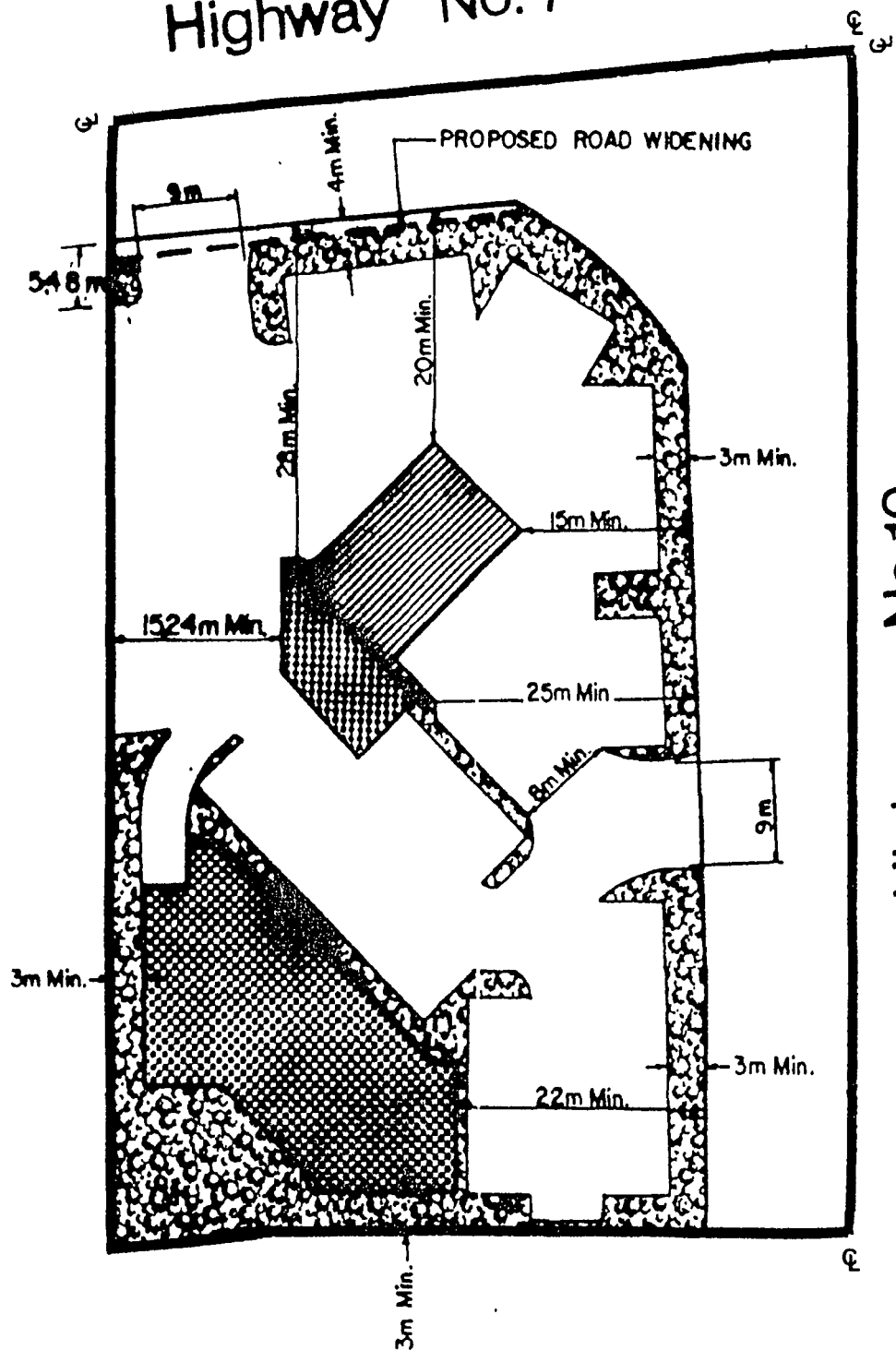
Schedule C-Section 398  
BY-LAW 270-2004






**CITY OF BRAMPTON**  
Planning, Design and Development



# Highway No.7



Highway No.10

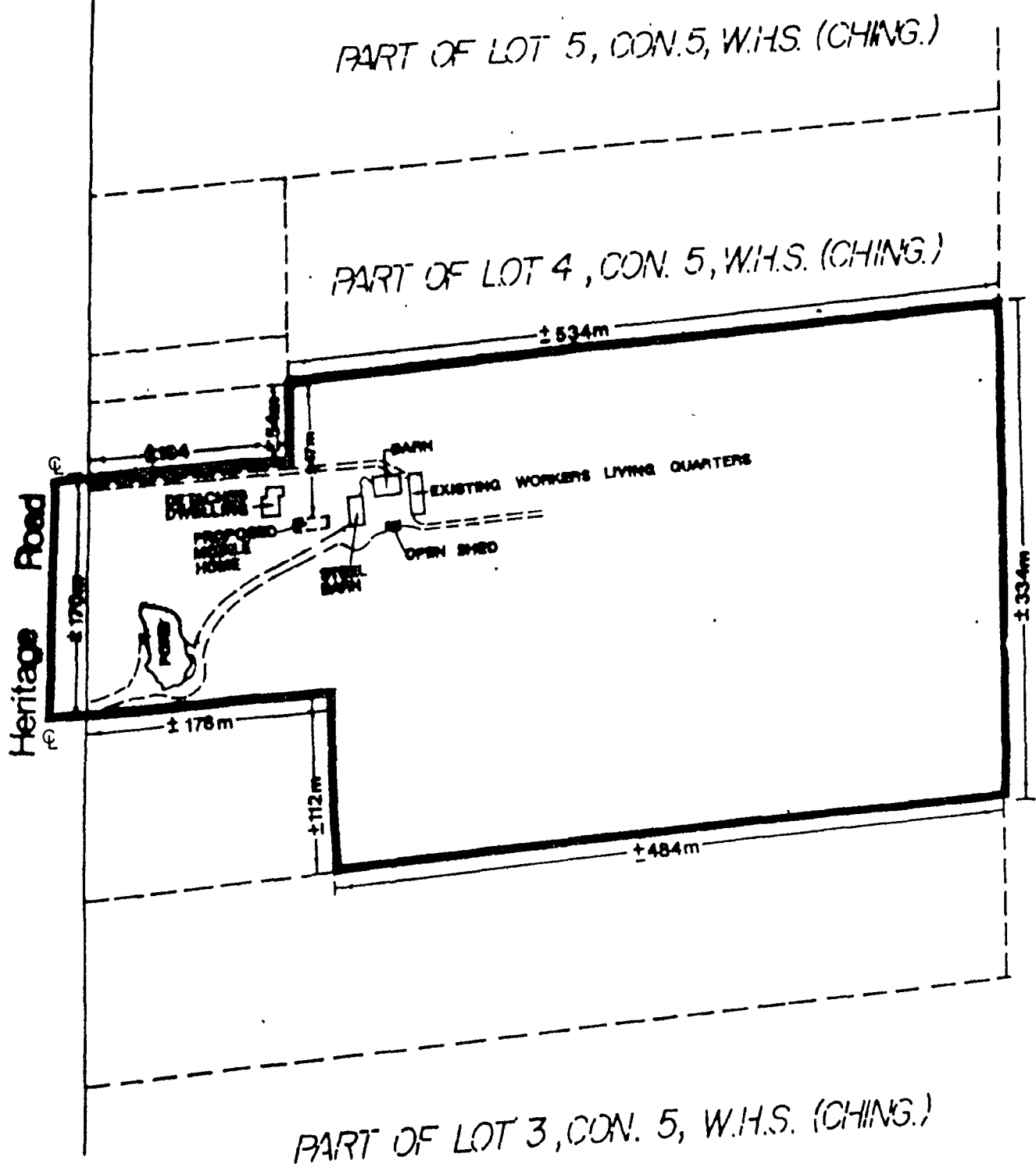
-  BUILDING AREAS
-  GAS BAR CANOPY
-  LANDSCAPED OPEN SPACE
- m METRE
- Min. MINIMUM

 ZONE BOUNDARY

Schedule C-Section 421  
BY-LAW 270-2004



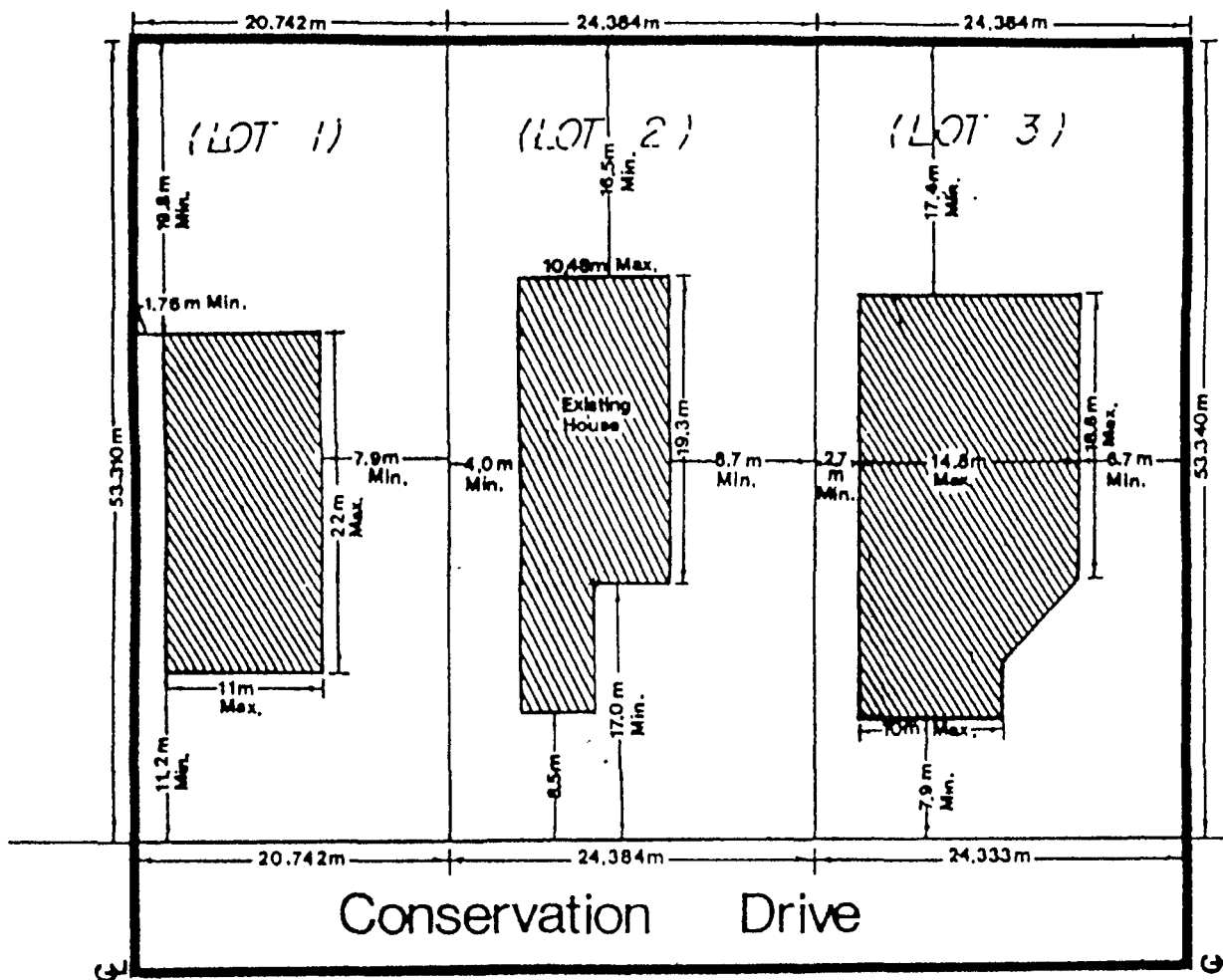
**CITY OF BRAMPTON**  
Planning, Design and Development



Schedule C-Section 429  
BY-LAW 270-2004



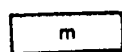
CITY OF BRAMPTON  
Planning, Design and Development



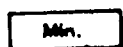
# LEGEND



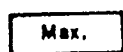
Building Area



Metres



Minimum



Maximum

— ZONE BOUNDARY

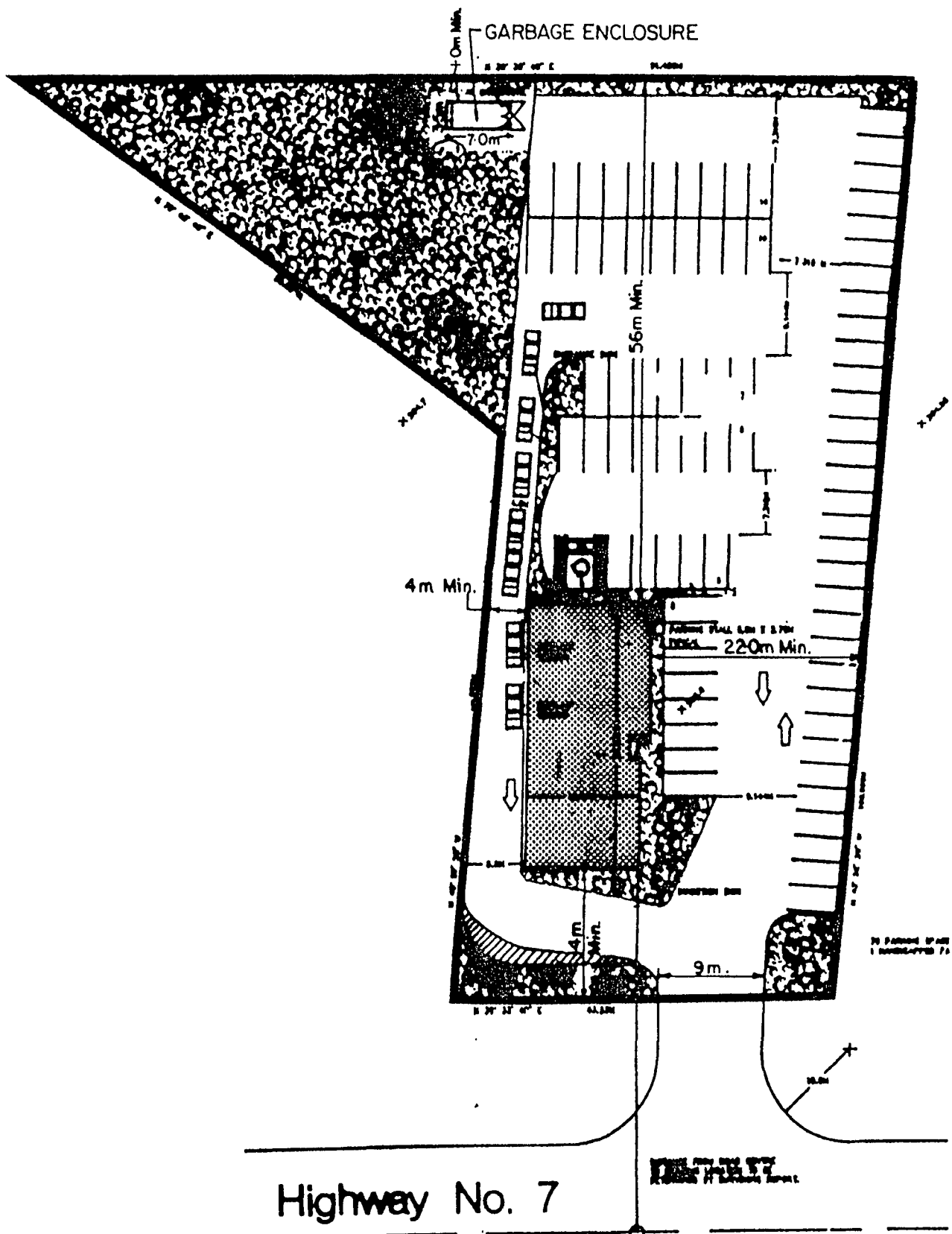
Schedule C-Section 430





BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development



-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  PARKING AND DRIVEWAY AREA
-  PICK UP WAITING AREA
- min. MINIMUM
- m METERS

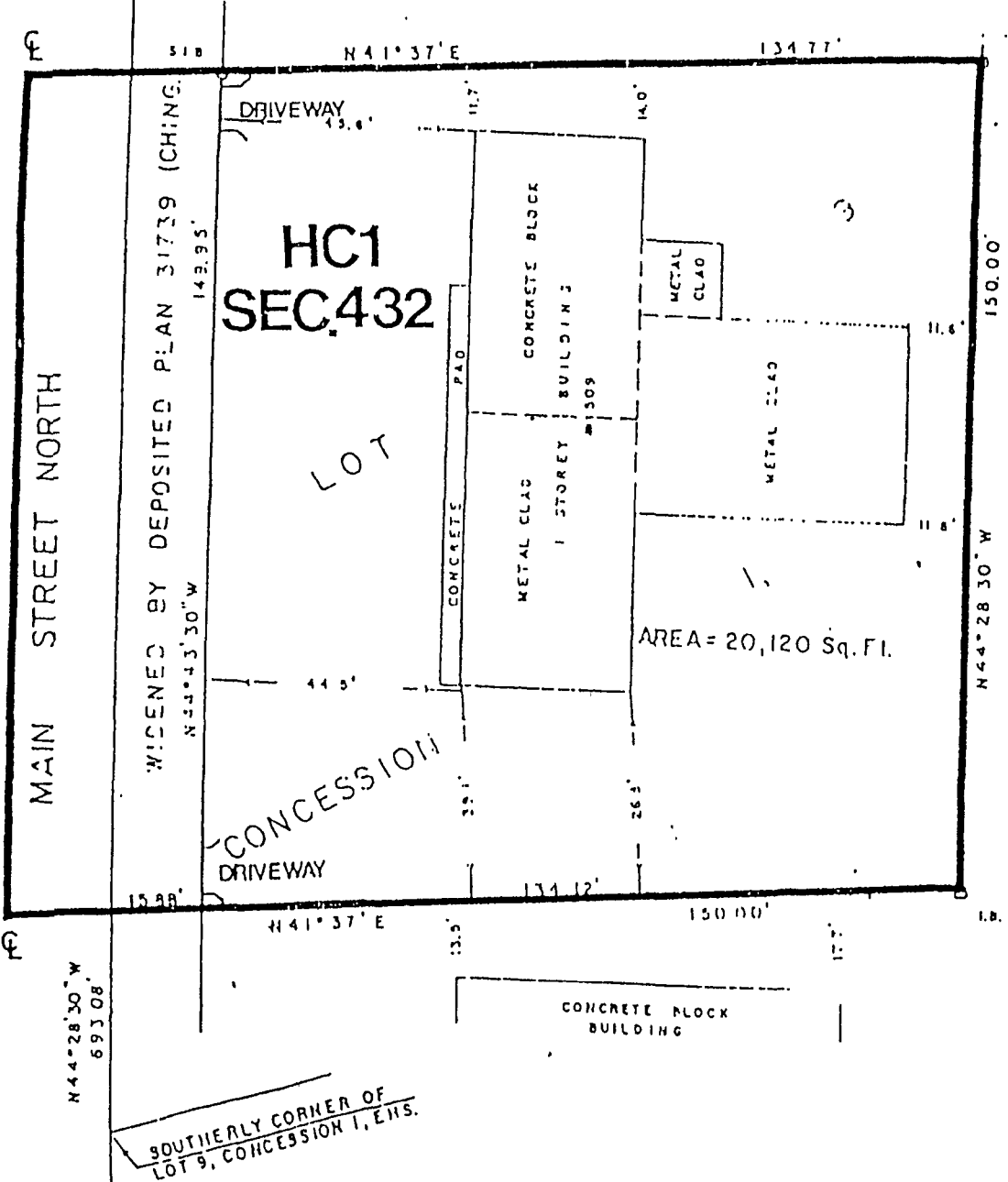
 ZONE BOUNDARY

Schedule C-Section 431

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



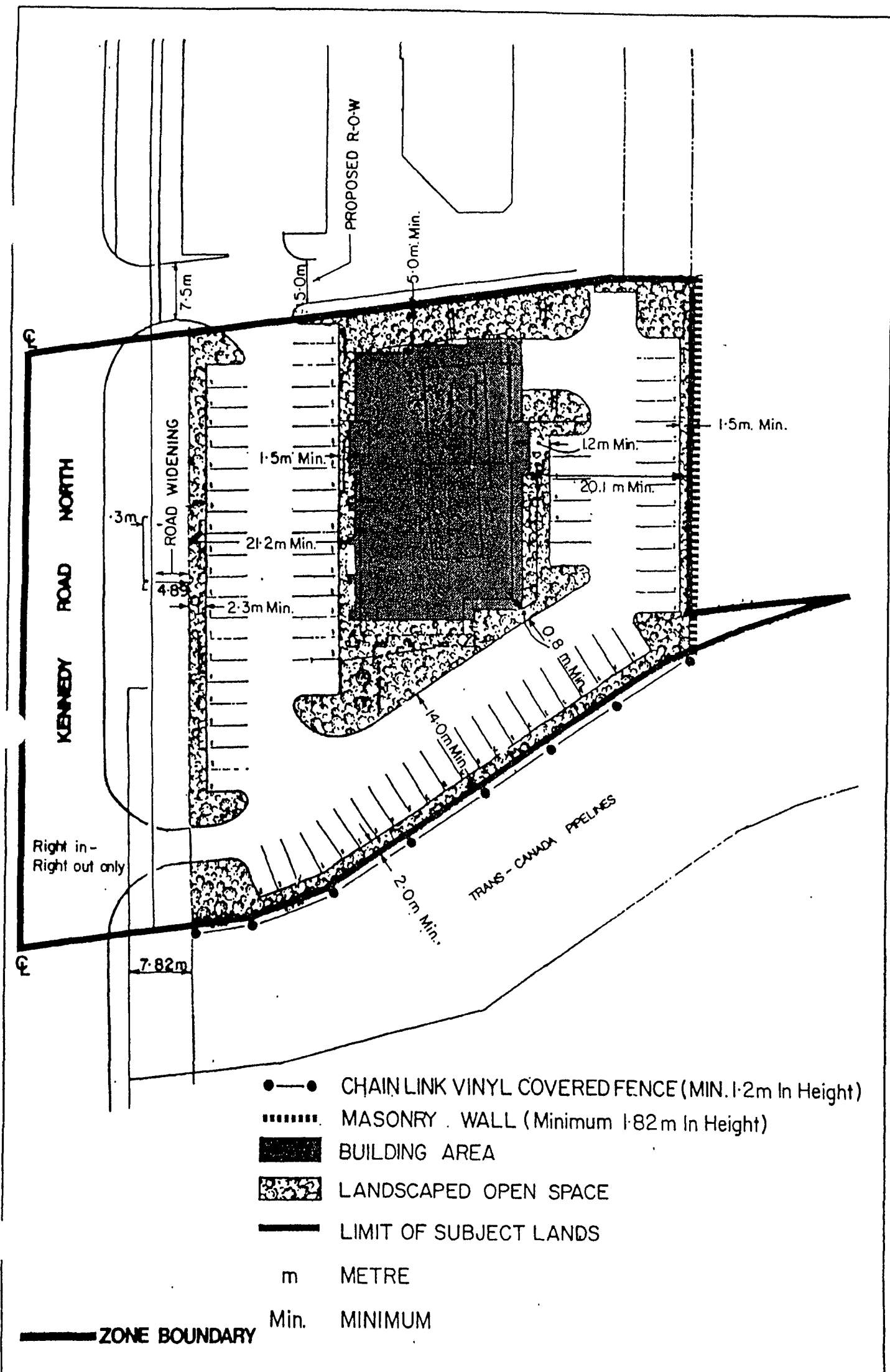
E.H.S.

Schedule C-Section 432  
 BY-LAW 270-2004



CITY OF BRAMPTON  
 Planning, Design and Development

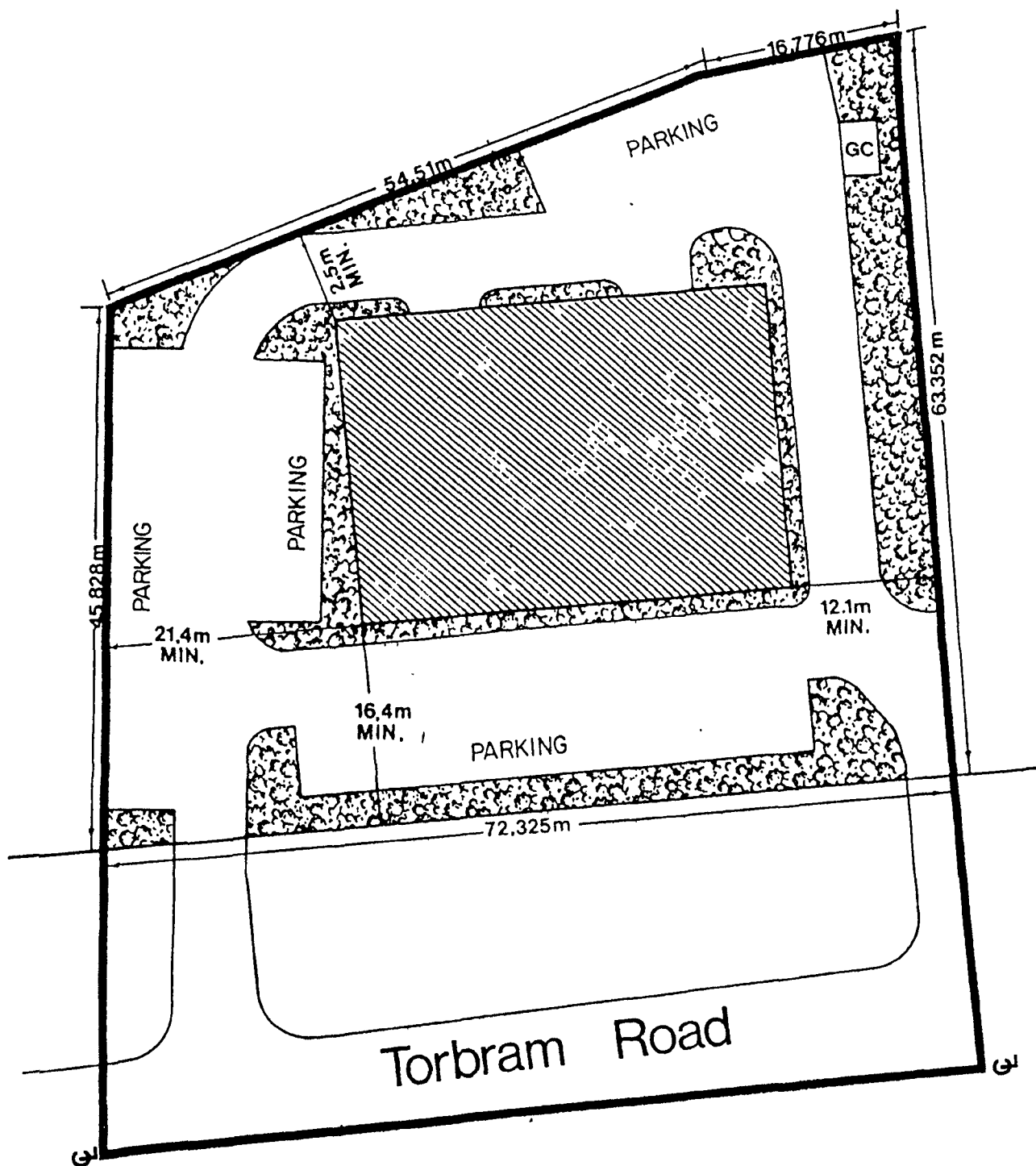





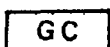
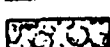
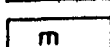

Schedule C-Section 434  
BY-LAW 270-2004



CITY OF BRAMPTON  
Planning, Design and Development



#### LEGEND

-  BUILDING AREA
-  GARBAGE ENCLOSURE AREA
-  LANDSCAPED OPEN SPACE
-  METRE
-  MINIMUM

 ZONE BOUNDARY

Schedule C-Section 435  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

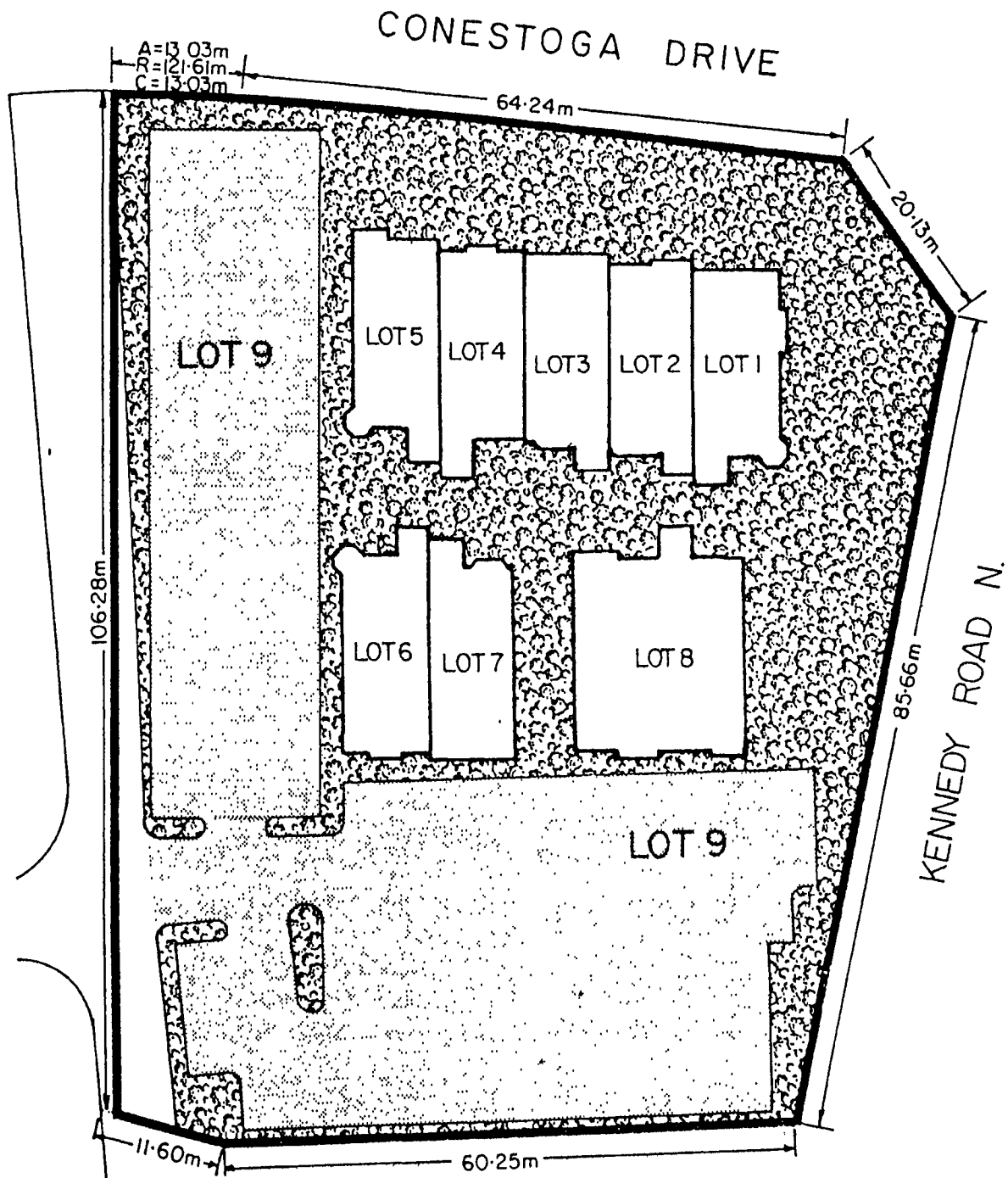
Technical drawing of a parking area layout. The drawing shows a rectangular area with a central 'PARKING AREA' and surrounding paved zones. Key dimensions and labels include:

- Overall width: 60.98m
- Overall height: 152.44m
- Top boundary: TOP OF BANK
- Left boundary: 13.72m Min.
- Right boundary: 60.96m, 7.5m Min., 10.33m
- Bottom boundary: 71.26m
- Internal dimensions and offsets:
  - 7.5m (left side offset)
  - 90.0m Min. (left side offset)
  - 10.0m Min. (left side offset)
  - 10.0m Min. (bottom side offset)
  - 4.0m Min. (right side offset)
  - 4.0m Min. (bottom right corner offset)
  - 91.49m (right side offset)

Min. MINIMUM  
m METERS

C-107

REGISTERED PLAN M-100



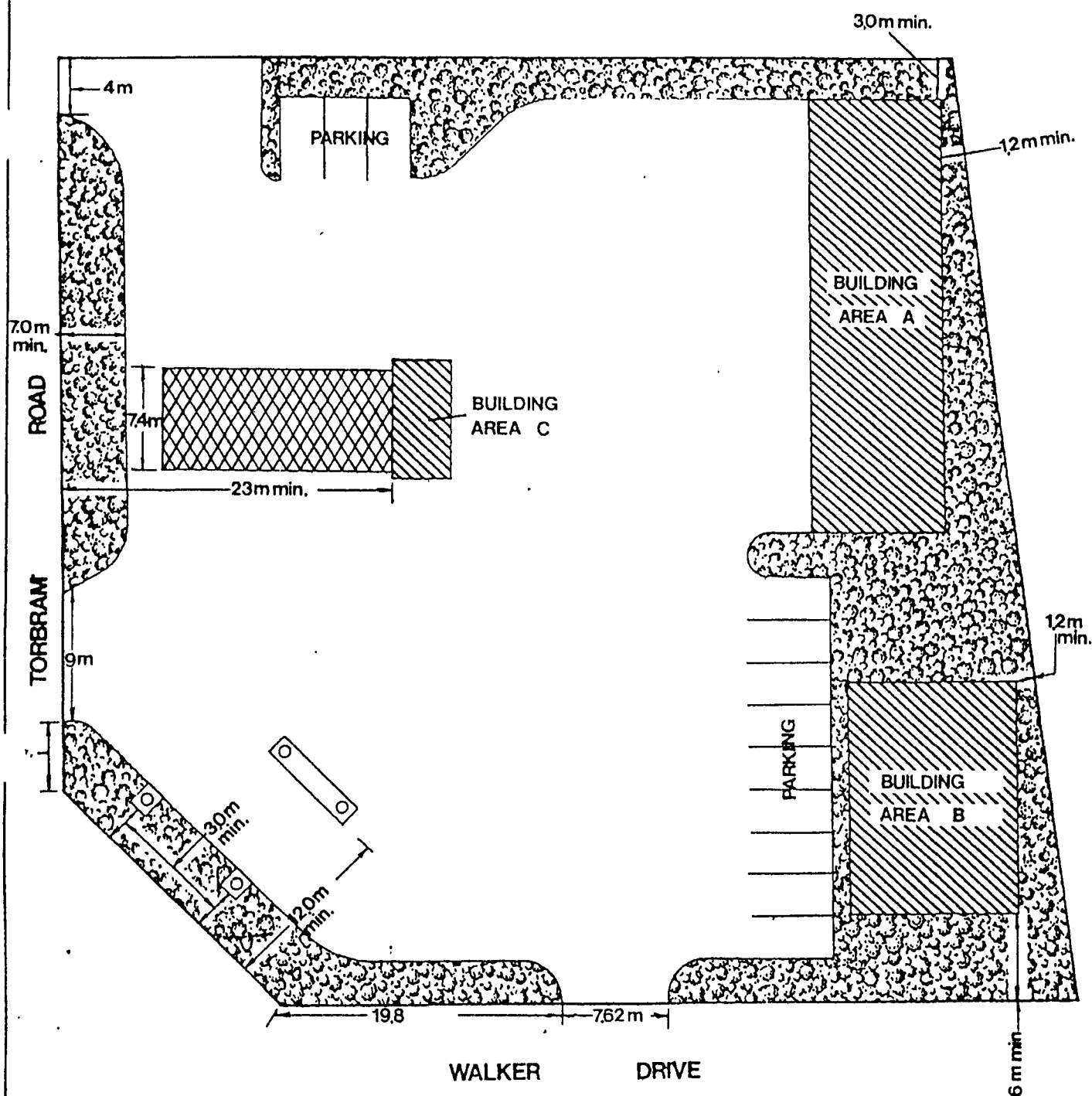
-  PARKING AREA
-  LANDSCAPED OPEN SPACE
-  SHOPPING CENTRE ACCESS DRIVEWAY







NOTE: Lot 9 Consists Of Those Lands Outlined By Heavy Line, Less Lot 1 To Lot 8, Inclusive.

Schedule C-Section 456  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



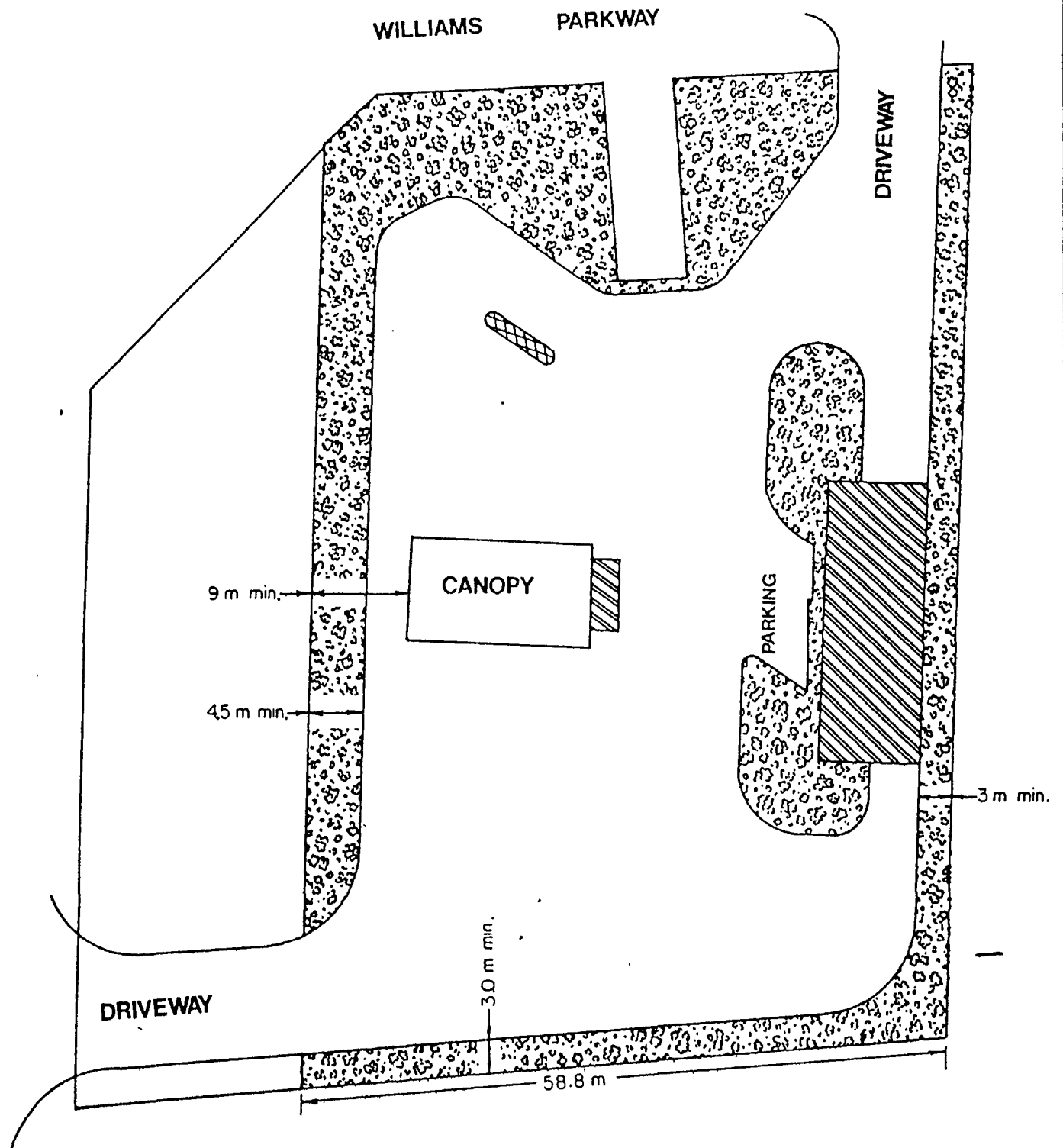
-  BUILDING AREA
-  GAS BAR CANOPY
-  VACUUM ISLAND
-  LANDSCAPED OPEN SPACE
-  METRE
-  MINIMUM

Schedule C-Section 459





BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



LEGEND

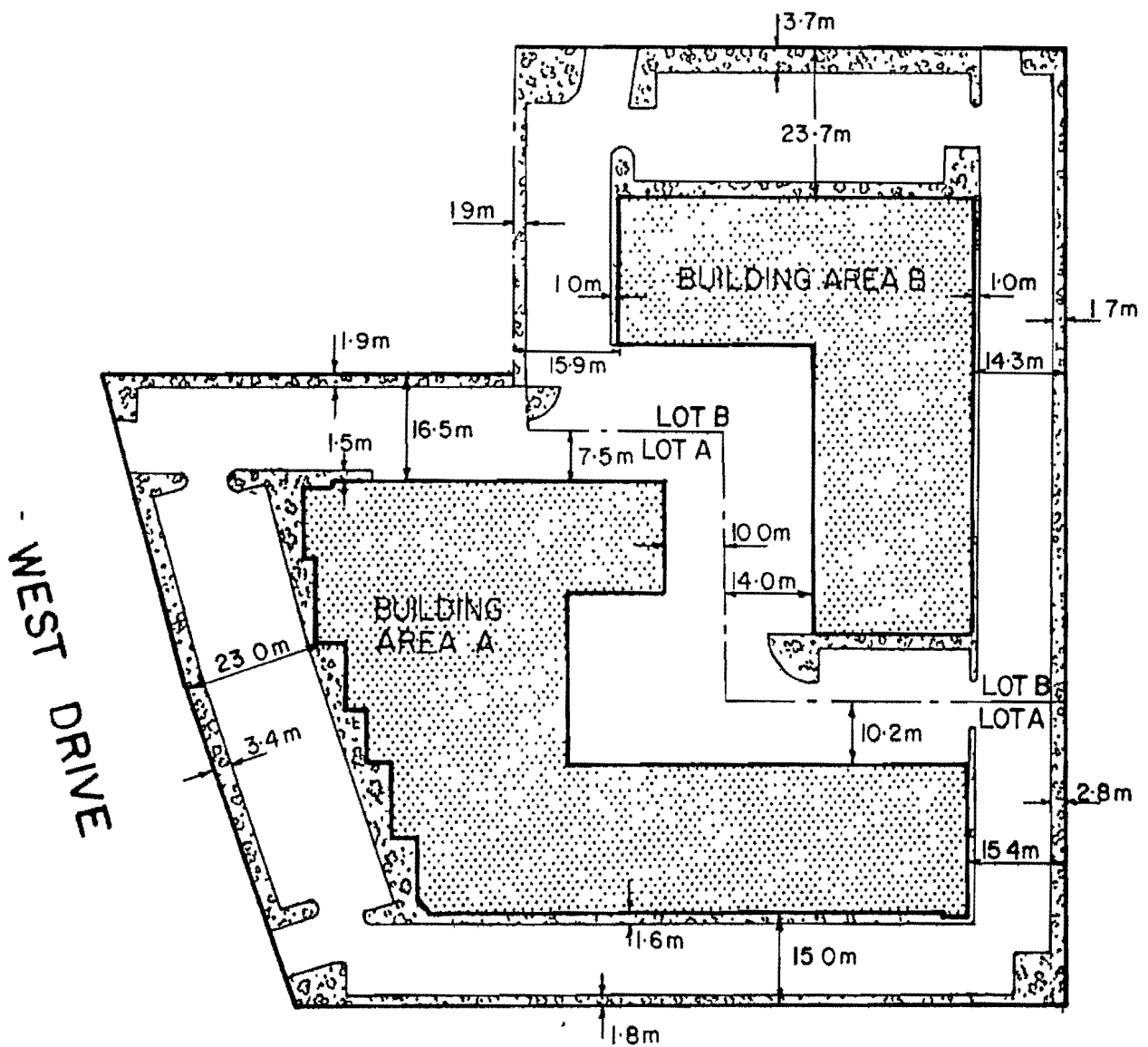
-  LANDSCAPED OPENSACE
-  BUILDING AREA
-  VACUUM
-  MINIMUM



Schedule C-Section 460  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

CLARK BOULEVARD



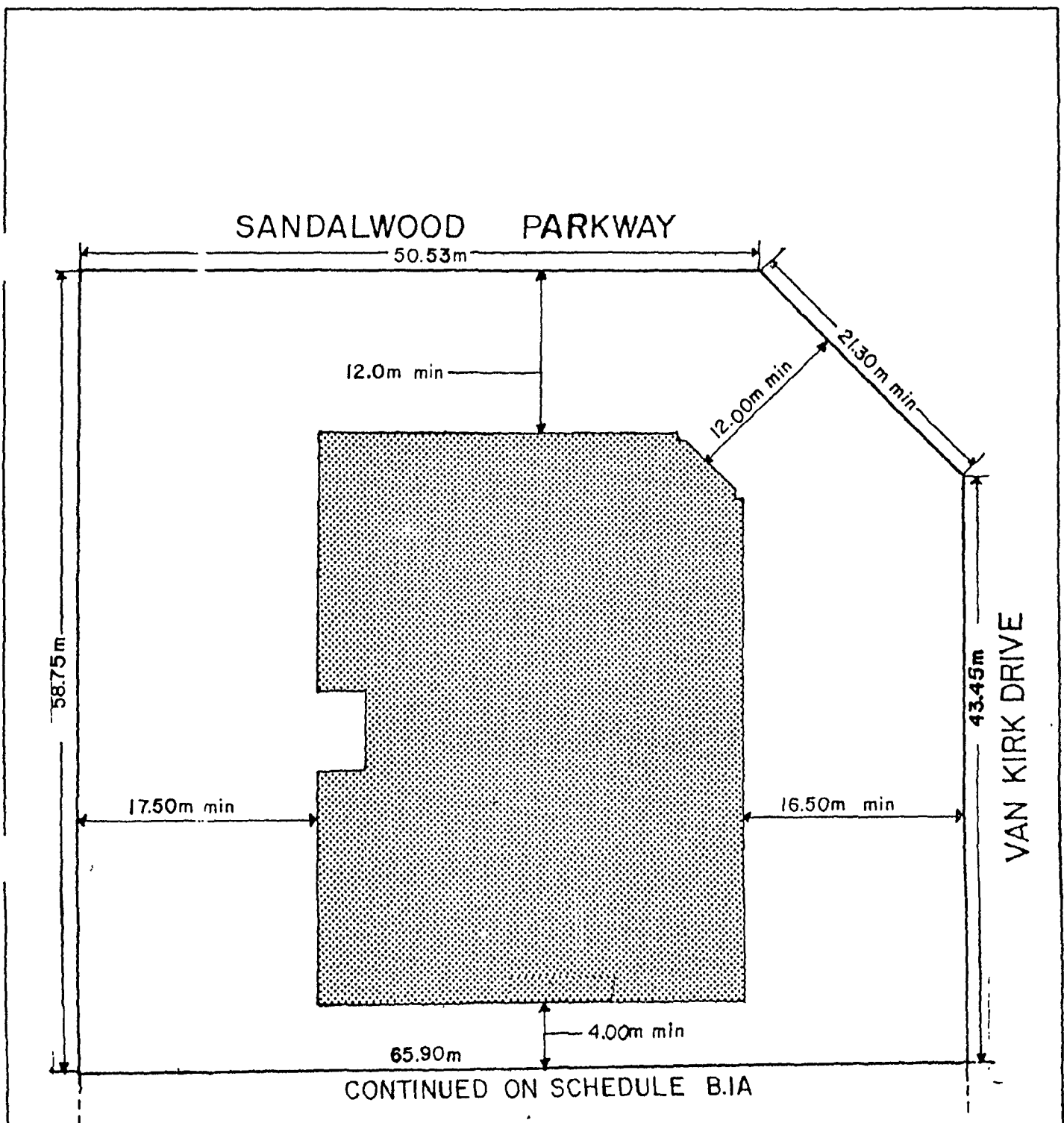
 BUILDING AREA  
 LANDSCAPED OPEN SPACE

## Schedule C-Section 481


# BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



#### LEGEND

-  BUILDING AREA
- min MINIMUM
- m METRES

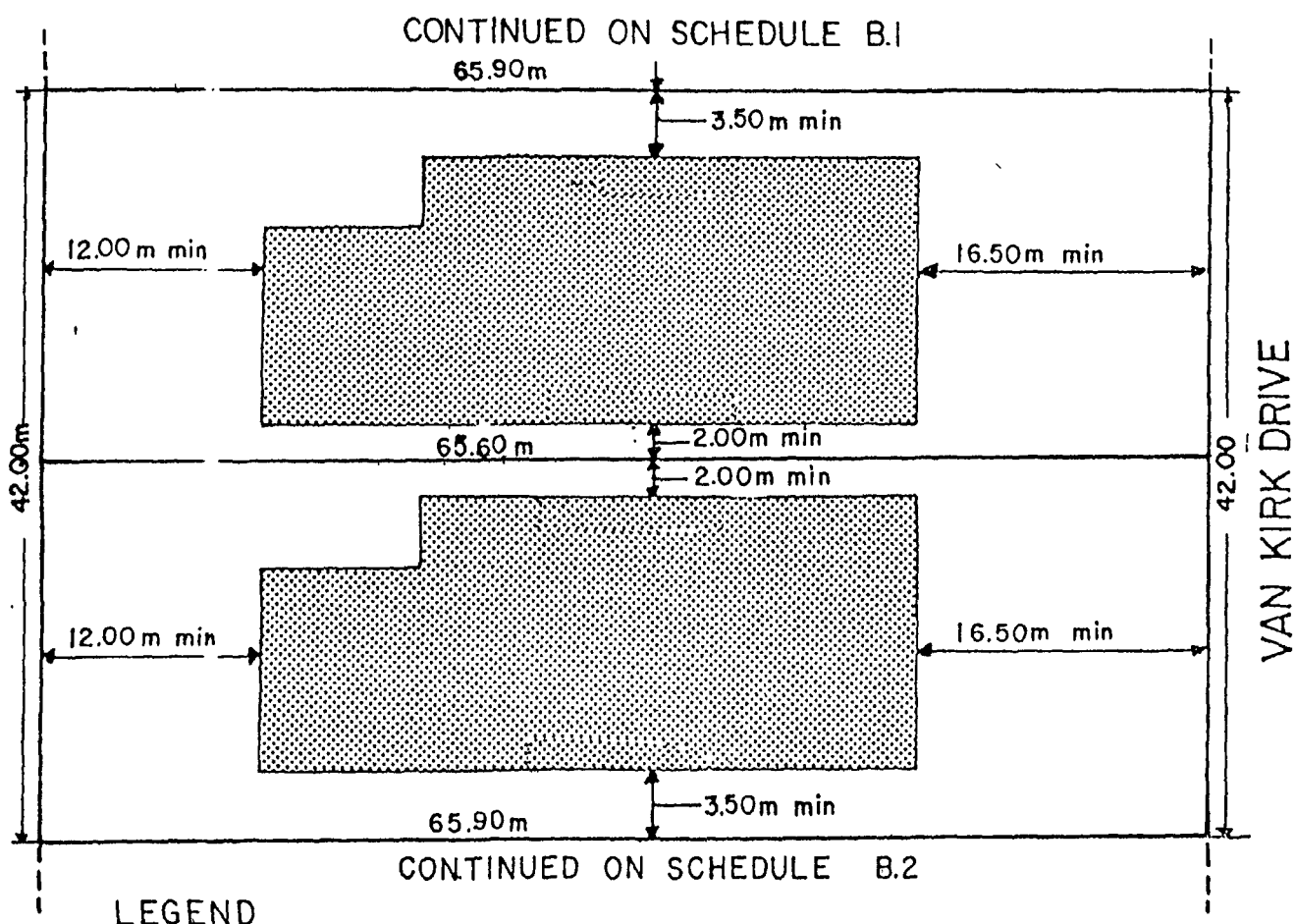
Schedule B.1

Schedule C-Section 562  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development





LEGEND

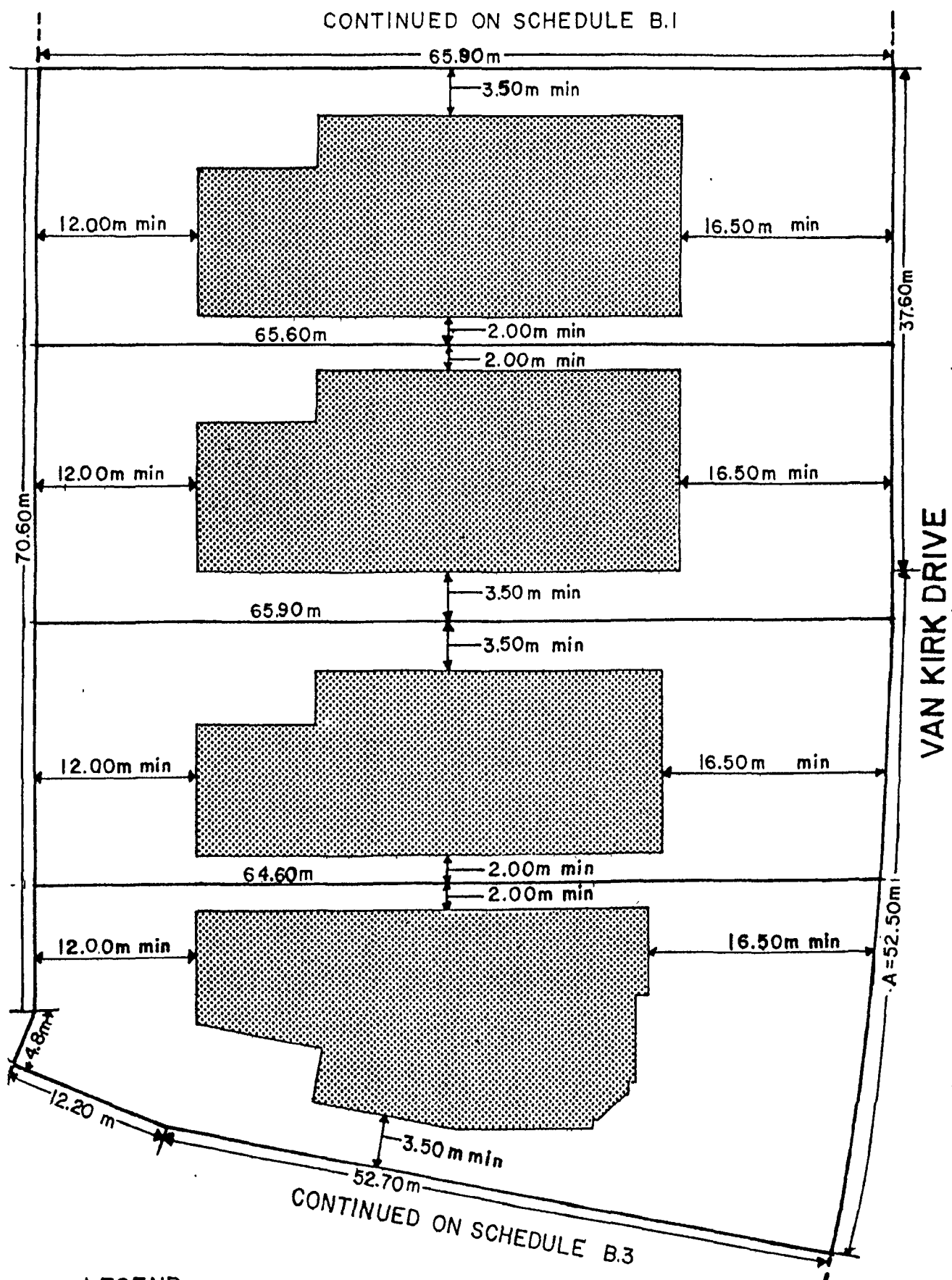
-  BUILDING AREA
- min MINIMUM
- m METRES

Schedule B.1A


Schedule C-Section 563  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



#### LEGEND

-  BUILDING AREA
- m METRES
- min MINIMUM
- A ARC

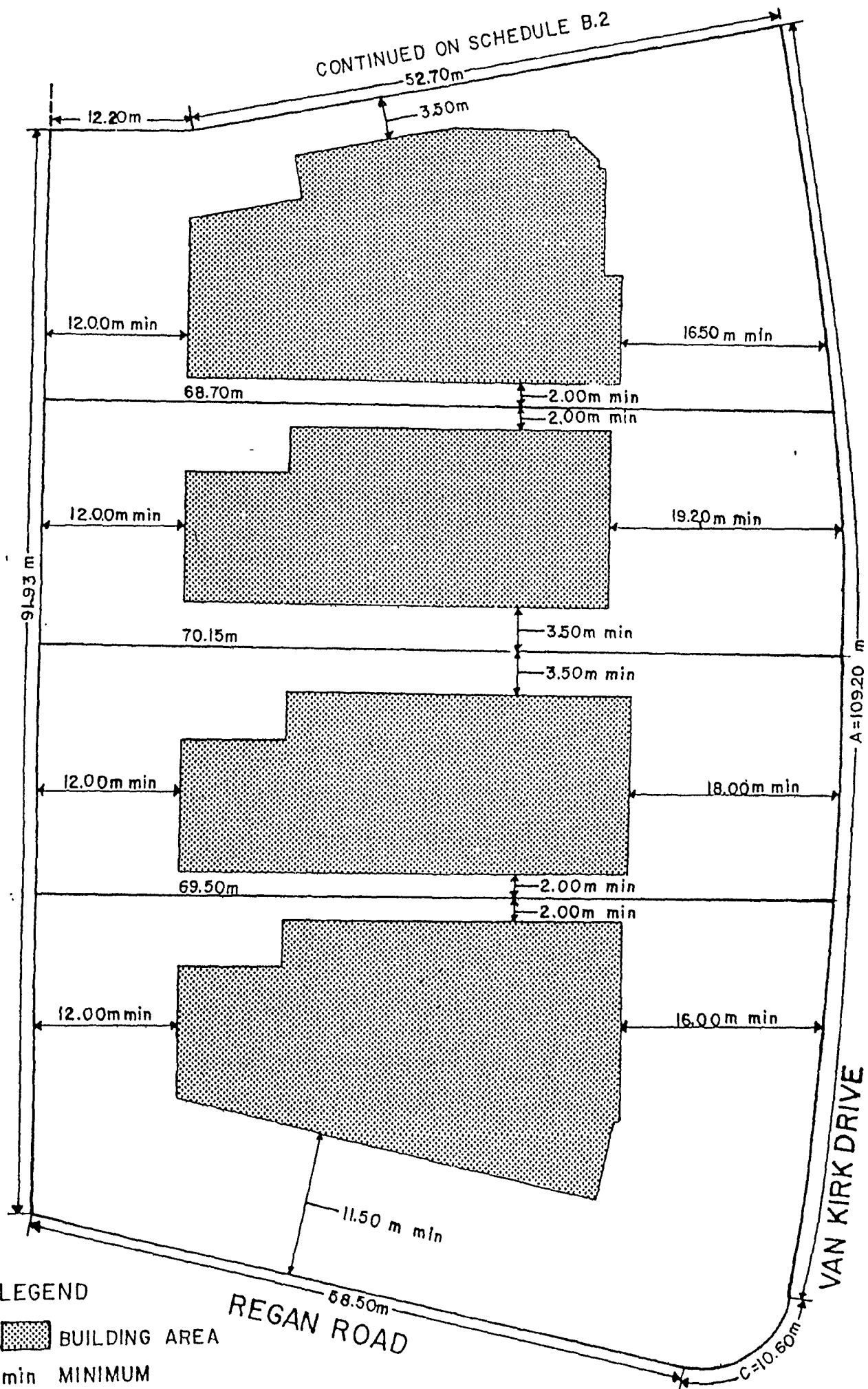
Schedule B.2

Schedule C-Section 563

BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



LEGEND



BUILDING AREA

min MINIMUM

m METRES

Schedule B.3

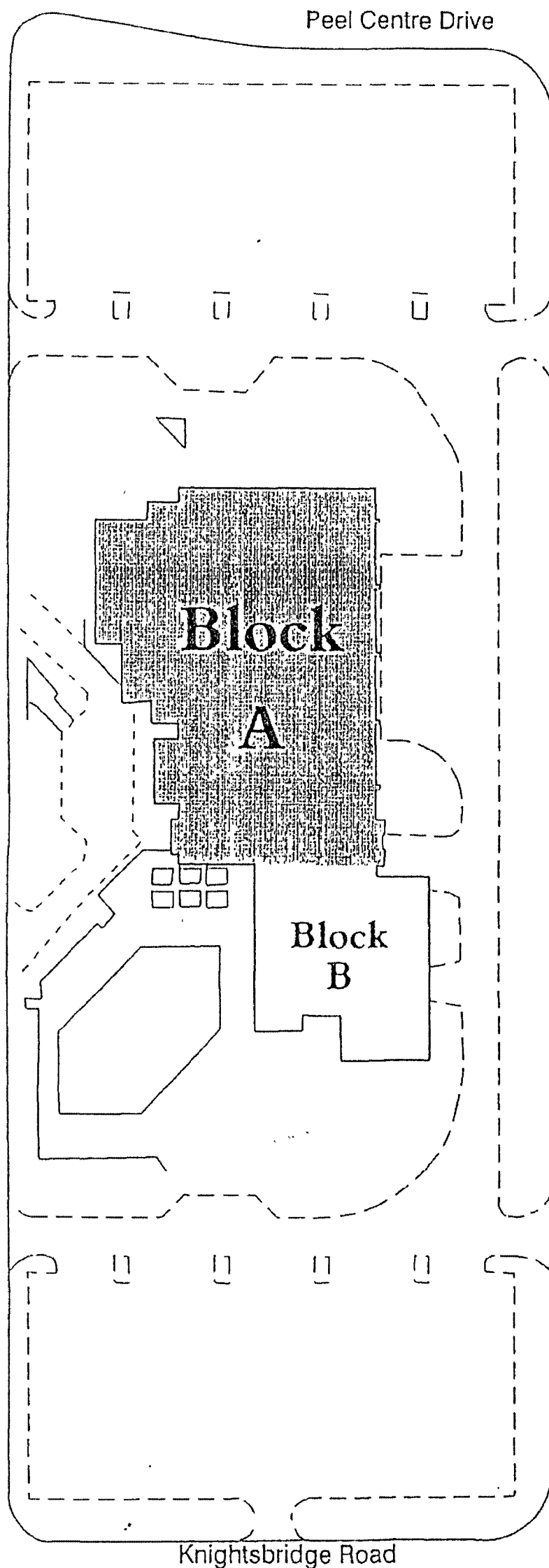
Schedule C-Section 563  
BY-LAW 270-2004



CITY OF BRAMPTON

Planning, Design and Development

C-115

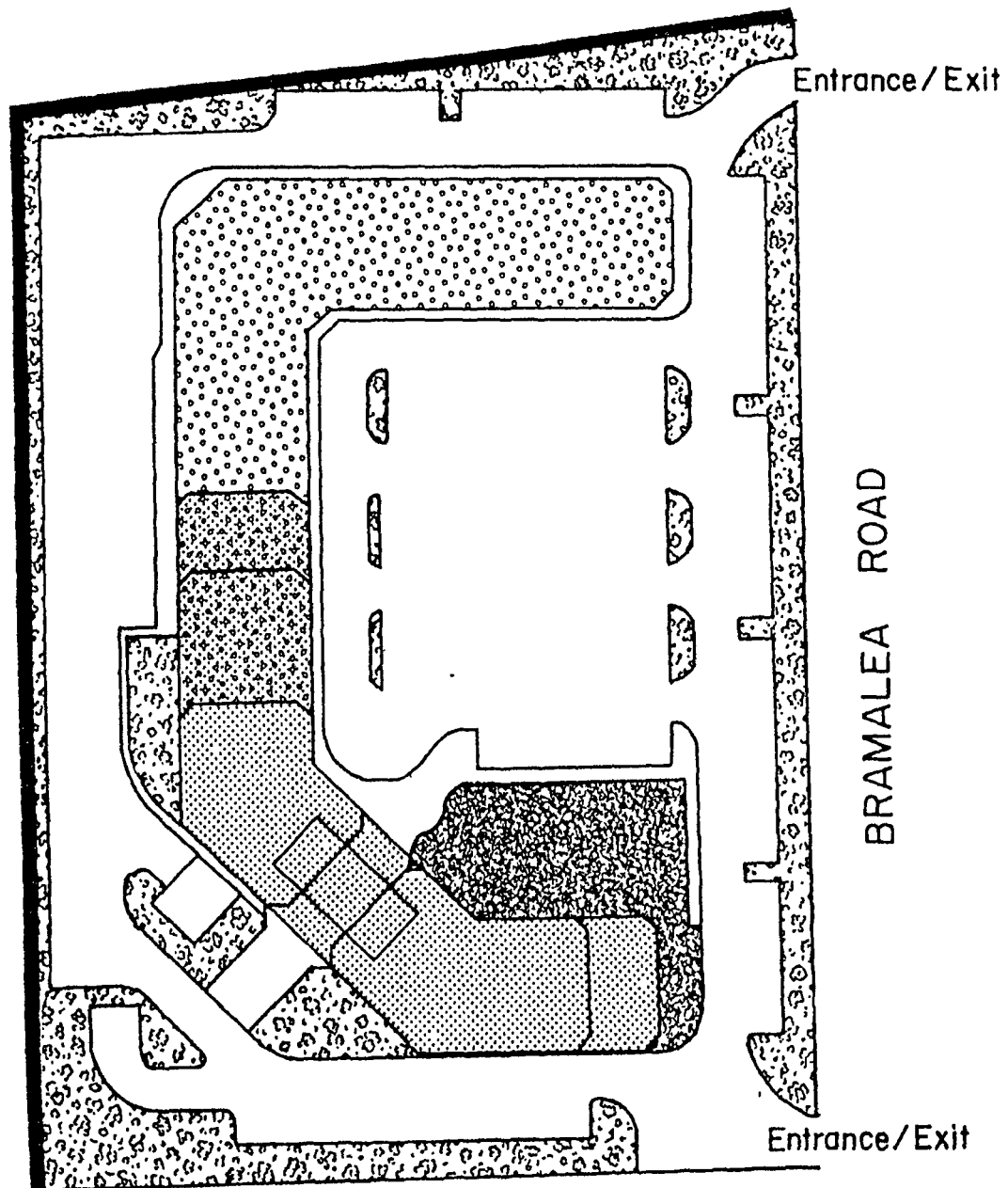


**SCHEDULE C - SECTION 576**






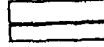
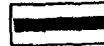
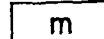
**BY-Law 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development



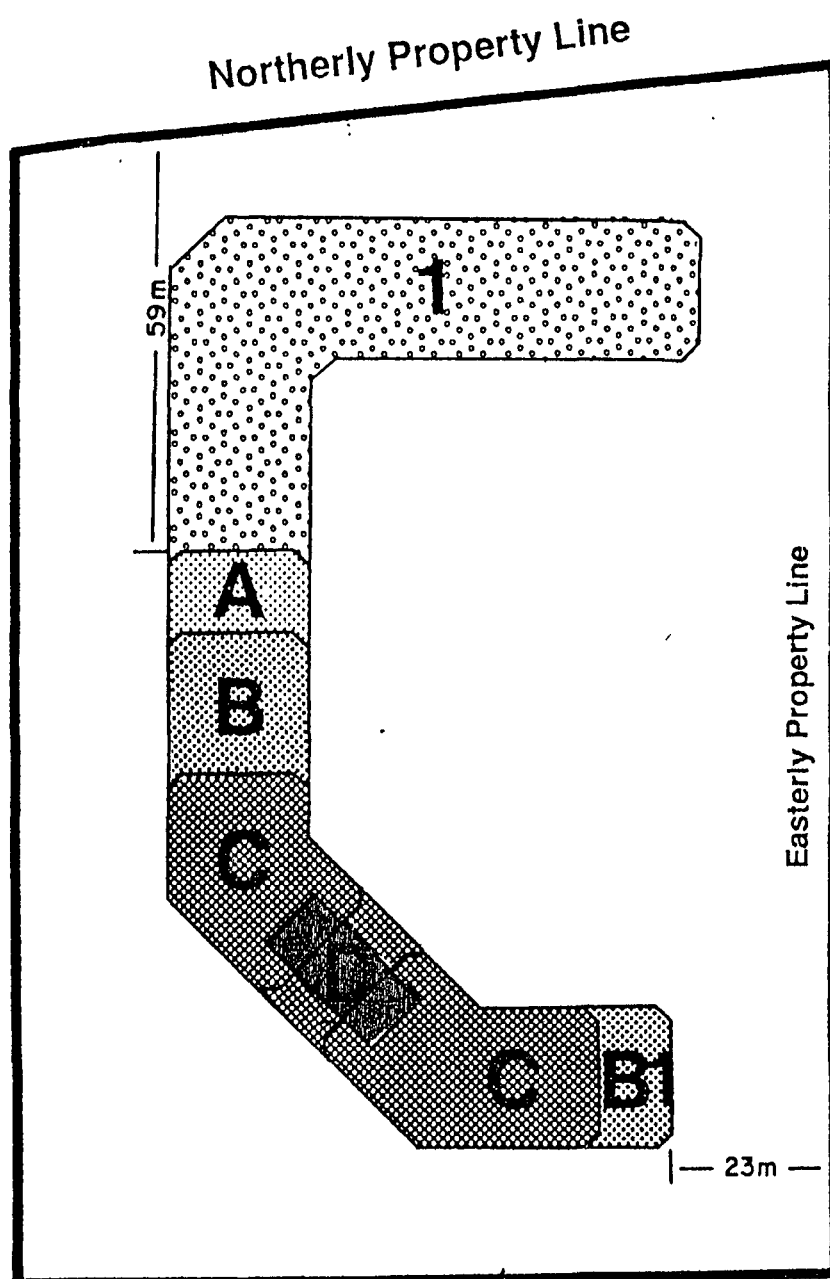
### Legend

-  Commercial Use Area
-  Commercial Use Area, (Single Storey Commercial Purposes with High Density Residential Use Above)
-  High Density Residential Use Area
-  Landscaped Open Space Area
-  Outdoor Amenity Area
-  Property Boundary
-  1.8m Solid Screen Masonry Fence
-  Metres

Schedule C-Section 578(a)  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



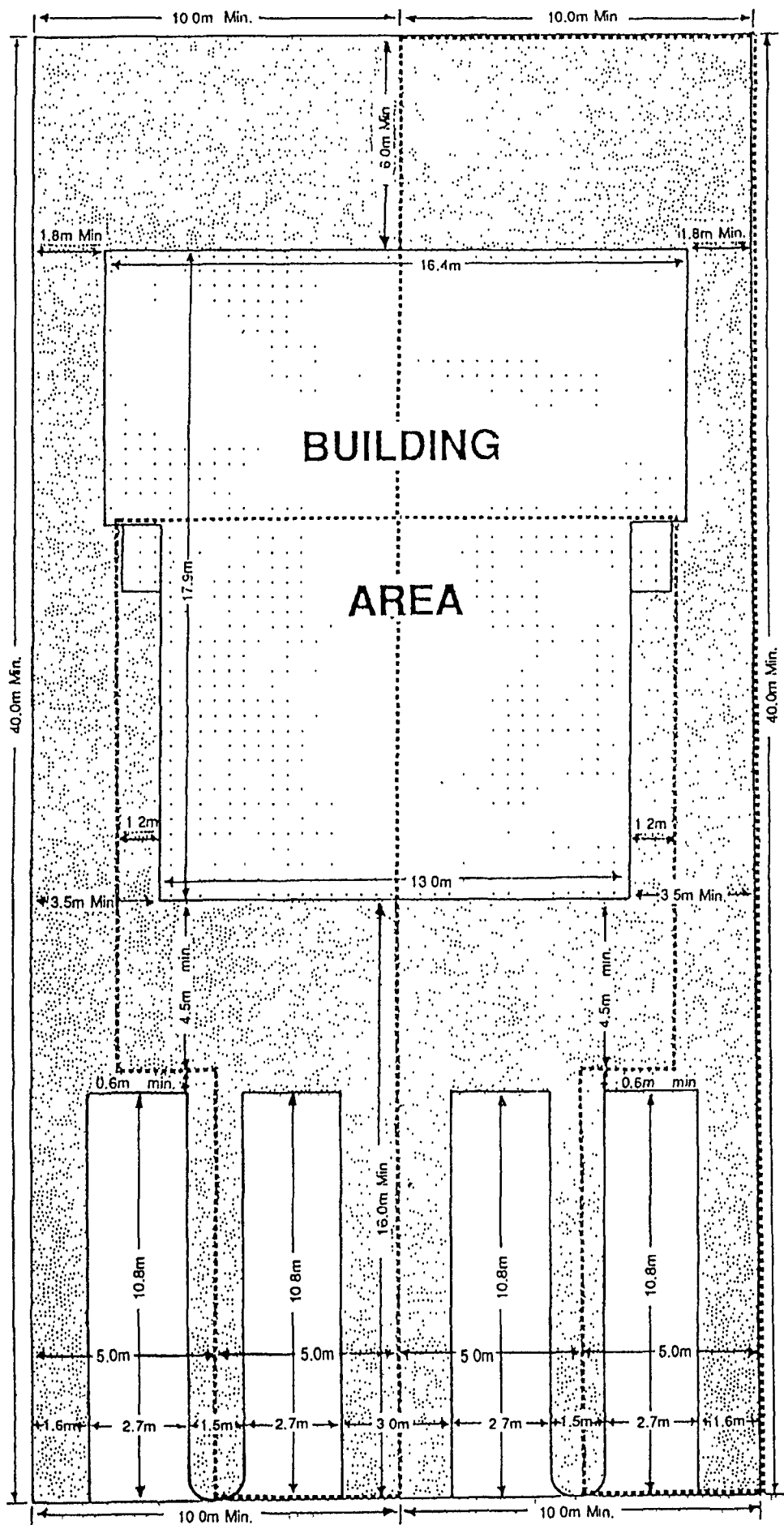
- |  |                   |
|--|-------------------|
|  | 1 Storey          |
|  | 8 Storeys         |
|  | 14 Storeys        |
|  | 14 Storeys        |
|  | 19 Storeys        |
|  | 20 Storeys        |
|  | Property Boundary |
|  | Metres            |

Schedule C-Section 578(b)

BY-LAW 270-2004




**CITY OF BRAMPTON**  
Planning, Design and Development



### LEGEND

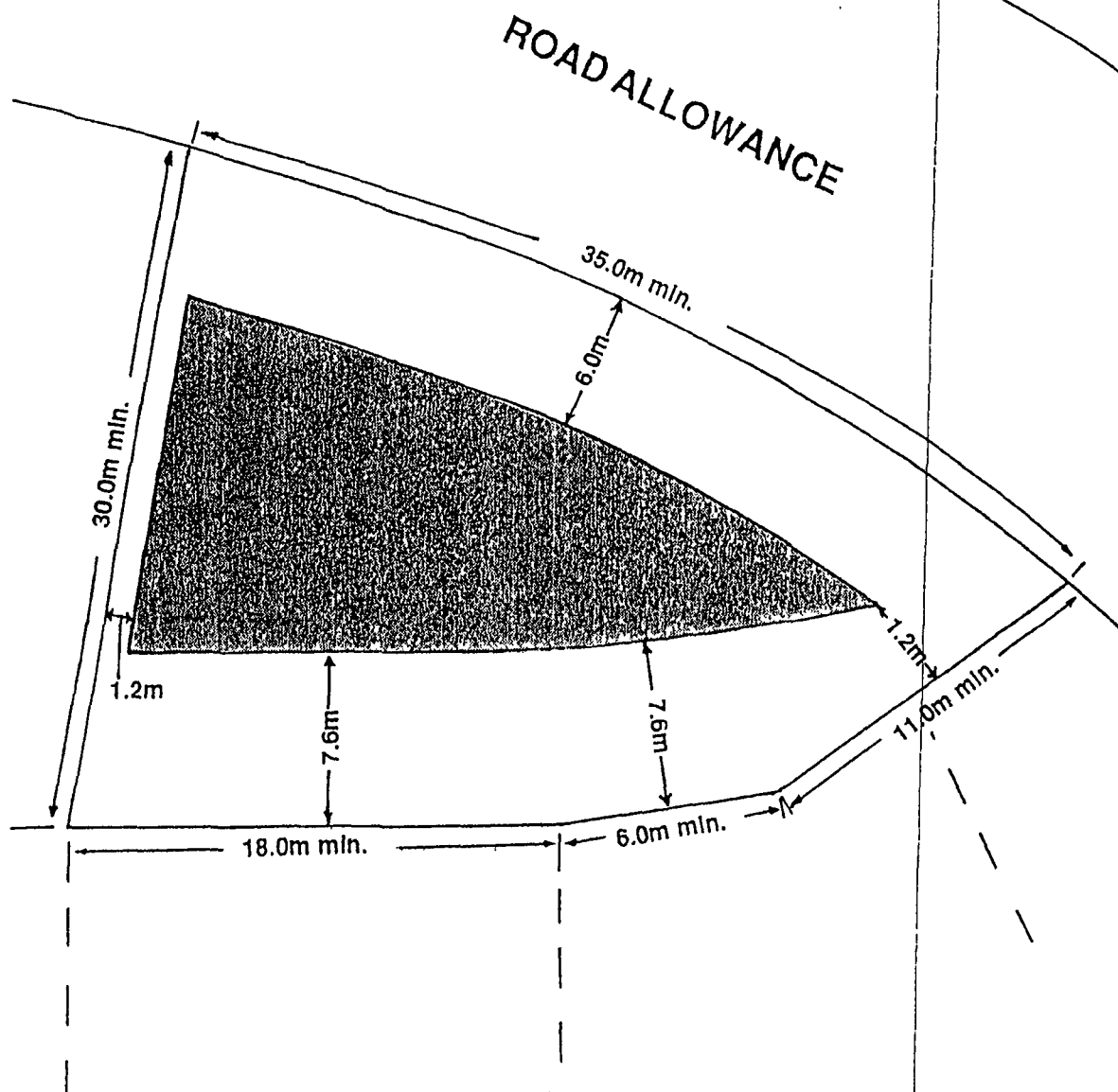
 DRIVEWAY  
 FUTURE PROPERTY BOUNDARIES  
 m Metres

 LANDSCAPED OPEN SPACE  
 MIN. Minimum 0 6  
 Metres


Schedule C-Section 600  
 BY-LAW 270-2004



**CITY OF BRAMPTON**  
 Planning, Design and Development



ALL OF THE LANDS  
DESIGNATED R1C-SECTION 615  
ON SHEET 28 OF SCHEDULE A

 Building Area  
min. Minimum  
m Metres

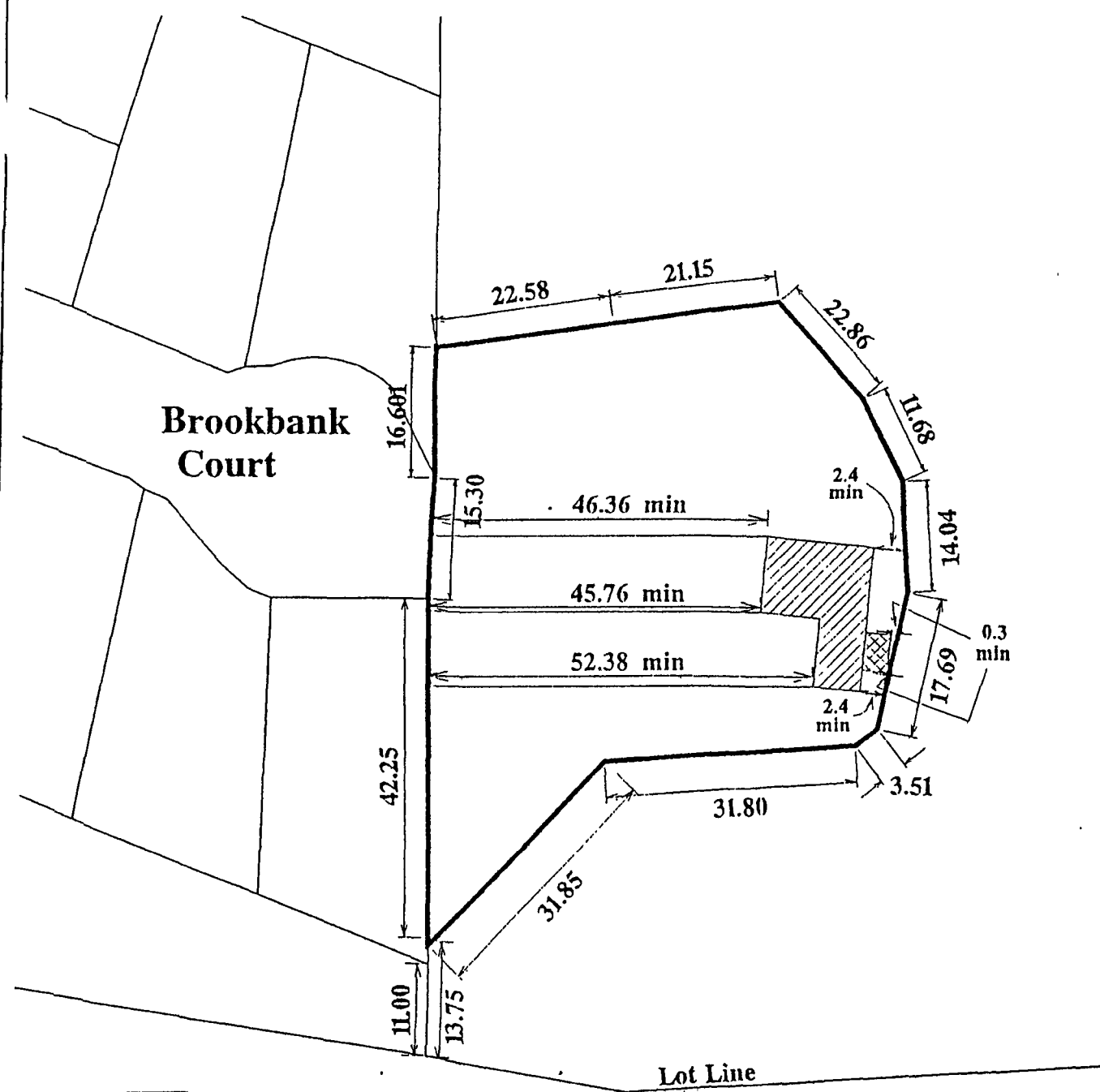
0 15  
Metres



Schedule C-Section 615  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



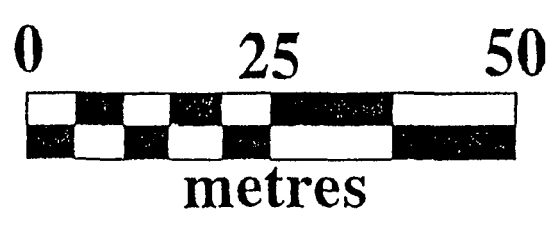


-  **Building Area A**
-  **Building Area B**

— **Top of Bank**

**min = minimum**

**All distances in metres**

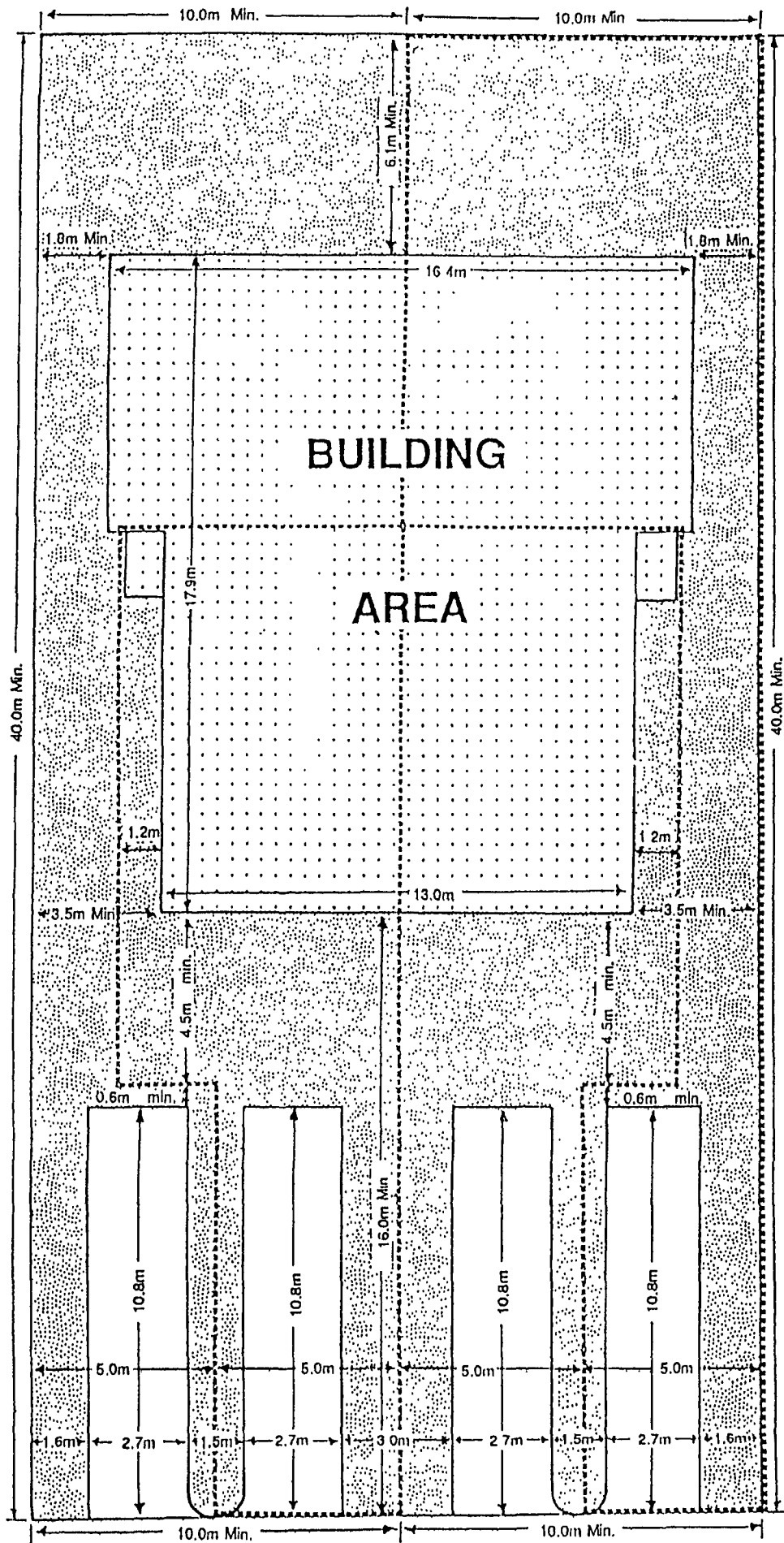


**Schedule C-Section 638**  
**BY-LAW 270-2004**




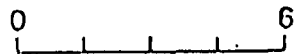
**CITY OF BRAMPTON**  
Planning, Design and Development

C-121



### LEGEND

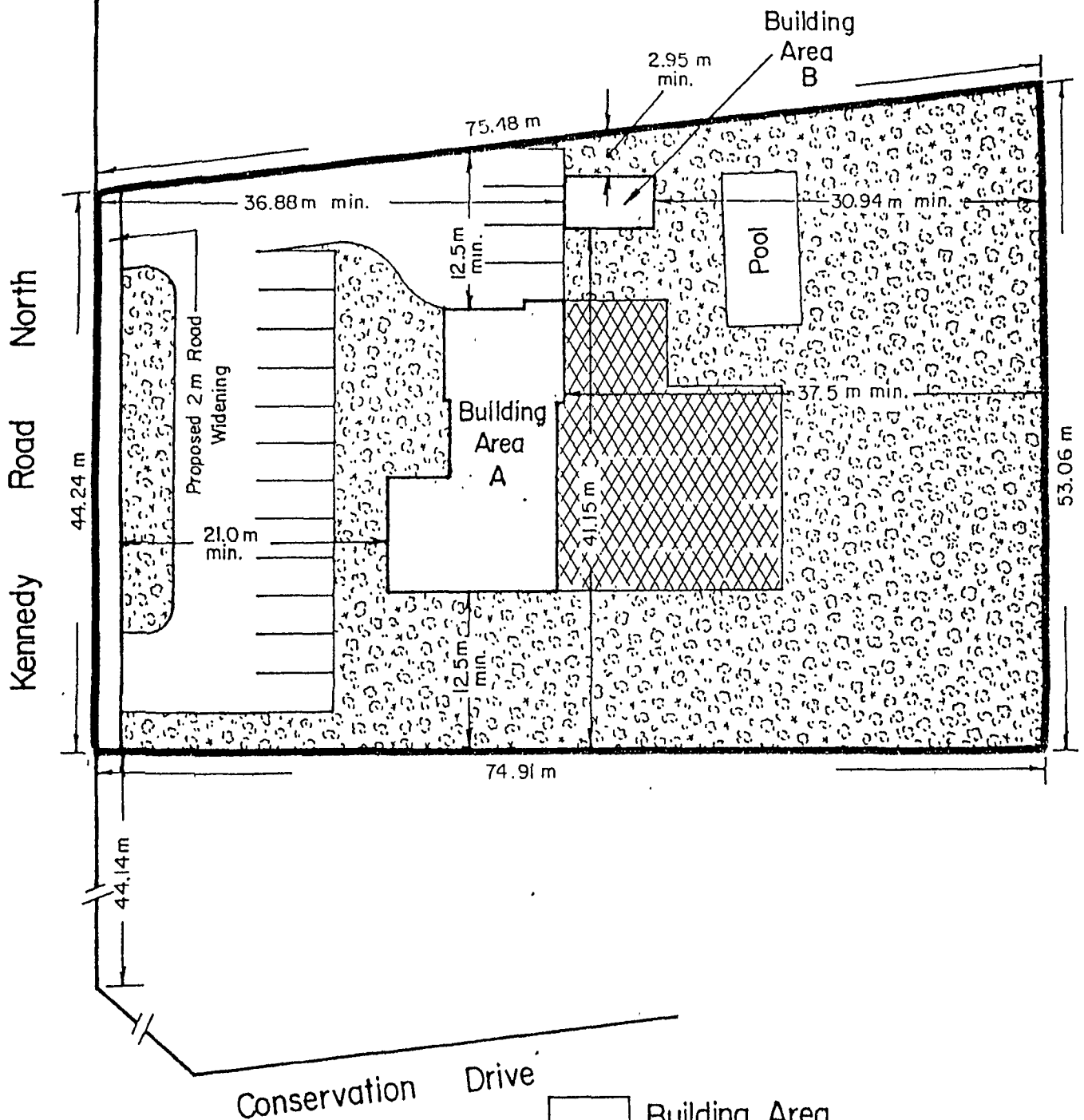
 DRIVEWAY  
 FUTURE PROPERTY BOUNDARIES  
 m Metres

 LANDSCAPED OPEN SPACE  
 MIN. Minimum 0  6  
 Metres

Schedule C-Section 655  
 BY-LAW 270-2004



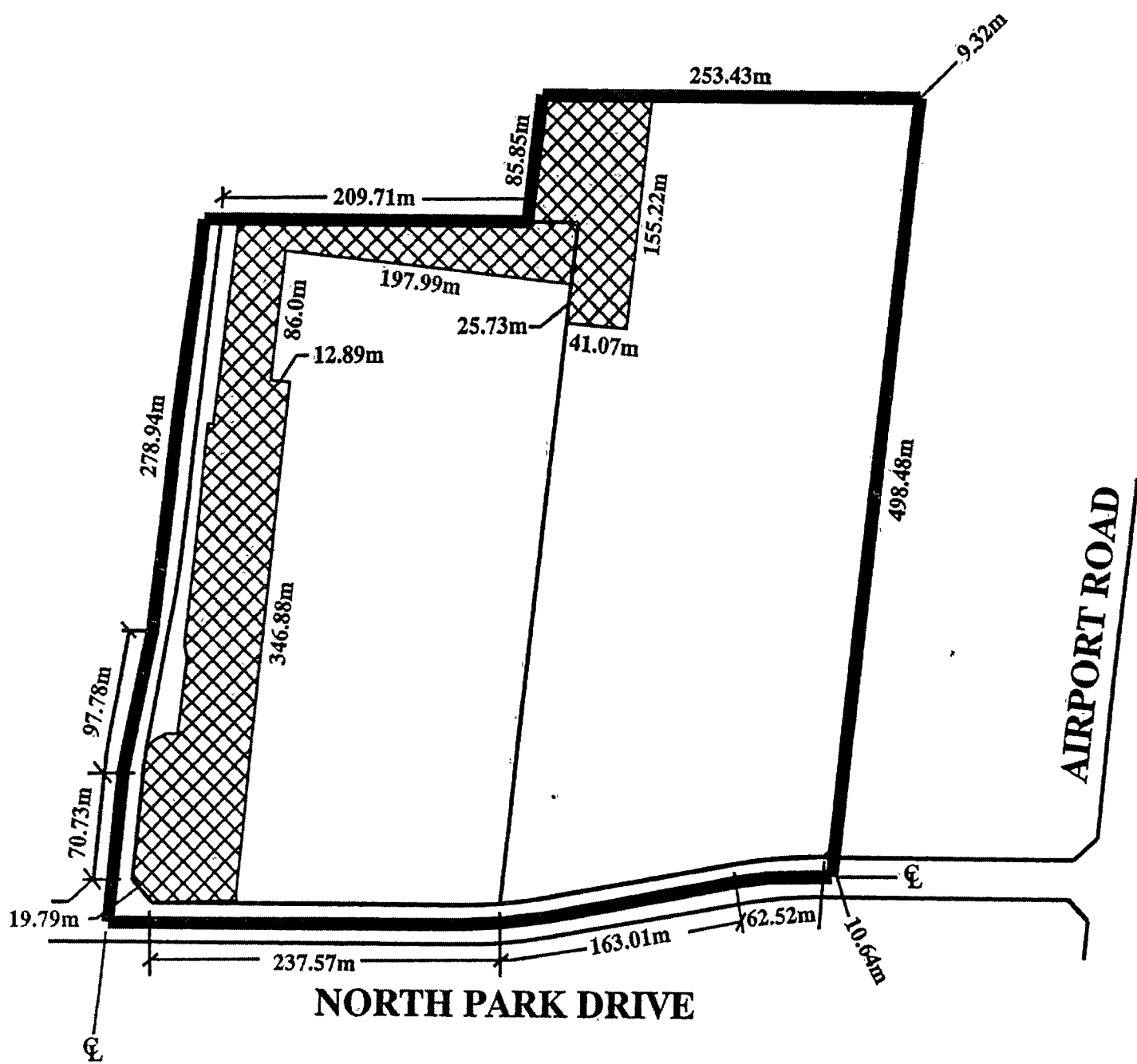
**CITY OF BRAMPTON**  
 Planning, Design and Development



Schedule C-Section 726  
BY-LAW 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



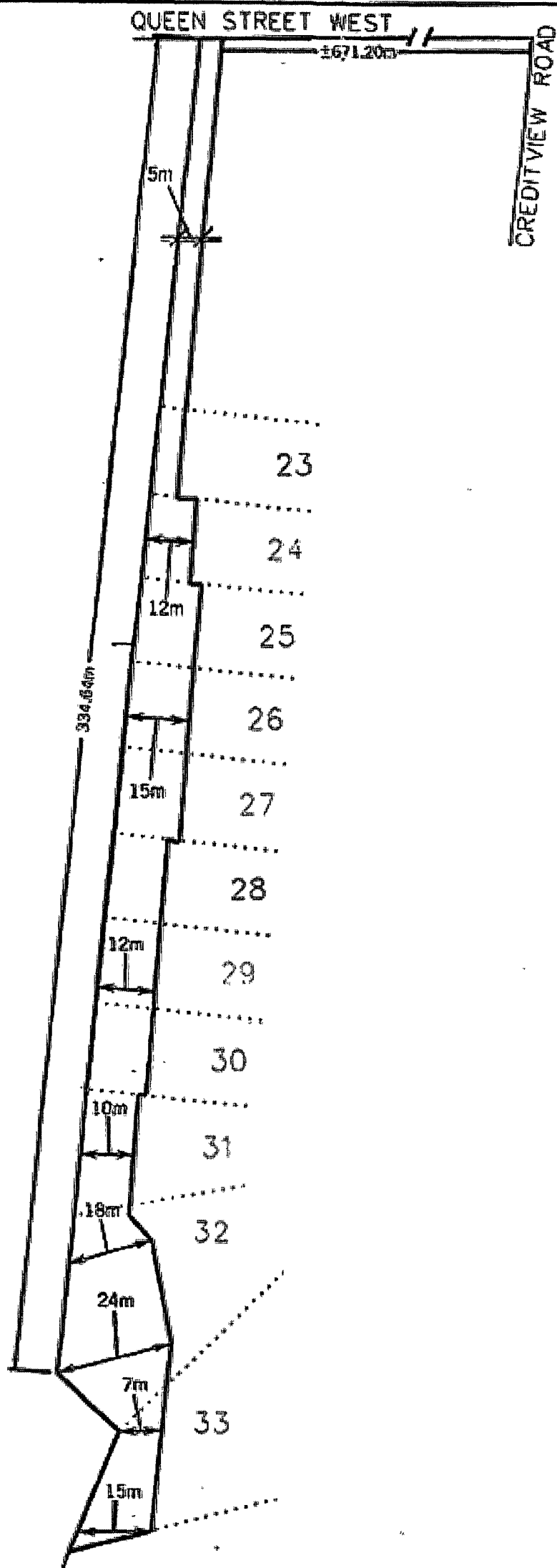
Refrigerated Motor Vehicles And Trailers Prohibited From Loading, Unloading, Or Parking In This Area.

**SCHEDULE C - SECTION 896**

**BY-Law 270-2004**



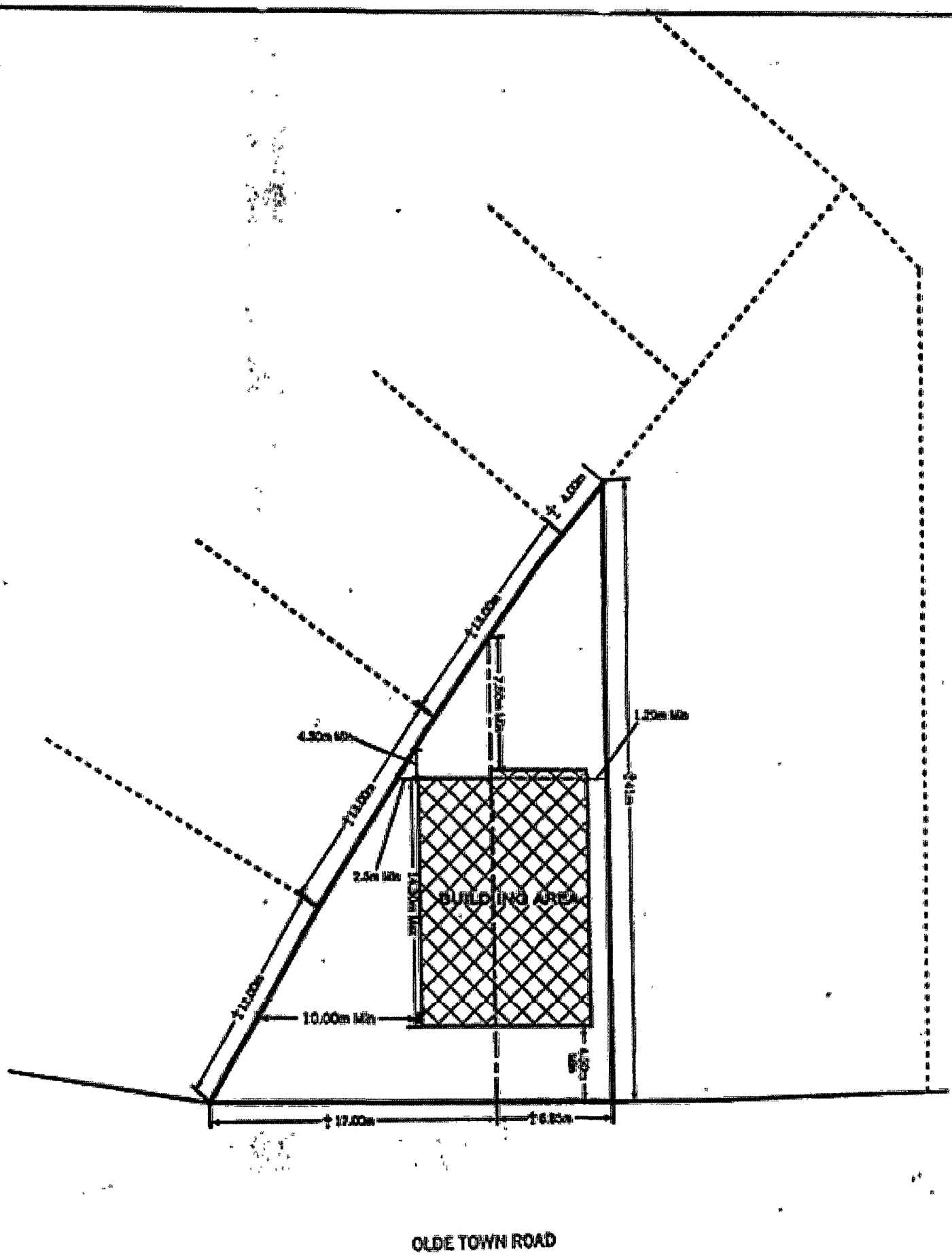
**CITY OF BRAMPTON**  
Planning, Design and Development



**SCHEDULE C- SECTION 909  
BYLAW 270-2004**

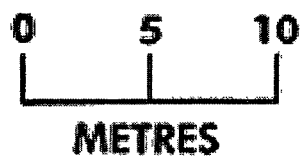


**CITY OF BRAMPTON**  
Planning, Design and Development



**LEGEND**

- Future Property Boundary
- Min Minimum
- Max Maximum
- m Metres



**SCHEDULE C SECTION 1031**

**BY-LAW 270-2004**

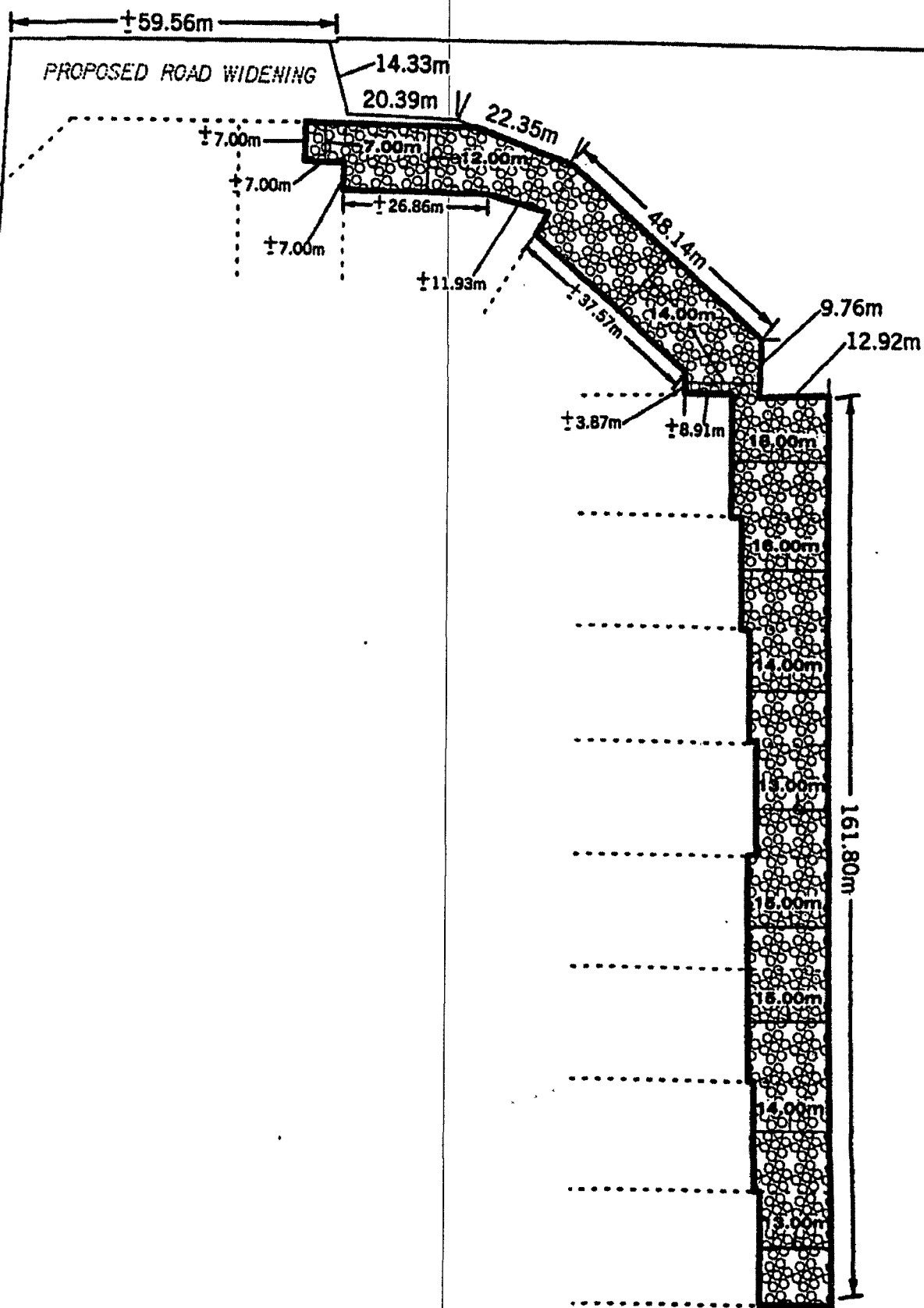


**CITY OF BRAMPTON**

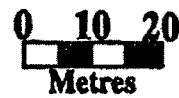
Planning, Design and Development

MAYFIELD ROAD

COLONEL BERTRAM RD



PRIVATE OPEN SPACE



SCHEDULE C - SECTION 1072

BY-Law 270-2004



CITY OF BRAMPTON

Planning, Design and Development

C-127

CANADIAN NATIONAL RAILWAY

LANDSCAPED BUFFER AREA

QUEEN STREET EAST

LEGEND



ZONE BOUNDARY

Schedule C-Section 1499  
BY-LAW 270-2004

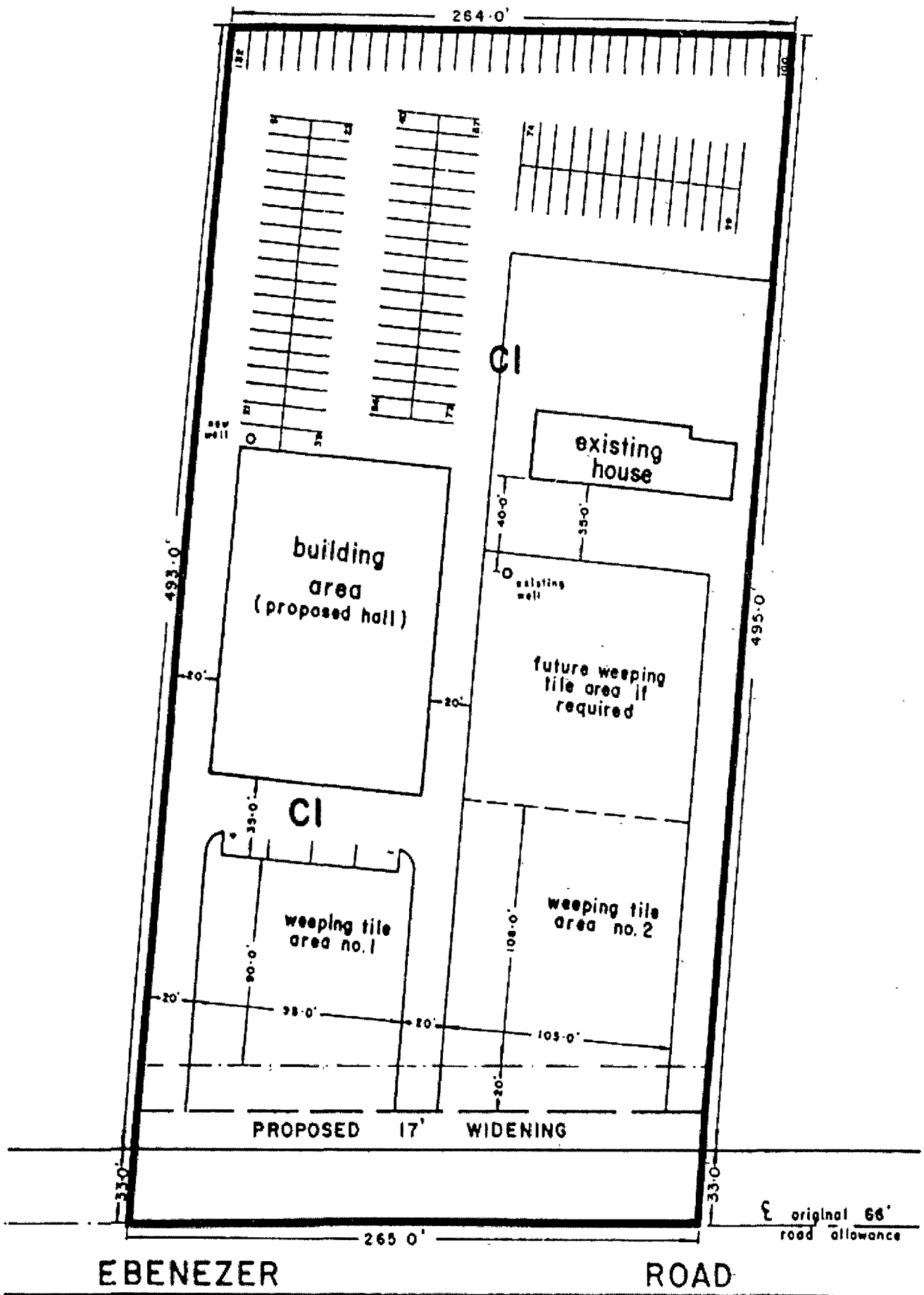


**CITY OF BRAMPTON**

Planning, Design and Development

C-128



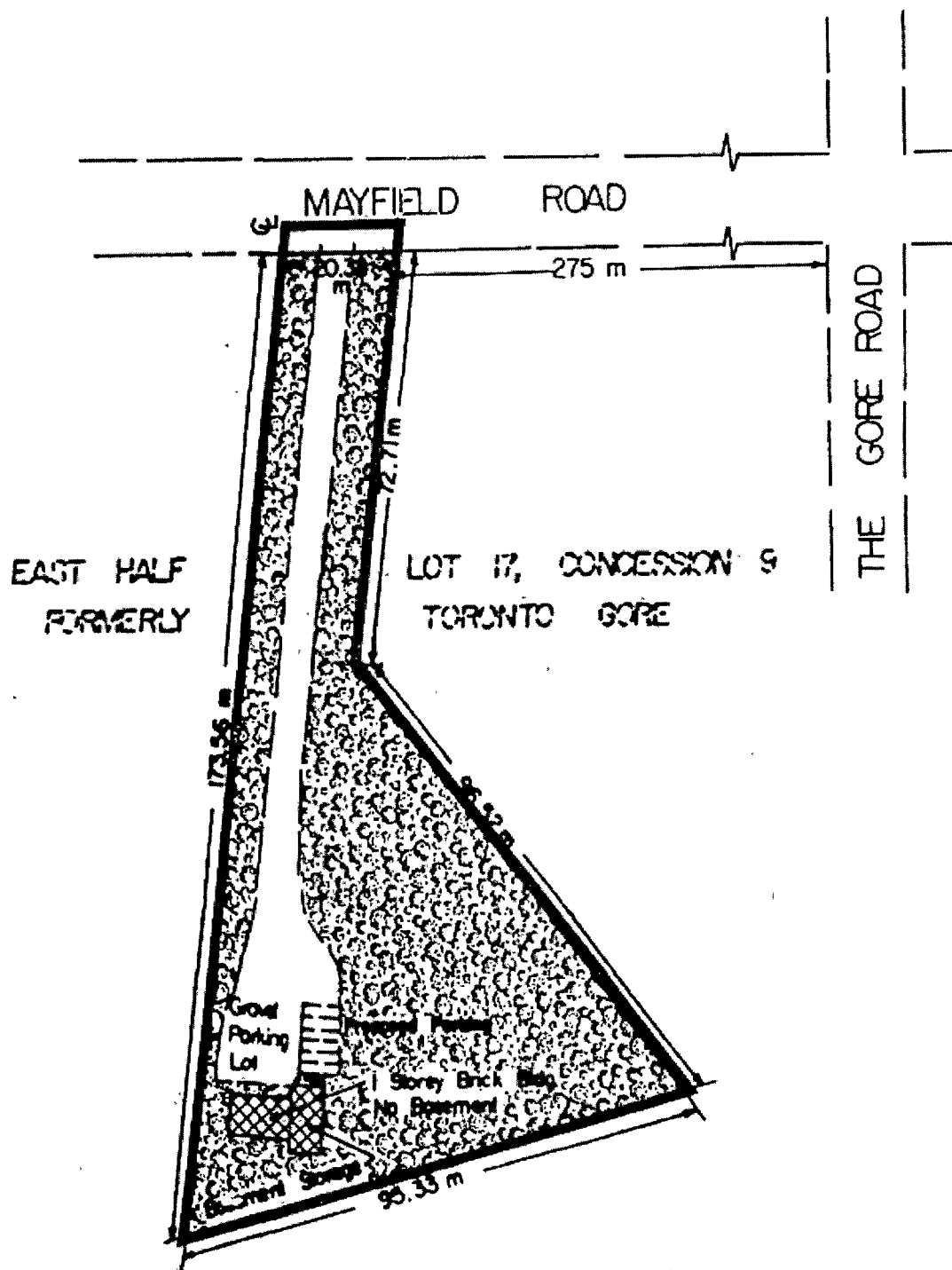





Schedule C-Section 1501  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

C-129



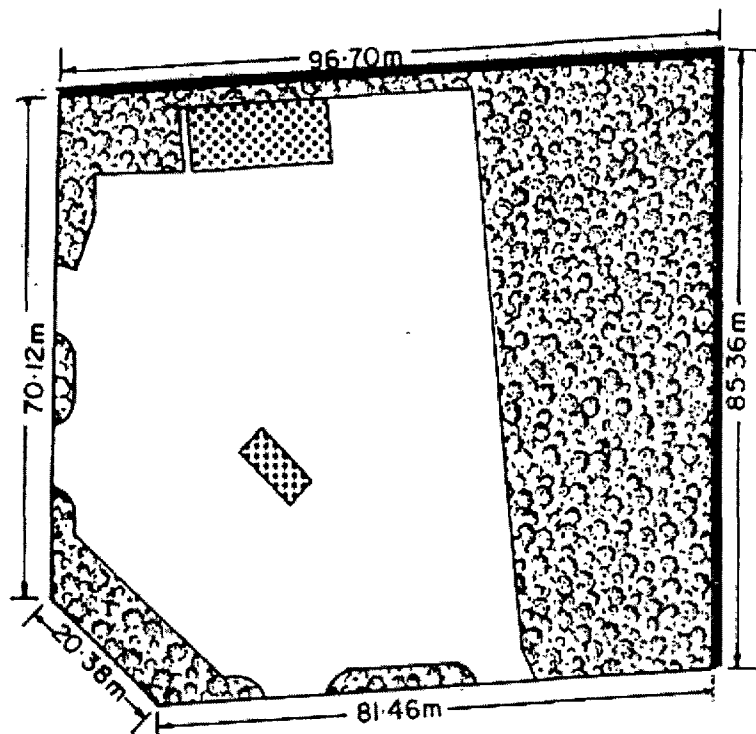
-  Building Area
-  Landscaped Open Space
-  Driveway and Parking Area

Schedule C-Section 1502  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

AIRPORT ROAD



STEELES AVENUE

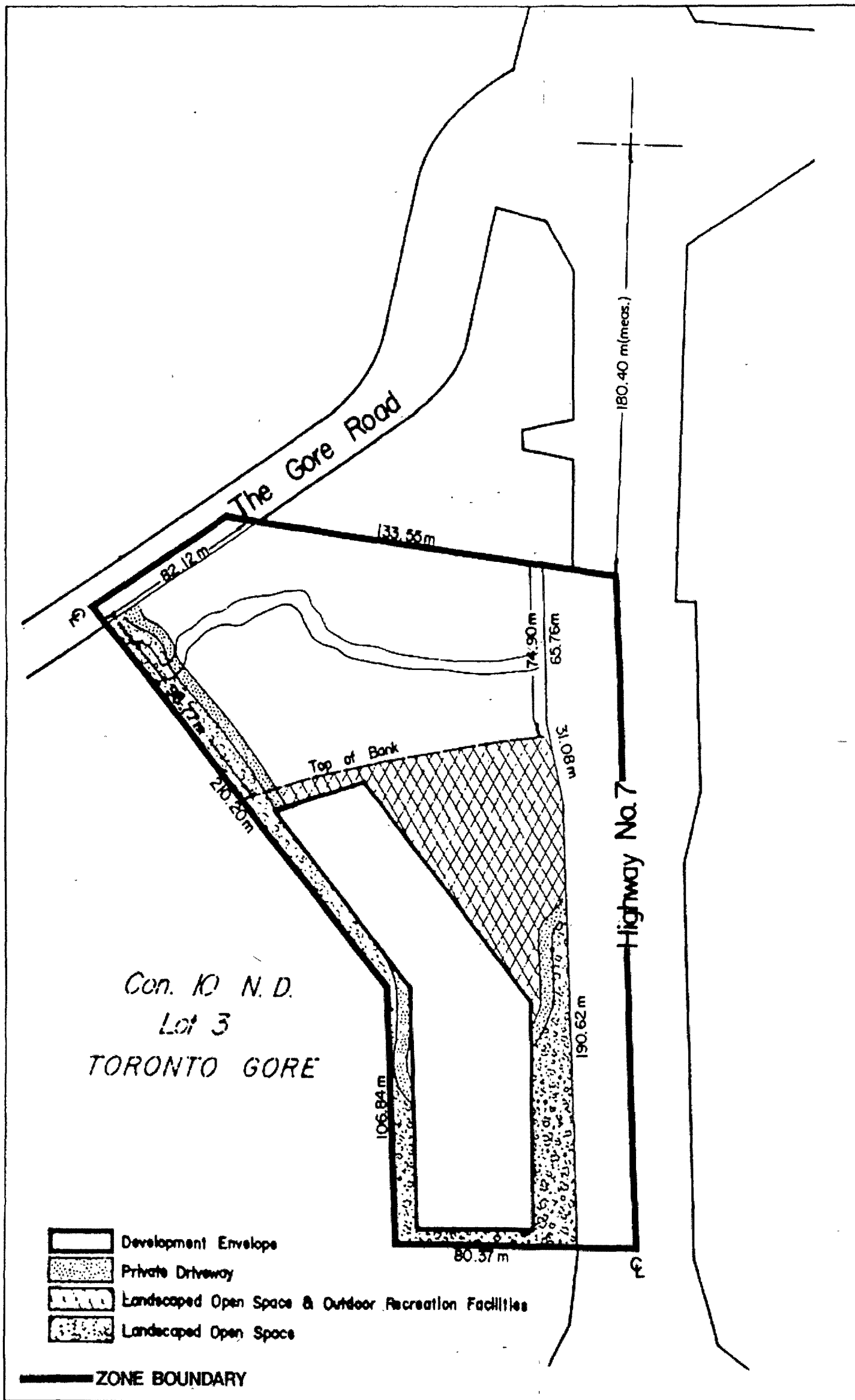


BUILDING AREA



LANDSCAPED OPEN SPACE

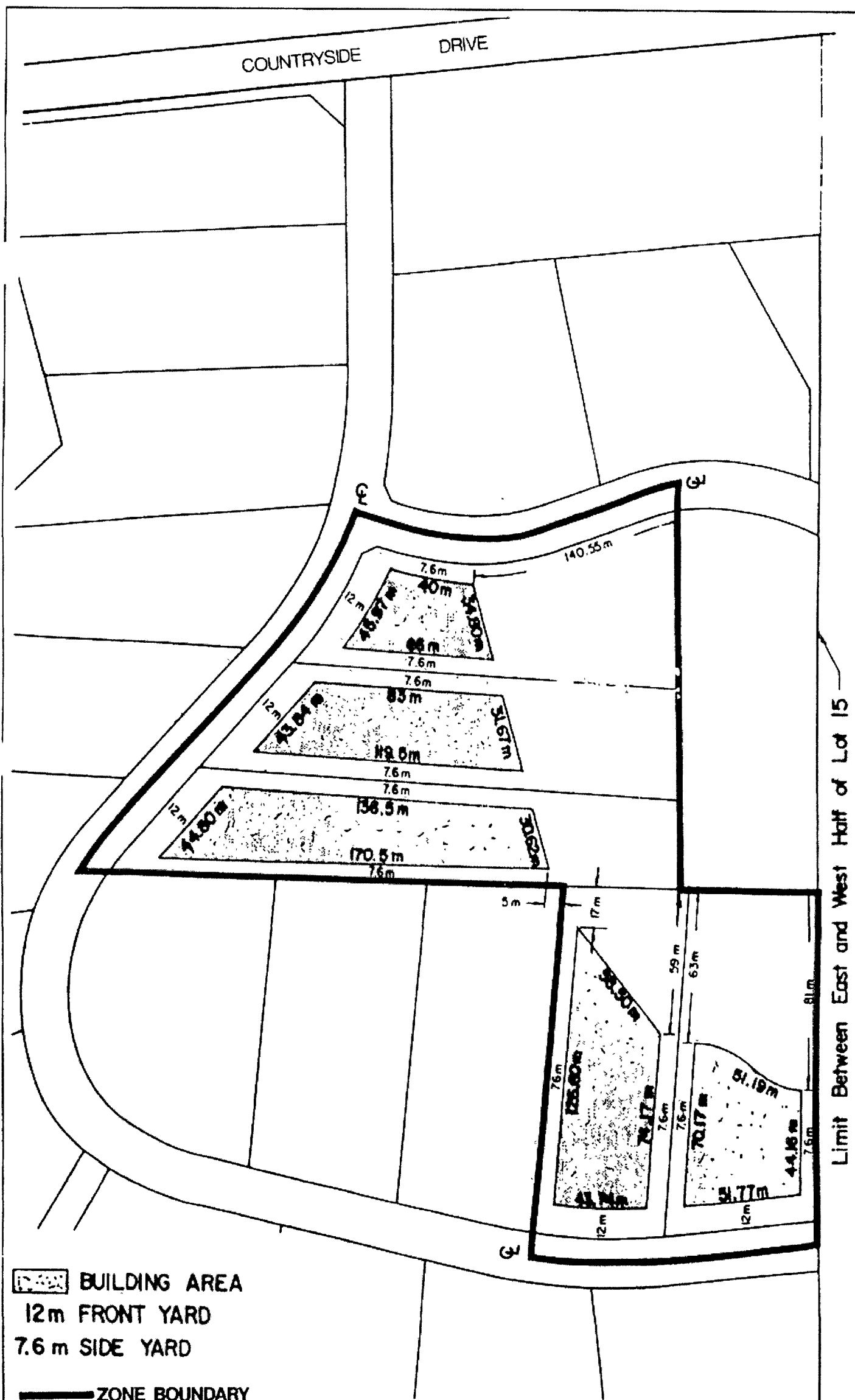




Schedule C-Section 1505  
**BY-LAW 270-2004**



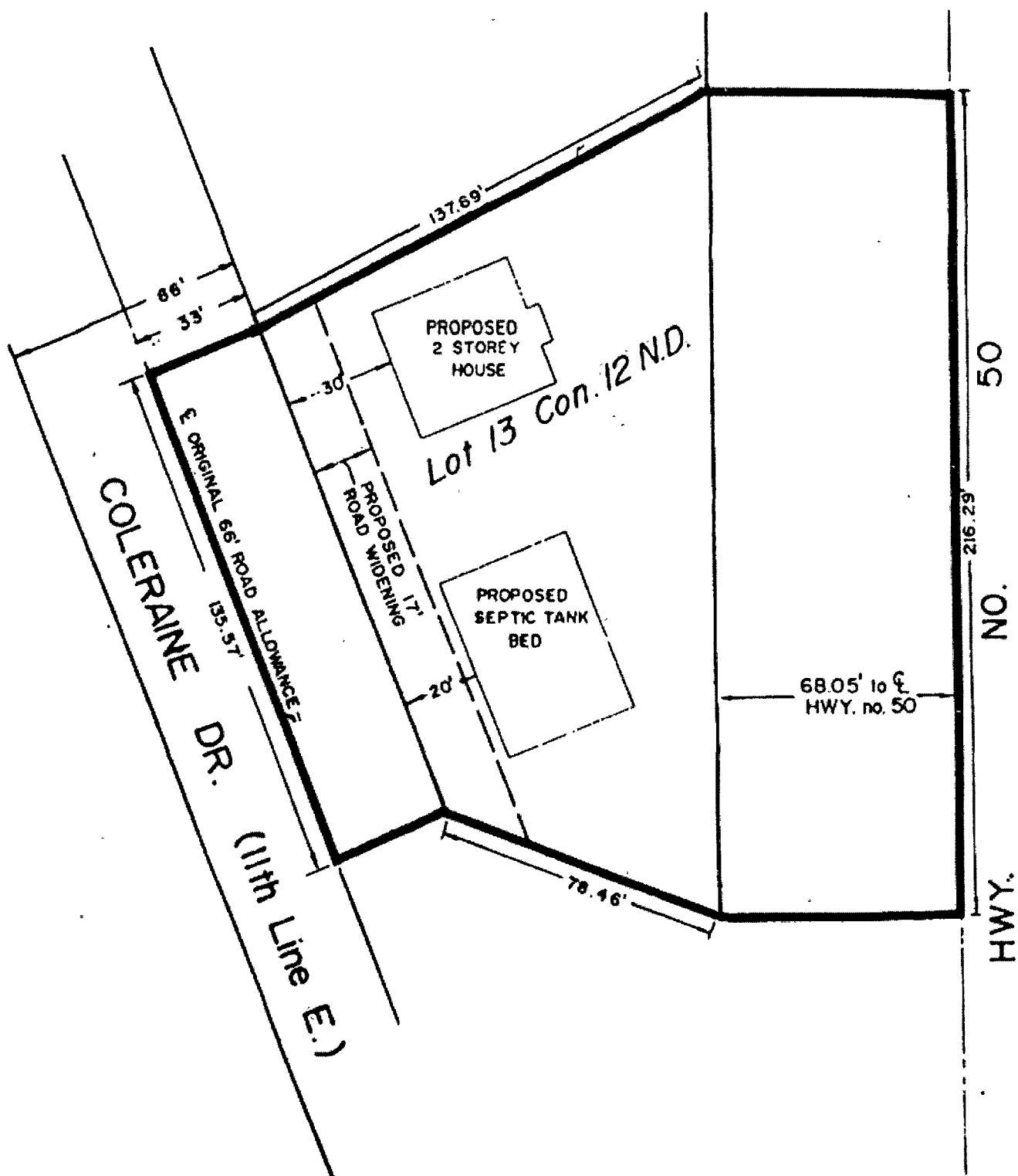
**CITY OF BRAMPTON**  
Planning, Design and Development



Schedule C-Section 1508  
**By-Law 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development



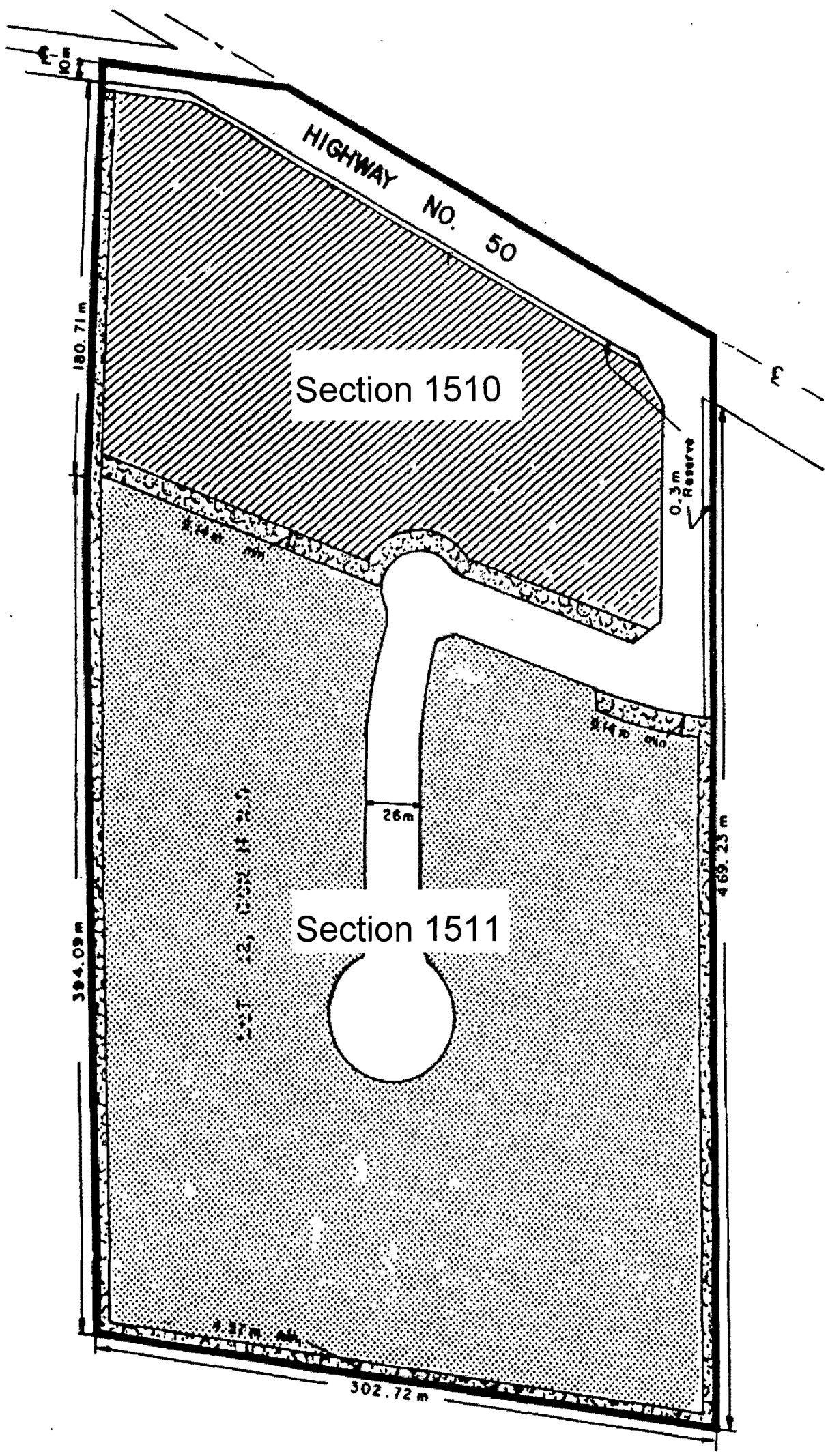
— ZONE BOUNDARY

Schedule C-Section 1509  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

LOT 12, CON. II, N.D.

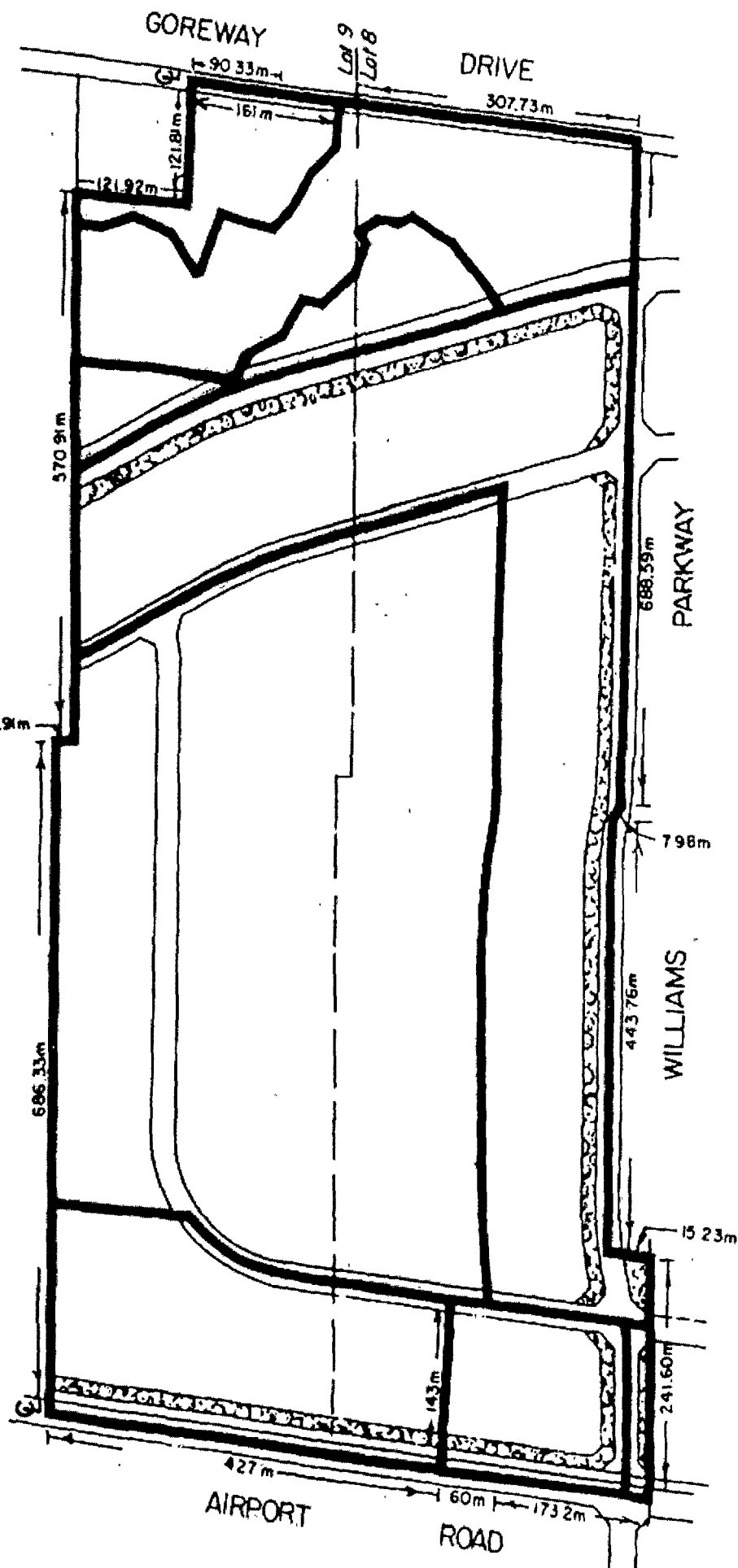


Schedule C-Section 1510 &  
BY-LAW 270-2004 1511



**CITY OF BRAMPTON**  
Planning, Design and Development

CONCESSION 7 A.D.



15m wide Landscaped Area

— ZONE BOUNDARY

Schedule C-Section 1512  
**BY-LAW 270-2004**

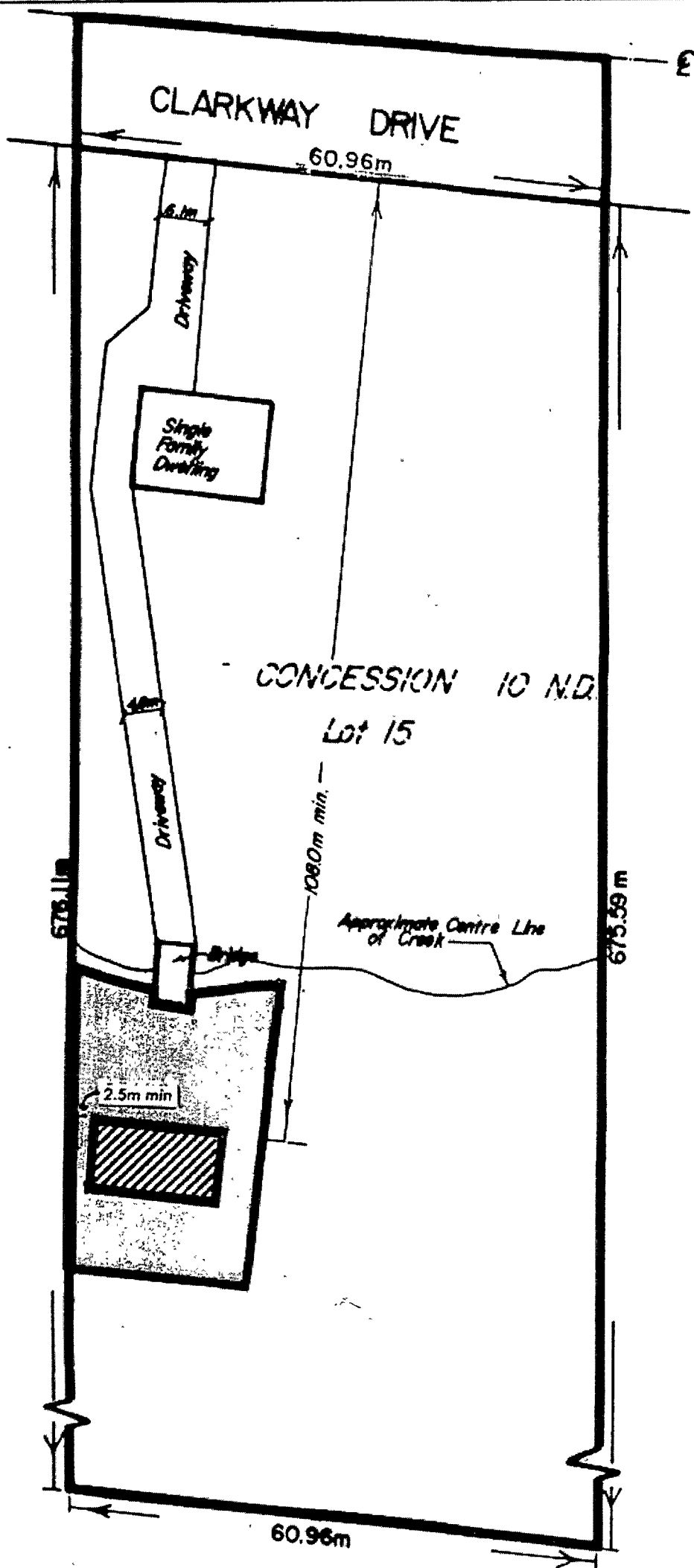




**CITY OF BRAMPTON**

Planning, Design and Development

C-136





- Property Boundary
-  Building Area
-  Open Storage and Parking Area
- ZONE BOUNDARY

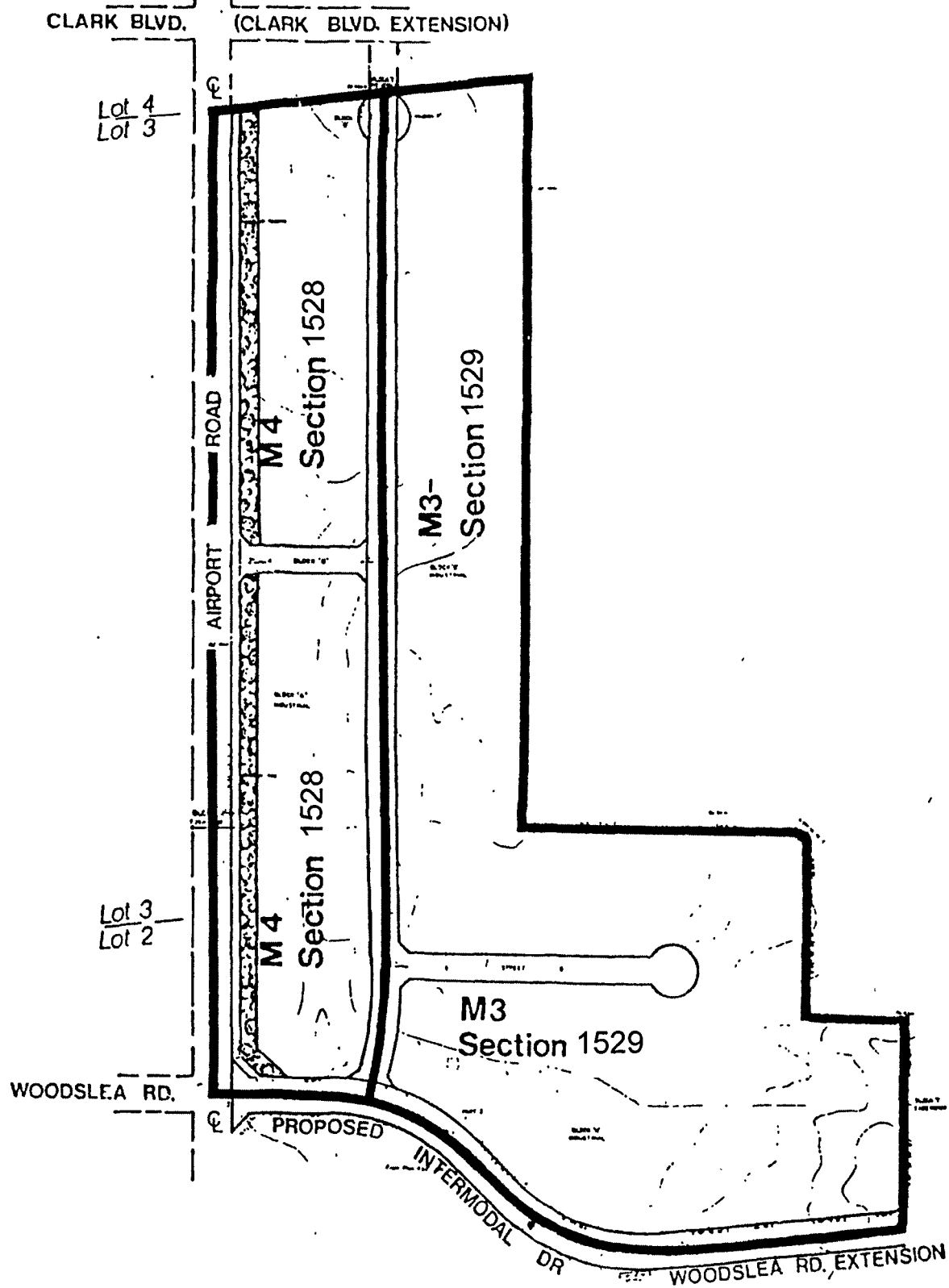
Schedule C-Section 1522  
**BY-LAW 270-2004**




**CITY OF BRAMPTON**  
 Planning, Design and Development

CON. 6 E.H.S.

CONCESSION 7 N. D.



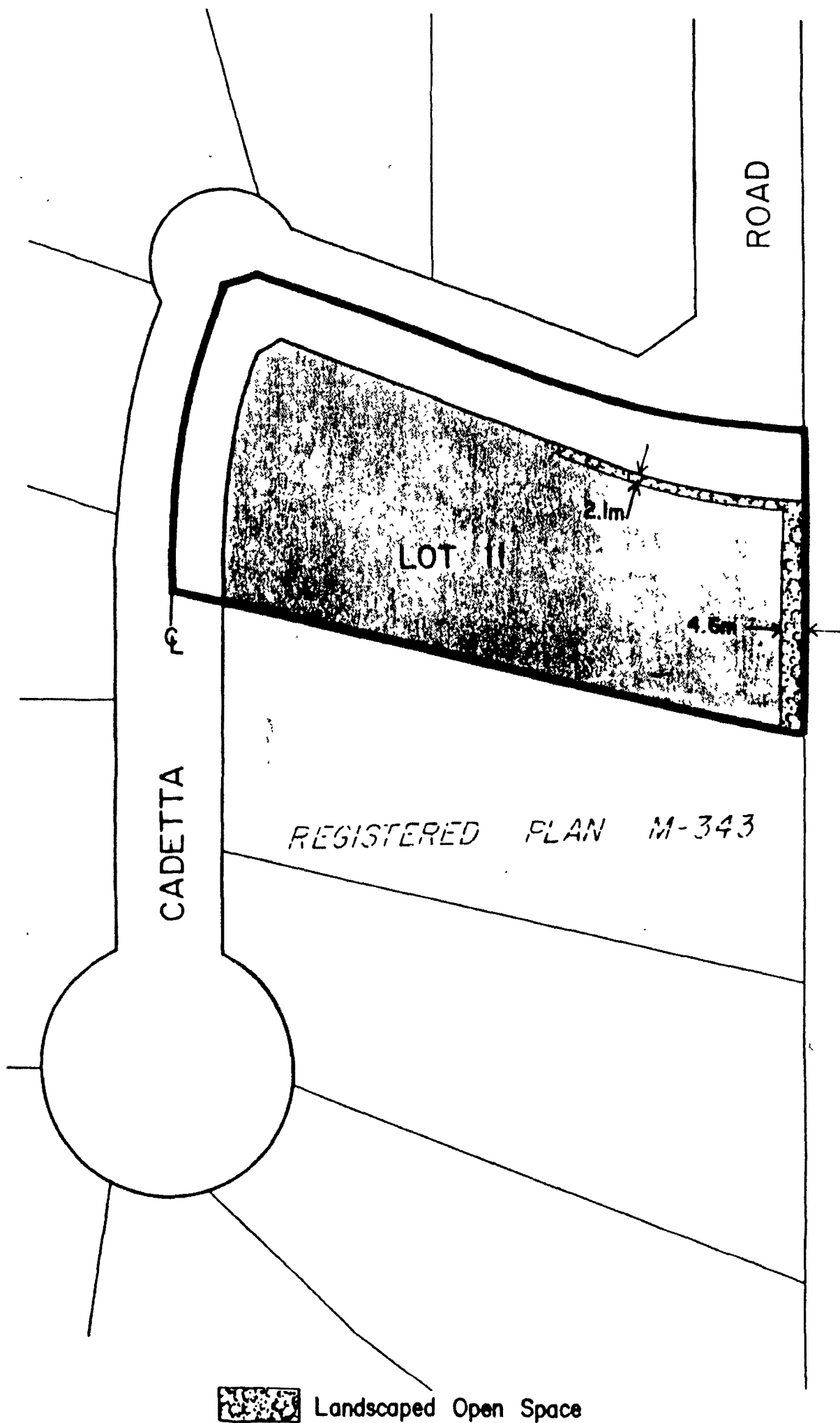
 12m wide Landscaped Buffer Area

 ZONE BOUNDARY

Schedule C-Section 1528  
**BY-LAW 270-2004**

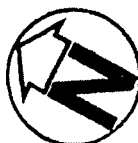


**CITY OF BRAMPTON**  
Planning, Design and Development



— ZONE BOUNDARY

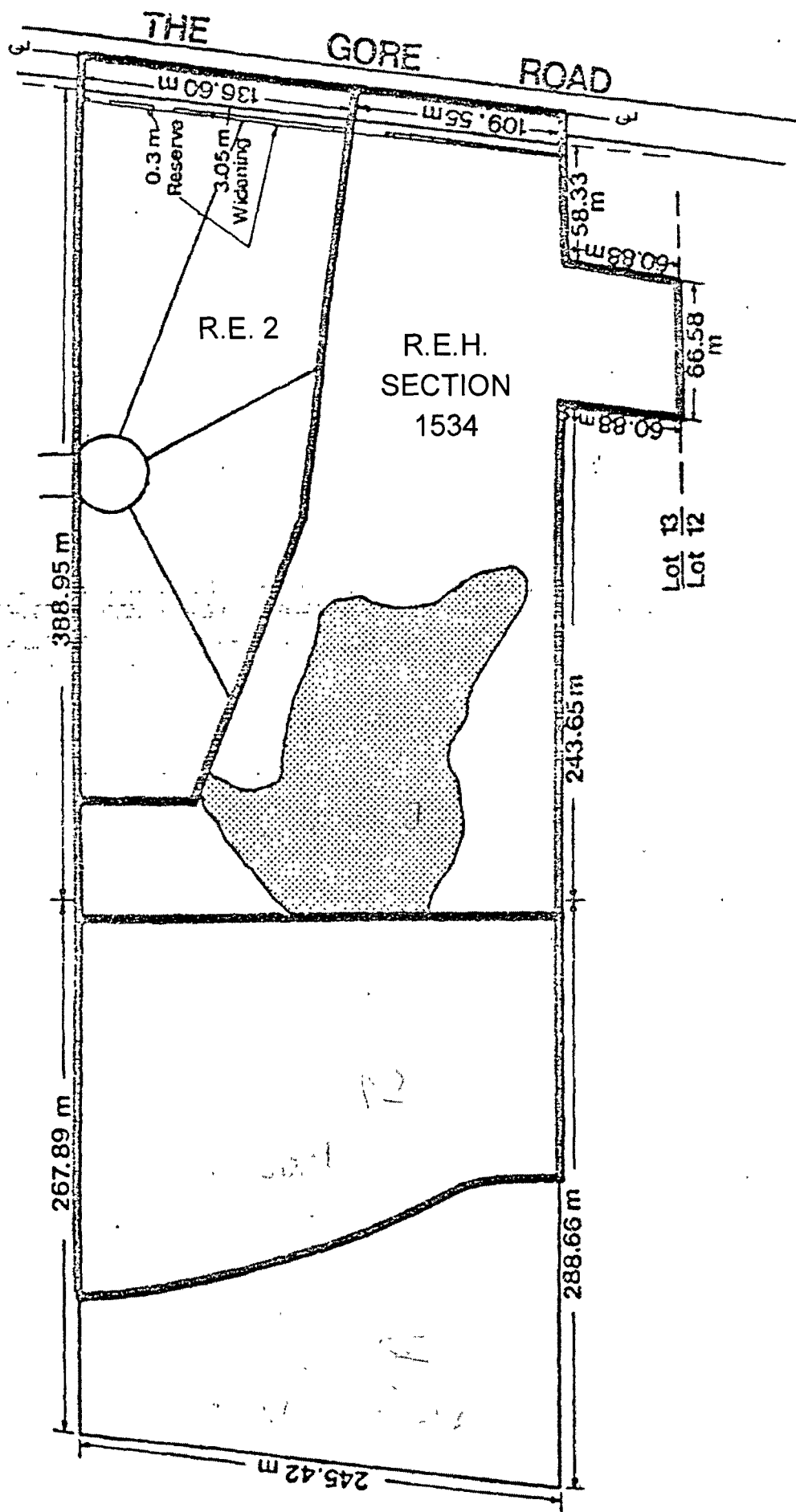
Schedule C-Section 1533  
**By-Law 270-2004**



**CITY OF BRAMPTON**

Planning, Design and Development

C-139



 BUILDING AREA

Schedule C-1534  
BYLAW 270-2004



1:3000

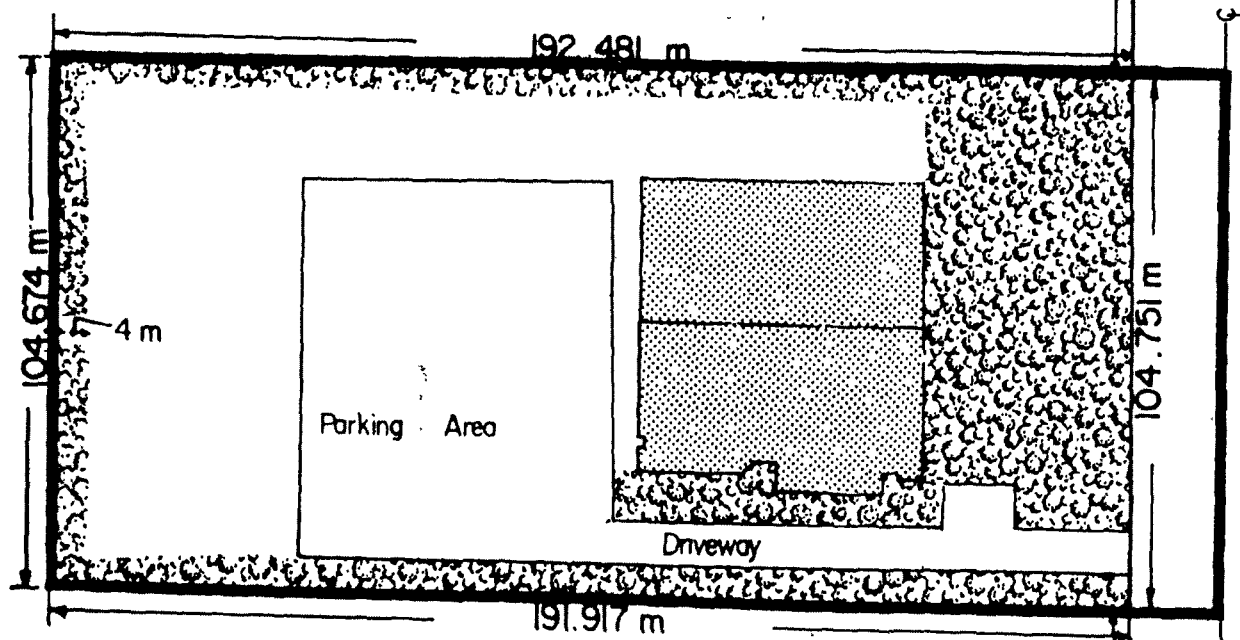
CITY OF BRAMPTON

Planning, Design and Development

C-140



EBENEZER ROAD

Concession 9



THE GORE ROAD

LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

Lot 5  
Lot 4

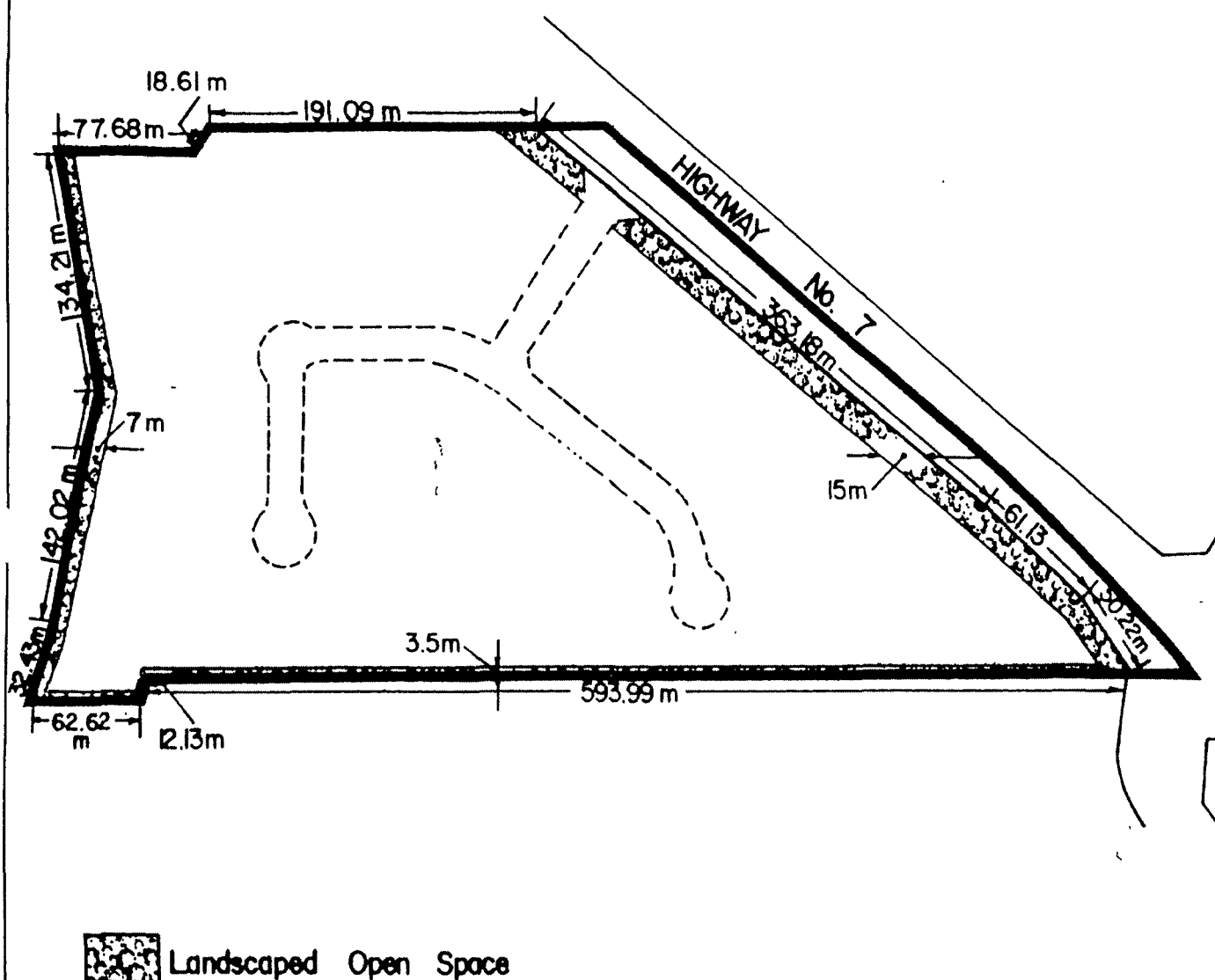
HIGHWAY No. 7

Schedule C-Section 1535  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

C-141

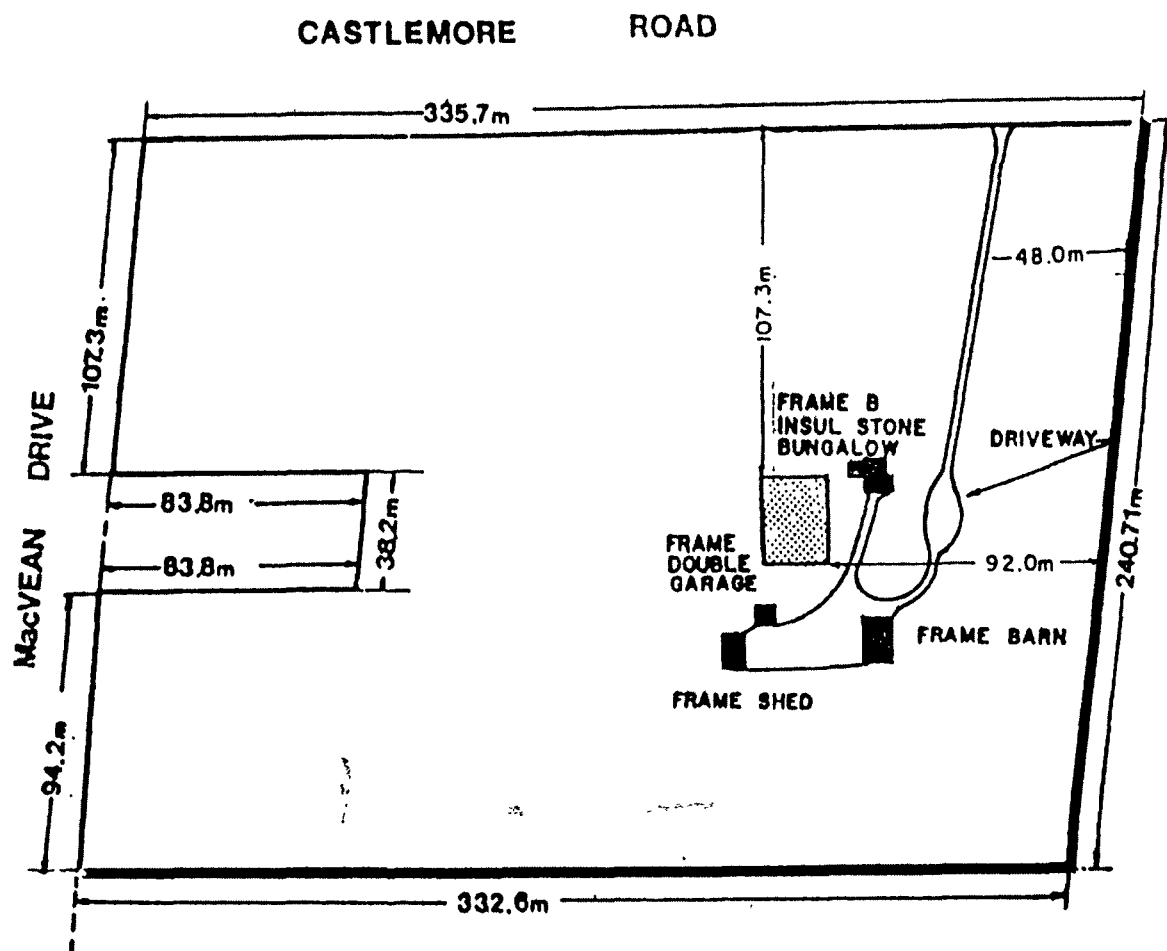


Schedule C-Section 1536  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

C-142



## LEGEND

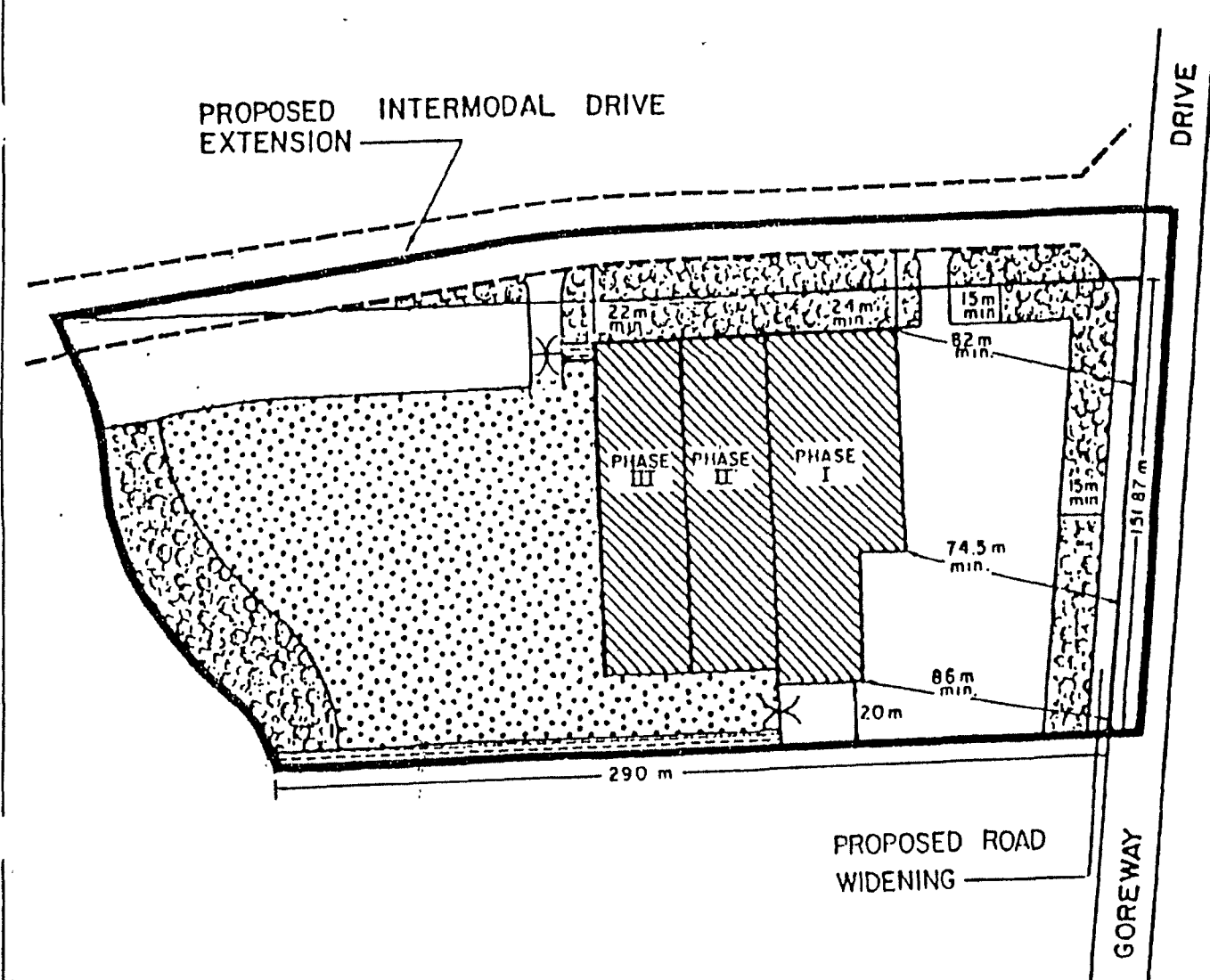
 BUILDING ENVELOPE

Schedule C-Section 1542  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

C-143



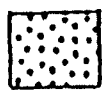
## LEGEND



BUILDING AREA



LANDSCAPED OPEN SPACE



OUTSIDE STORAGE AREA



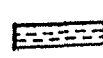
GATE OPENING



ZONE BOUNDARY

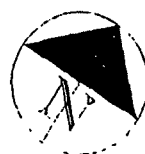


EARTH BERM AND WALL VISUAL SCREEN



WALL VISUAL SCREEN

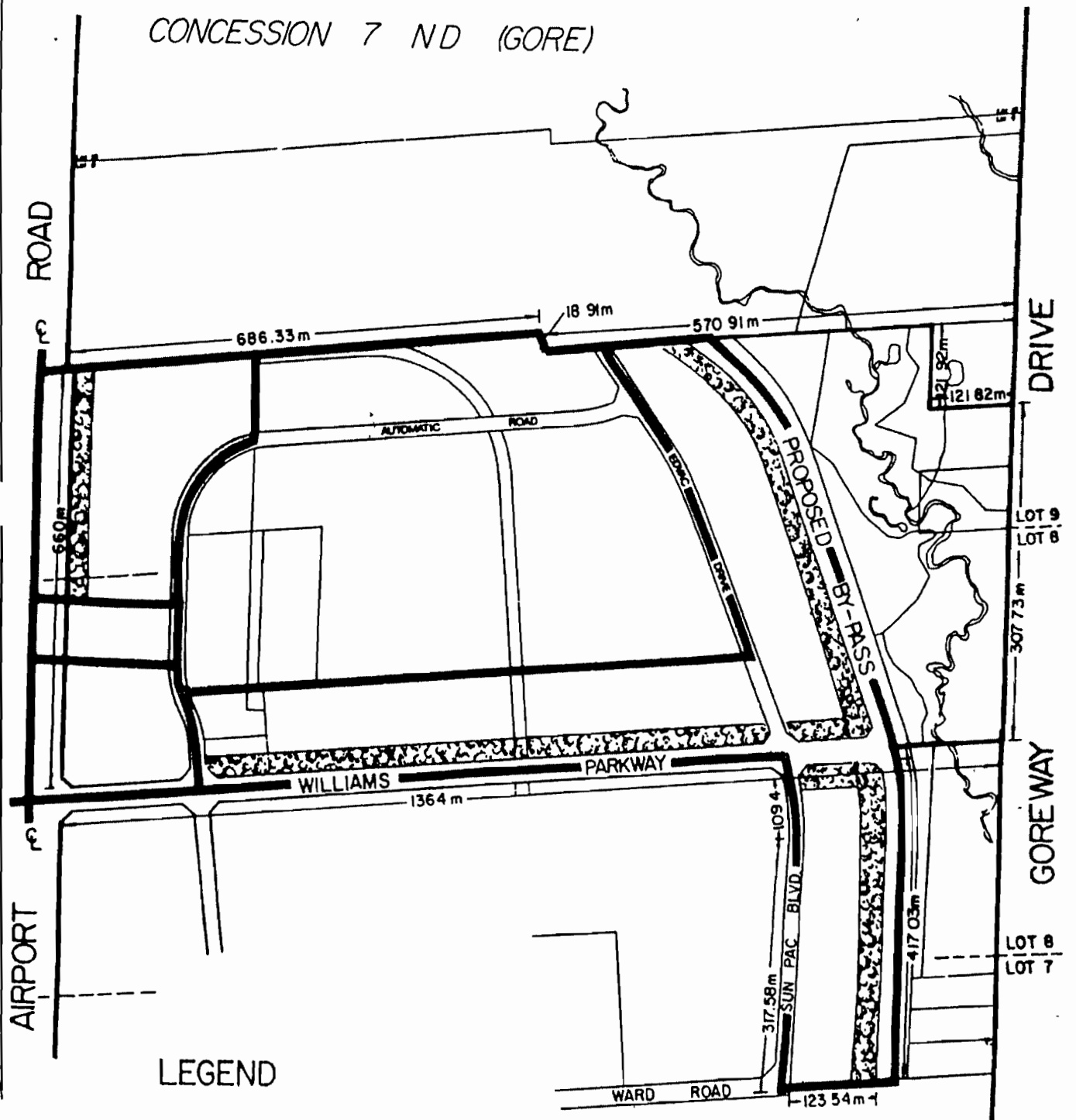
Schedule C-Section 1543  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

C-144



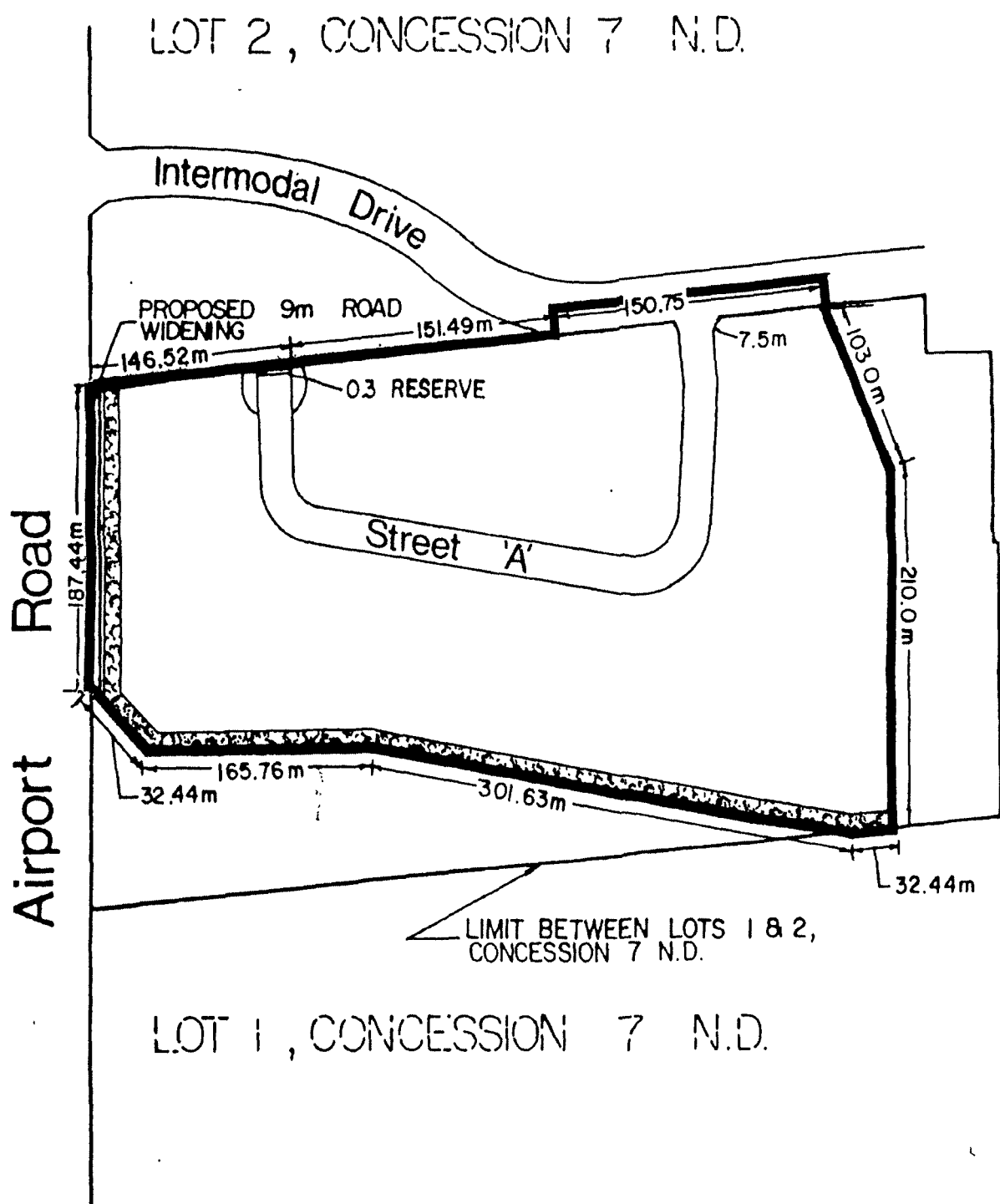


Schedule C-Section 1548  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

C-145

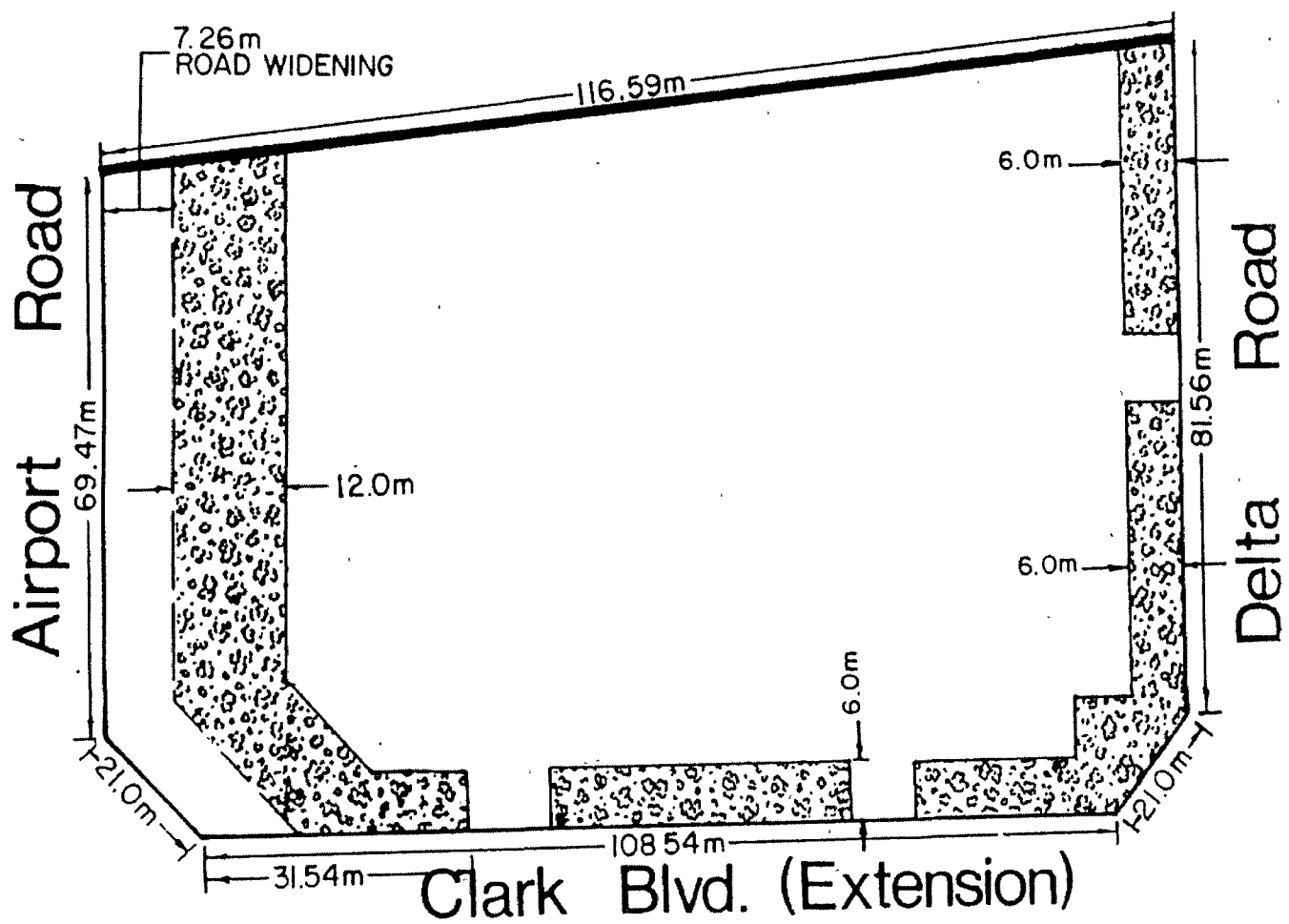


Schedule C-Section 1549  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

C-146



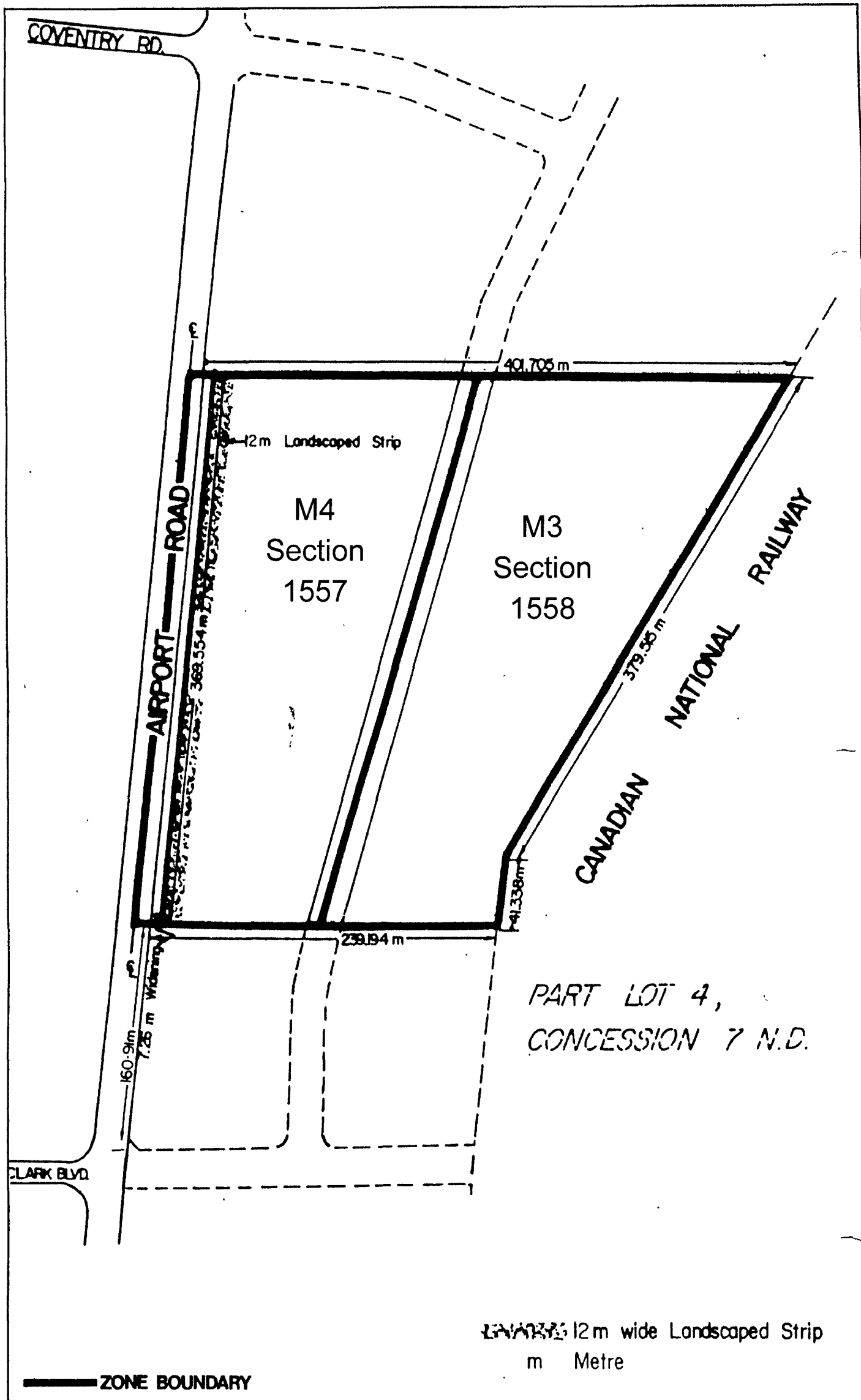
 Landscaped Open Space

Schedule C- Section 1551  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning and Development

C-147



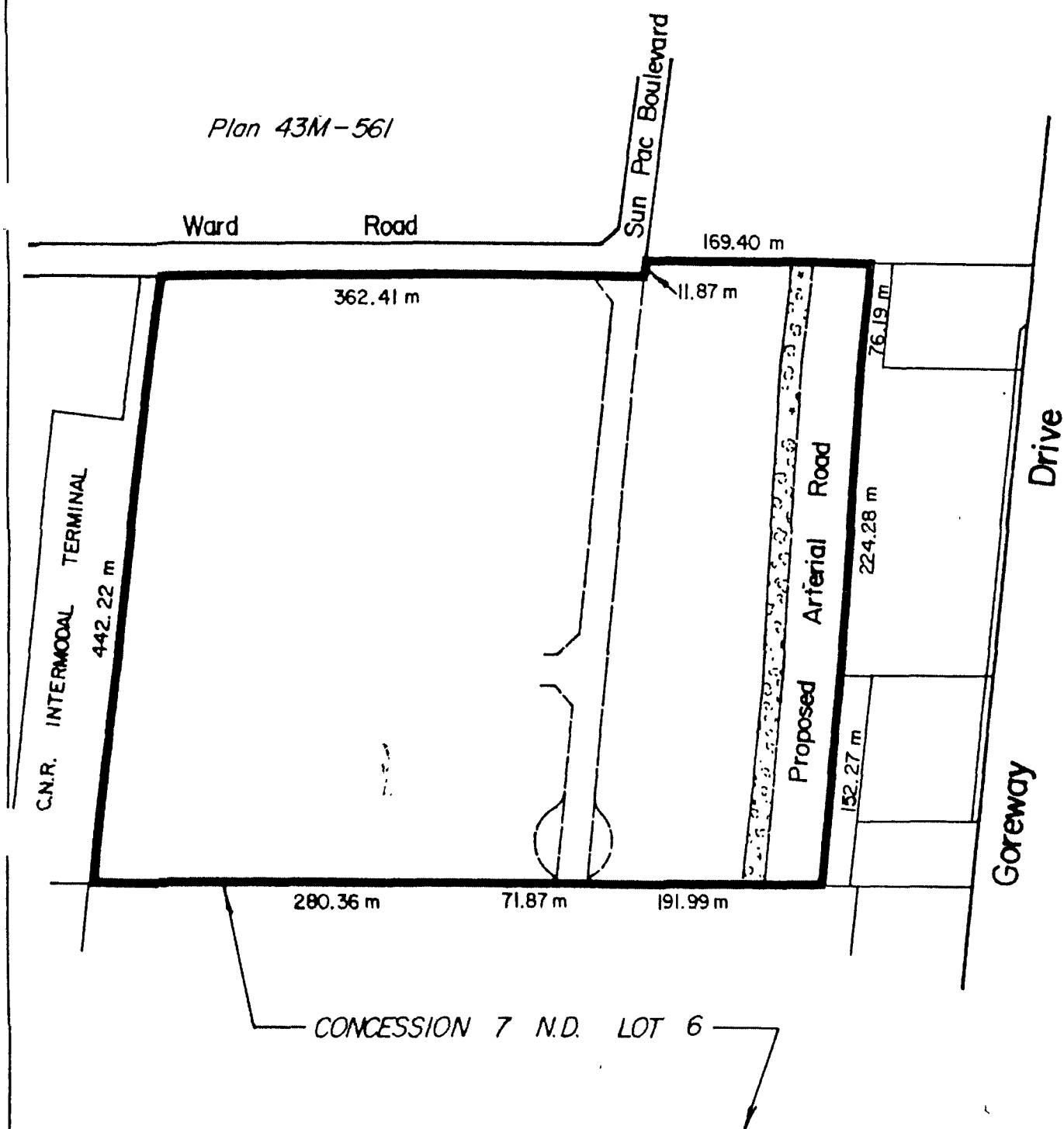
Schedule C-Section 1557  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

C-148

Plan 43M-561



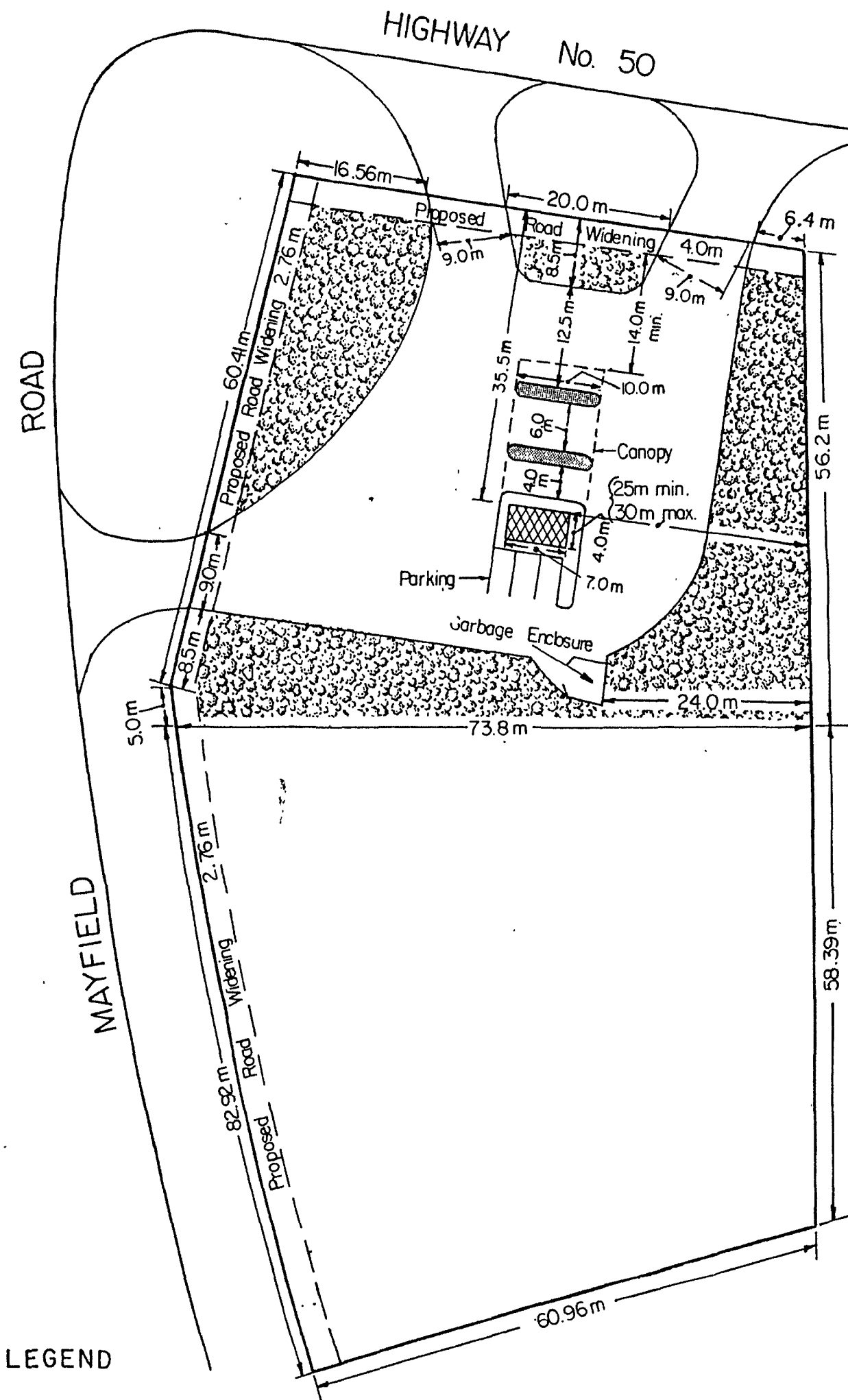
 Landscaped Buffer Area (12 m)

Schedule C-Section 1560  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
Planning, Design and Development

c-149



# LEGEND



Building Area



Landscaped Open Space



Pump Islands

Min. — Minimum

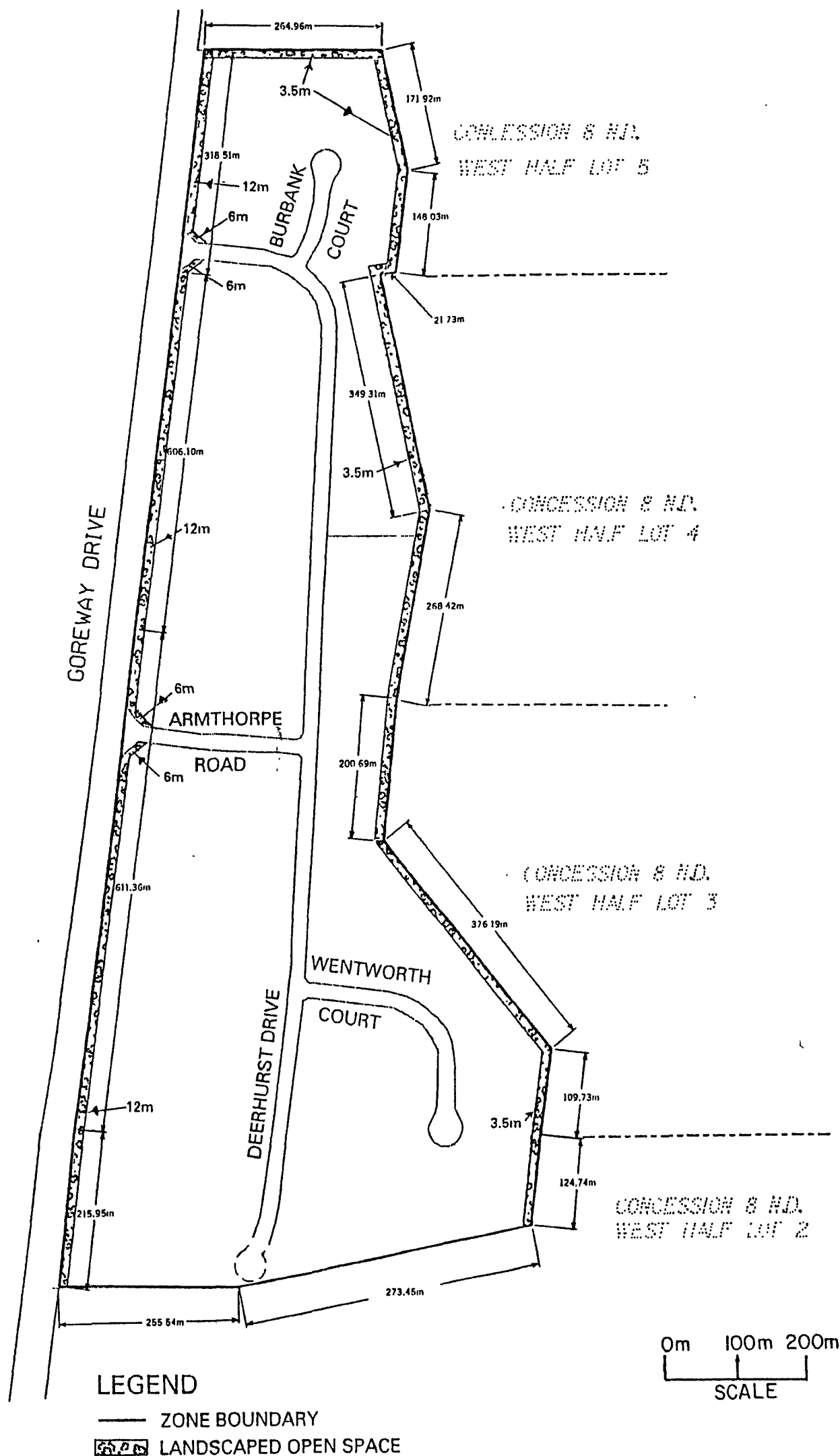
Max. — Maximum

Schedule C-Section 1562  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

C-150

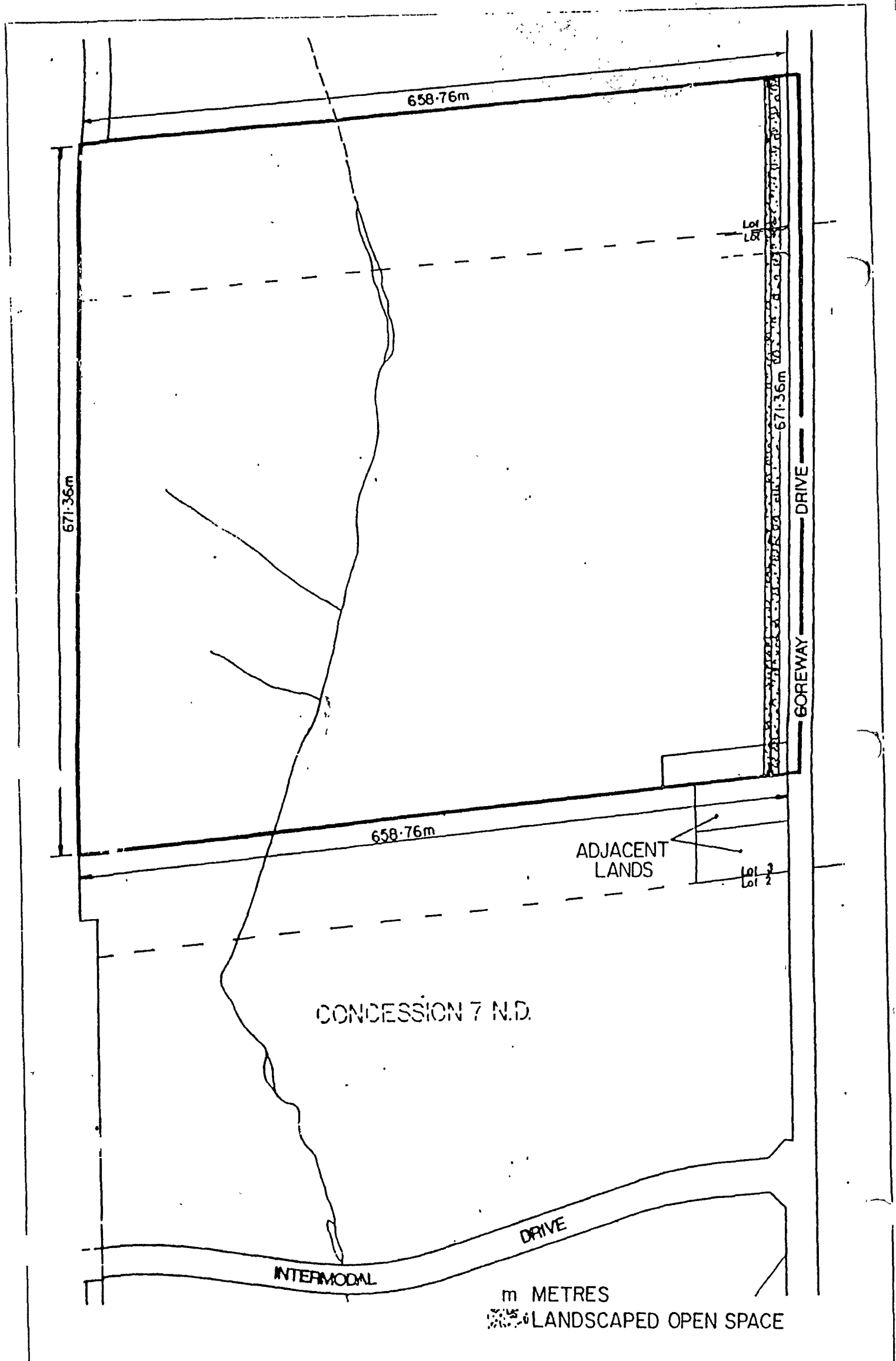


**Schedule C-Section 1565&1566**  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

C-151



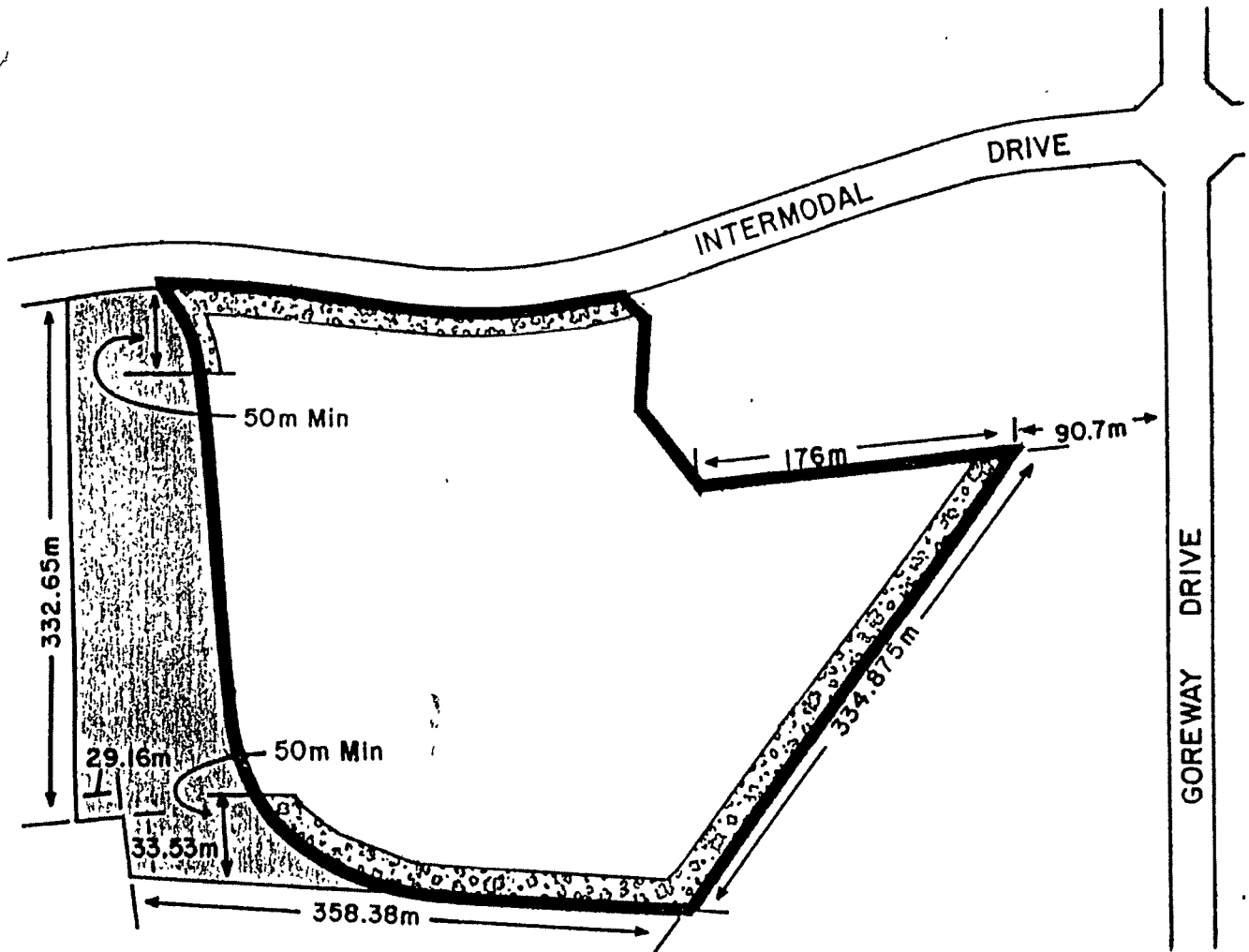
Scedule C-Scehulde 1574  
BY-LAW 270-2004 &1575



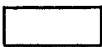

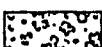
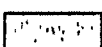
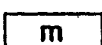

**CITY OF BRAMPTON**  
Planning, Design and Development

C-152





### Legend

-  Building and Open Storage Area
-  Subject Lands
-  Landscaped Open Space
-  Lands Zoned for Flood Plain Purposes
-  Metre
-  Minimum

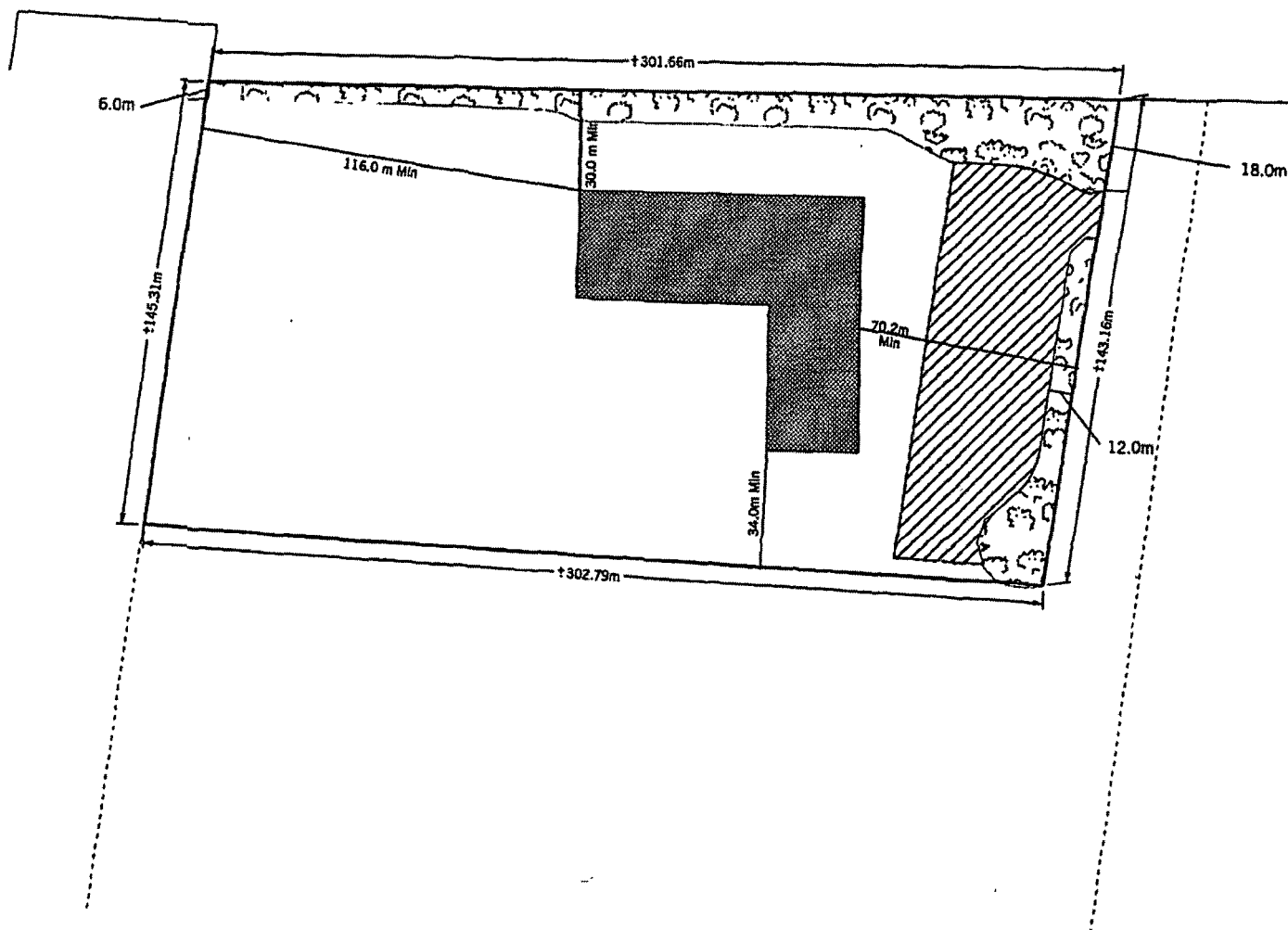
Schedule C-Section 1577  
**BY-LAW 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development

C-153

HIGHWAY #7



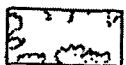
**SUBJECT LANDS**



**BUILDING ENVELOPE**

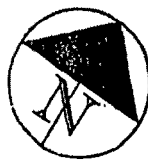


**TRUCK/TRAILER PARKING AREA**



**LANDSCAPED OPEN SPACE**

Schedule C-Section 1753  
**BY-LAW 270-2004**



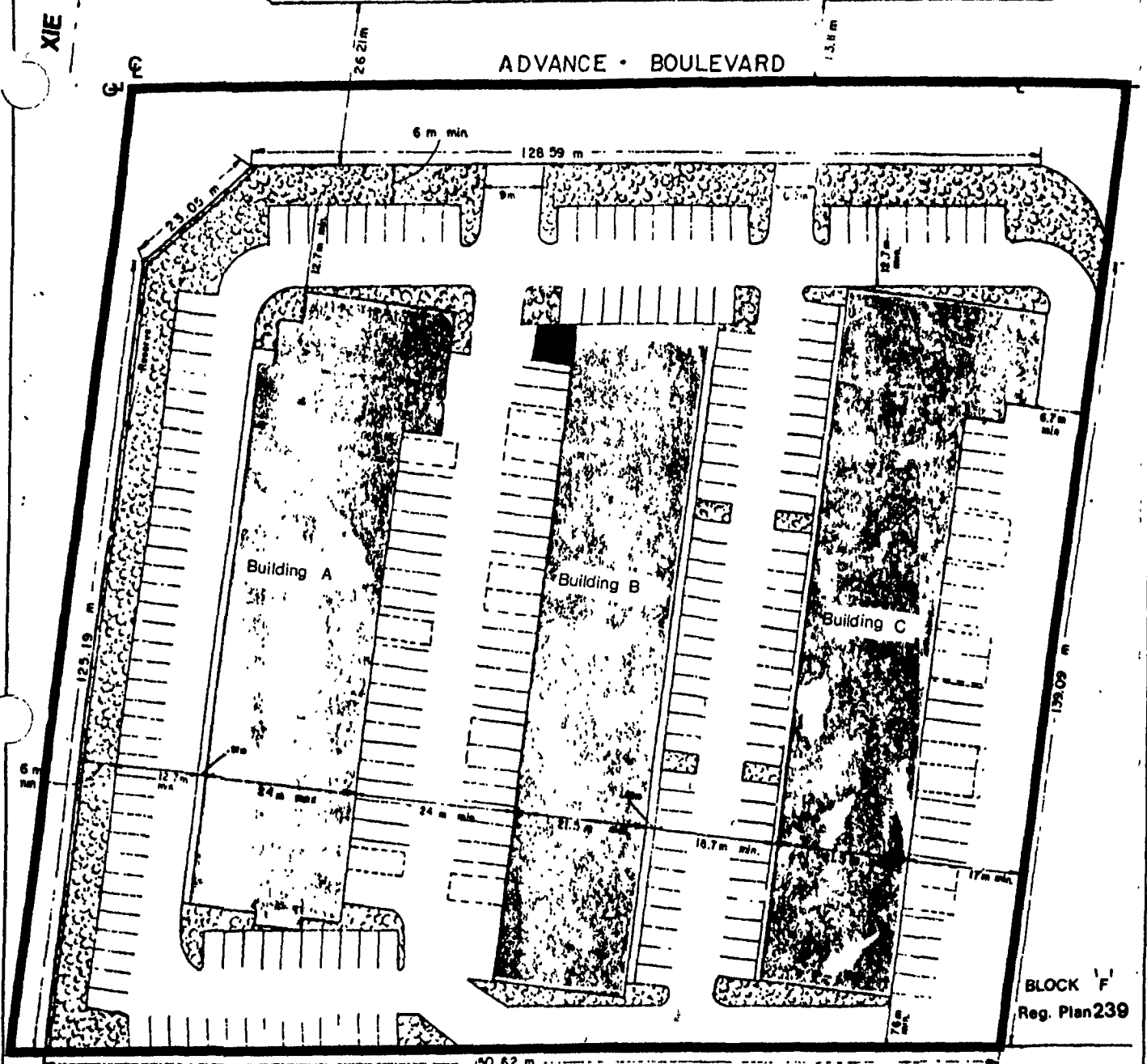
**CITY OF BRAMPTON**  
Planning, Design and Development

C-154

BLOCK A  
Registered Plan M-215



XIE RD.

ADVANCE • BOULEVARD



BLOCK F  
Reg. Plan 239

LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

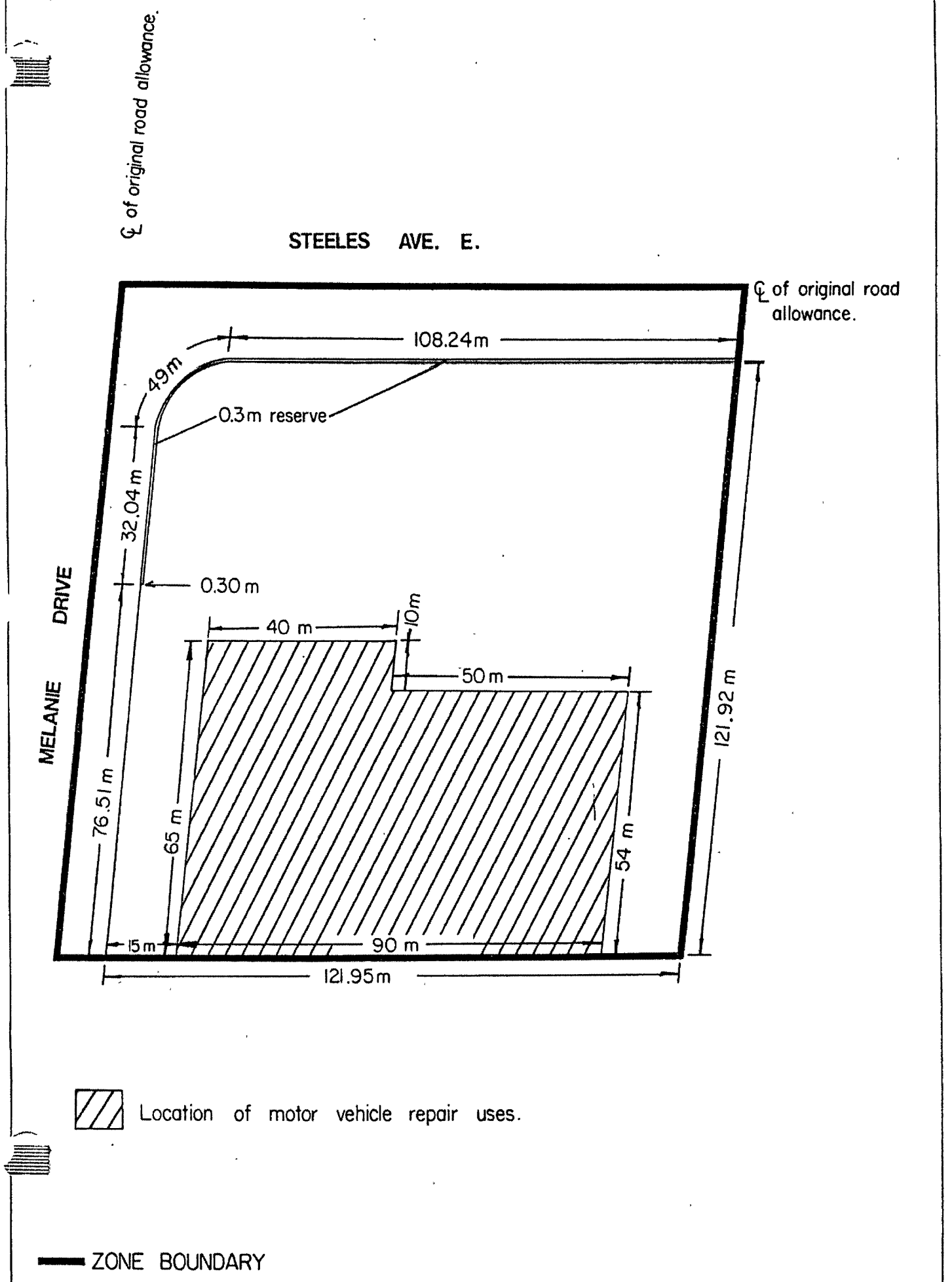
ZONE BOUNDARY 

Schedule C-Section 2558  
Bylaw 270-2004



1:310

**CITY OF BRAMPTON**  
Planning, Design and Development

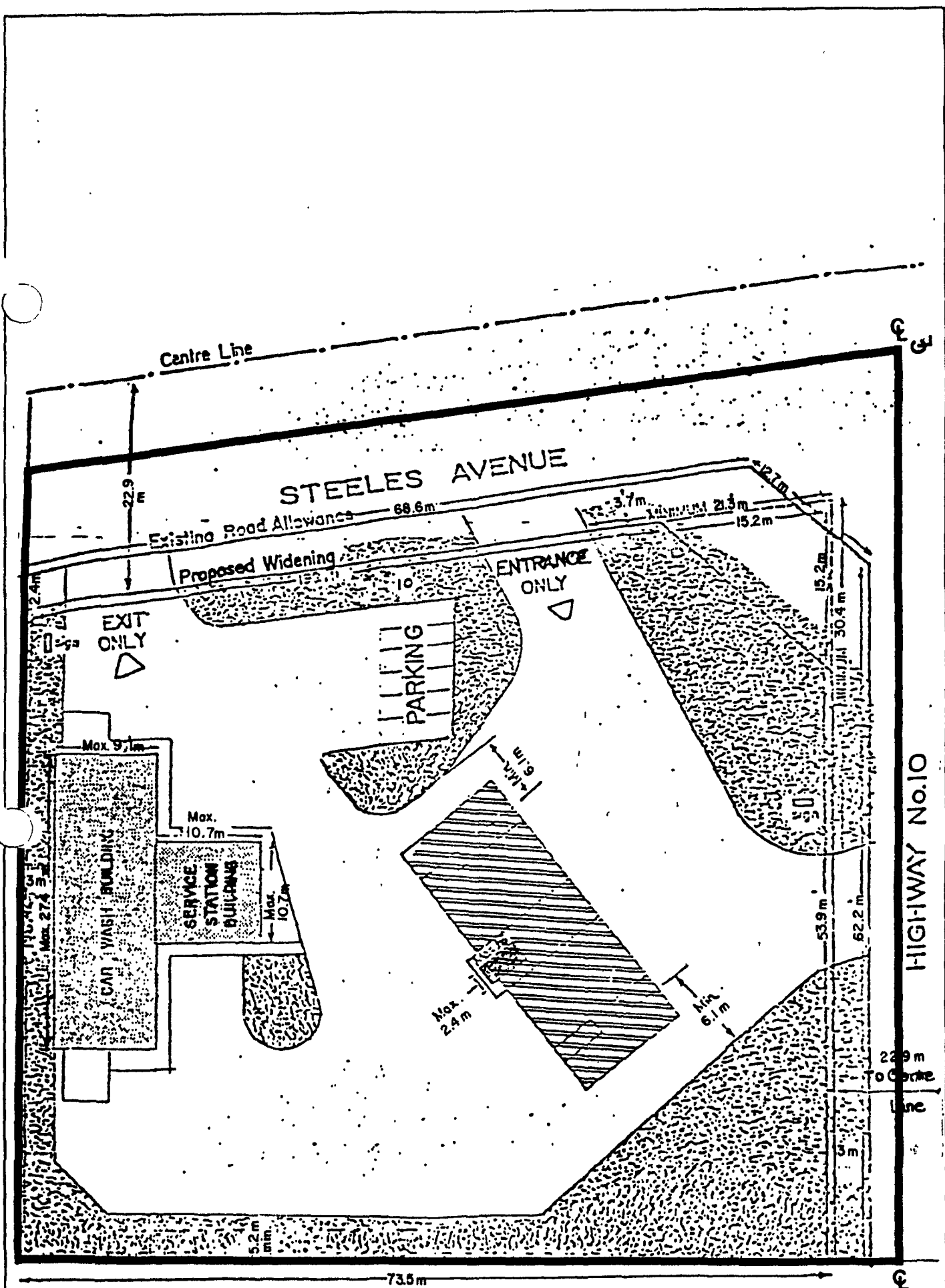


Schedule C-Section 2560  
**BY-LAW 270-2004**






**CITY OF BRAMPTON**  
 Planning, Design and Development





**LEGEND**

-  BUILDING AREA
-  CANOPY
-  LANDSCAPED OPEN SPACE

**ZONE BOUNDARY** 

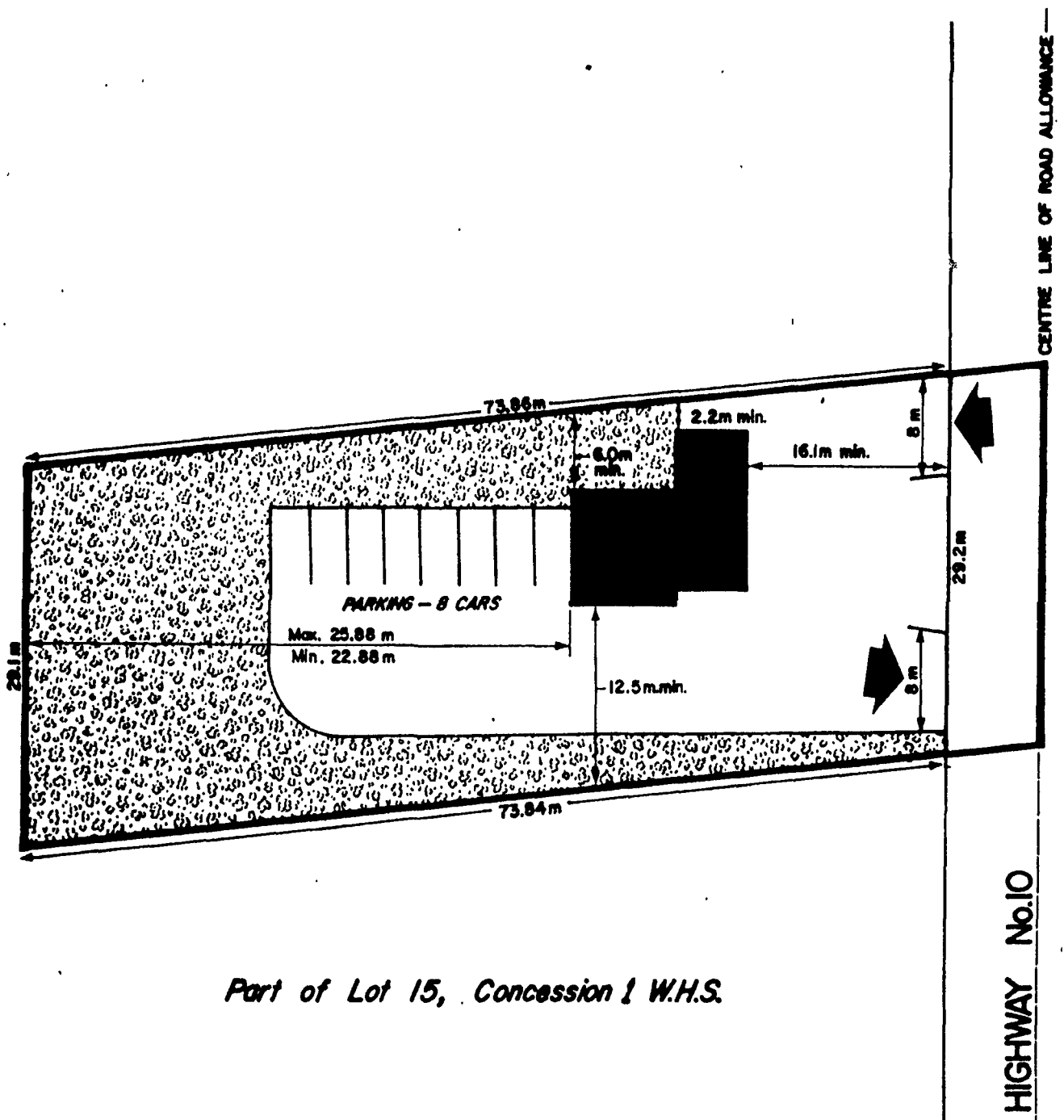
Schedule C-Section 2565  
Bylaw 270-2004



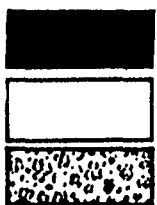
1430

**CITY OF BRAMPTON**  
Planning, Design and Development

C-158



*Part of Lot 15, Concession 1 W.H.S.*



**BUILDING AREA**

**PAVED AREAS**

**LANDSCAPED OPEN SPACE**

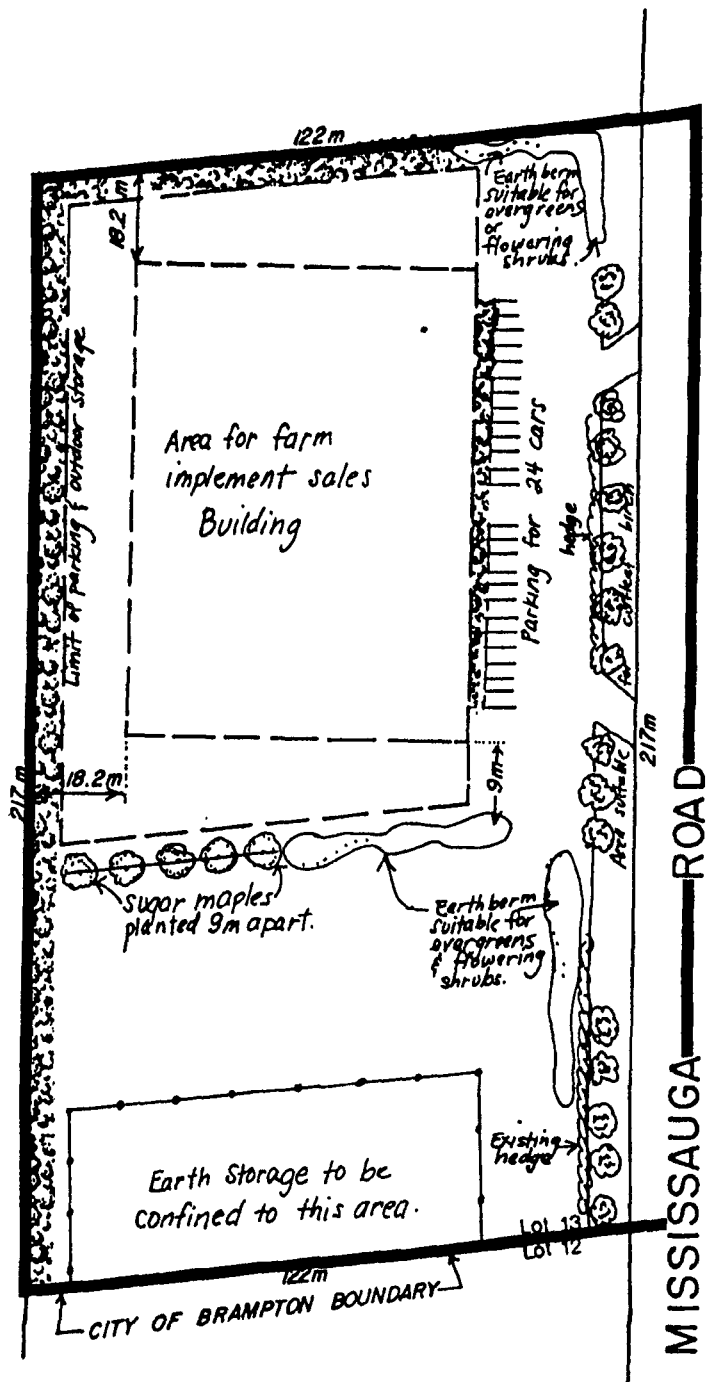
**ZONE BOUNDARY** ———

Schedule C-Section 2566  
Bylaw 270-2004



1:2400

**CITY OF BRAMPTON**  
Planning, Design and Development



 LANDSCAPED OPEN SPACE

ZONE BOUNDARY 

Schedule C-Section 2567  
Bylaw 270-2004



11440

**CITY OF BRAMPTON**  
Planning, Design and Development



STEELES AVENUE

113.03 m

Min. 7m

AREA 1

58m

66m

132.76 m

134.61 m

BLOCK E

BLOCK G

AREA 2

Min. 3 m

A= 36.58m  
C= 36.17m

77.43m

STRATHEARN AVENUE

Min.- Minimum

--- - Boundary between  
Area 1 & 2

 - Landscaped Open Space

ZONE BOUNDARY 

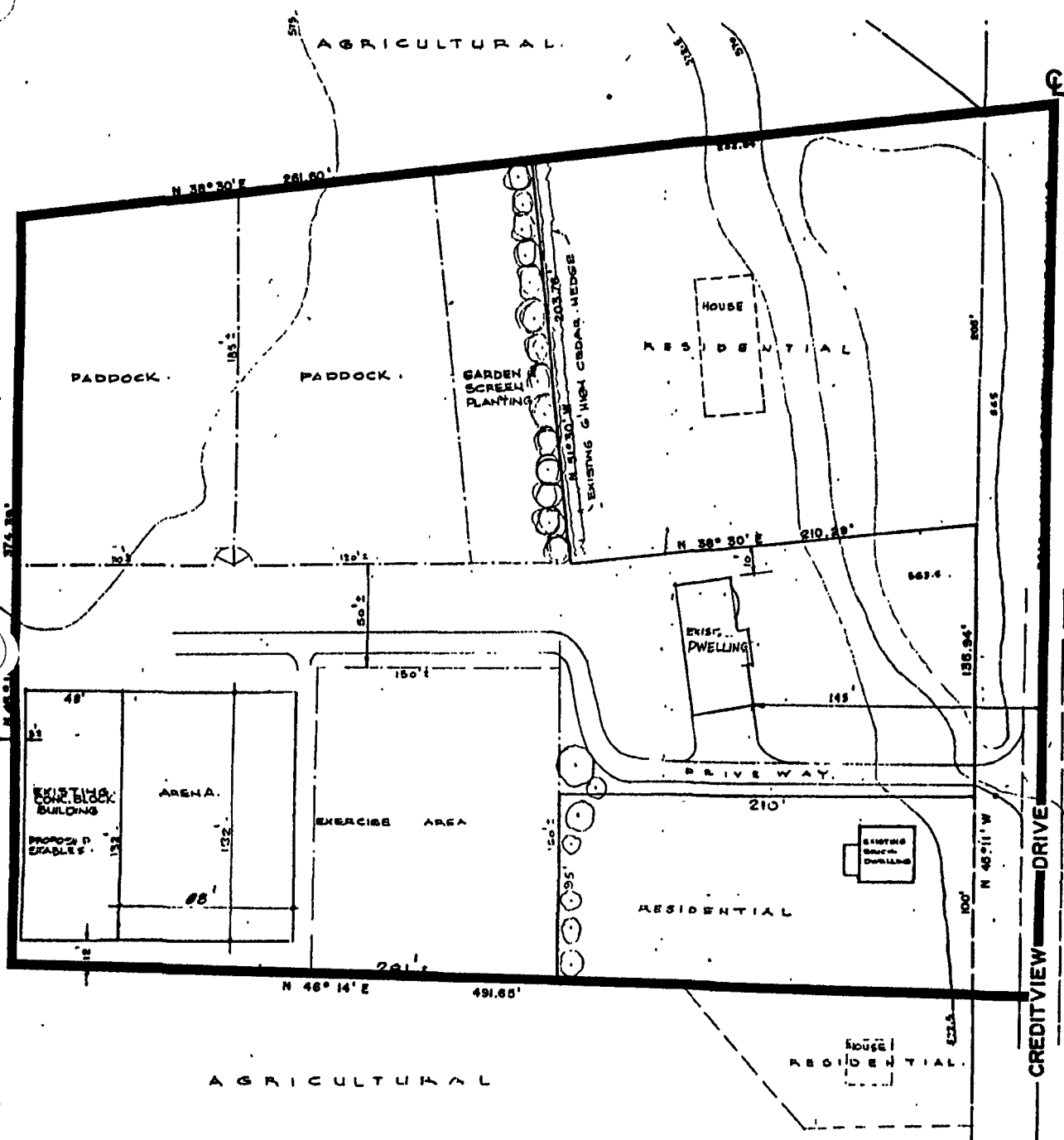
Schedule C-Section 2569  
Bylaw 270-2004



1750

**CITY OF BRAMPTON**  
Planning, Design and Development

C-161



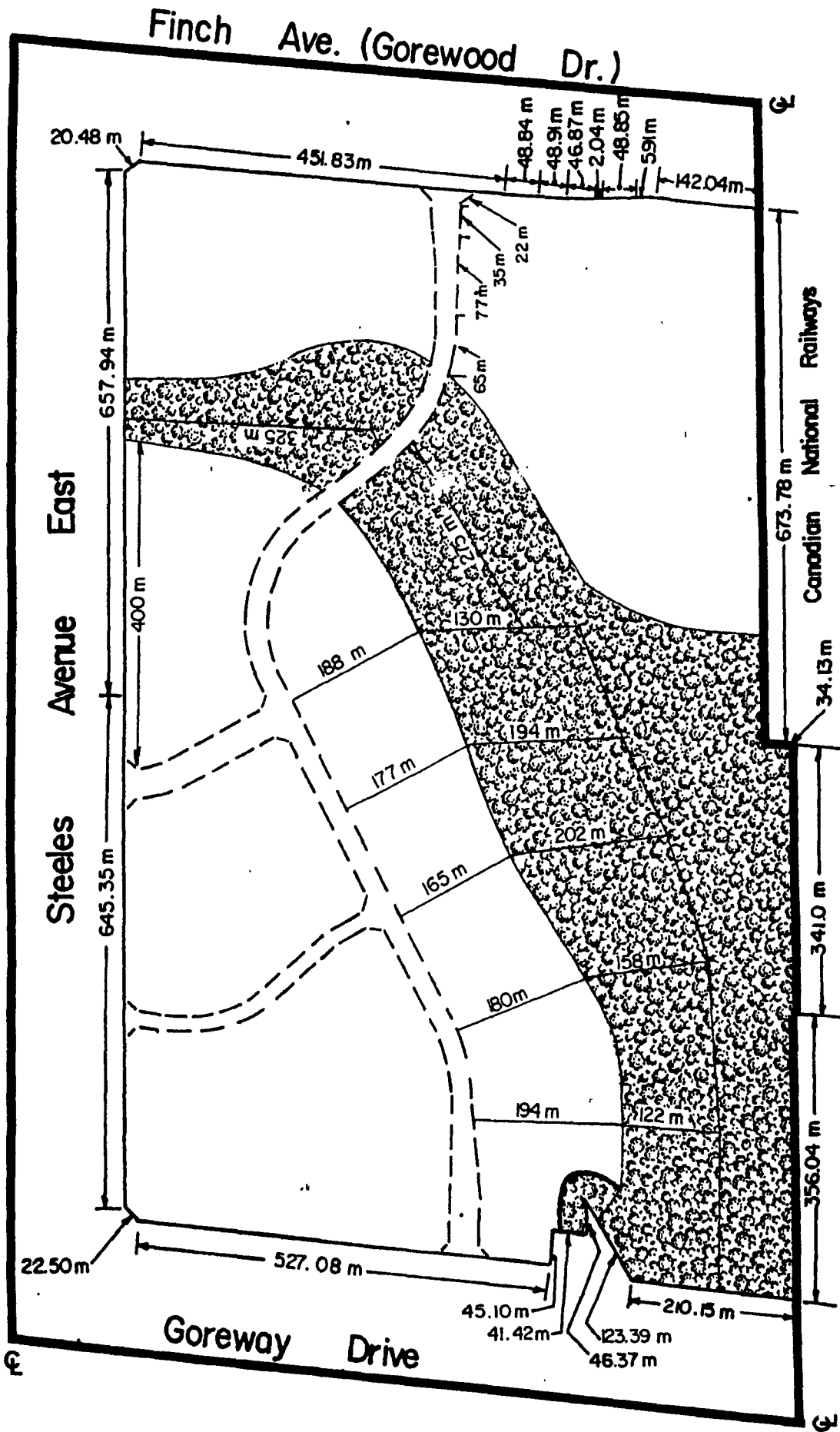
ZONE BOUNDARY

Schedule C-Section 2587  
Bylaw 270-2004



1:933

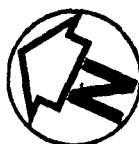
**CITY OF BRAMPTON**  
Planning, Design and Development



 Landscaped Open Space

ZONE BOUNDARY 

Schedule C-Section 2615  
Bylaw 270-2004

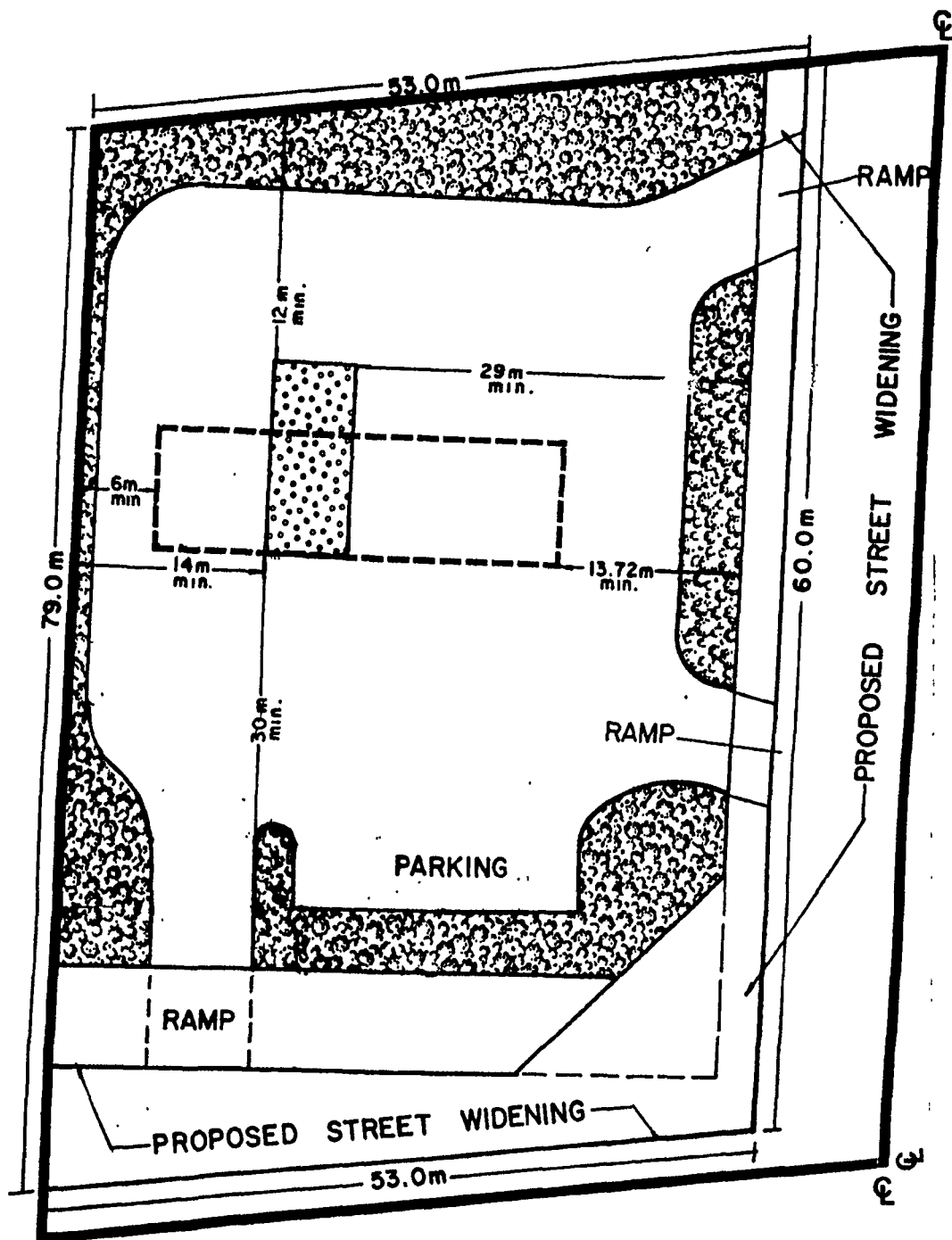


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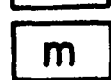
**CITY OF BRAMPTON**

Planning, Design and Development

C-163



# LEGEND

-  BUILDING AREA
-  CANOPY AREA
-  LANDSCAPED OPEN SPACE
-  MINIMUM
-  METRE

ZONE BOUNDARY 

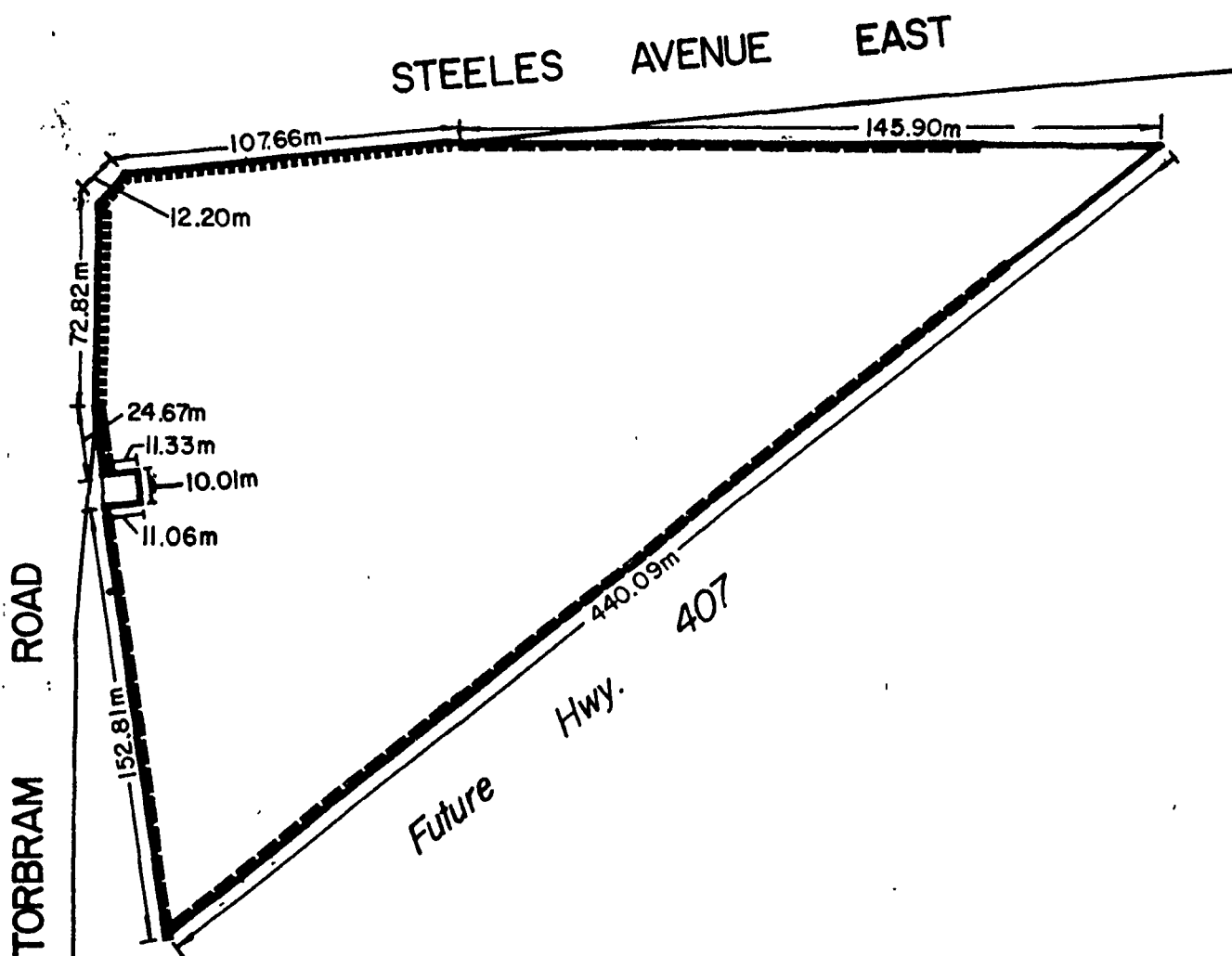
Schedule C-Section 2617  
Bylaw 270-2004



1:470

**CITY OF BRAMPTON**

Planning, Design and Development



LANDSCAPED OPEN SPACE

- ..... 7.6 METRE MINIMUM WIDTH
- 3 METRE MINIMUM WIDTH

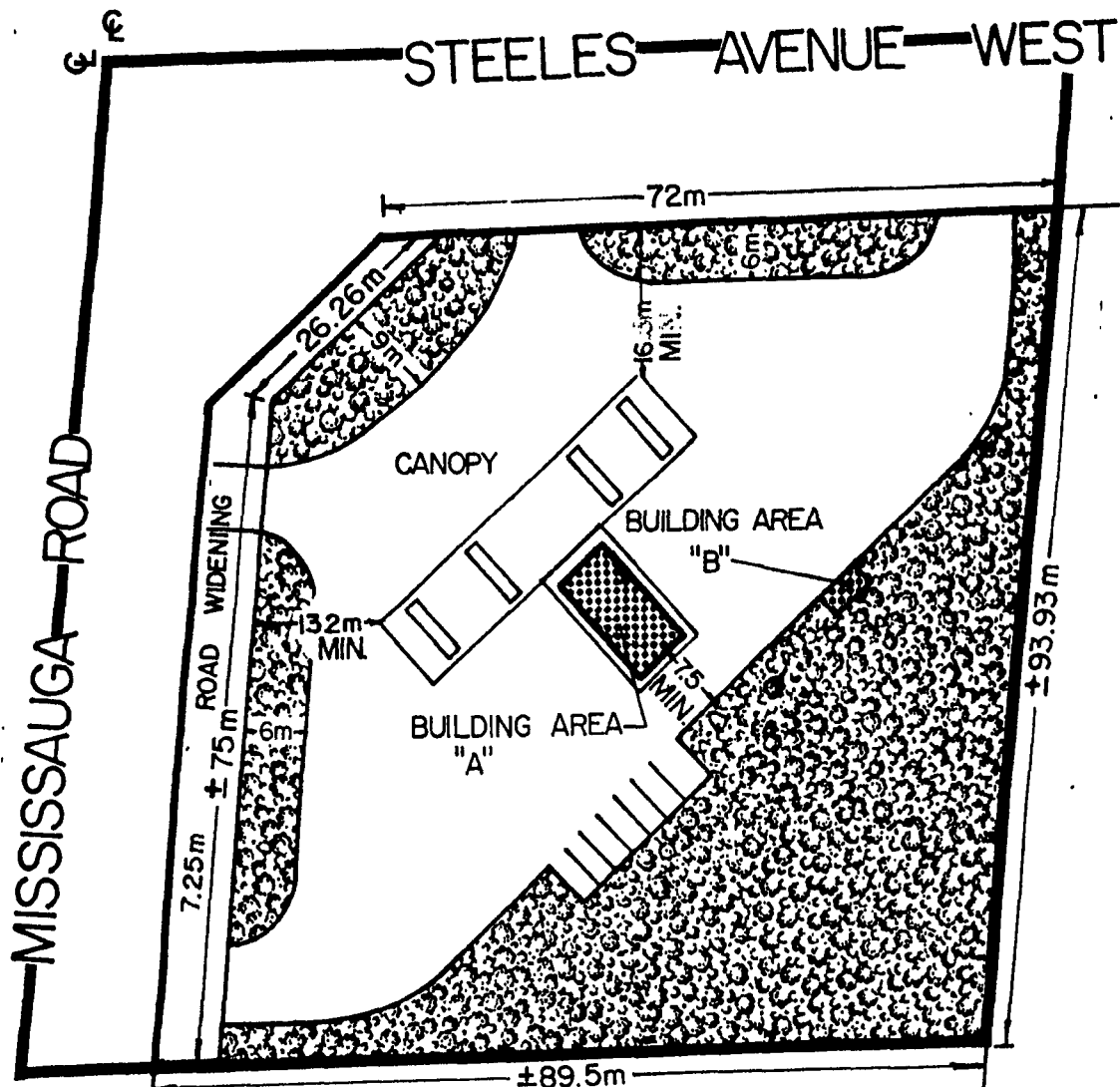
Schedule C-Section 2619  
Bylaw 270-2004



1:2300

**CITY OF BRAMPTON**  
Planning, Design and Development

C-165



# LEGEND



BUILDING AREA



LANDSCAPED OPEN SPACE

MIN. MINIMUM

ZONE BOUNDARY

Schedule C-Section 2627  
Bylaw 270-2004

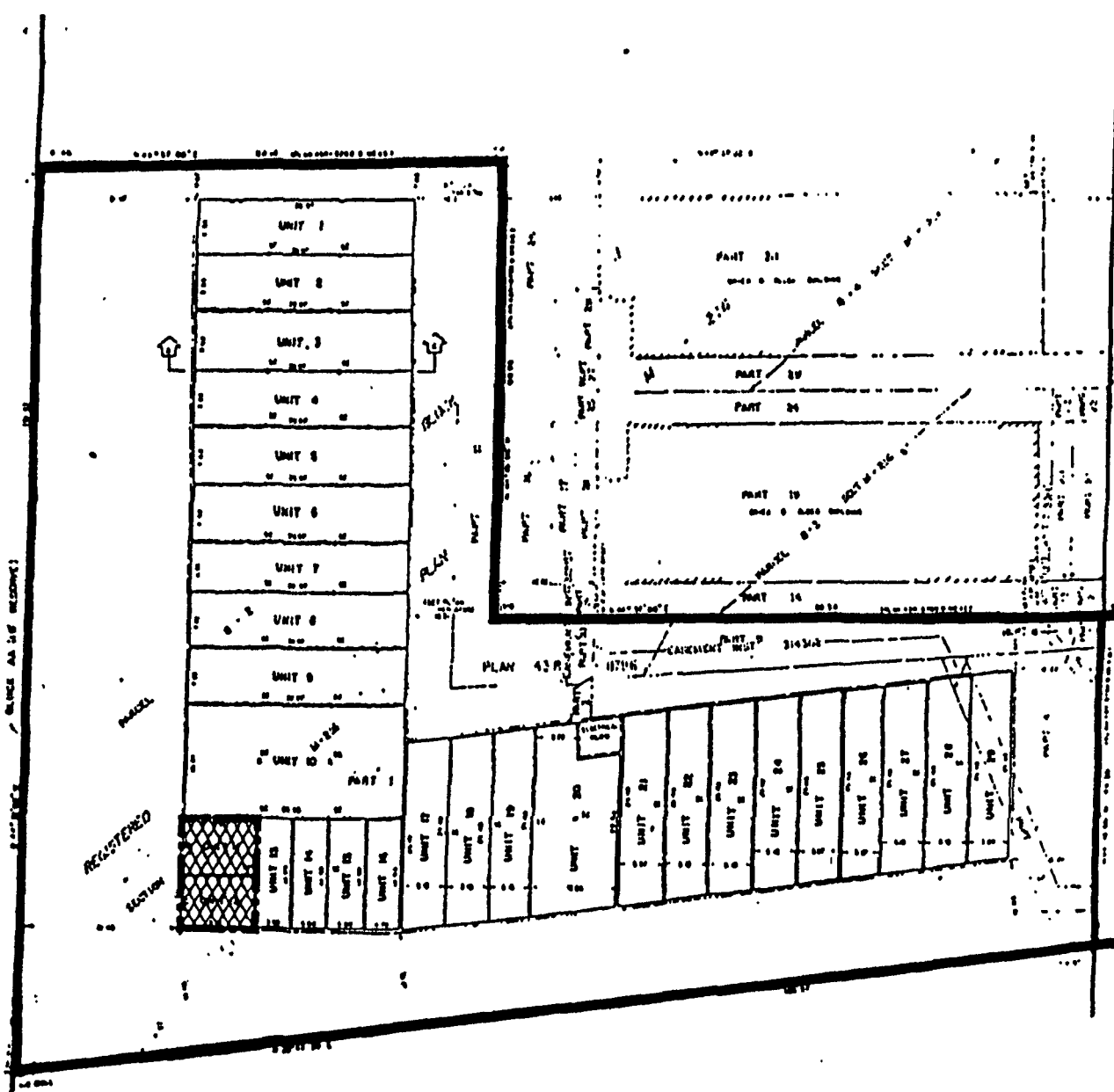


1:760

**CITY OF BRAMPTON**  
Planning, Design and Development

Dixie Road

Strathearn Avenue



— Area of Peel Condominium Corporation Number 233 (level 1)

▨ Area of Units 11 & 12, Peel Condominium Corporation Number 233 (level 1)

Schedule C-Section 2649  
Bylaw 270-2004



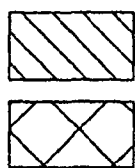
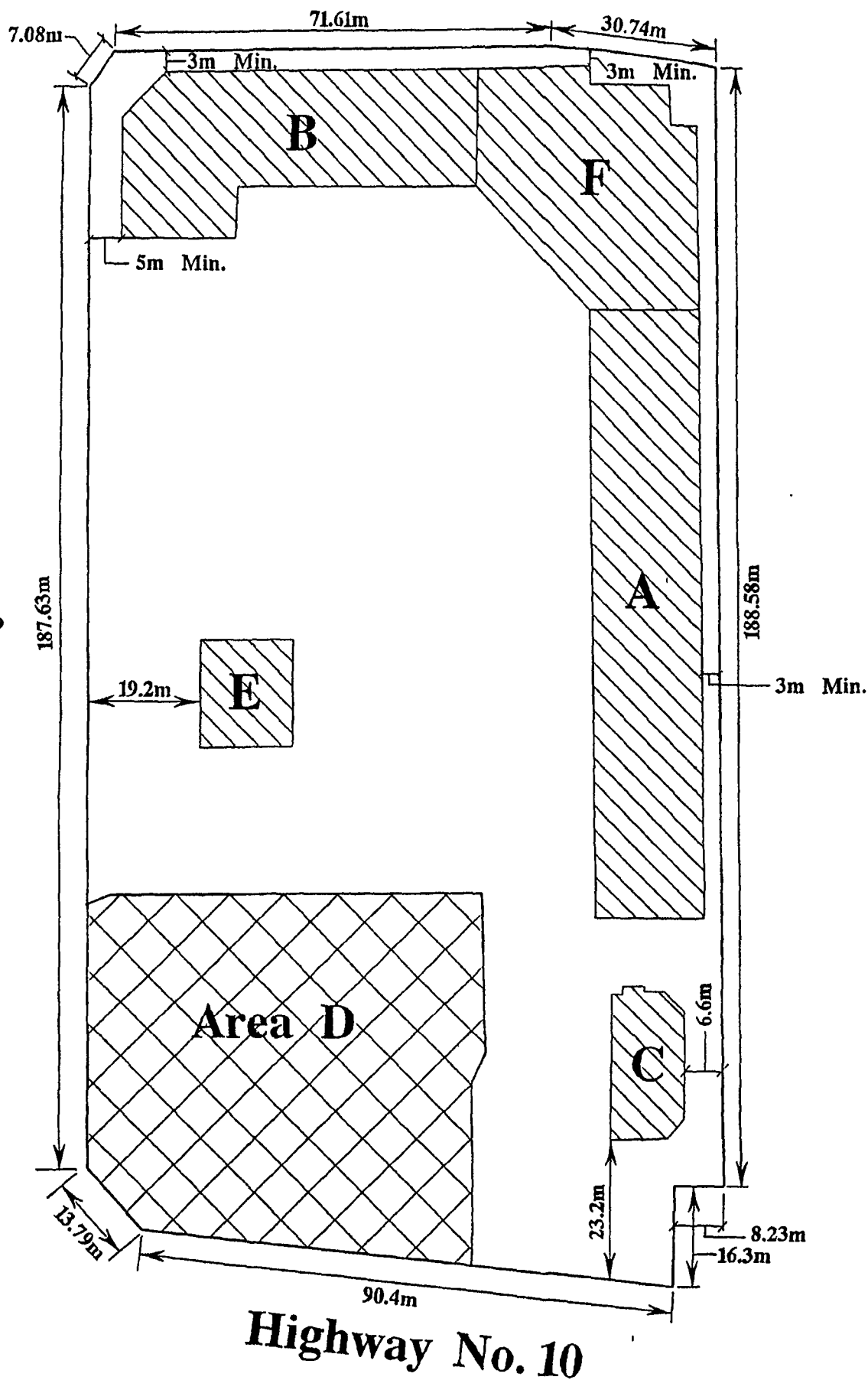
1:700

**CITY OF BRAMPTON**

Planning, Design and Development

County Court Blvd.

Havelock Drive



Building Area

Area D

0 10 20 40  
Metres

Schedule C-Section 2651  
Bylaw 270-2004

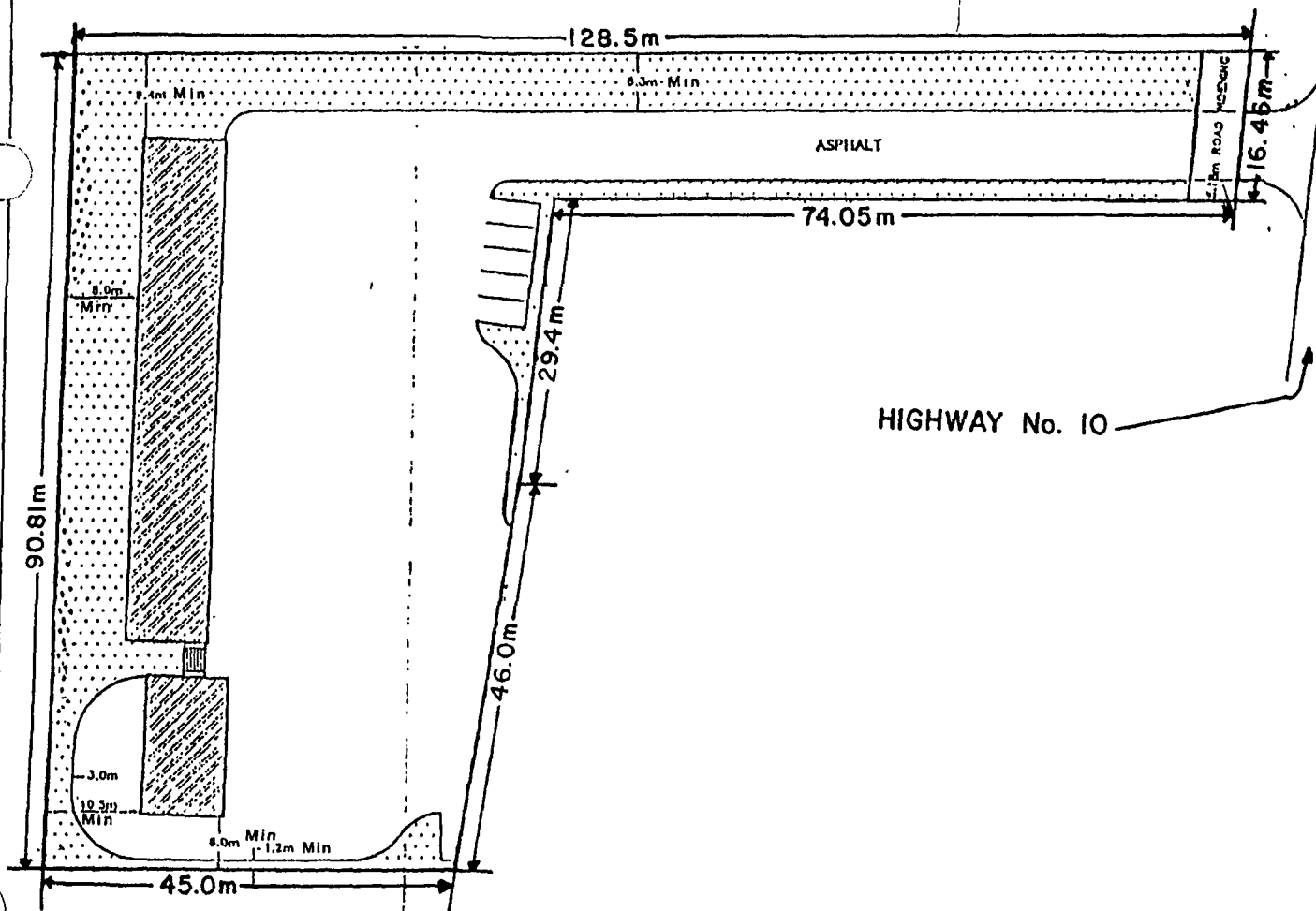


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**CITY OF BRAMPTON**  
Planning, Design and Development

C-168

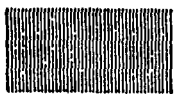




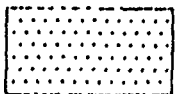
### LEGEND



BUILDING AREA

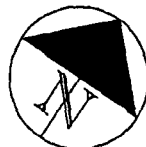


GARBAGE ENCLOSURE

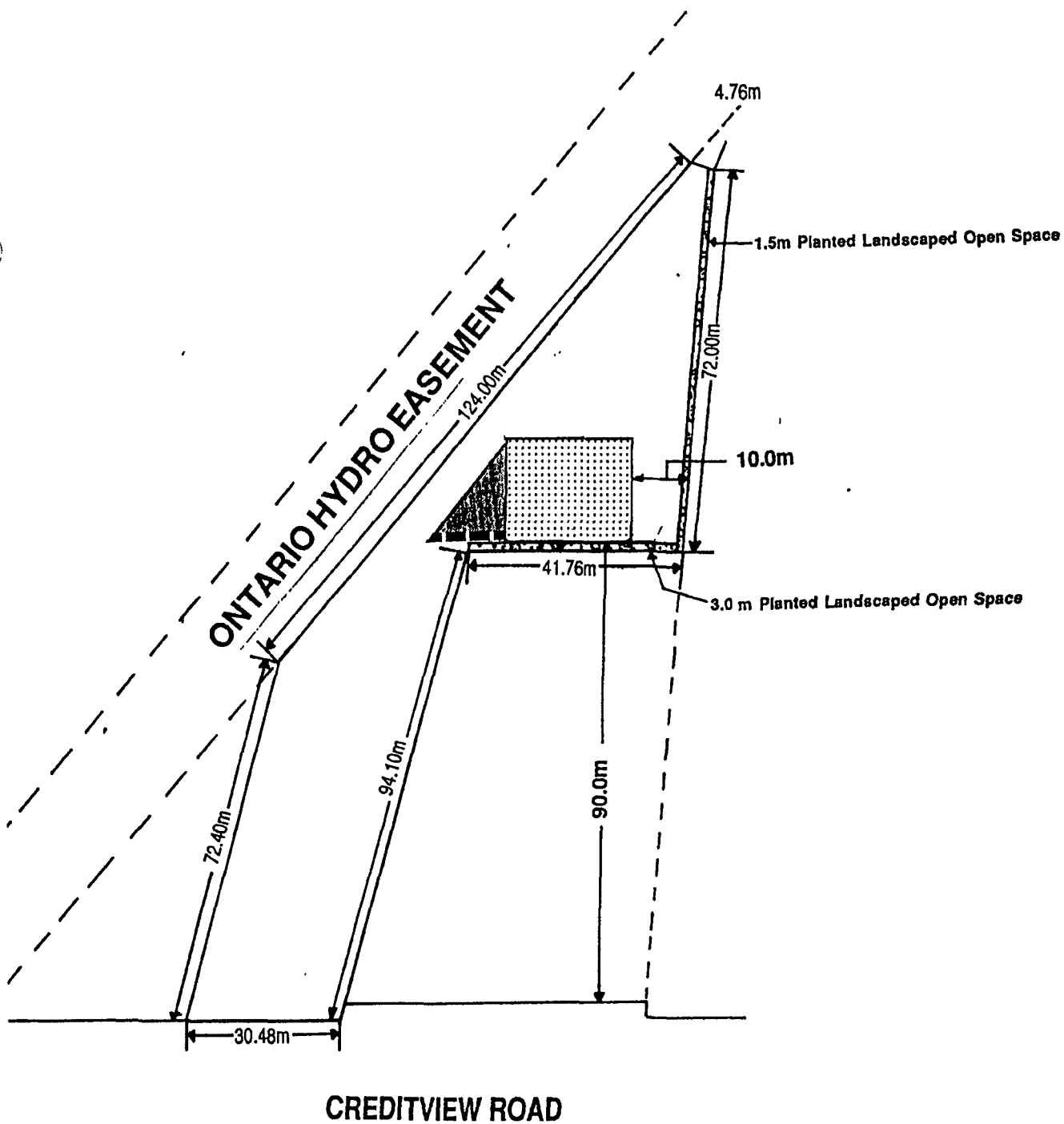


LANDSCAPED OPEN SPACE

**Schedule C-Section 2685**  
**Bylaw 270-2004**

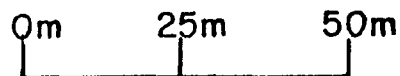


**CITY OF BRAMPTON**  
 Planning, Design and Development

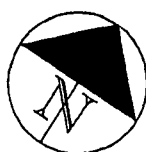


# **LEGEND**

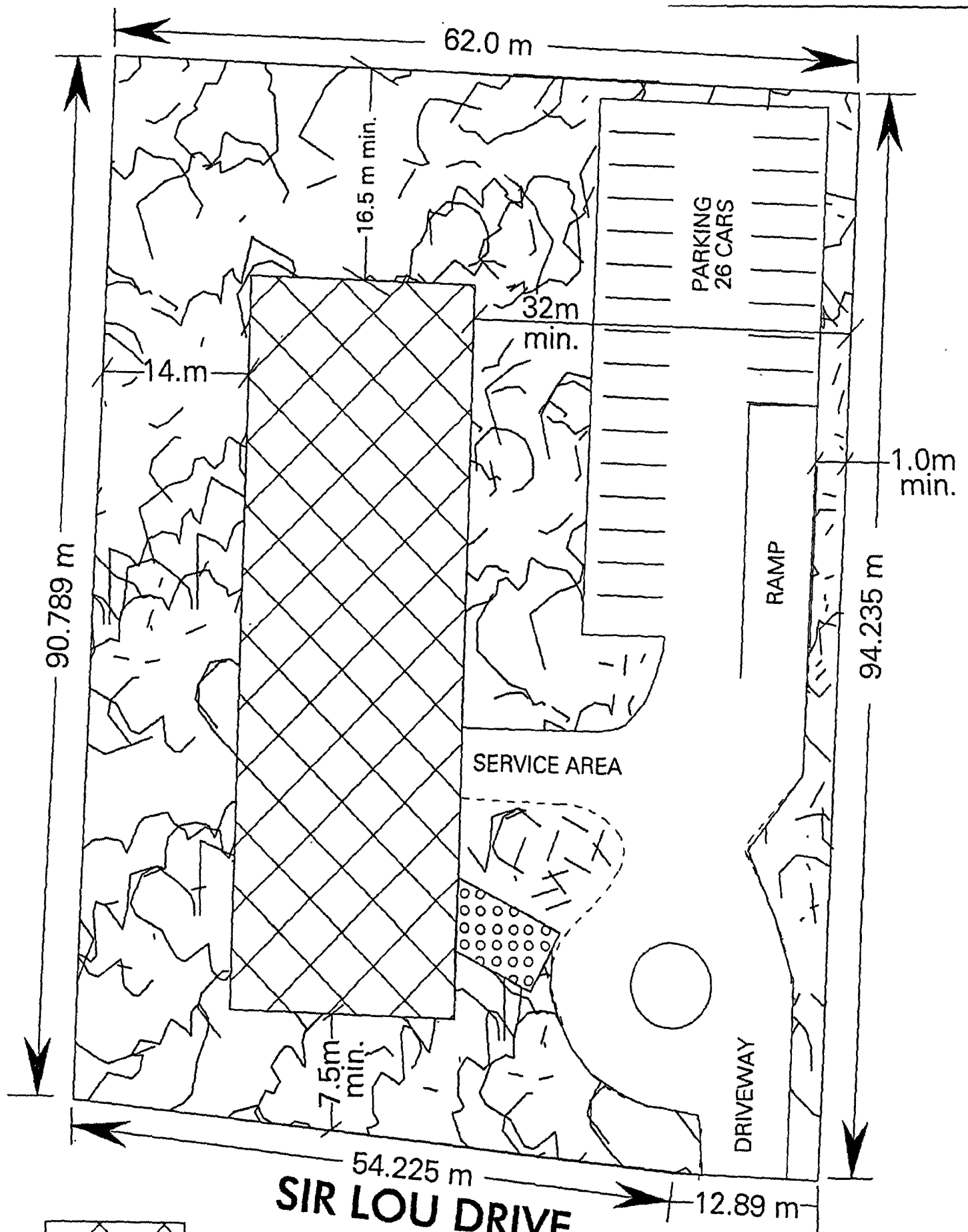
-  Building Area A
-  Outside Storage Area
-  Visual Screen
- Min Minimum
- m Metres



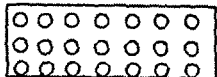
**Schedule C-Section 2703**  
**Bylaw 270-2004**



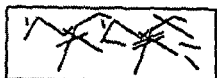
**CITY OF BRAMPTON**  
 Planning, Design and Development



Building Area



Canopy



Landscaped Area

m Metres

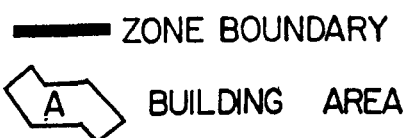
min. Minimum

Schedule C-Section 2746  
Bylaw 270-2004

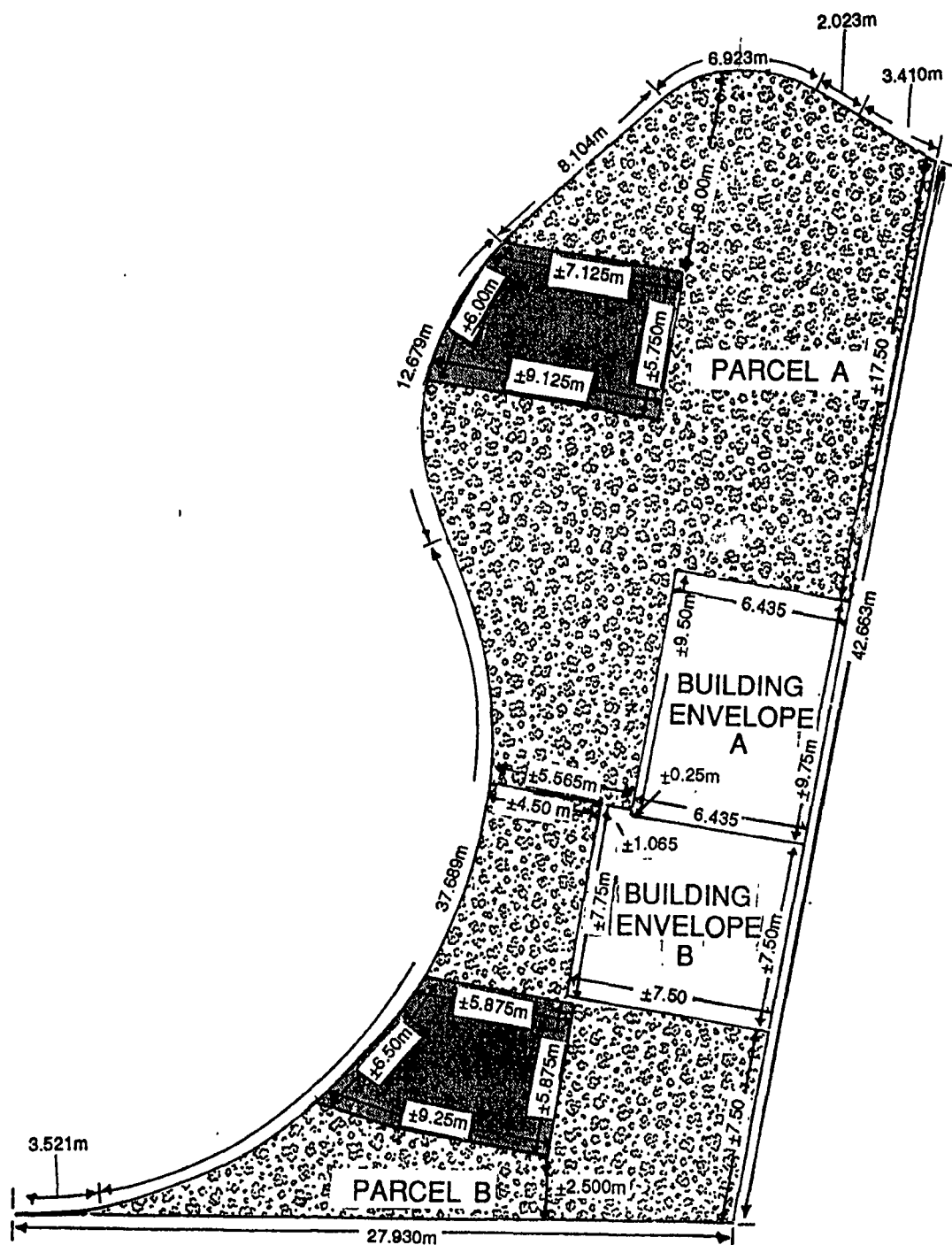


**CITY OF BRAMPTON**  
Planning, Design and Development

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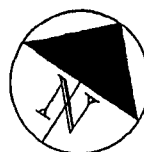


#### LEGEND

-  PARKING AREA
-  LANDSCAPED AREA

0 10  
Metres

Schedule C-Section 2788  
Bylaw 270-2004



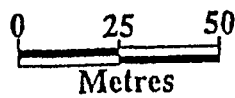
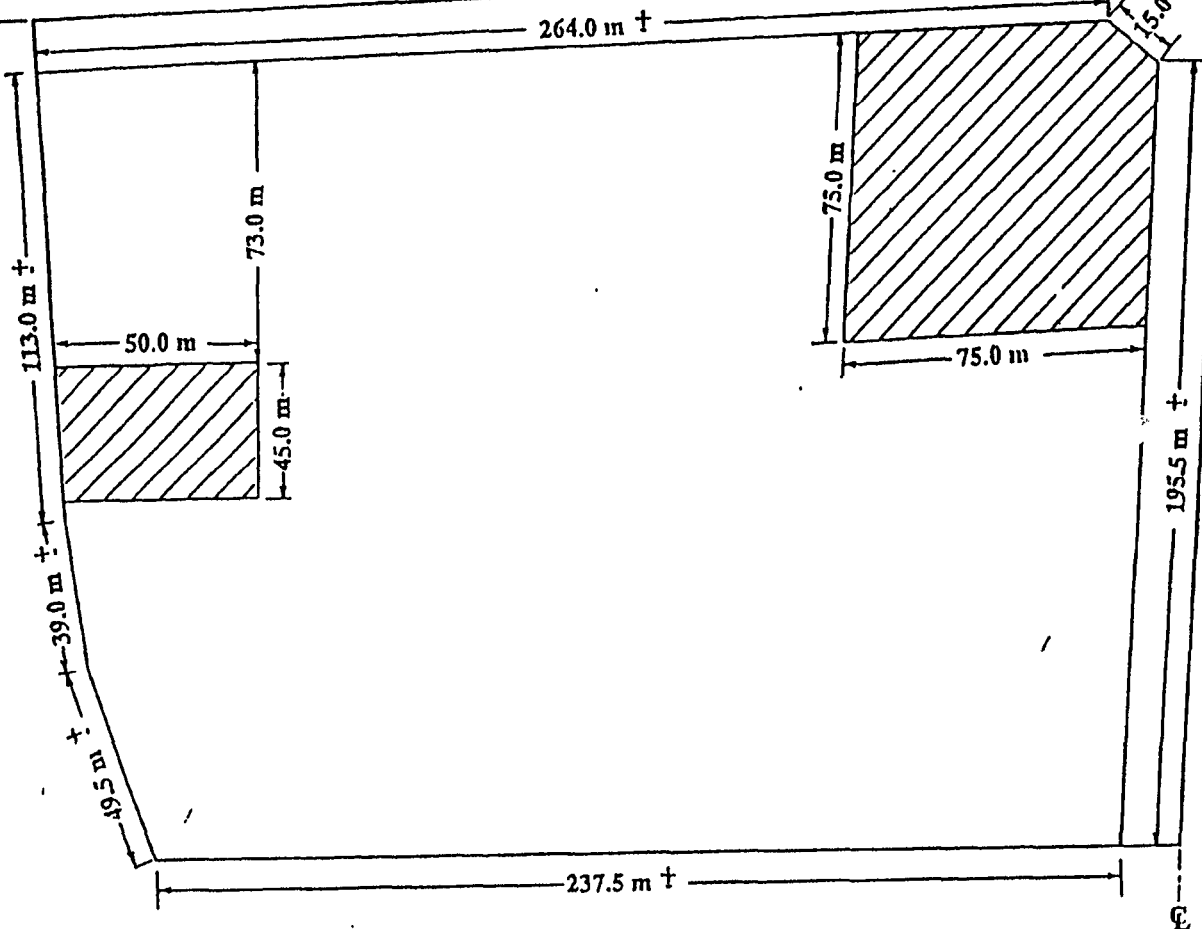
**CITY OF BRAMPTON**

Planning, Design and Development

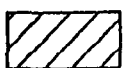
C-173

STEELES AVENUE E.

FINCH AVENUE



LEGEND



OFFICE AREA



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

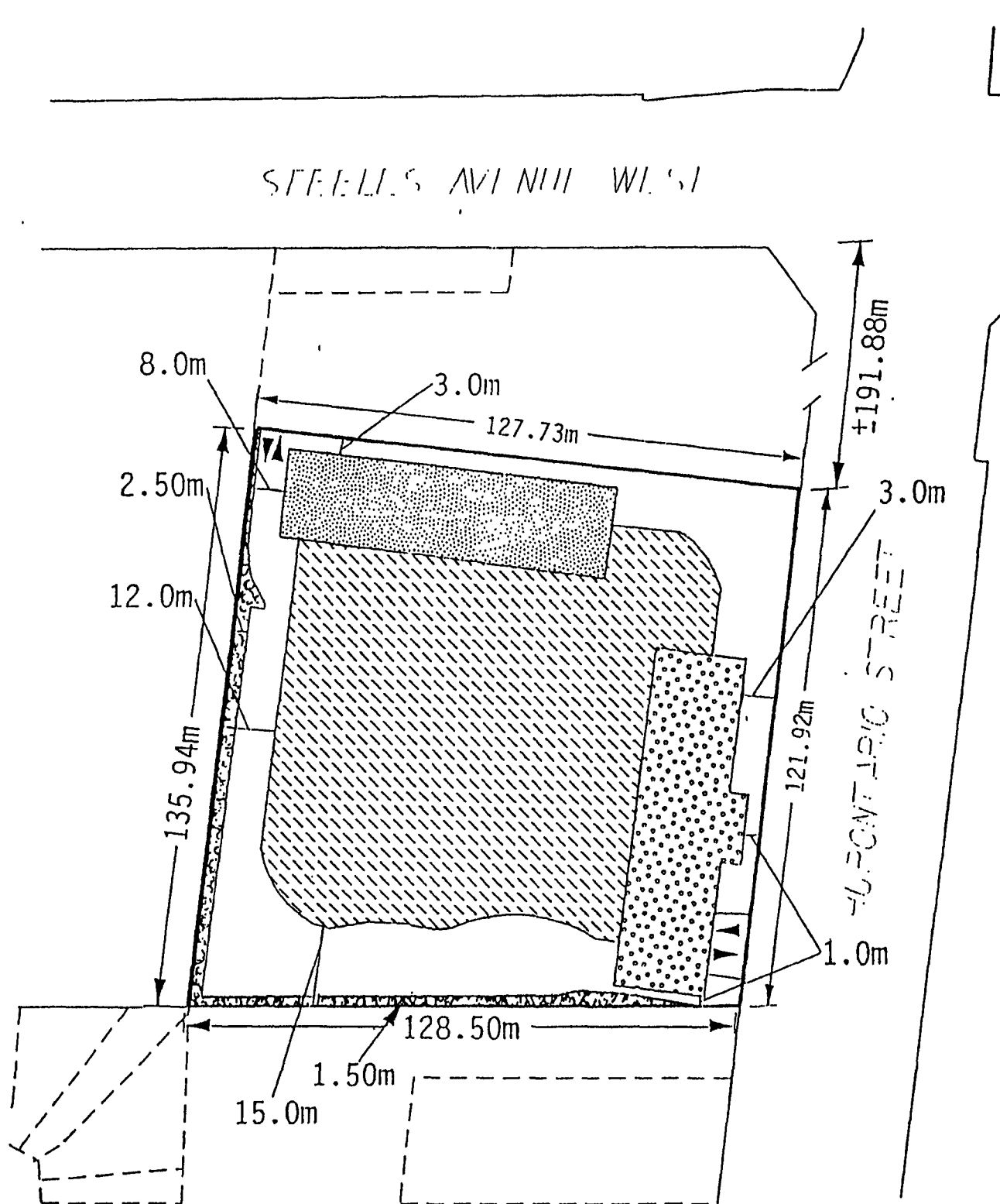
METRES

Schedule C-Section 2790  
Bylaw 270-2004








**CITY OF BRAMPTON**  
Planning, Design and Development

C-174

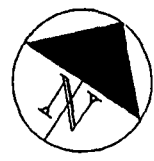


**LEGEND**

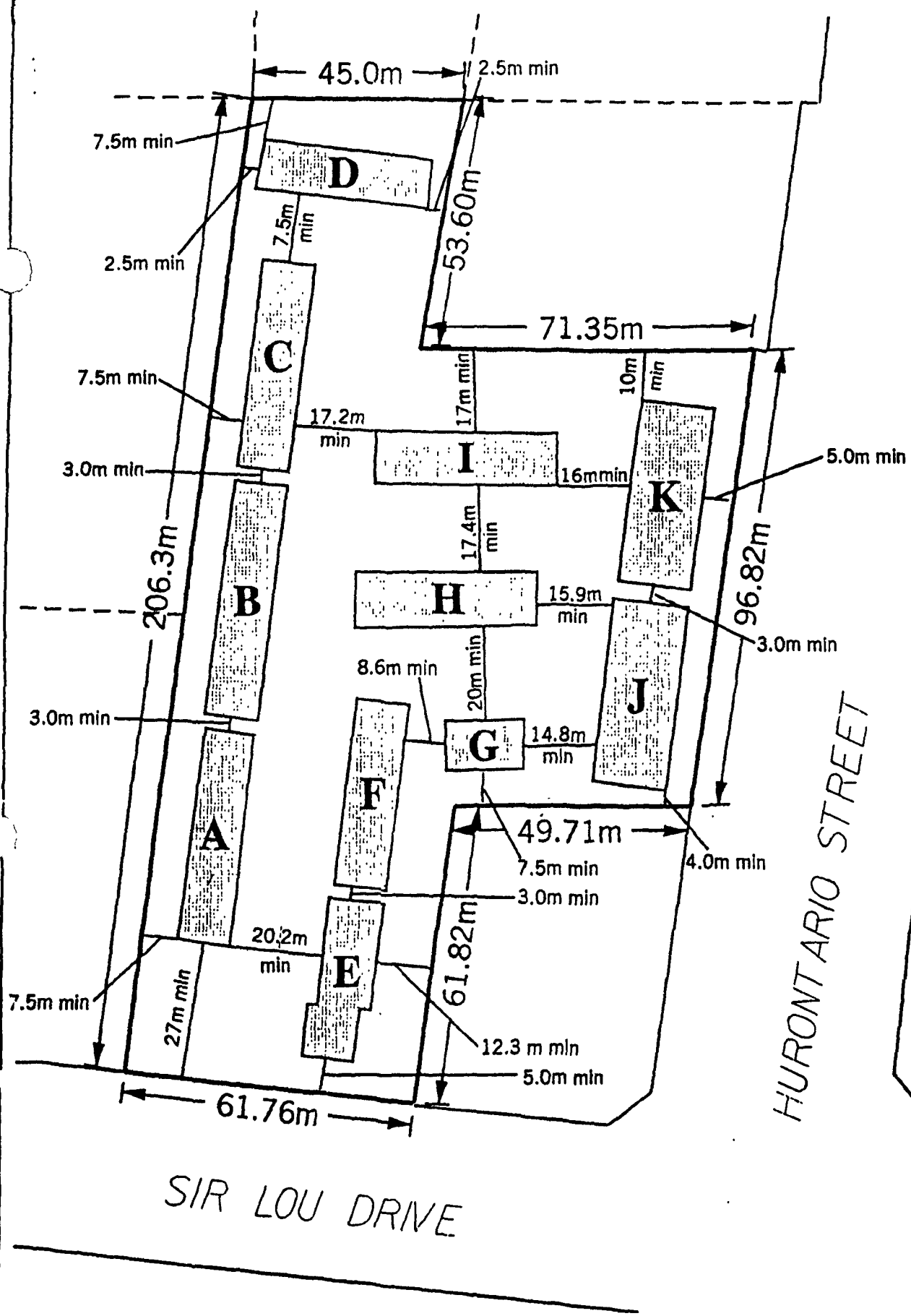
-  HOTEL BUILDING AREA
-  OFFICE BUILDING AREA
-  EXHIBITION/TRADE HALL AND ACCESSORY USE AREA
-  LANDSCAPE BUFFER AREA
-  DRIVEWAY LOCATIONS



**Schedule C-Section 2799**  
**Bylaw 270-2004**



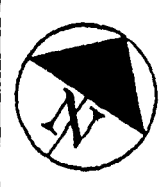
**CITY OF BRAMPTON**  
 Planning, Design and Development



**LEGEND**  
 BUILDING AREAS  
 m METRES  
 min MINIMUM

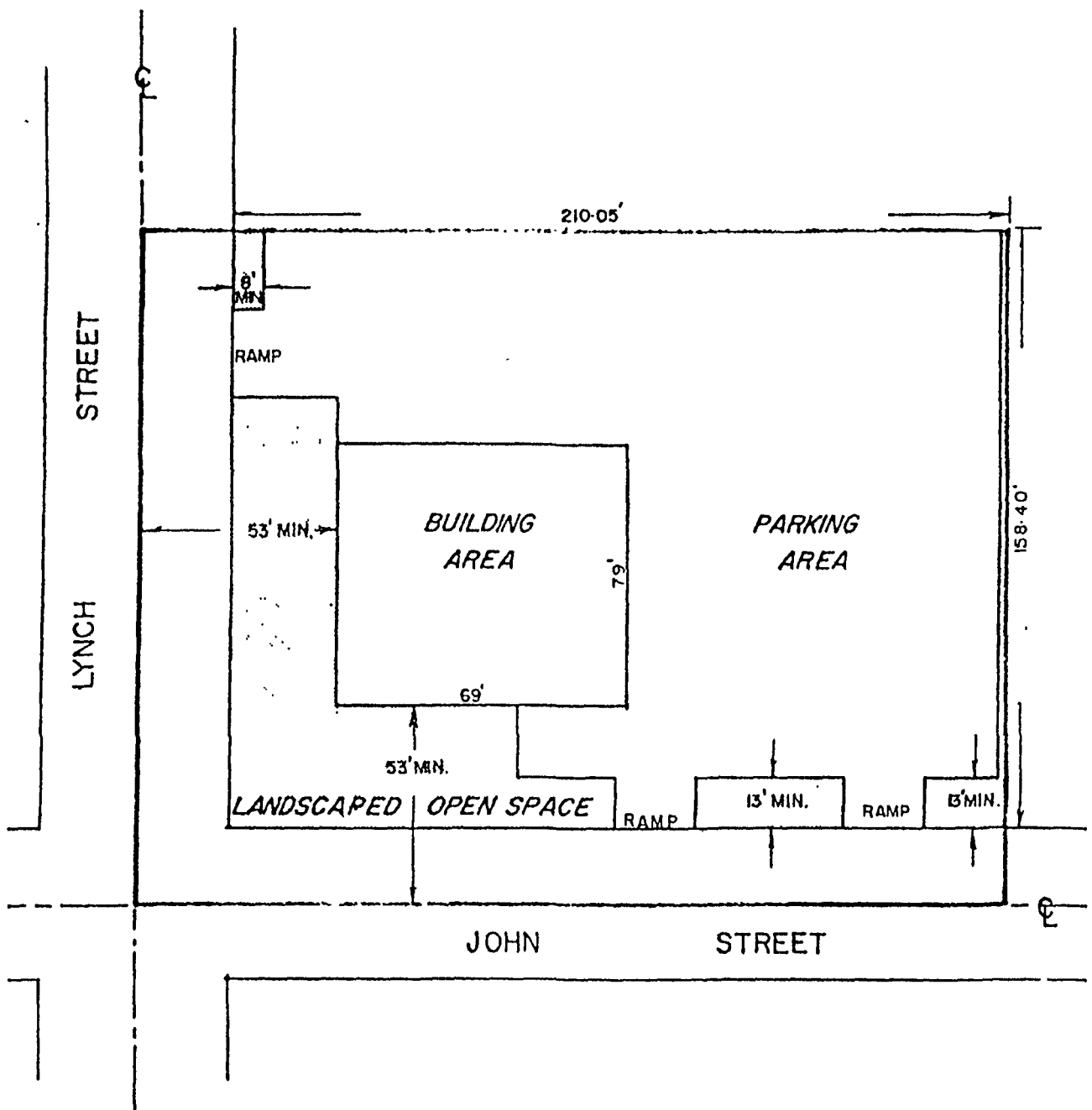


**Schedule C-Section 2800**  
**Bylaw 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development





Schedule C- Section 3058  
By-Law 270-2004

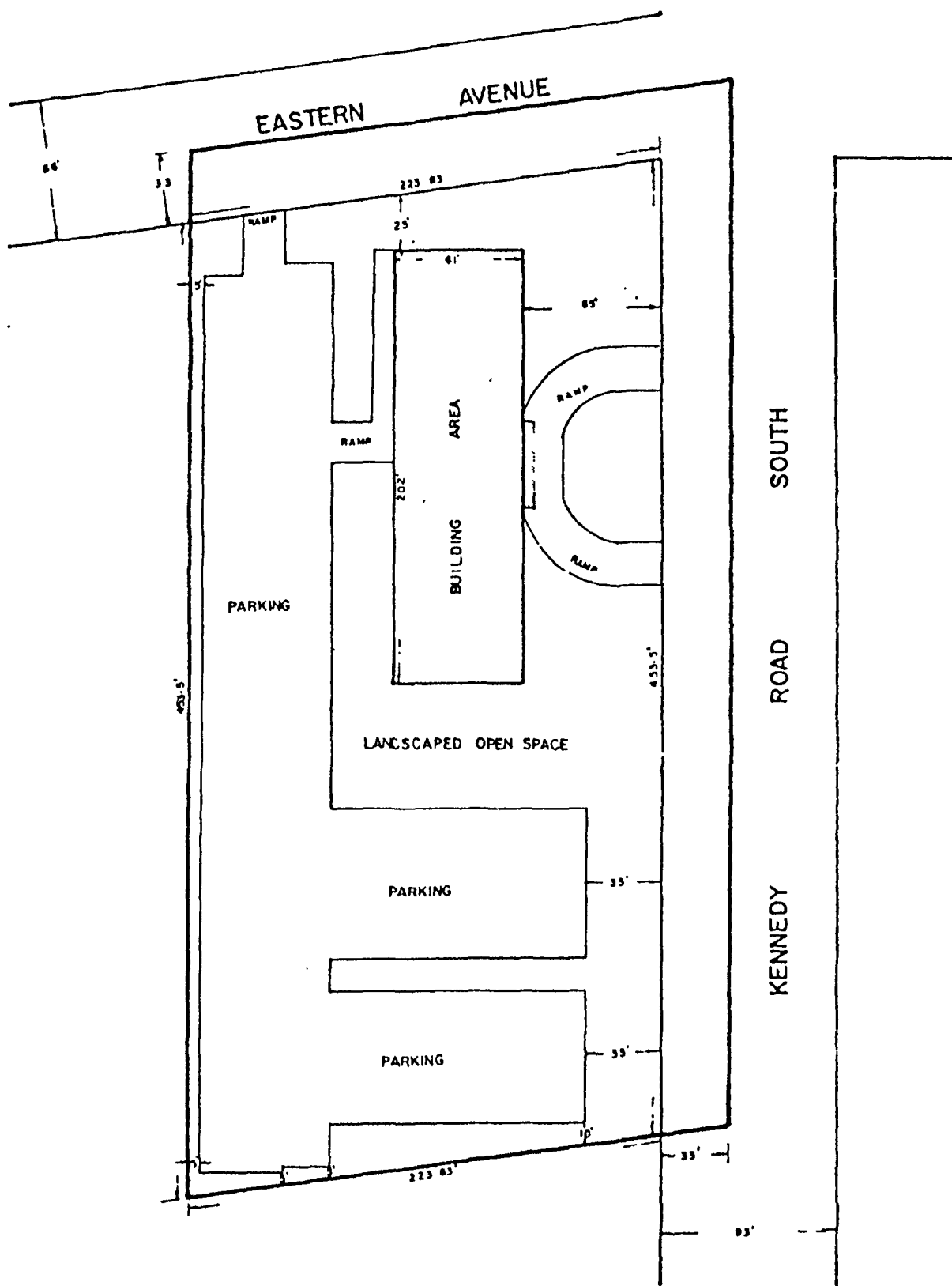


**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20  
Metres

C-177



Canopy



Zone Boundary

Schedule C- Section 3059  
By-Law 270-2004

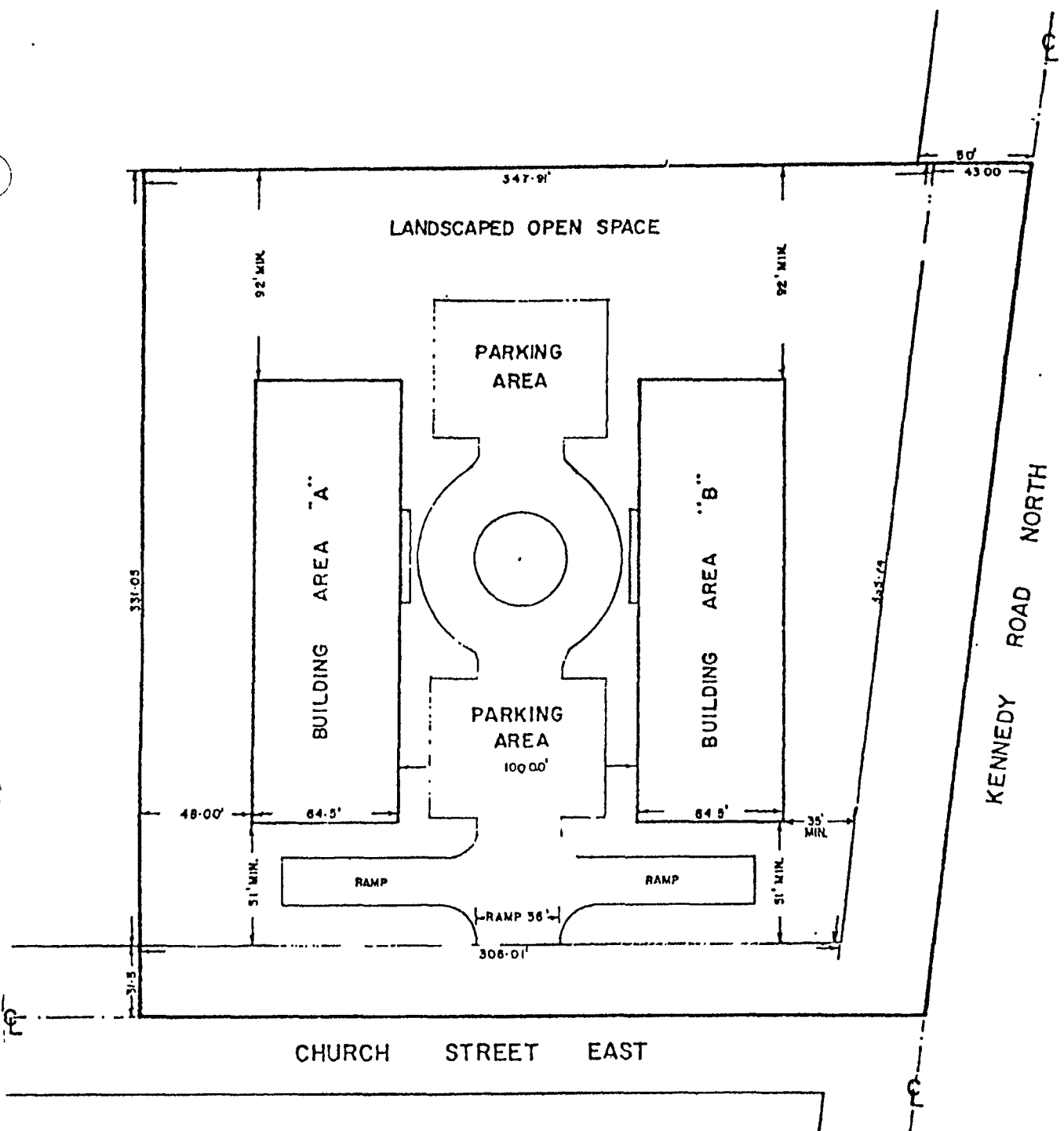


**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20 30  
Metres

C-178



Schedule C- Section 3060  
By-Law 270-2004

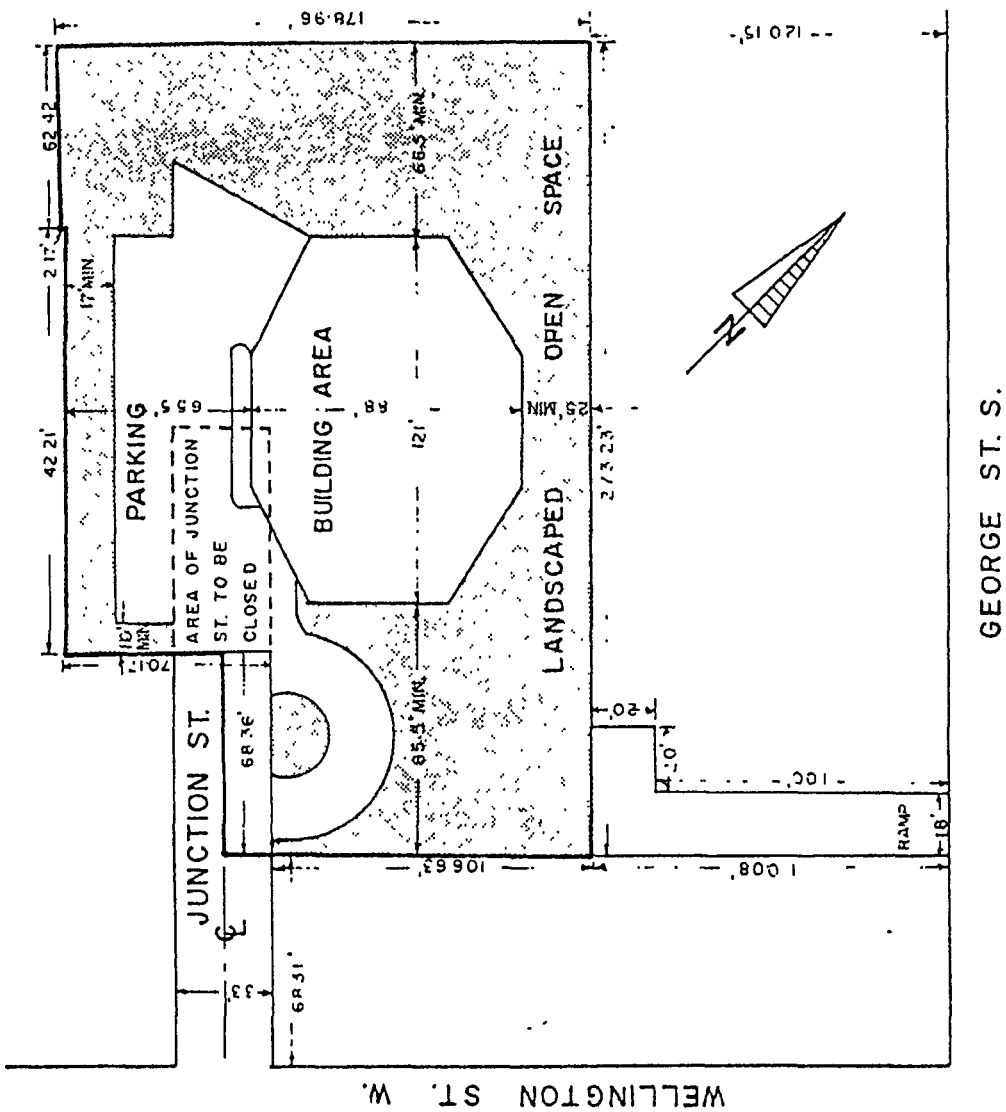


**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20 30  
Metres

C-179



— Zone Boundary

Schedule C- Section 3061  
By-Law 270-2004

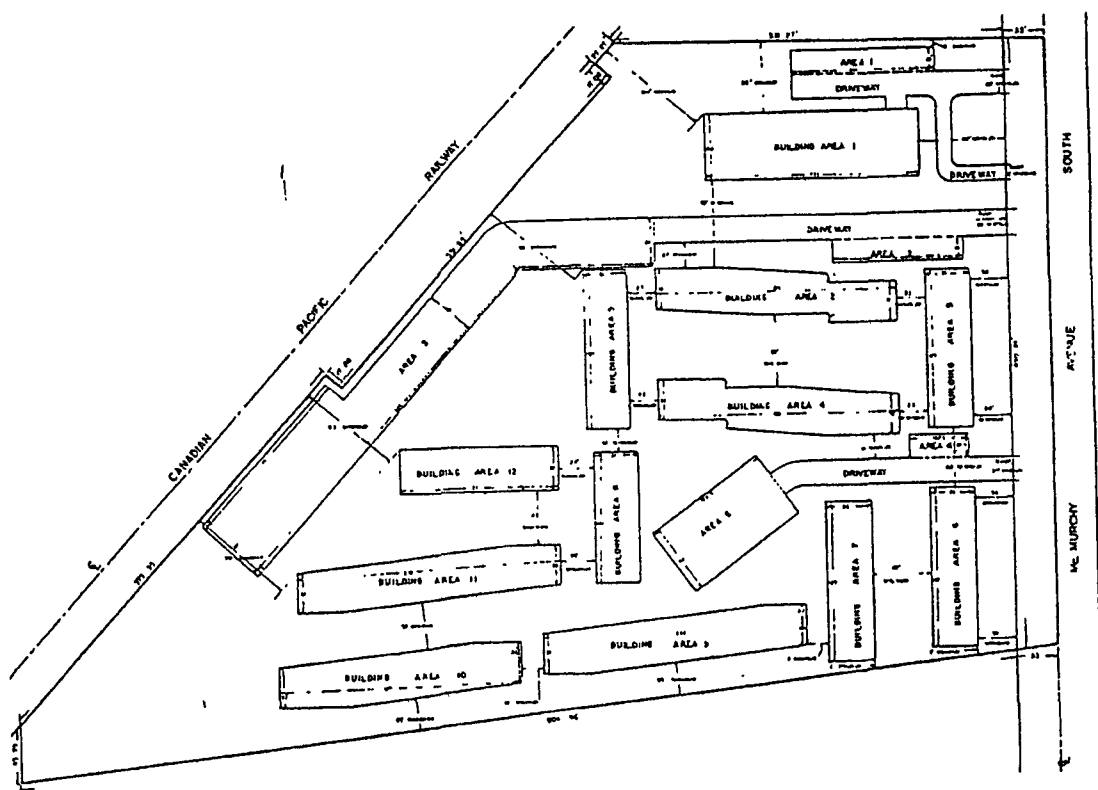


**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20 30  
Metres

C-180



— Zone Boundary

Schedule C- Section 3062  
By-Law 270-2004

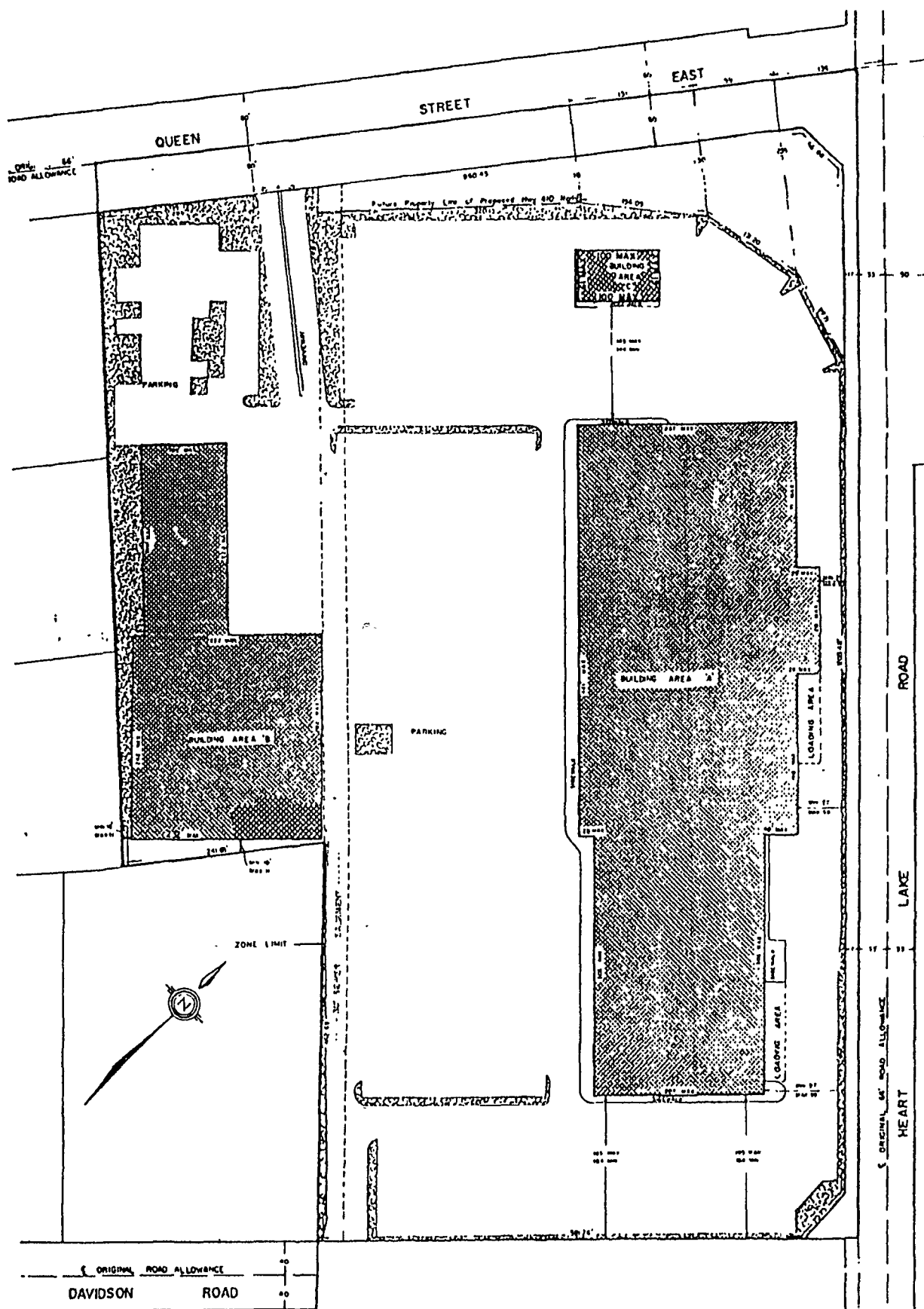


**CITY OF BRAMPTON**

Planning, Design and Development

0 50  
Metres

C-181



**Schedule C - Section 3064**  
**BY-LAW 270-2004**

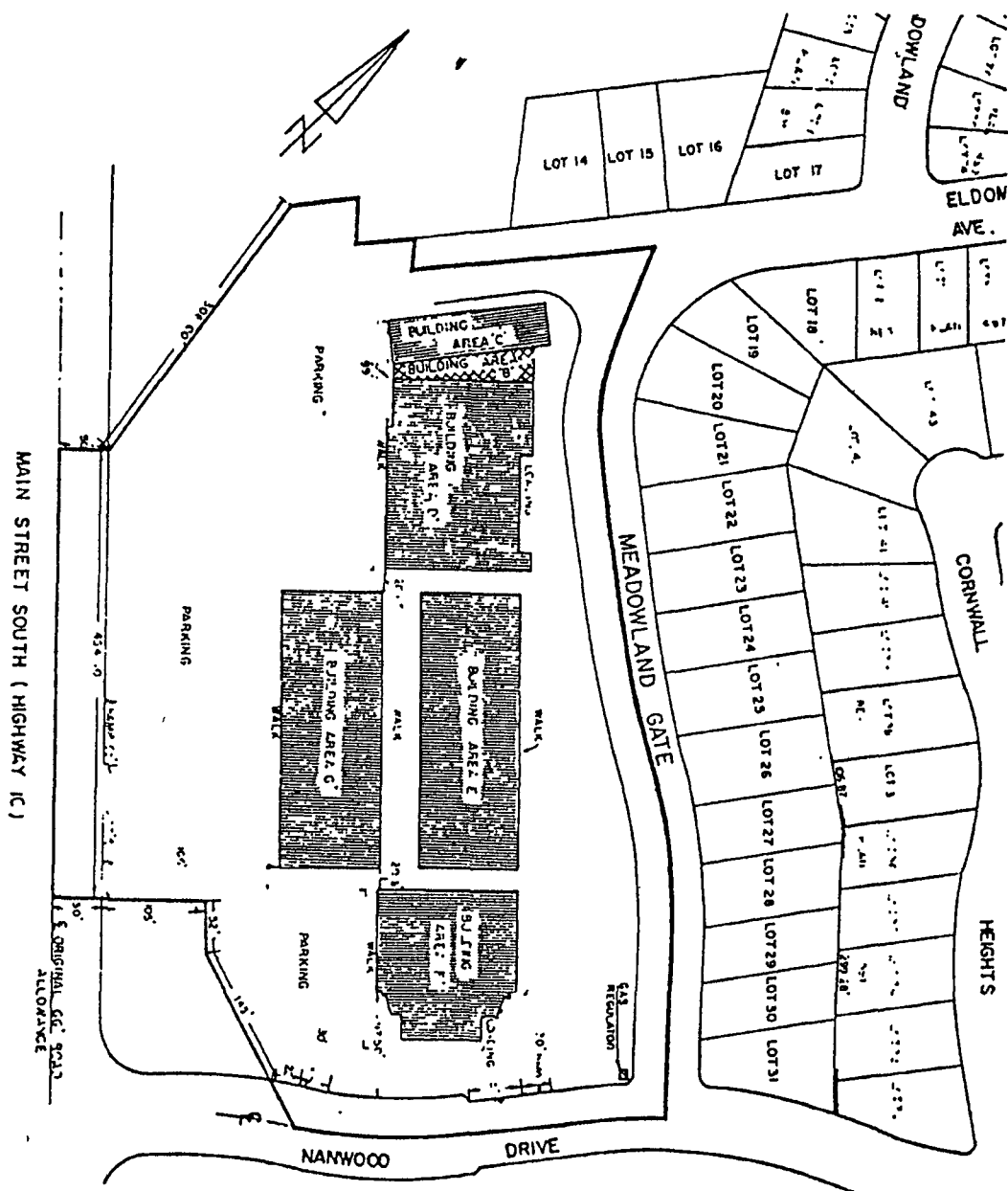


**CITY OF BRAMPTON**

Planning, Design and Development



C-182

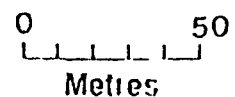


**Schedule C - Section 3067**  
**BY-LAW 270-2004**

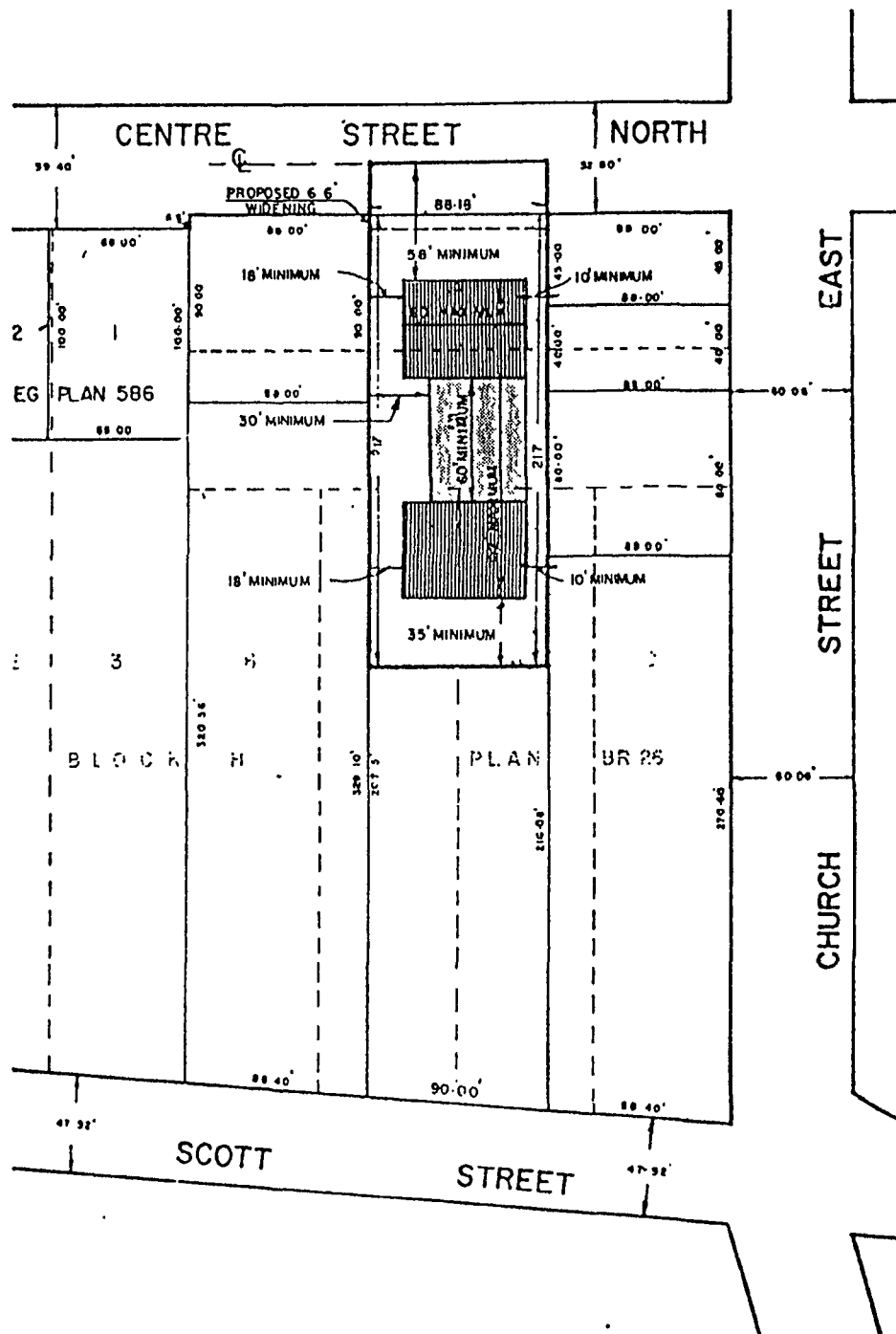



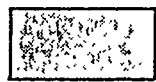

**CITY OF BRAMPTON**

Planning, Design and Development



C-183



-  Building Area
-  Canopy Area
-  Zone Boundary

**Schedule C - Section 3068**  
**By-Law 270-2004**



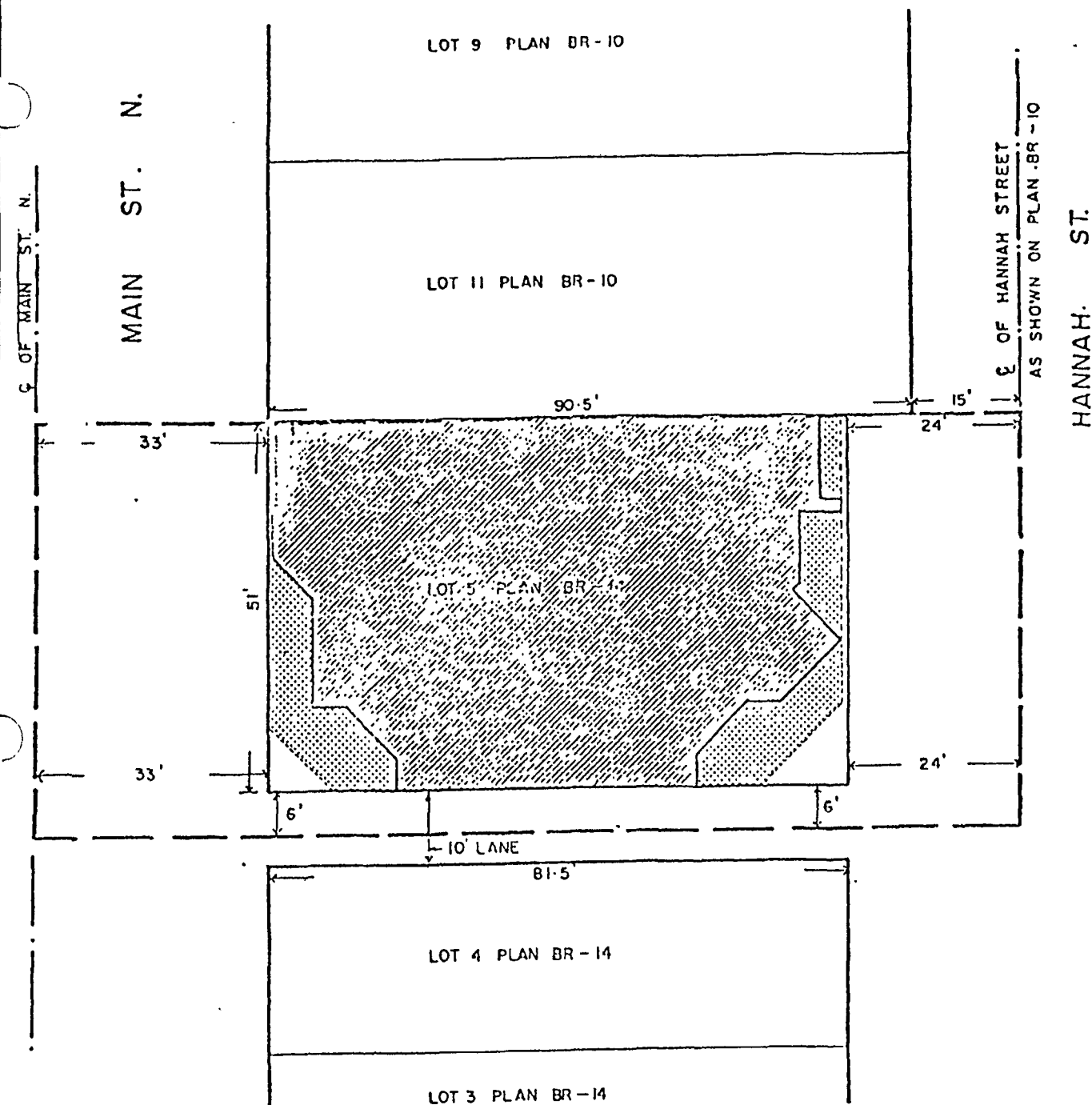
**CITY OF BRAMPTON**

Planning, Design and Development



C-184





Building Area



Canopy Area

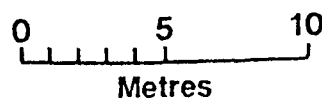
----- Zone Boundary

Schedule C- Section 3071  
By-Law 270-2004

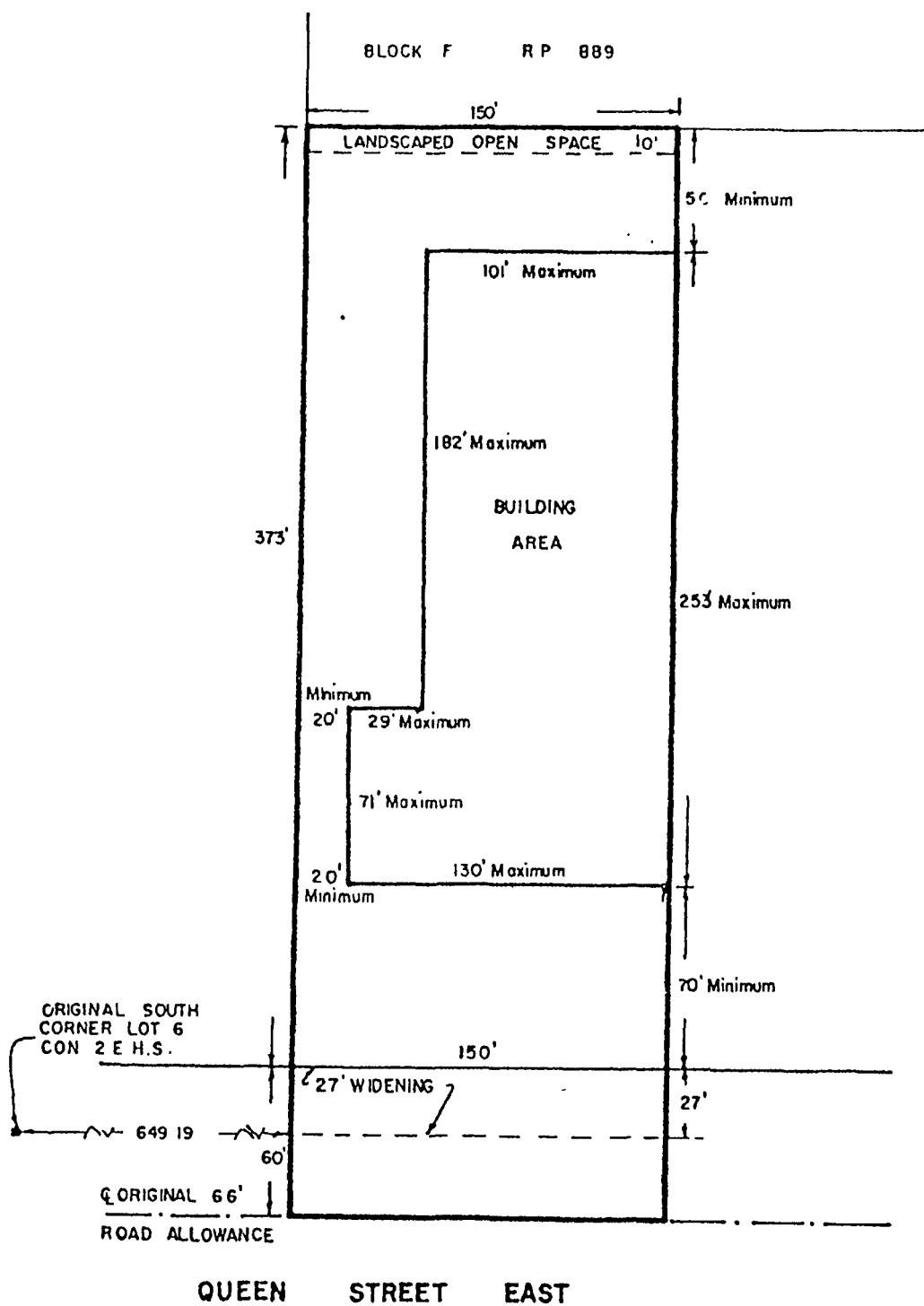


**CITY OF BRAMPTON**

Planning, Design and Development



C-185



— Zone Boundary

Schedule C - Section 3072  
By-Law 270-2004

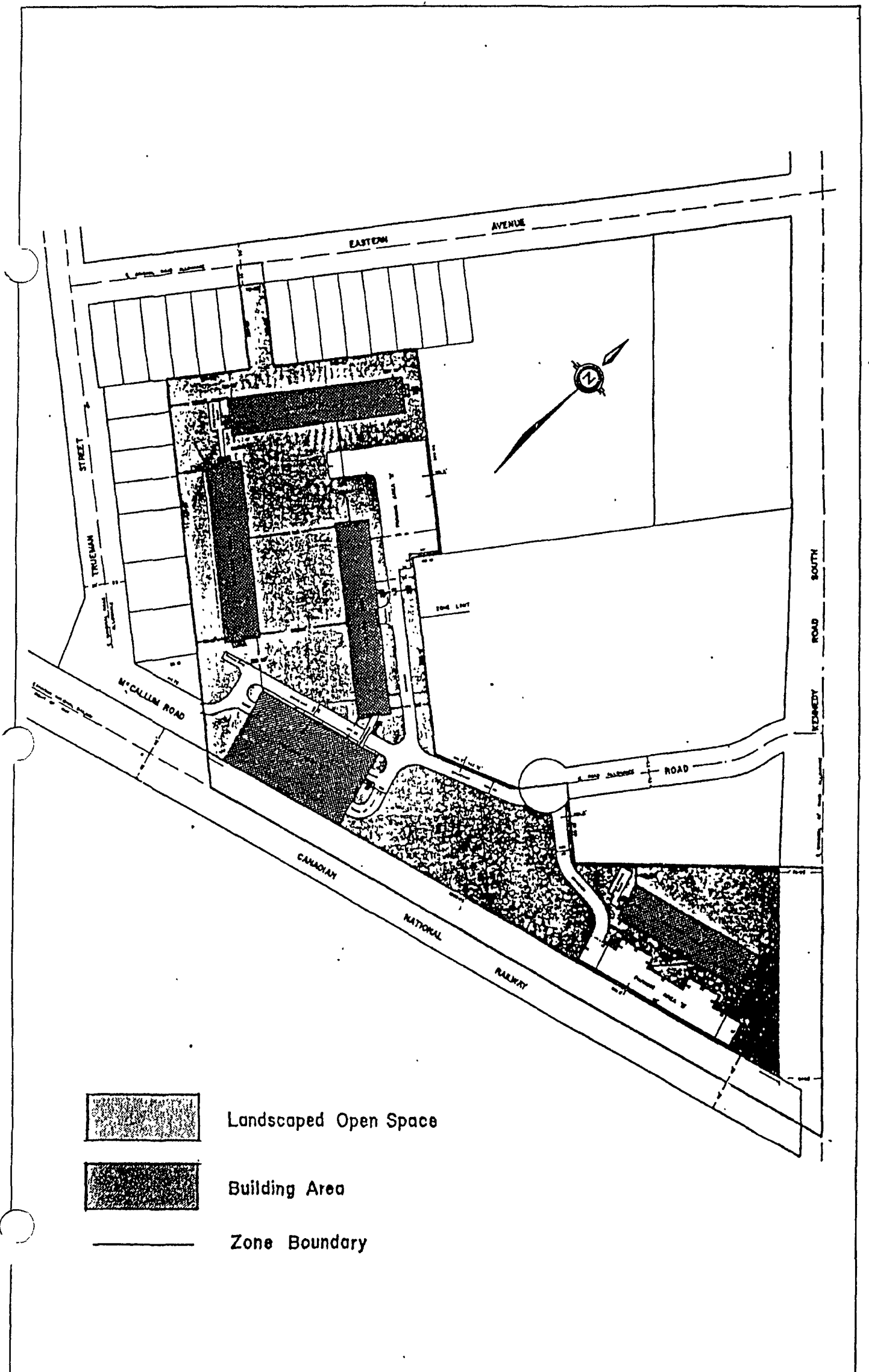


**CITY OF BRAMPTON**

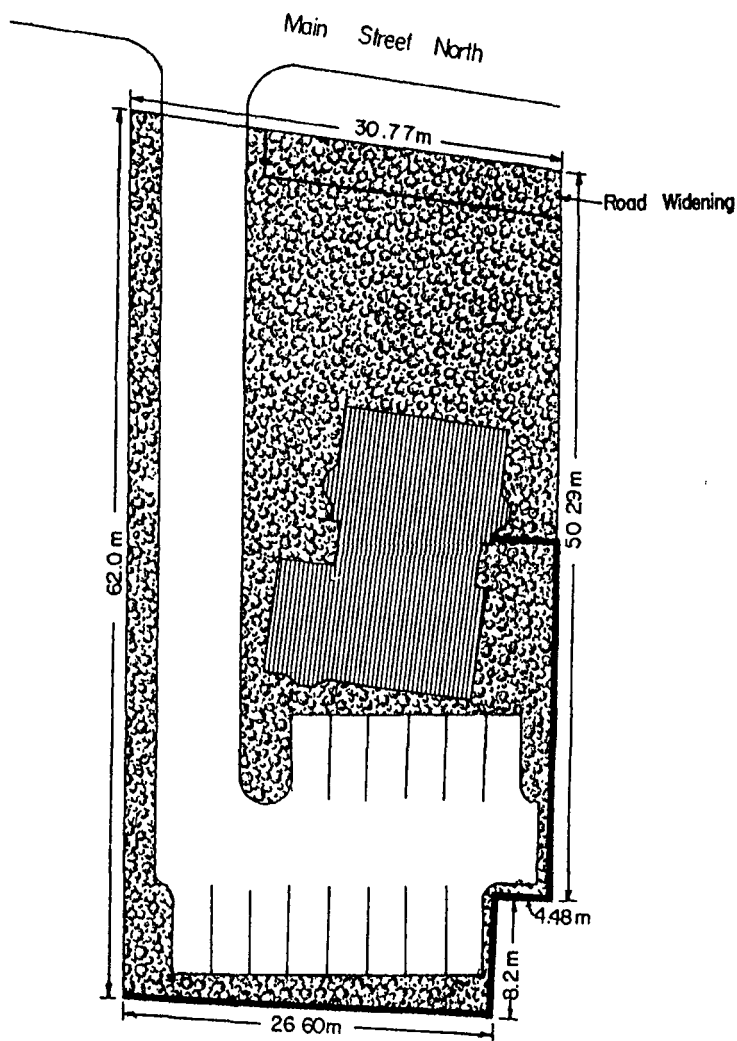
Planning, Design and Development

0 10 20 30  
Metres

C-186



C-187



- Building Area
- Landscaped Open Space
- Wood Privacy Fence
- Driveway and Parking Area

Schedule C - Section 3075  
By-Law 270-2004

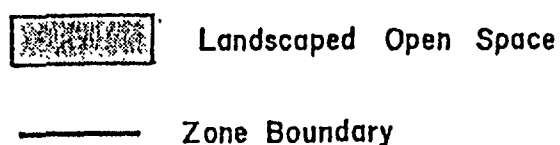


**CITY OF BRAMPTON**

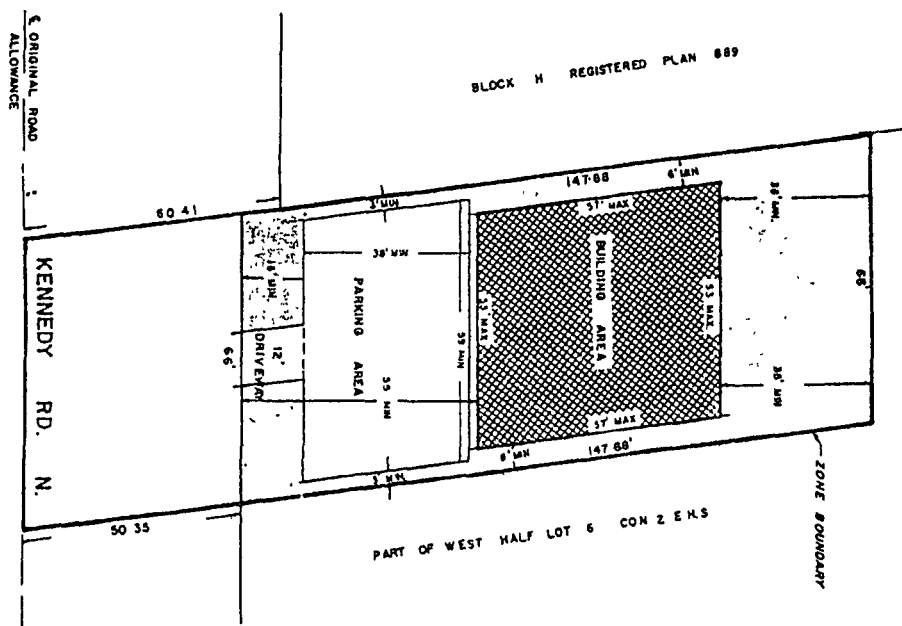
Planning, Design and Development



0 10 20  
Metres

C-188



C-189



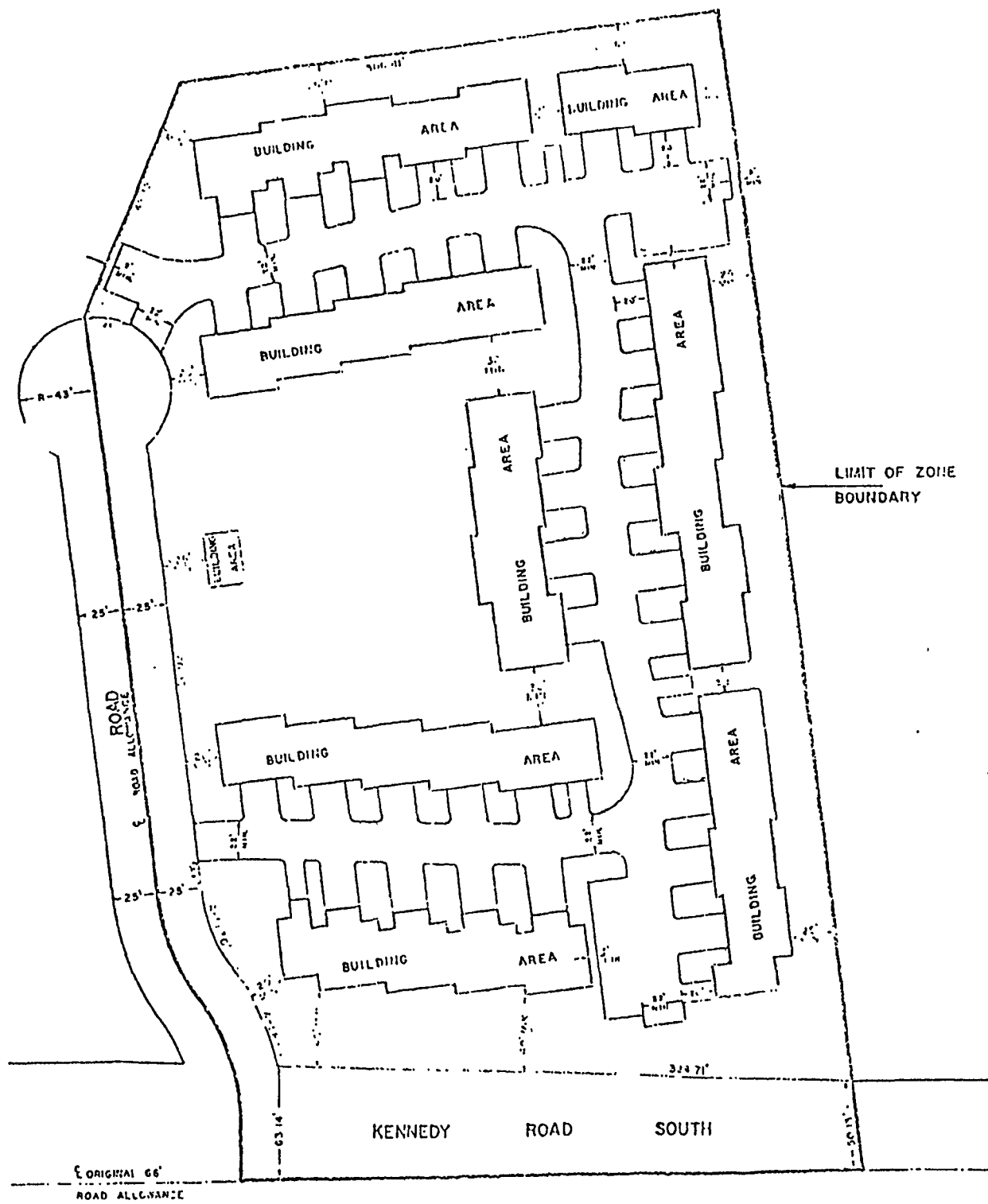
 Landscaped Open Space  
 Zone Boundary

Schedule C - Section 3078  
 By-Law 270-2004



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 10 20  
 Metres

C-190



— Zone Boundary

**Schedule C - Section 3079**  
**By-Law 270-2004**

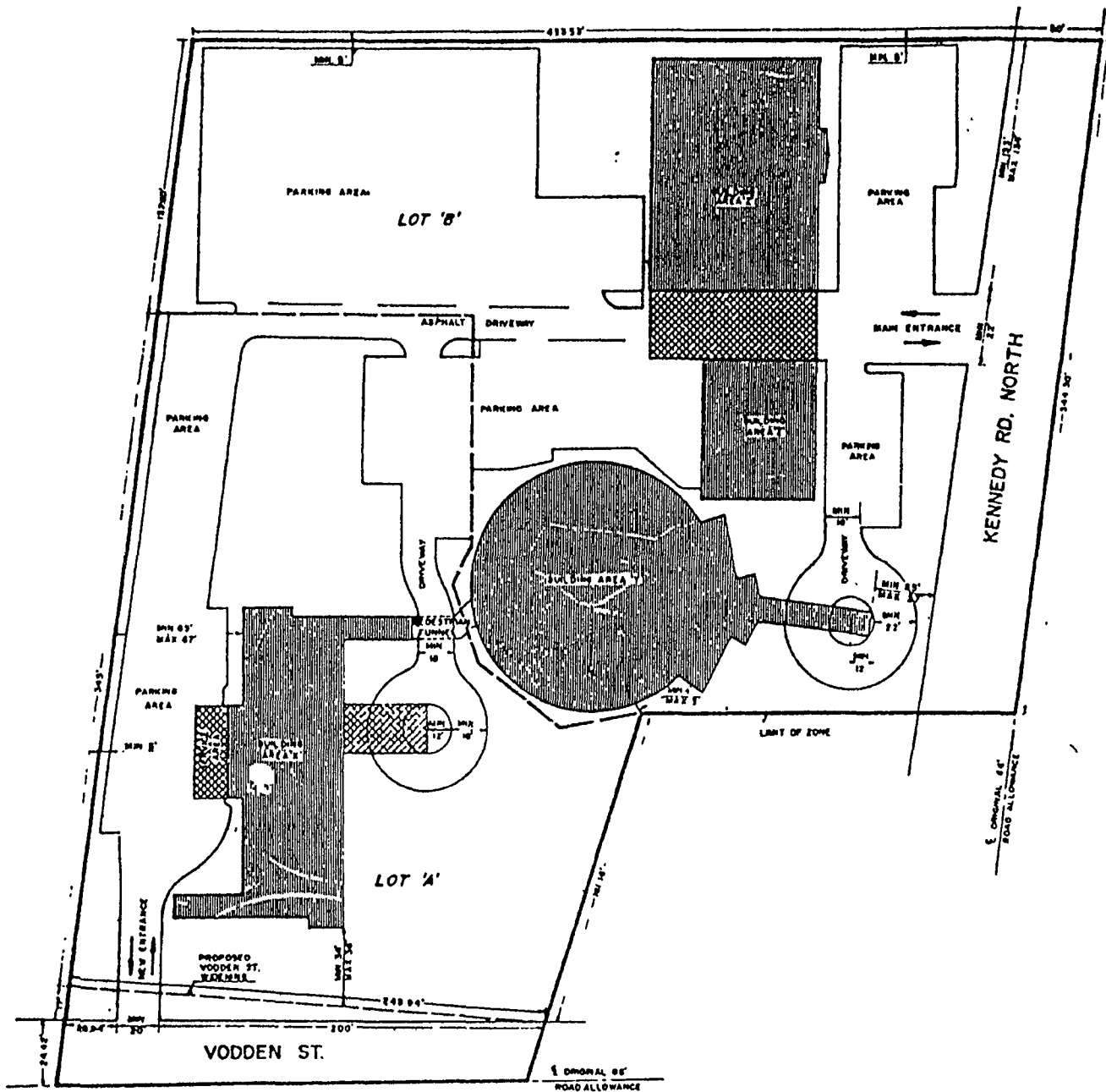


**CITY OF BRAMPTON**

Planning, Design and Development



C-191



Canopies



Building Area



Zone Boundary

Schedule C - Section 3080  
By-Law 270-2004



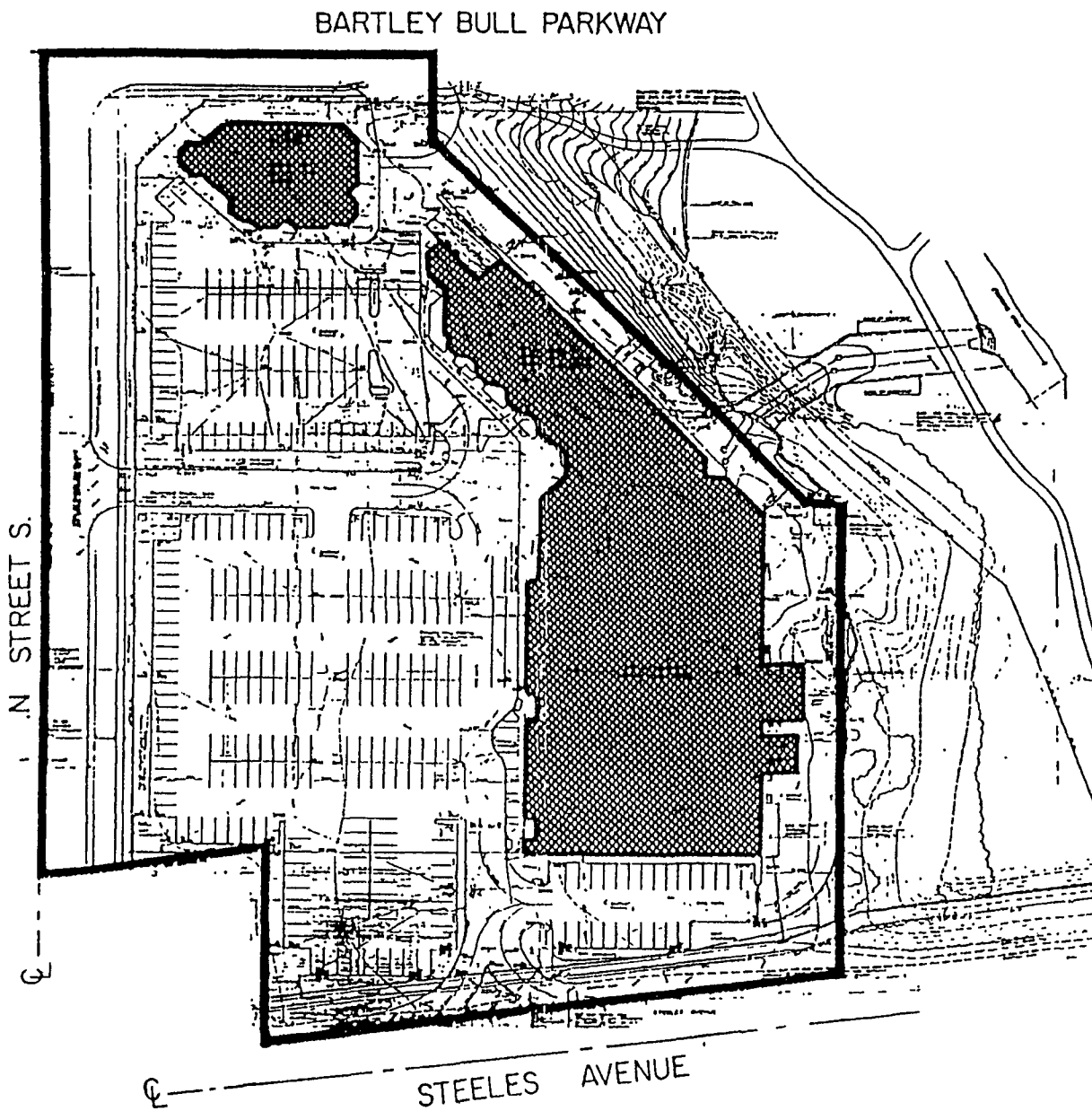
**CITY OF BRAMPTON**

Planning, Design and Development

0 50  
Metres

C-192





— ZONE BOUNDARY  
 ■ BUILDING AREA

Schedule C - Section 3081  
 By-Law 270-2004

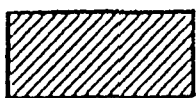
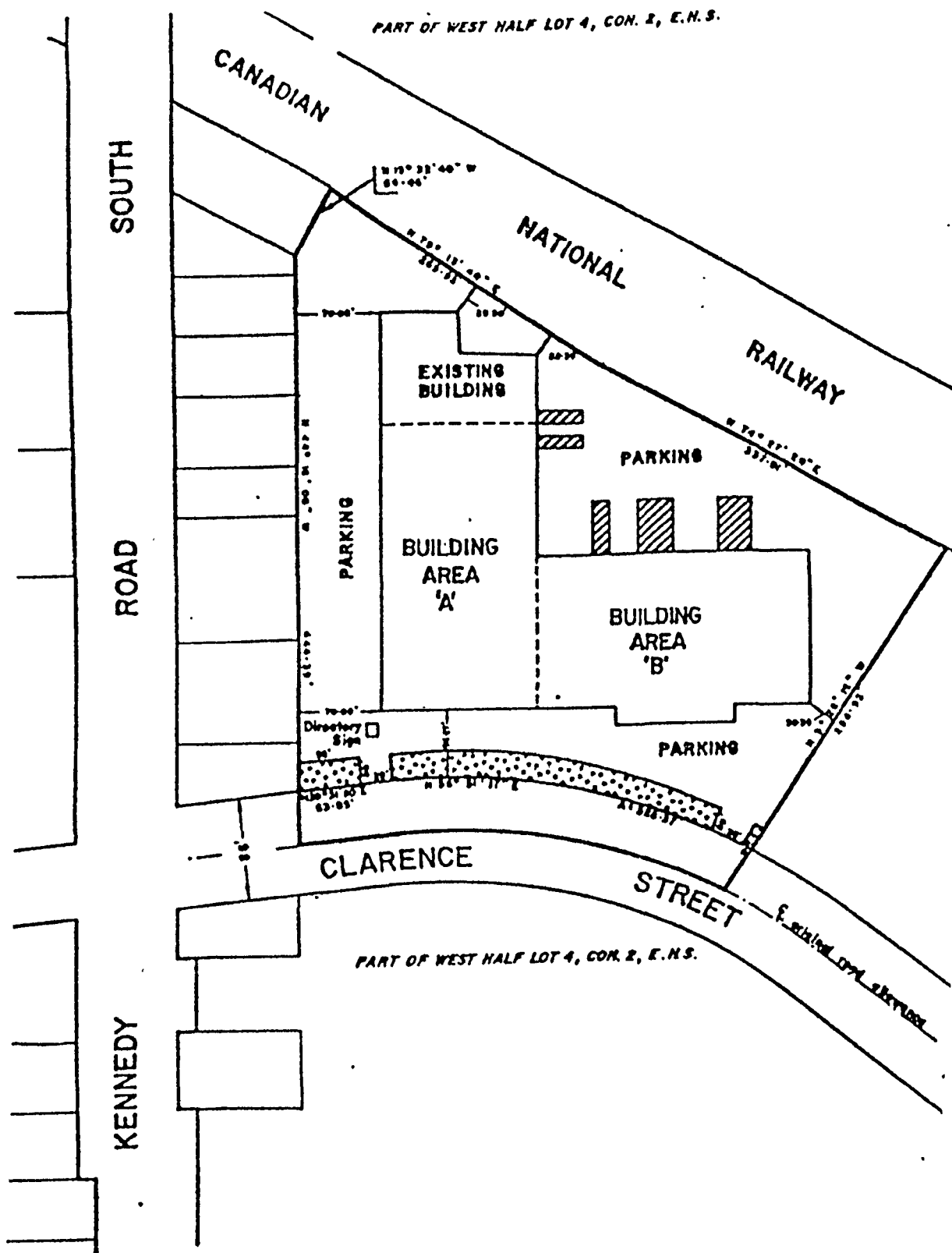


**CITY OF BRAMPTON**

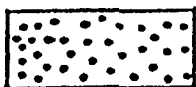
Planning, Design and Development

0 20 40 60  
 Metres

C-193



Service Area



Landscaped Open Space



Zone Boundary

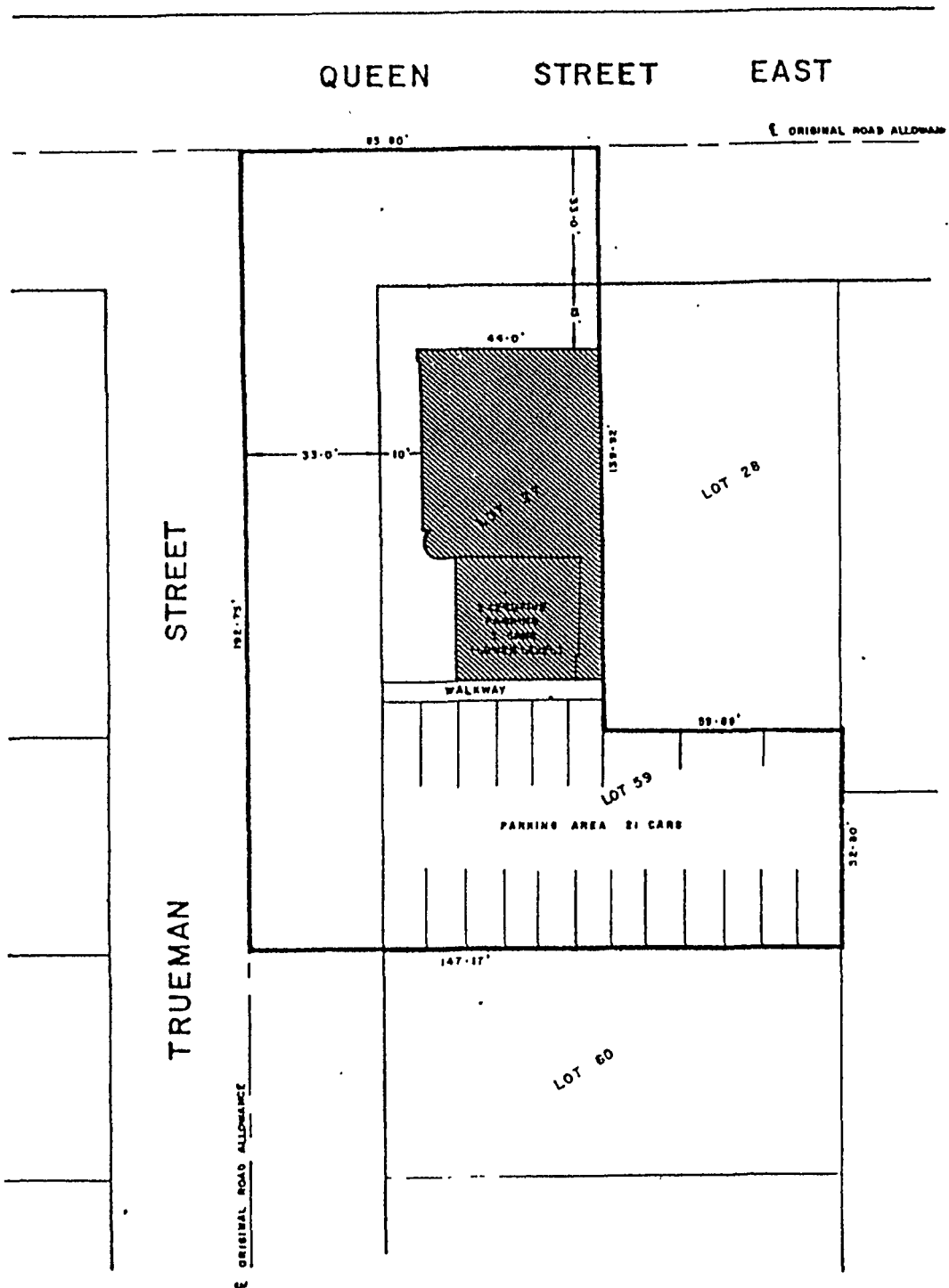
Schedule C - Section 3082  
By-Law 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development



C-194



Building Area



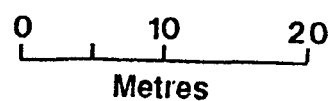
Zone Boundary

Schedule C - Section 3083  
By-Law 270-2004



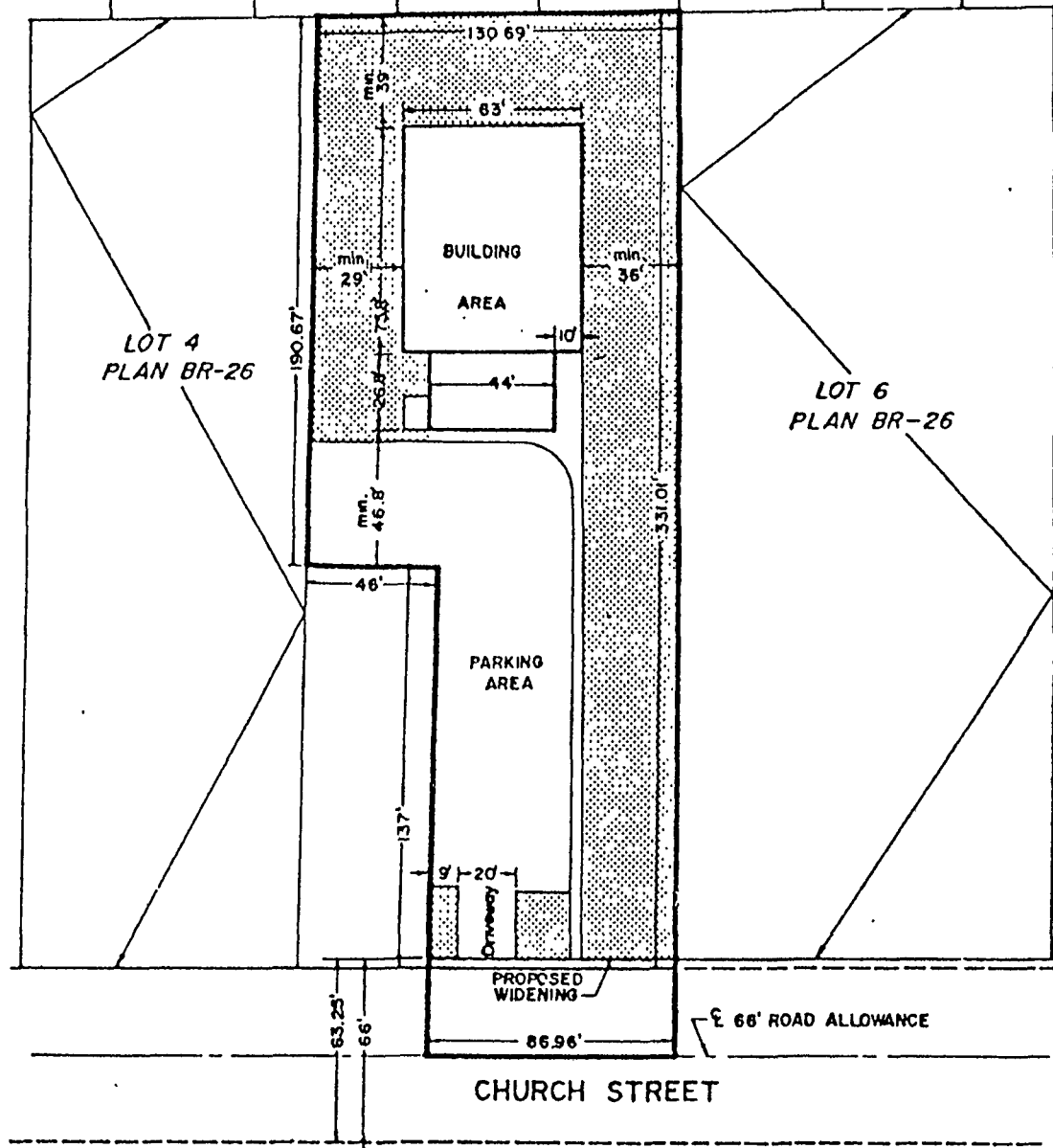
**CITY OF BRAMPTON**

Planning, Design and Development



C-195

LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT
41	40	39	38	37	36	35	34



**Zone Boundary**

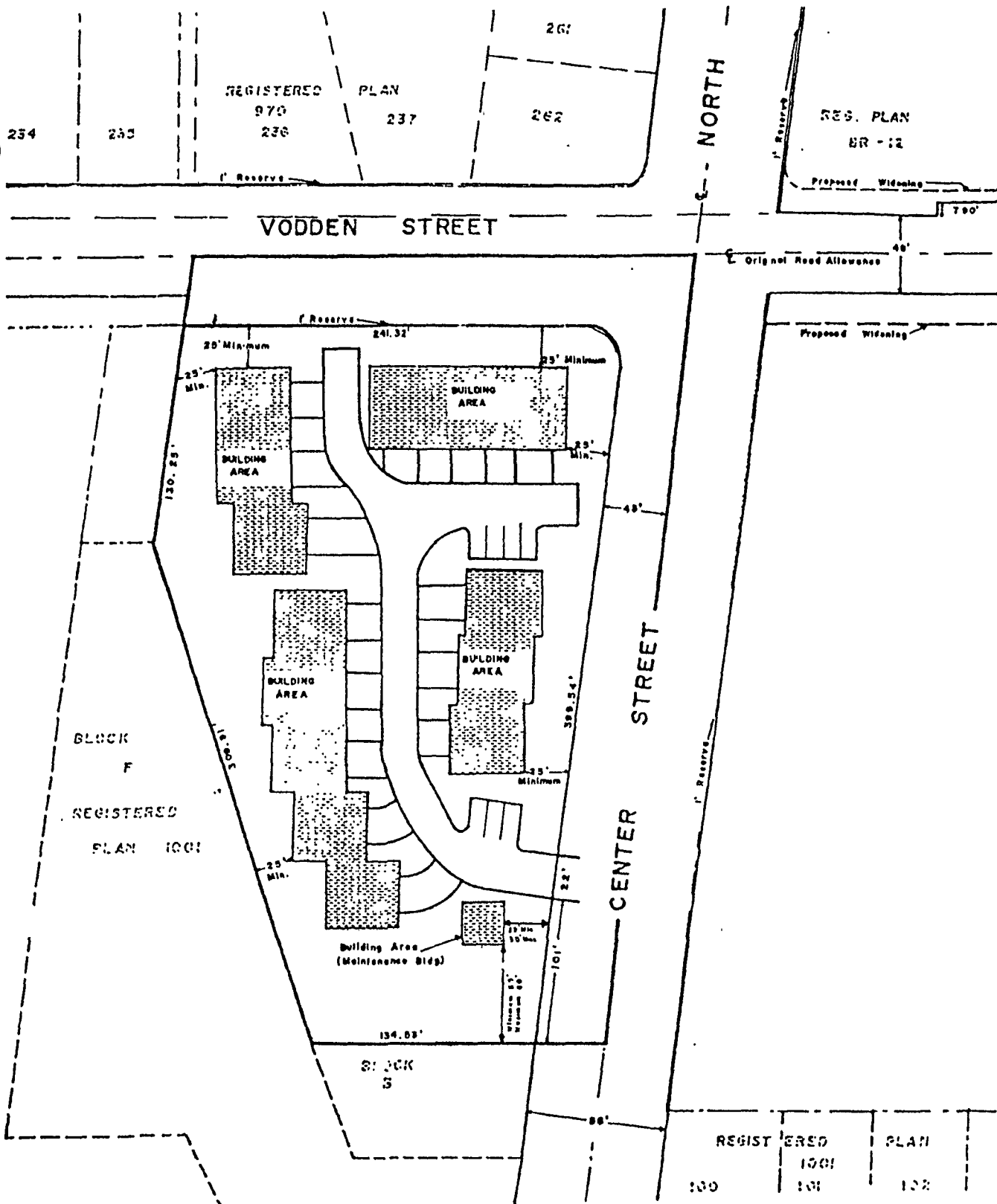
# Schedule C - Section 3084

## By-Law 270-2004



## Planning, Design and Development

C-196



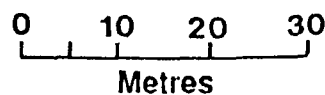
— Zone Boundary

Schedule C - Section 3087  
By-Law 270-2004



**CITY OF BRAMPTON**

Planning, Design and Development



C-197

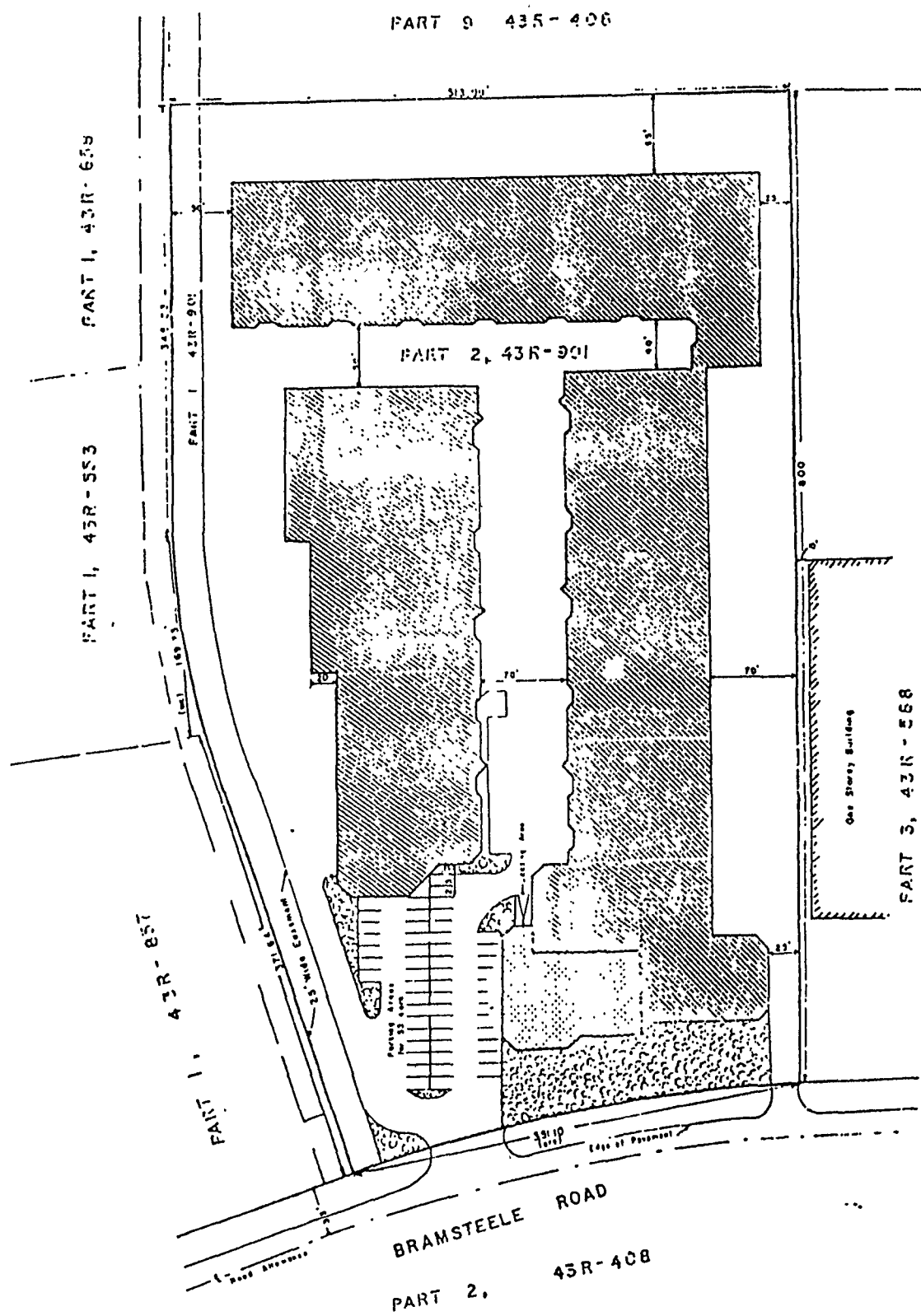



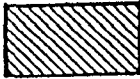
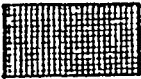



0 10 20


Metres

C-199



- |   |                       |   |                    |
|---|-----------------------|---|--------------------|
|  | Landscaped Open Space |  | Existing Buildings |
|  | Commercial Space      |  | Zone Boundary      |

Schedule C - Section 3092  
 By-Law 270-2004



**CITY OF BRAMPTON**

Planning, Design and Development

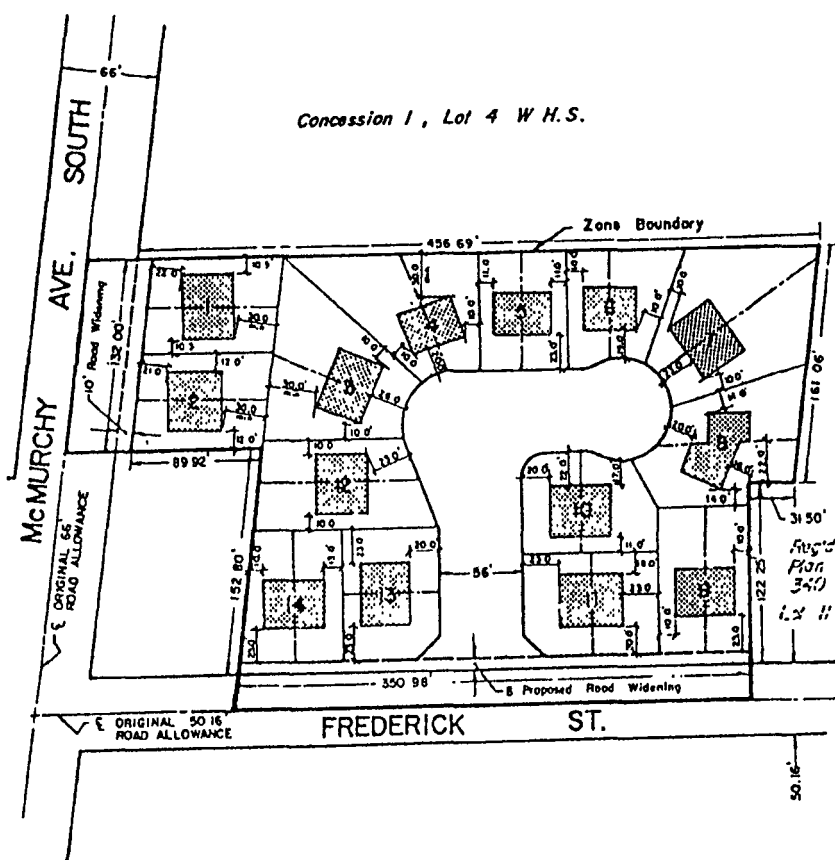
0    20    40    60



Metres

C-200







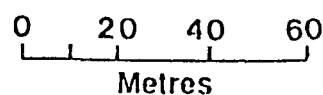
-  Building Area
-  Zone Boundary

Schedule C - Section 3095  
By-Law 270-2004

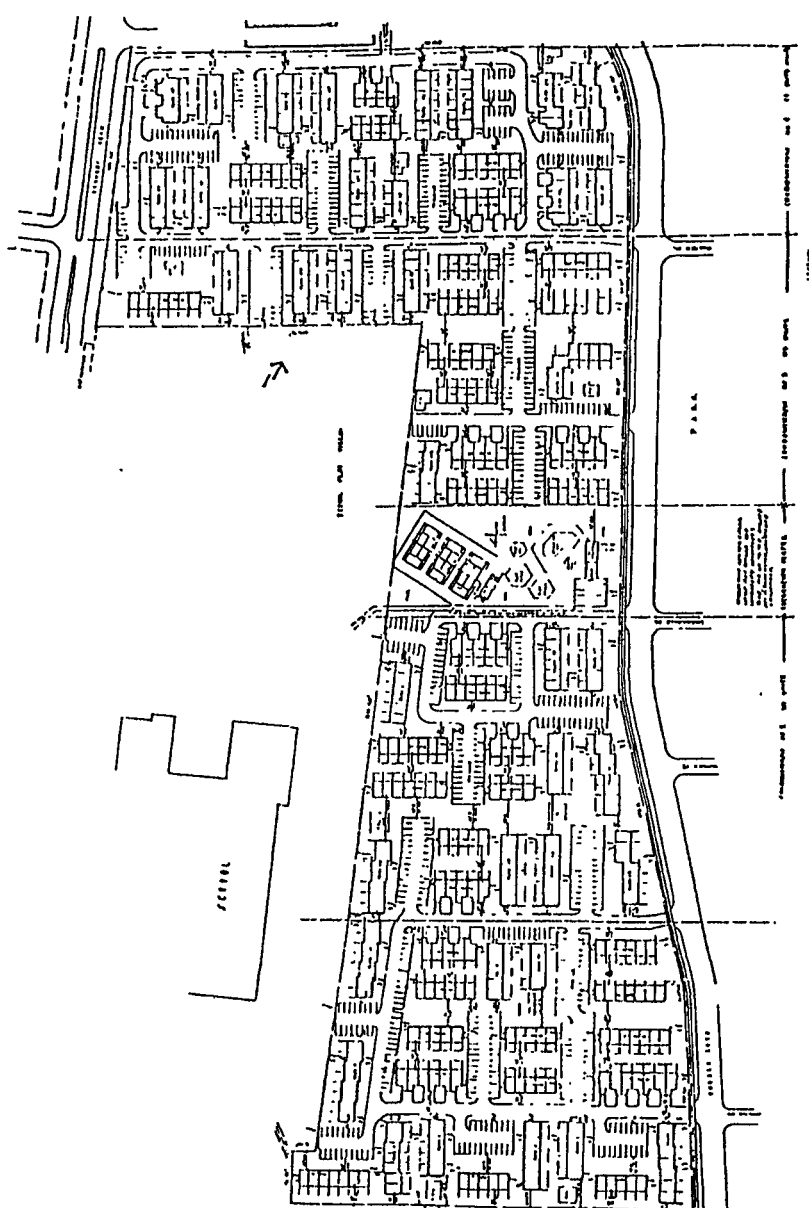


**CITY OF BRAMPTON**

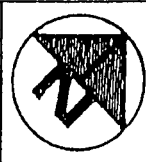
Planning, Design and Development



C-202

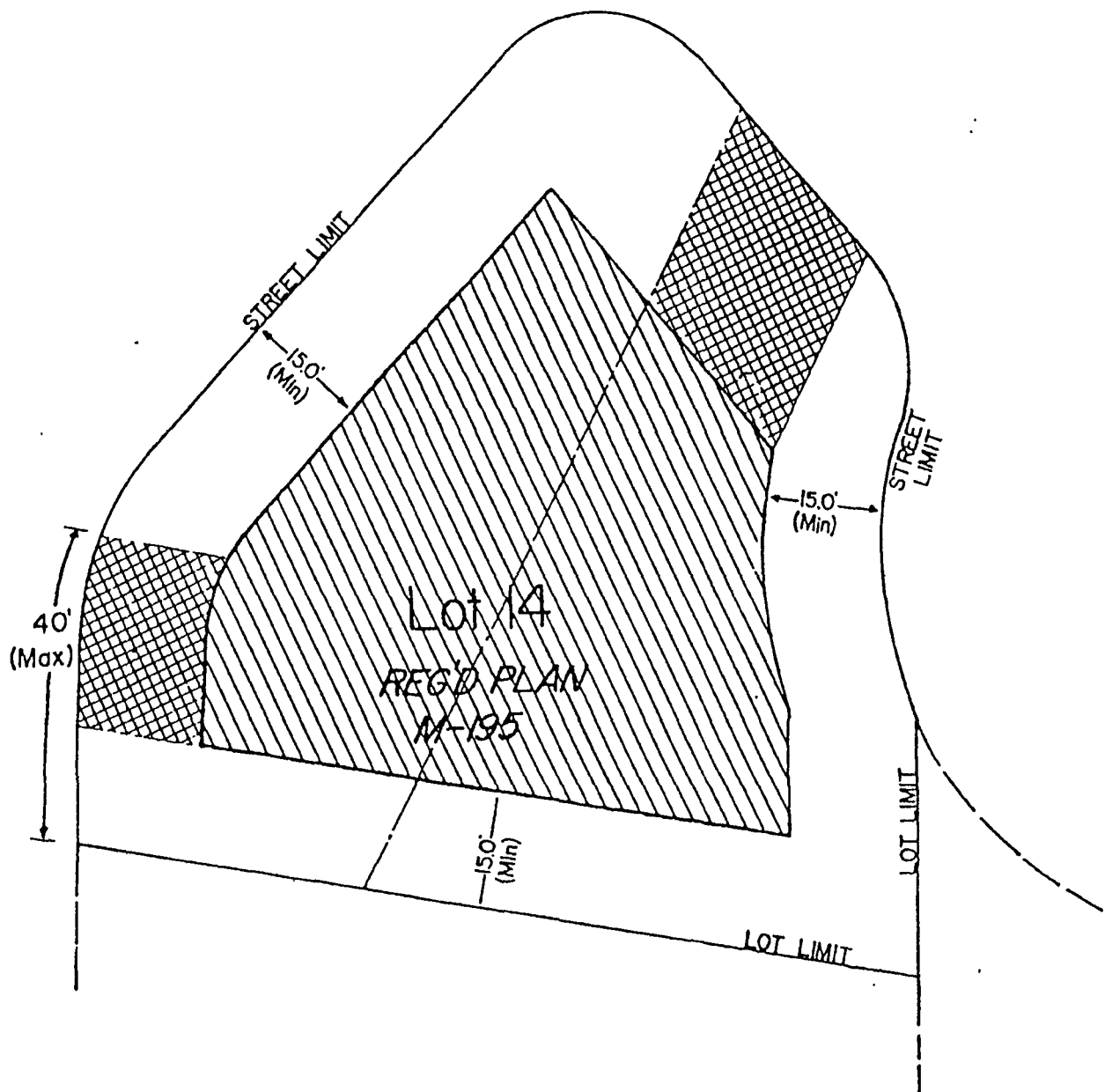


**Schedule C - Section 3096**  
**By-Law 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 100  
 Metres

C-203



Driveway Area



Building Area



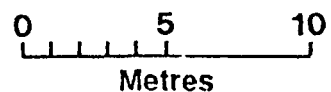
Zone Boundary

Schedule C - Section 3097  
By-Law 270-2004

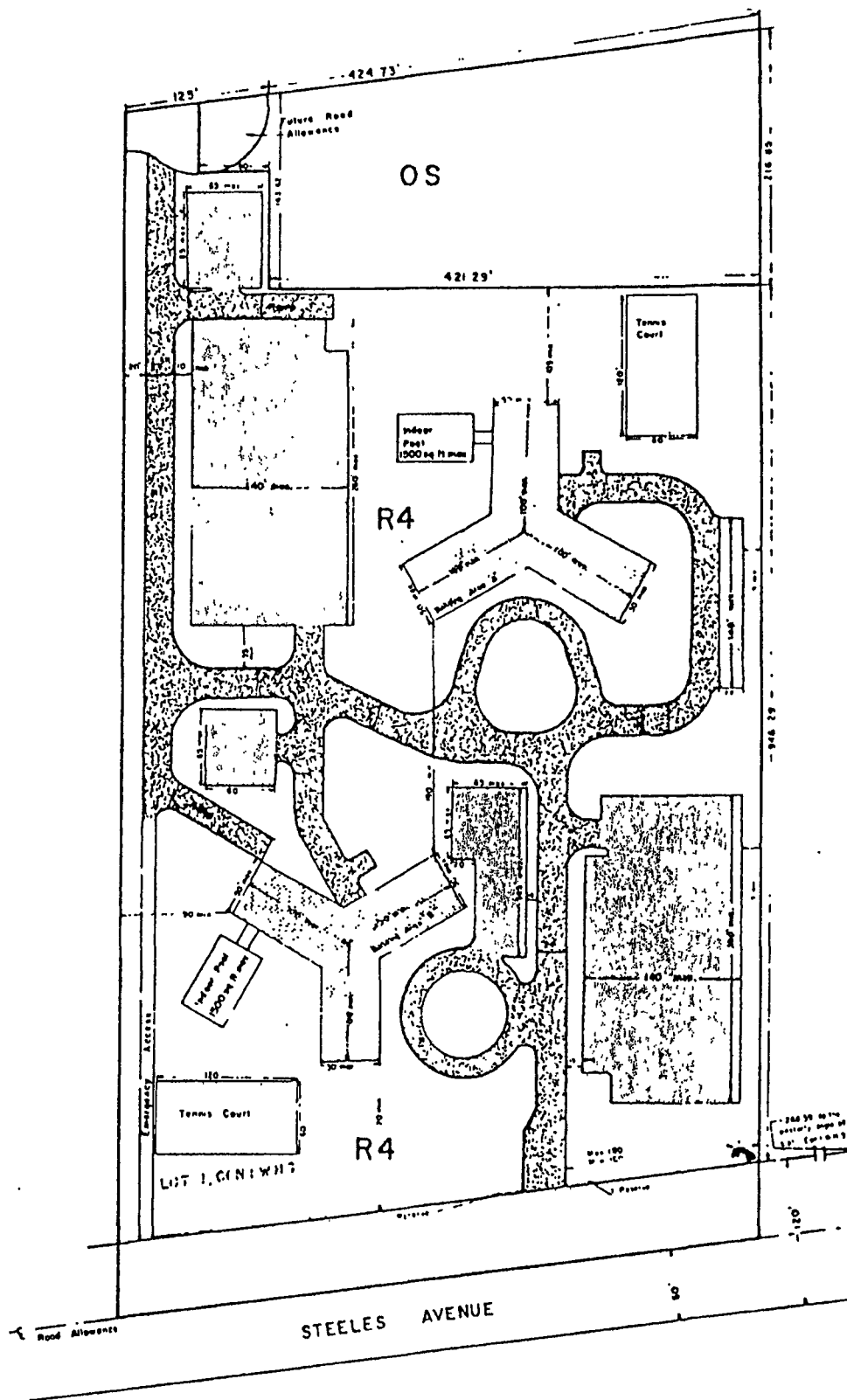


**CITY OF BRAMPTON**

Planning, Design and Development



C-204



Parking Area



Paved Roads



Building Area



Zone Boundary

Schedule C - Section 3101  
By-Law 270-2004

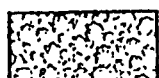
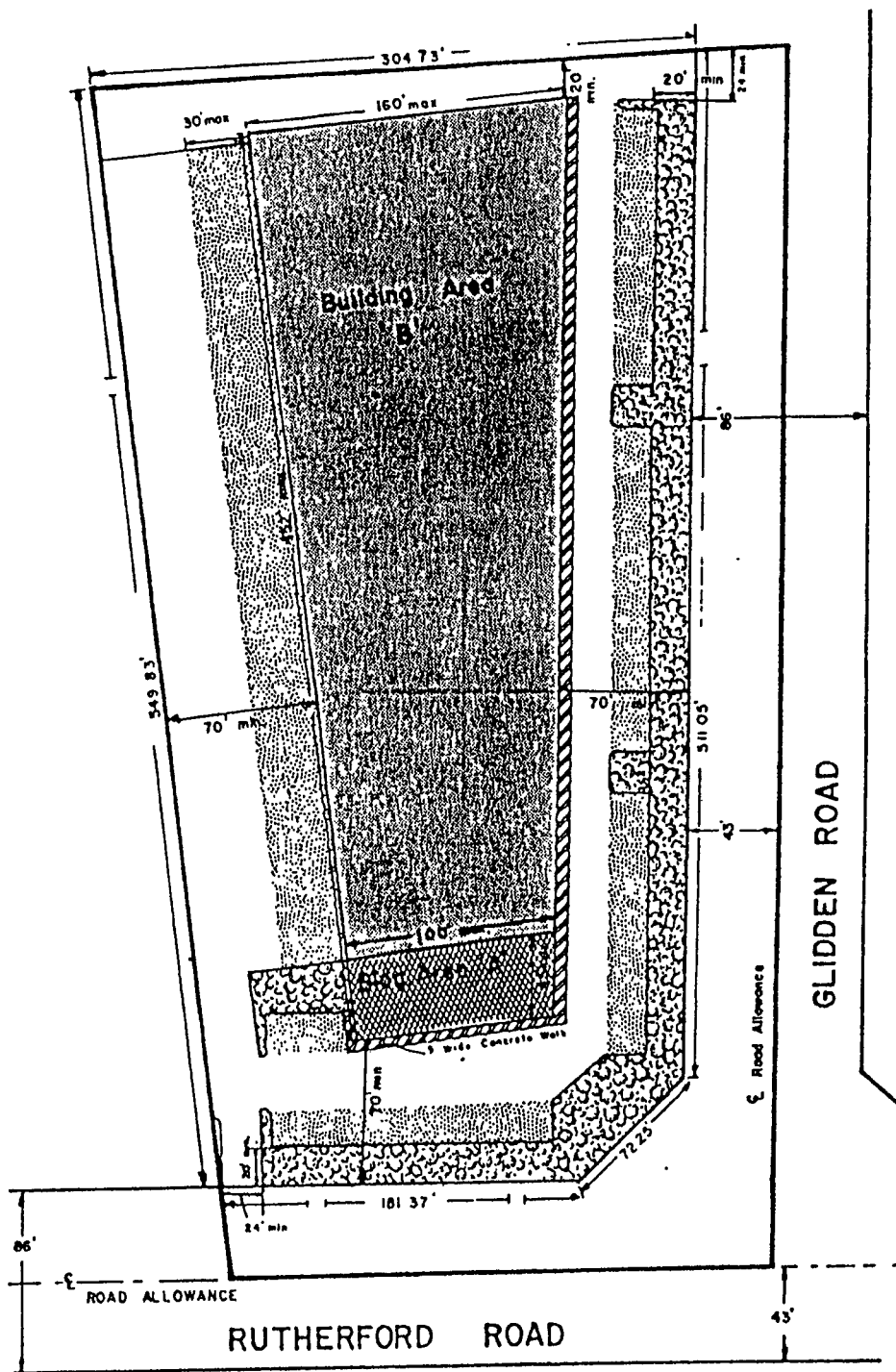


**CITY OF BRAMPTON**

Planning, Design and Development

0 20 40 60  
Metres

C-205



Landscaped Open Space



Parking Area



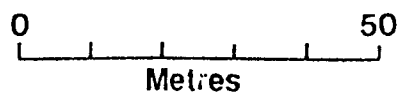
Zone Boundary

Schedule C - Section 3102  
By-Law 270-2004

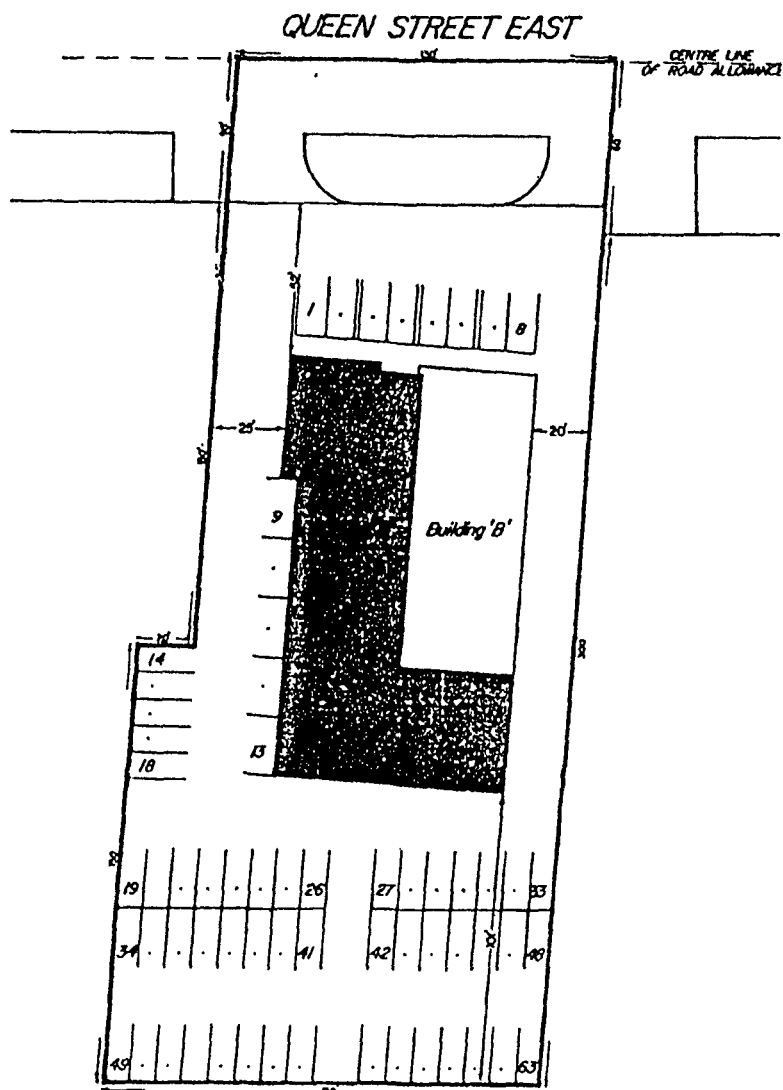


**CITY OF BRAMPTON**

Planning, Design and Development



C-206



Part of Lot 1, R.P.644

— zone boundary

Schedule C - Sec3103  
By-Law 270-2004

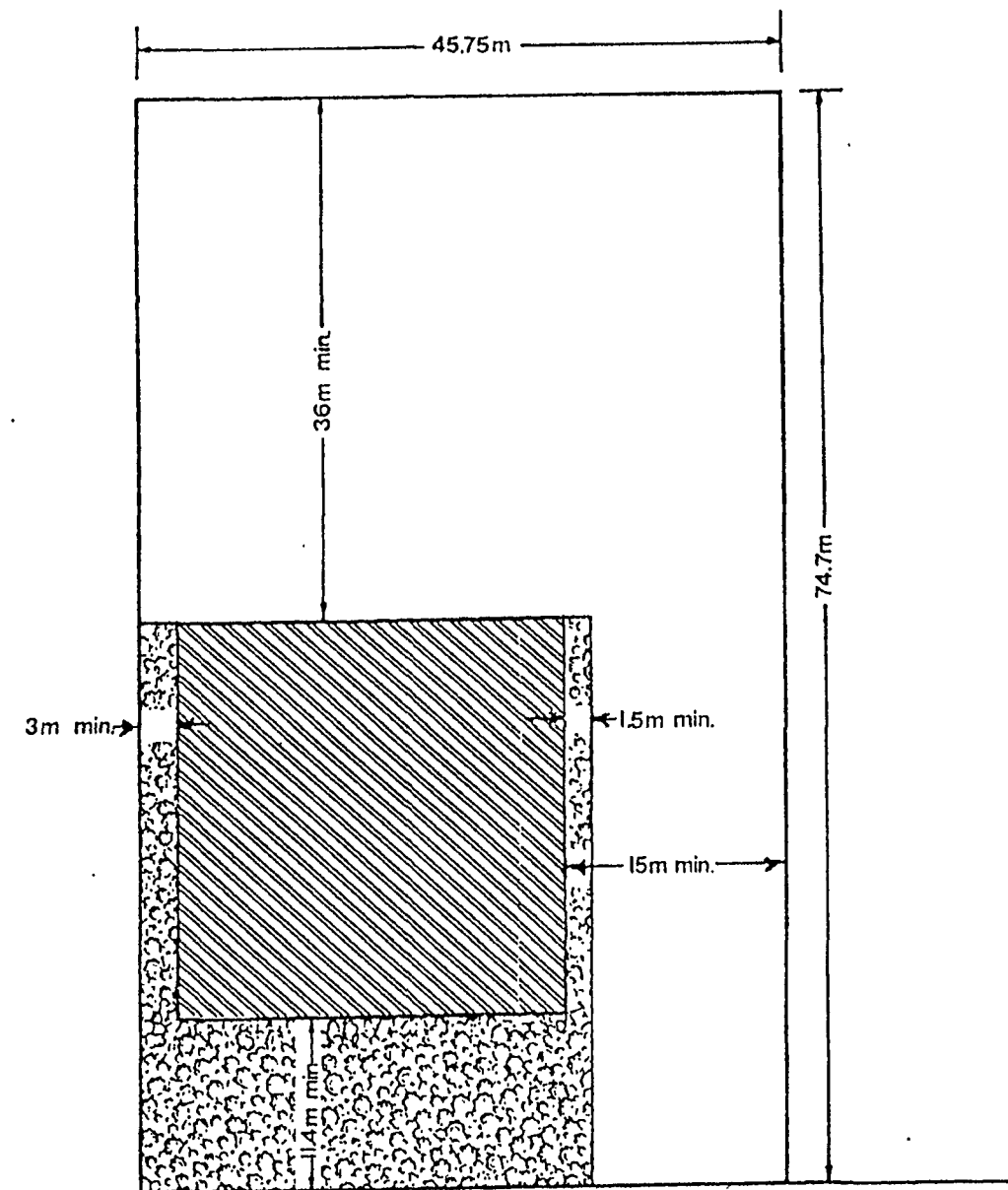


**CITY OF BRAMPTON**



Planning, Design and Development

0 10 20 30  
Metres

C-207



QUEEN ST. E.

 BUILDING AREA  
 LANDSCAPED OPEN SPACE  
 min. MINIMUM

Schedule C - Section 3105  
By-Law 270-2004



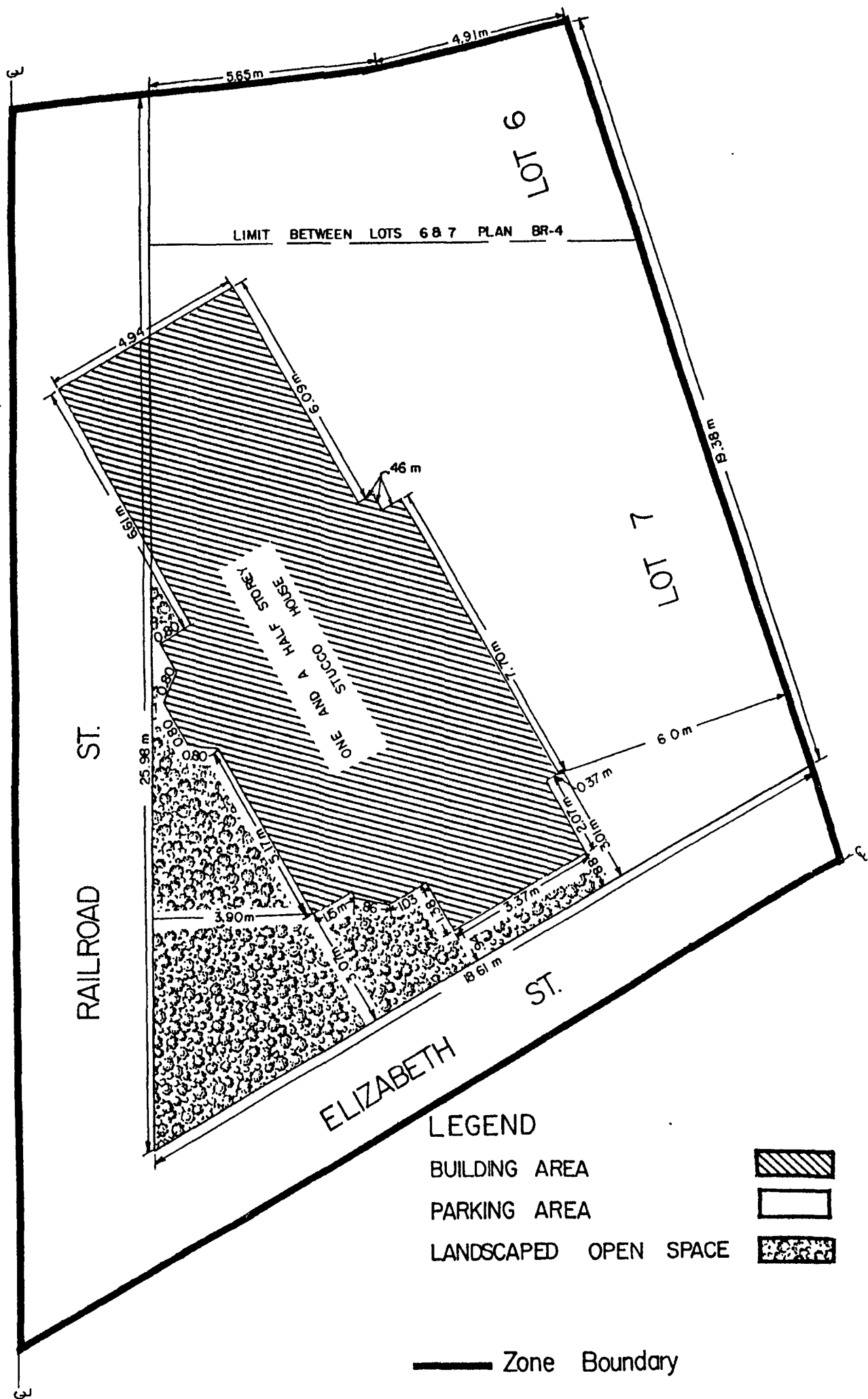
**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20  
Metres

C-208





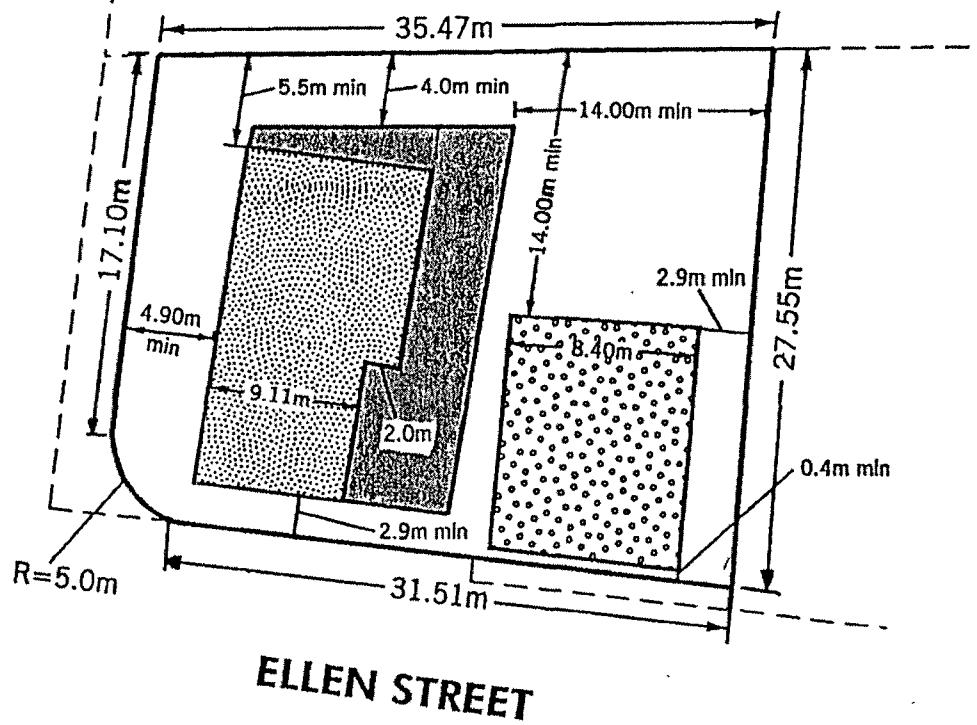
Schedule C - Section 3109  
By-Law 270-2004



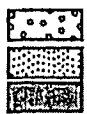
**CITY OF BRAMPTON**  
Planning, Design and Development  
0 5 10  
Metres

C-209

MAIN STREET NORTH



LEGEND



BUILDING AREA "A"

BUILDING AREA "B"

EXPANSION AREA "C"

LIMIT OF SUBJECT LANDS

m

METRES

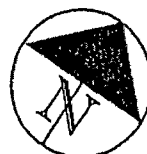
min

MINIMUM

0 5 10

METRES

Schedule C - Section 3121  
By-Law 270-2004



CITY OF BRAMPTON

Planning, Design and Development

C-210

Site plan for a proposed building on a corner lot at Maple Street and Queen Street East. The plan shows a building area (92' 3" x 86'), landscaped open spaces, parking areas, and a canopy area. Dimensions for setbacks and lot boundaries are provided. The lot is bounded by Maple Street to the west, Queen Street East to the south, and an original north line to the east. The plan also shows the original east line of Maple Street and the original north line of Queen Street.

Key features and dimensions:

- Lot Dimensions:** 146' 9" (width), 175' 40" (depth).
- Building Area:** 92' 3" x 86'.
- Setbacks:**
  - MIN 50' (from Maple Street)
  - MIN 8' (from Queen Street East)
  - MIN 33' (from original north line)
  - MIN 33' (from original east line of Maple Street)
- Other Features:**
  - LANDSCAPED OPEN SPACE
  - PARKING
  - CANOPY AREA
  - BOUNDARY OF LOT 'A'
  - ORIGINAL NORTH LINE OF QUEEN ST.
  - ORIGINAL EAST LINE OF MAPLE ST.
  - MAPLE STREET
  - QUEEN STREET EAST
  - ROAD ALLOWANCE

# Schedule C - Section 3127

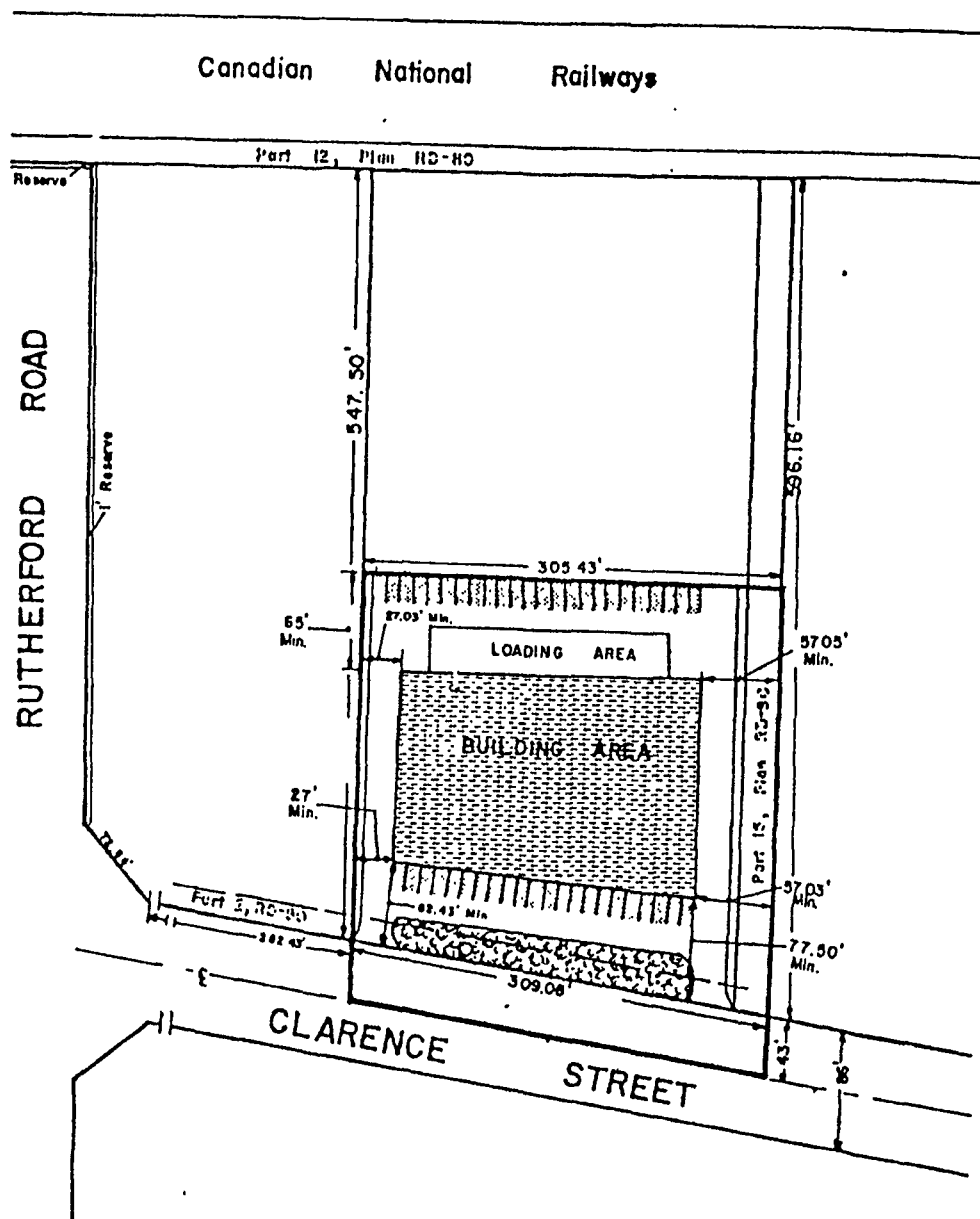
## By-Law 270-2004



## Planning, Design and Development

C-211





Landscaped Open Space



Parking Area



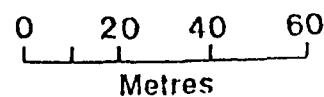
Zone Boundary

Schedule C - Section 3131  
By-Law 270-2004

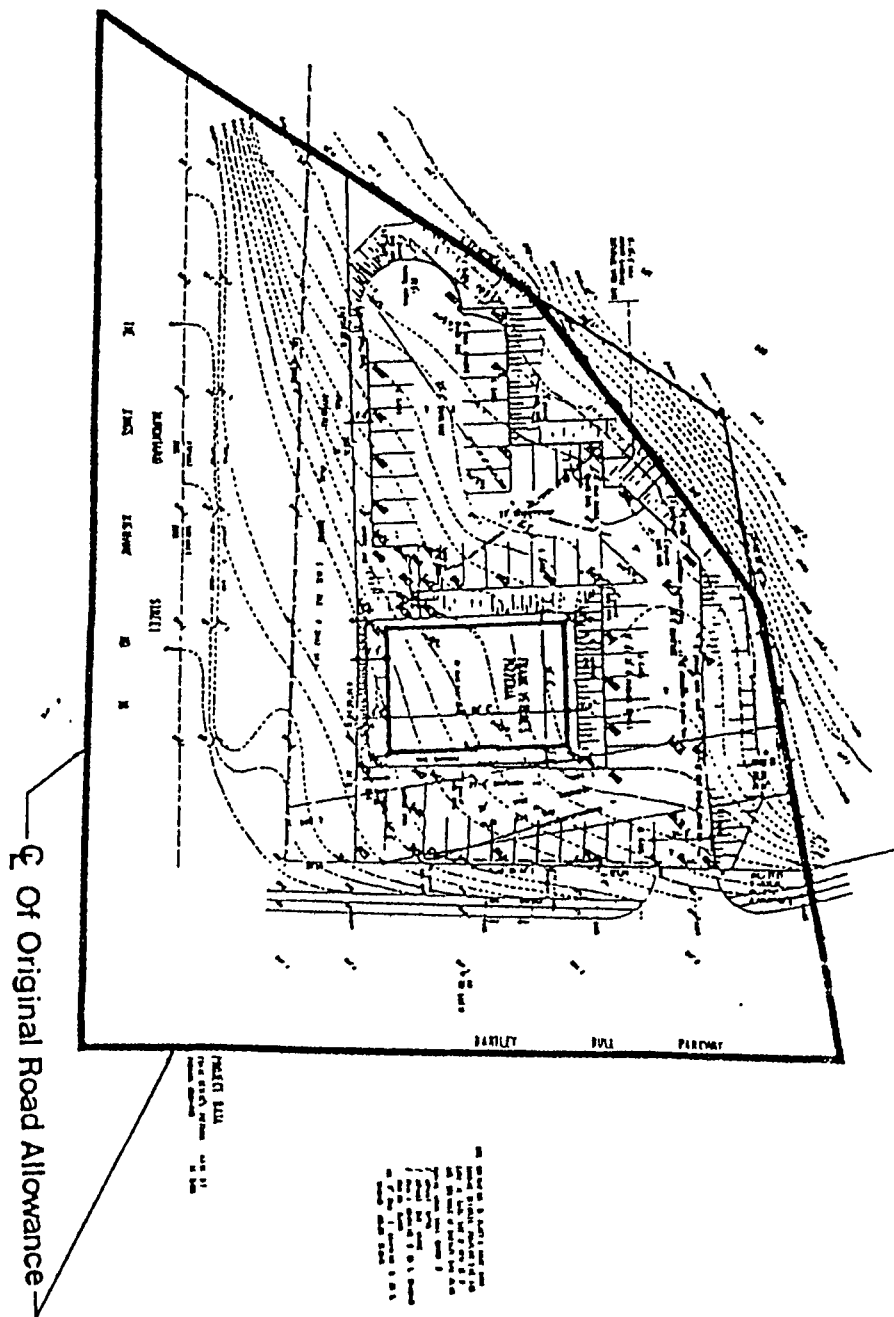


**CITY OF BRAMPTON**

Planning, Design and Development



C-213



**Zone Boundary**

**Schedule C - Section 3132**  
**By-Law 270-2004**

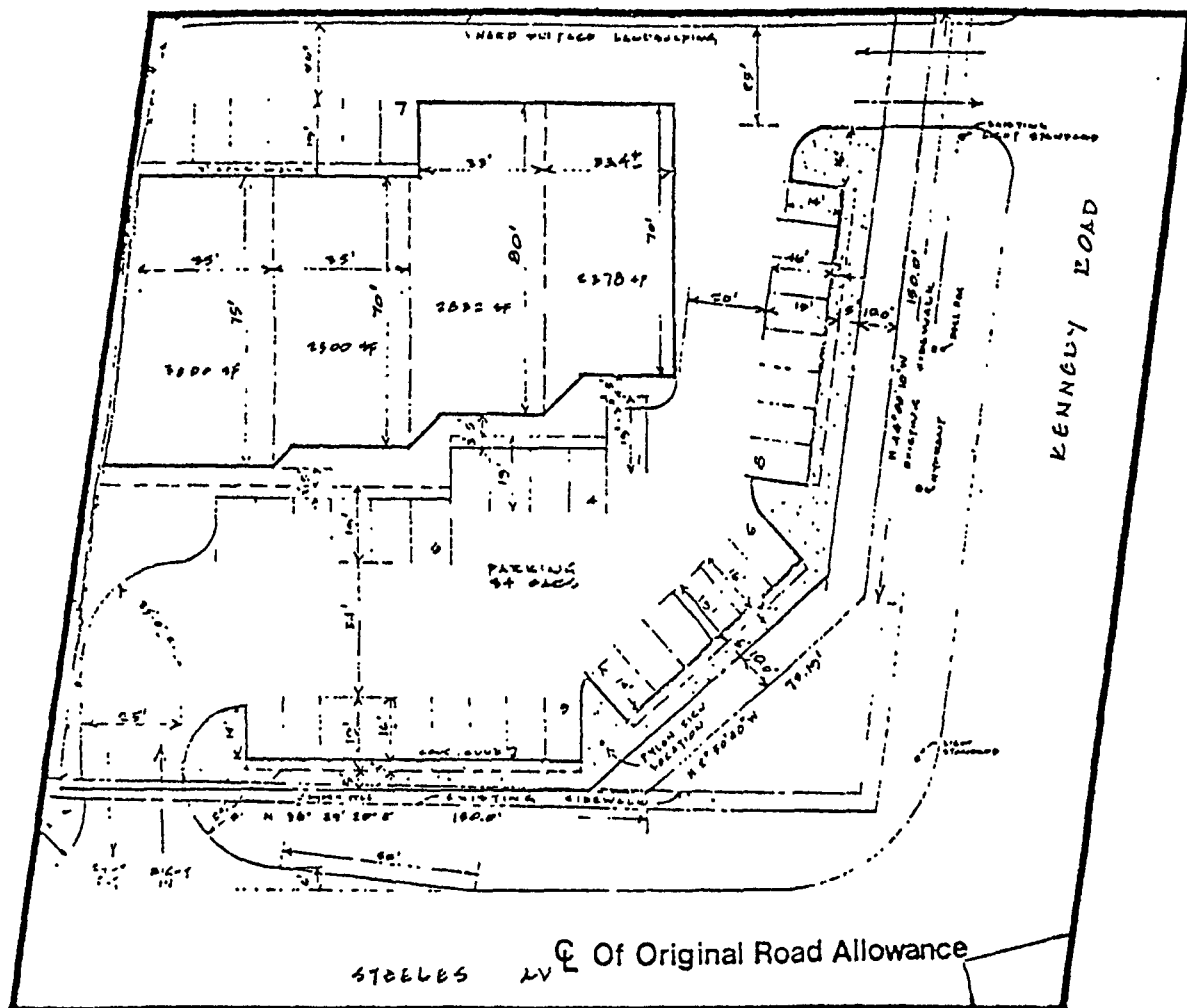


**CITY OF BRAMPTON**

Planning, Design and Development

0 50  
 Metres

C-214



— zone boundary

Schedule C - Section 3134  
By-Law 270-2004

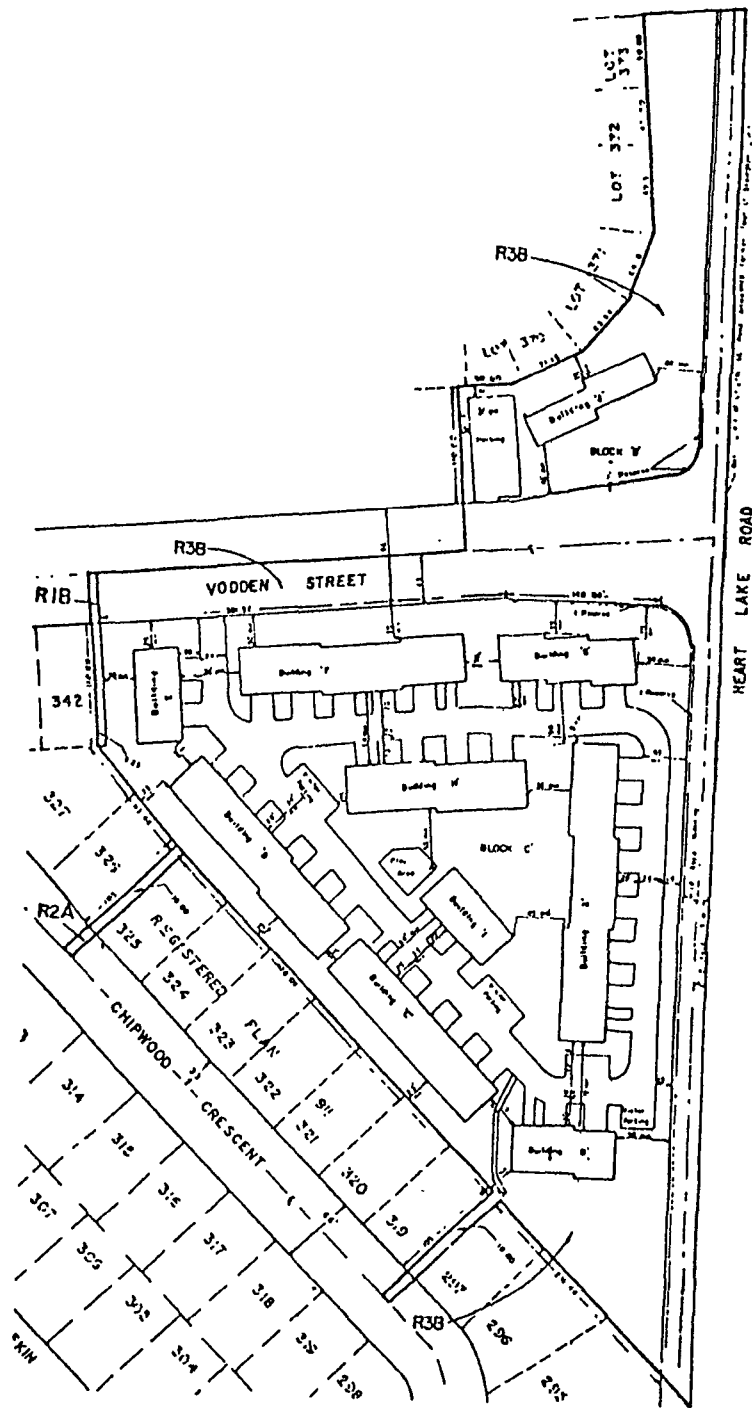


**CITY OF BRAMPTON**

Planning, Design and Development

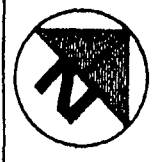
0 10 20  
Metres

C-215



— Zone Boundary

**Schedule C - Section 3135**  
**By-Law 270-2004**

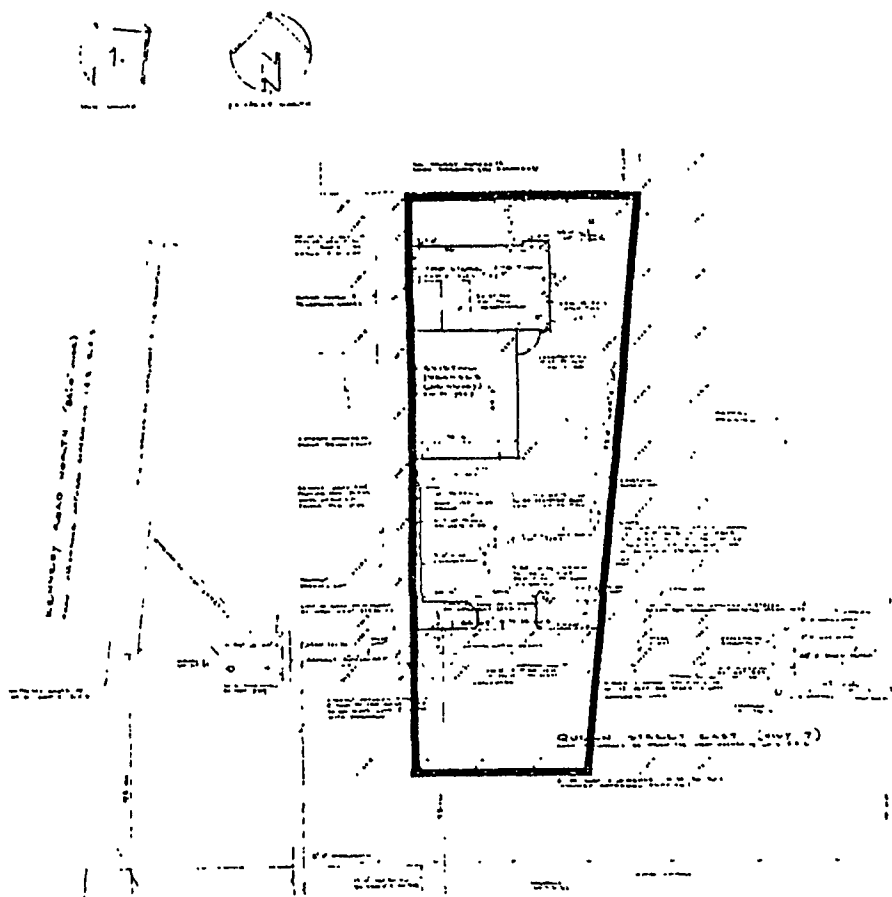


**CITY OF BRAMPTON**  
 Planning, Design and Development



C-216





— Zone Boundary

Schedule C - Section 3136  
By-Law 270-2004

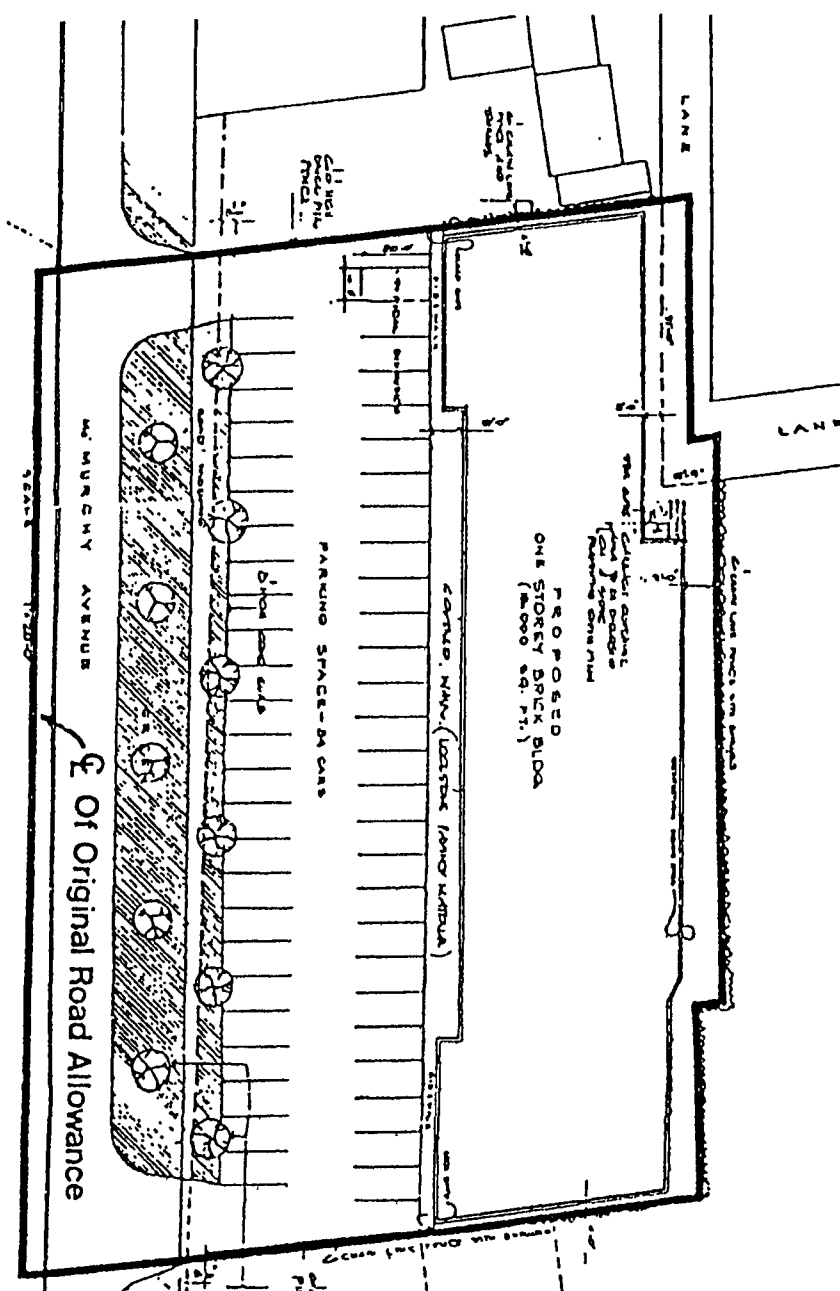


**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20 30  
Metres

C-217



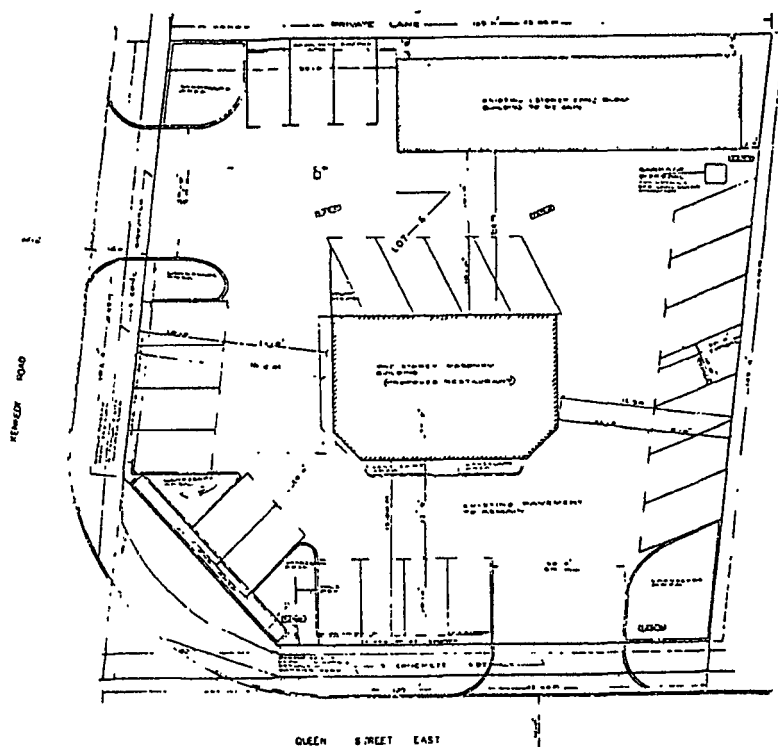
Schedule C - Section 3137  
By-Law 270-2004



**CITY OF BRAMPTON**  
Planning, Design and Development

0 5 10  
Metres

C-218



**Schedule C - Section 3138**  
**By-Law 270-2004**

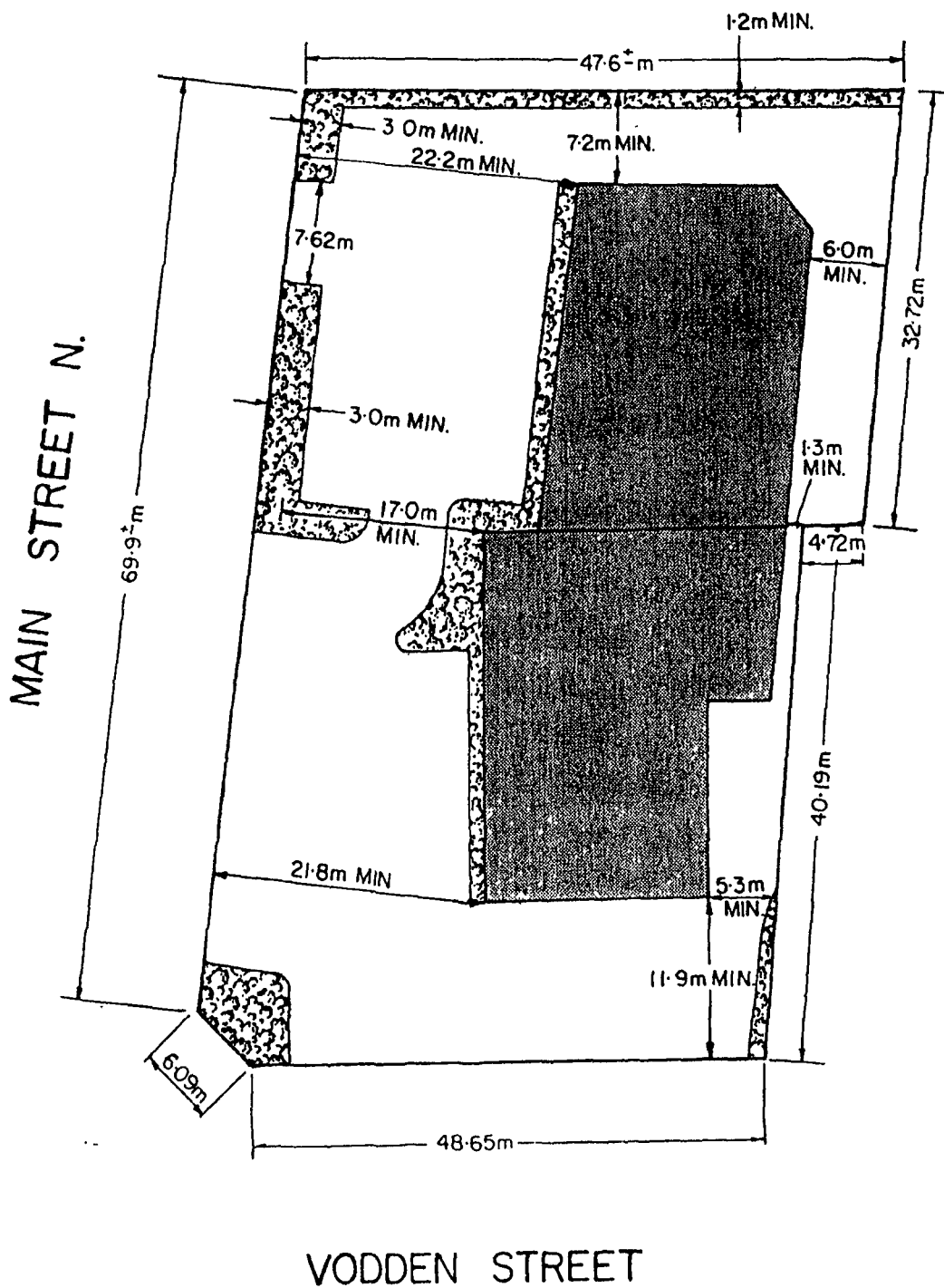


**CITY OF BRAMPTON**

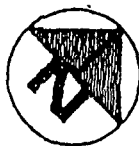
Planning, Design and Development

0 10 20  
 Metres

C-219

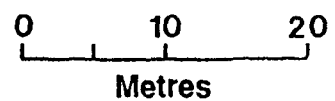


Schedule C - Section 3139  
By-Law 270-2004

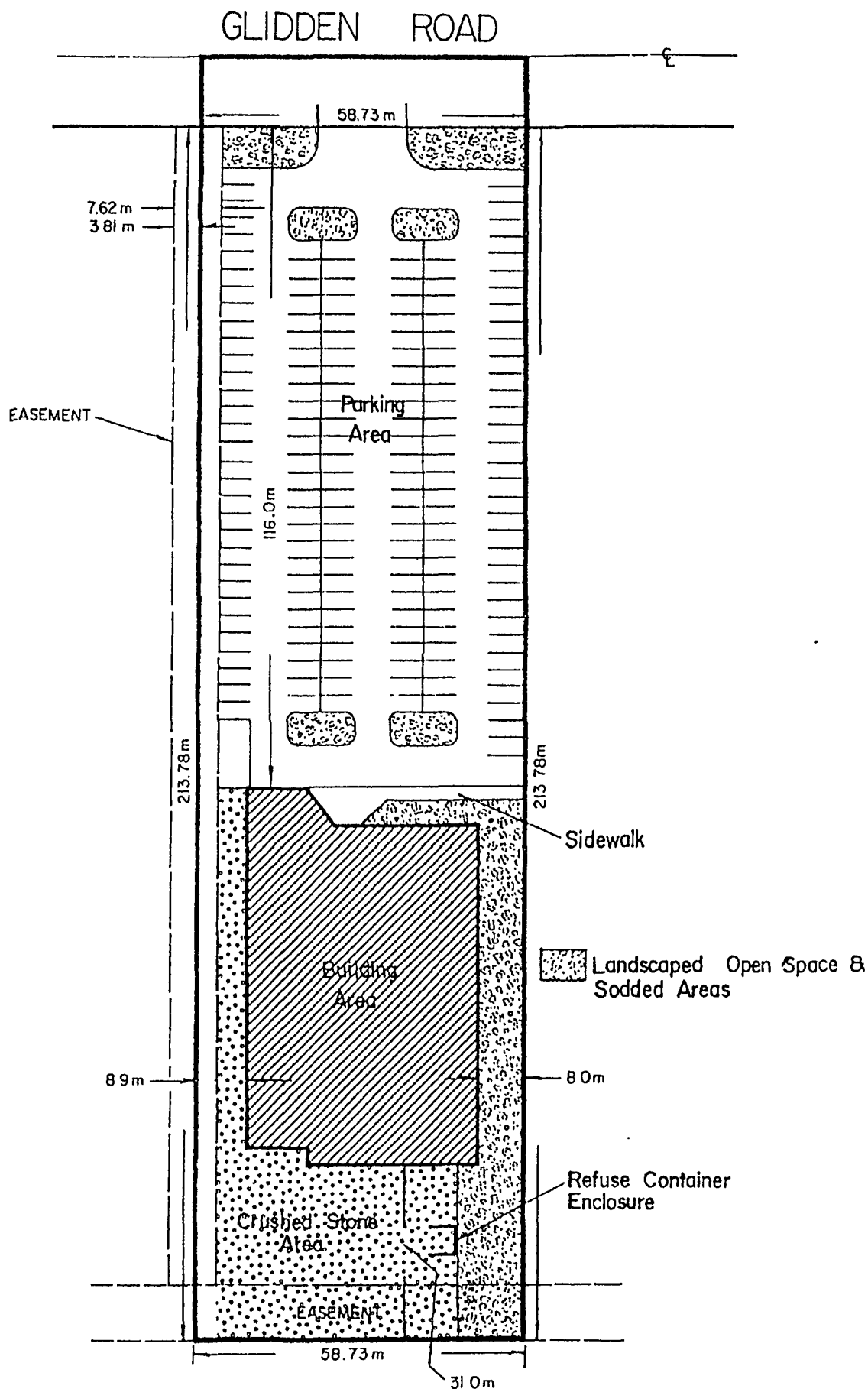


CITY OF BRAMPTON

Planning, Design and Development



C-220



Schedule C - Section 3142  
By-Law 270-2004



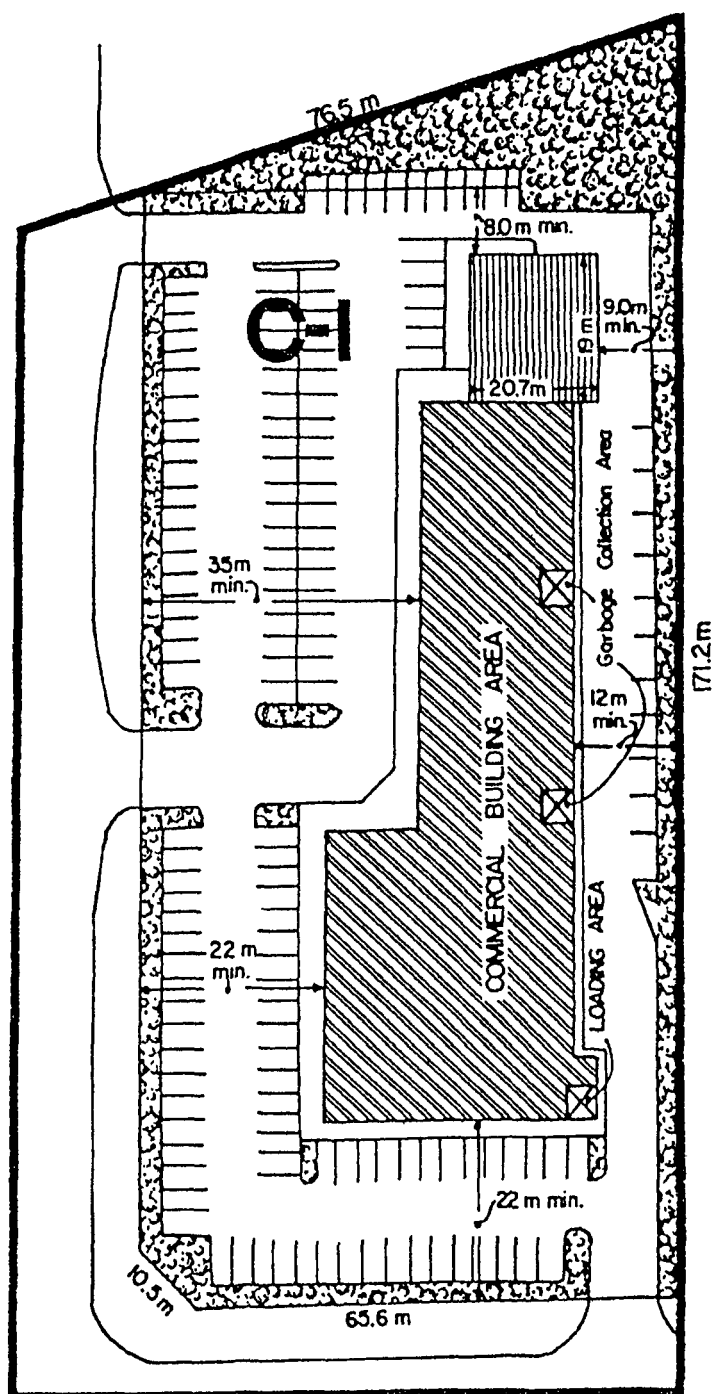
CITY OF BRAMPTON

Planning, Design and Development








C-221

CHAROLAIS BOULEVARD



MOFFAT AVENUE

-  PARKING & DRIVEWAY AREA
-  LANDSCAPED OPEN SPACE
-  COMMERCIAL BUILDING AREA
-  DAY NURSERY BUILDING AREA
-  C-I ZONE BOUNDARY

BLOCK 306  
Registered Plan M-295

Schedule C - Section 3143  
By-Law 270-2004

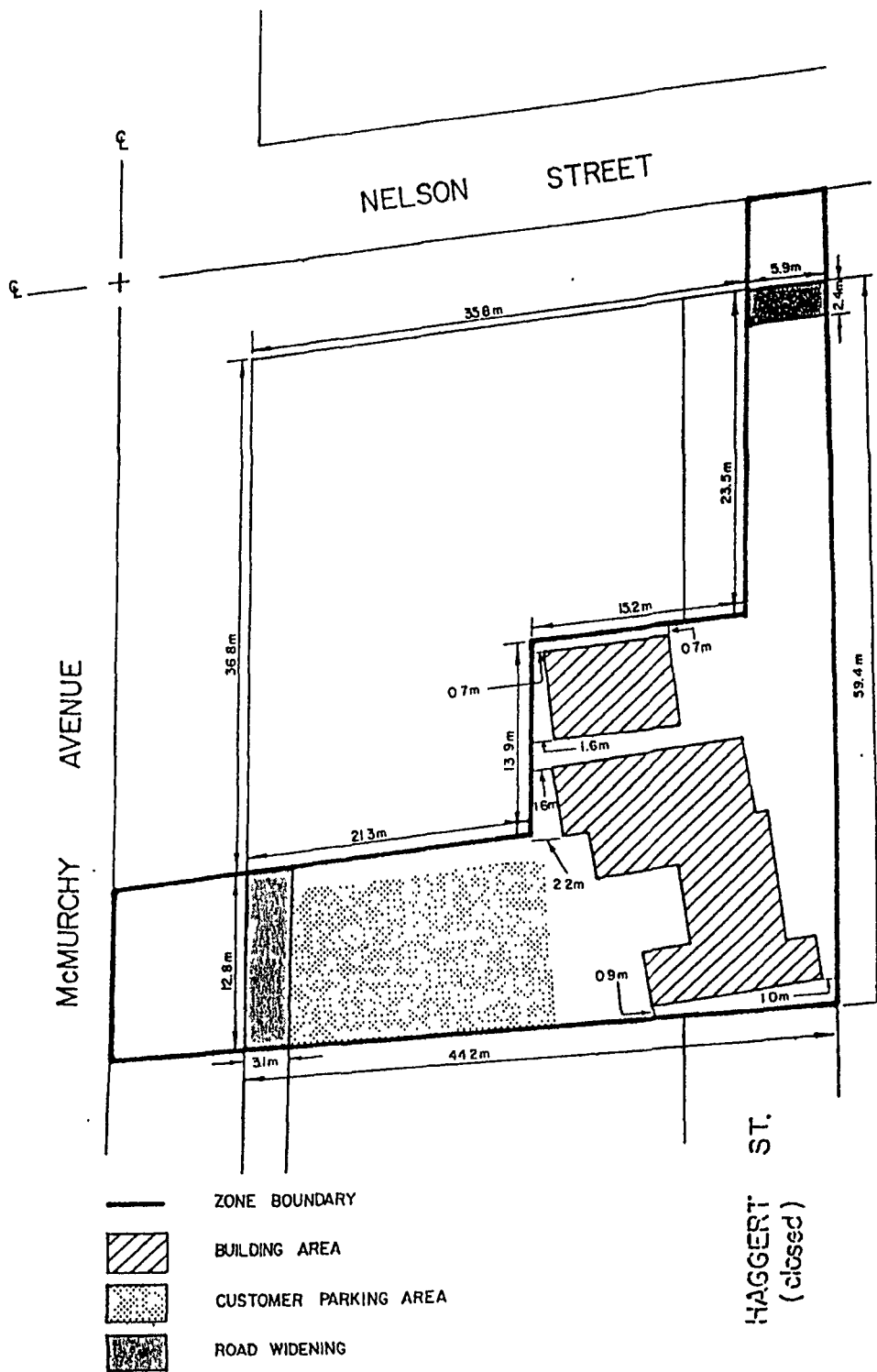


**CITY OF BRAMPTON**

Planning, Design and Development



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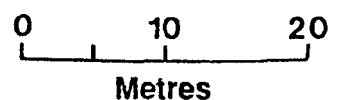


**Schedule C - Section 3145**  
**By-Law 270-2004**

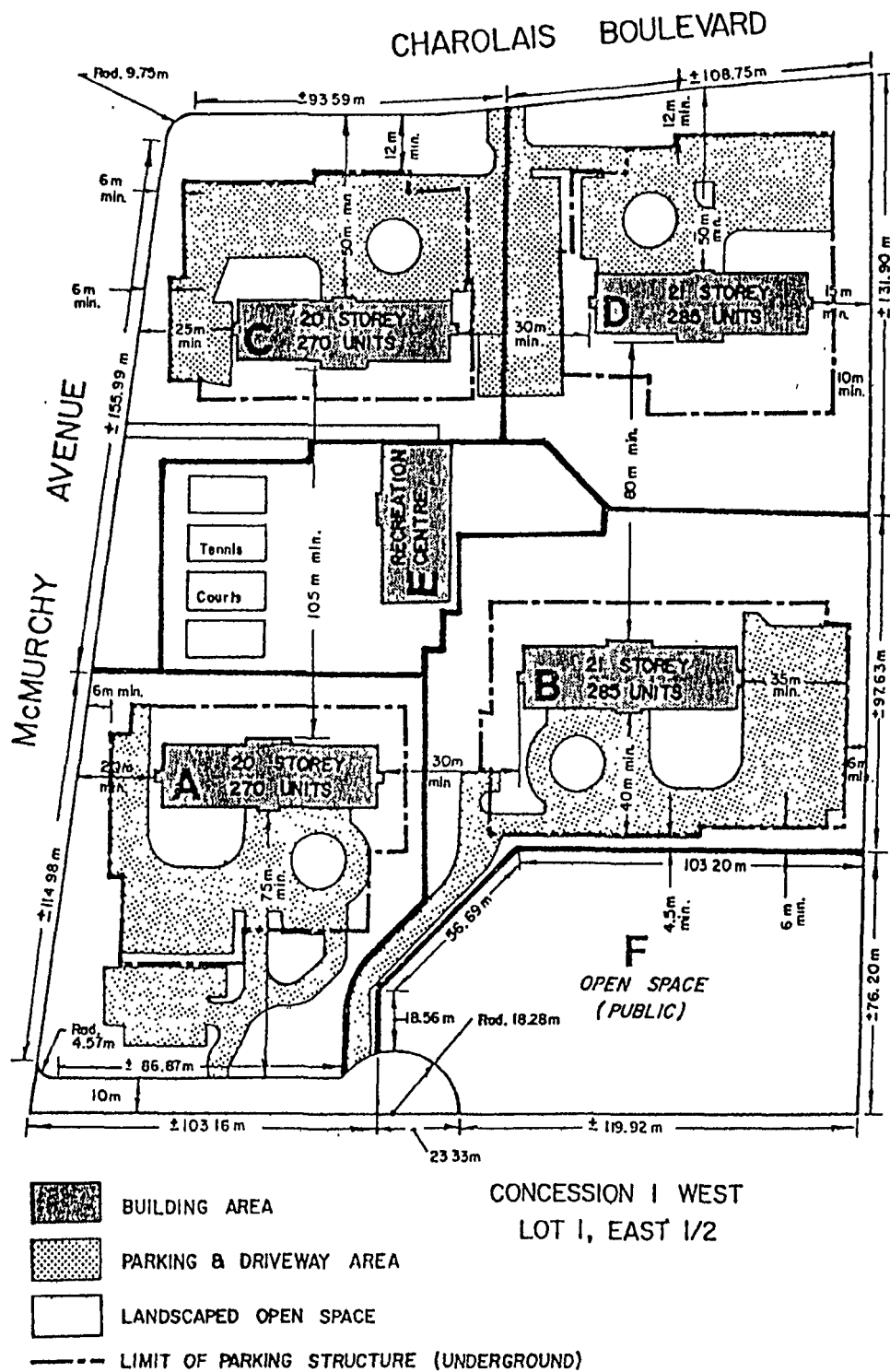


**CITY OF BRAMPTON**

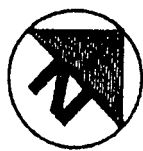
Planning, Design and Development



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Schedule C - Section 3148  
By-Law 270-2004



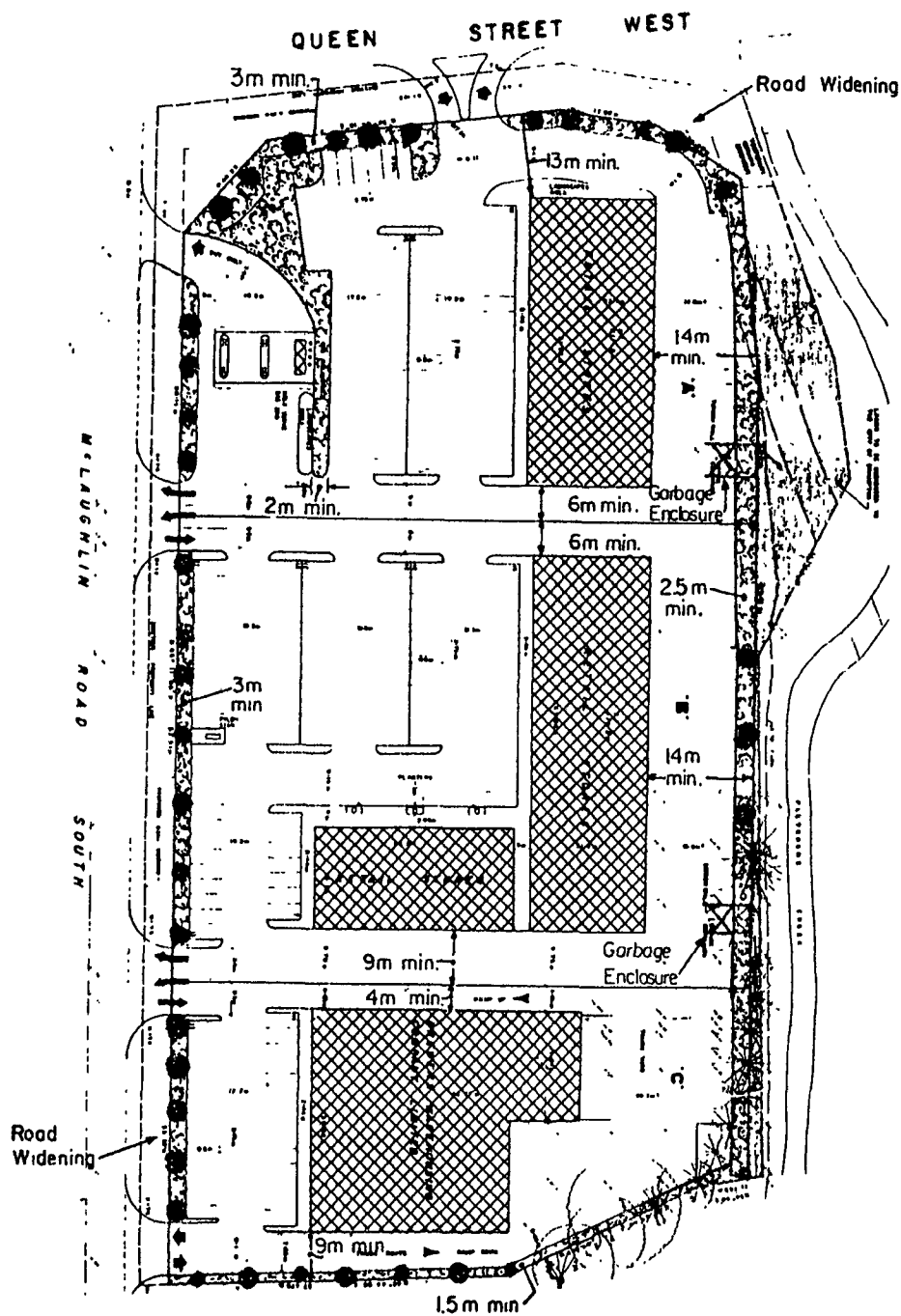
**CITY OF BRAMPTON**

Planning, Design and Development





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LEGEND

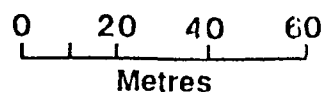
-  Landscaped Open Space
-  Building Areas

Schedule C - Section 3149  
By-Law 270-2004



CITY OF BRAMPTON

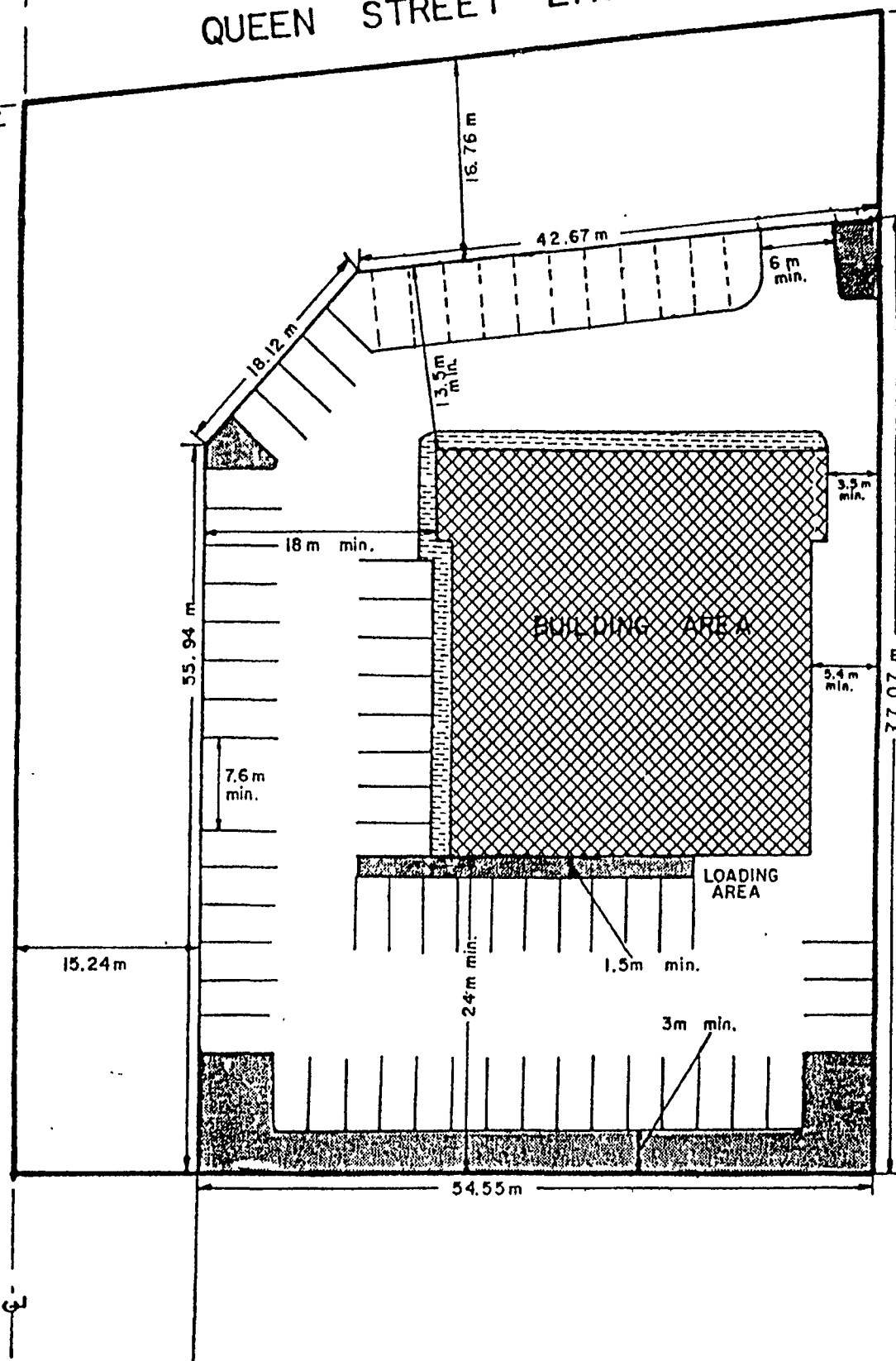
Planning, Design and Development



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HANSEN ROAD SOUTH

QUEEN STREET EAST



LANDSCAPED OPEN SPACE



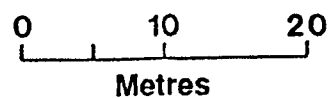
SIDEWALK

Schedule C - Section 3150  
By-Law 270-2004



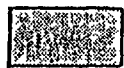
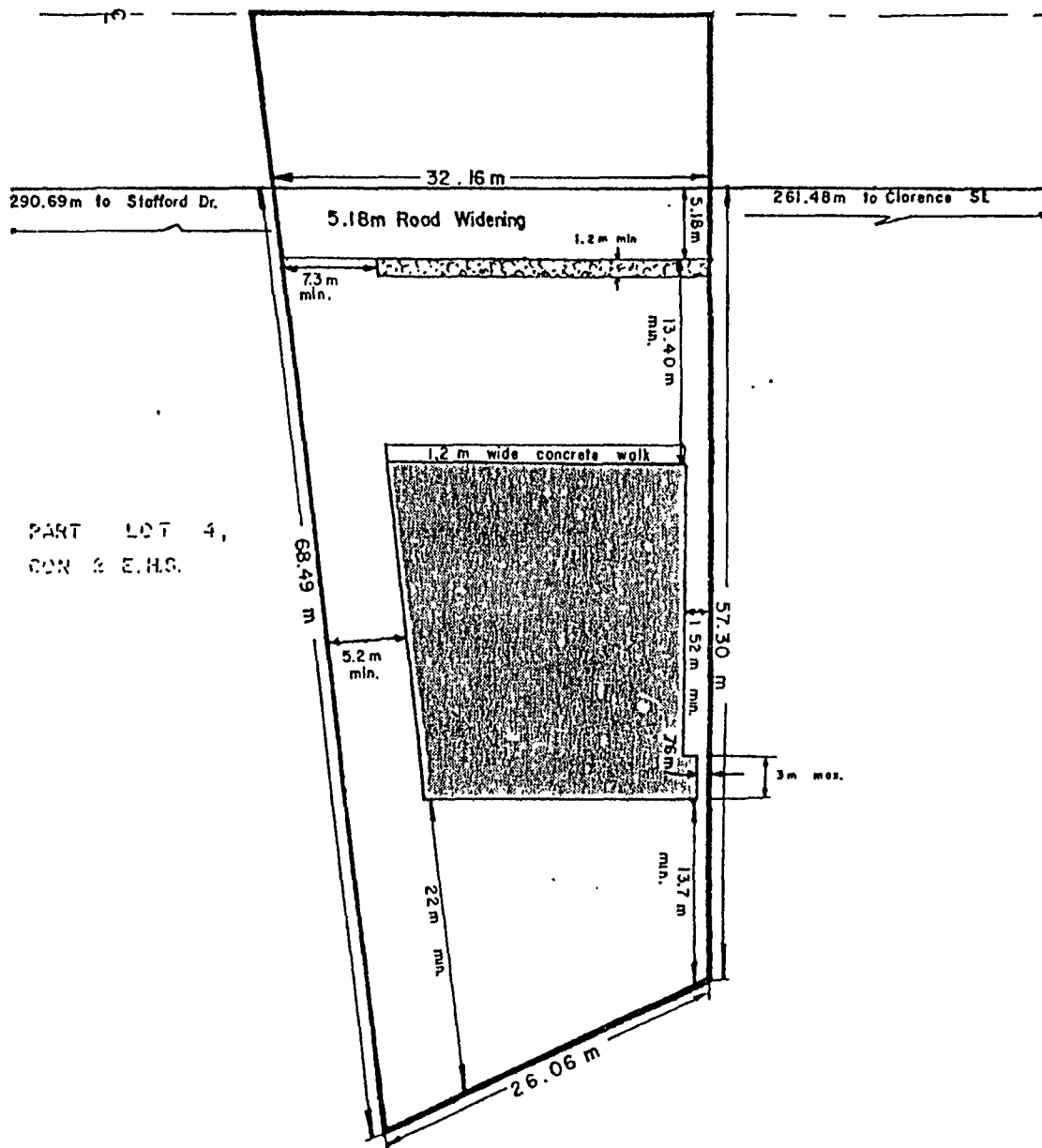
**CITY OF BRAMPTON**

Planning, Design and Development



C-226

# KENNEDY ROAD SOUTH



BUILDING AREA



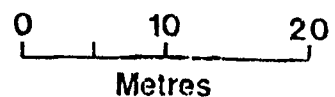
LANDSCAPED OPEN SPACE

Schedule C - Section 3152  
By-Law 270-2004

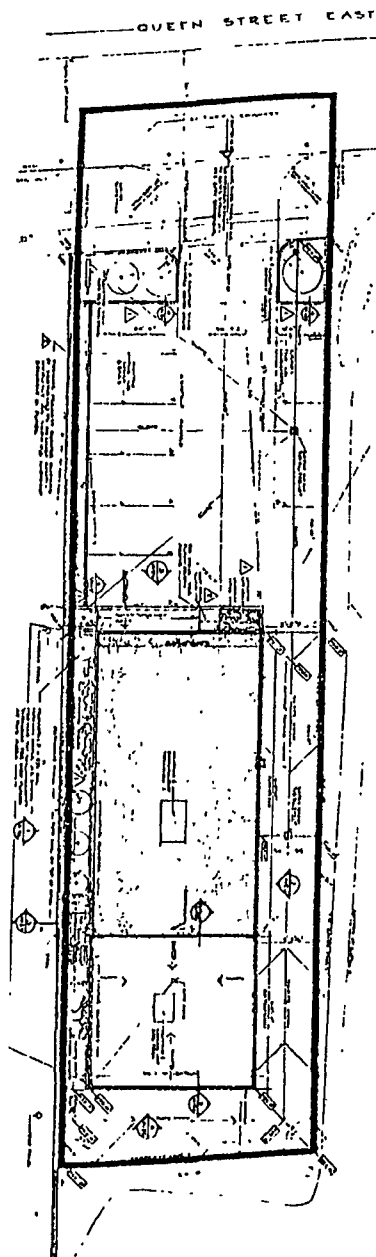


**CITY OF BRAMPTON**

Planning, Design and Development



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Schedule C - Section 3155  
By-Law 270-2004



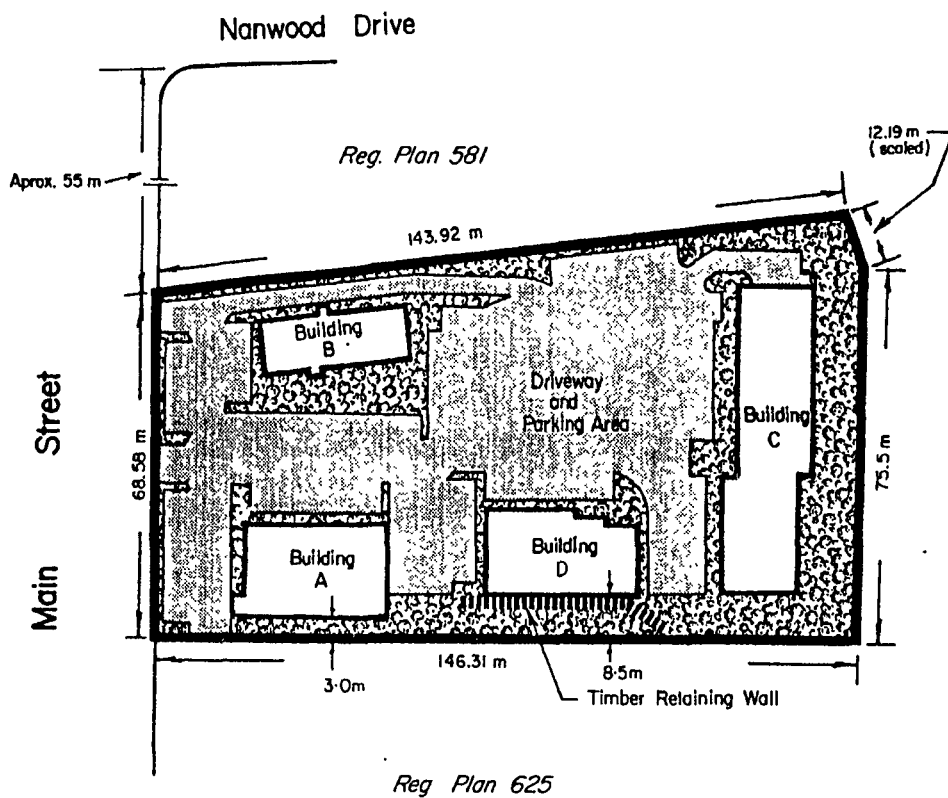
**CITY OF BRAMPTON**



Planning, Design and Development

0 10 20

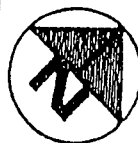
Metres

C-228



 DRIVEWAY & PARKING AREA  
 LANDSCAPED OPEN SPACE

**Schedule C - Section 3159**  
**By-Law 270-2004**

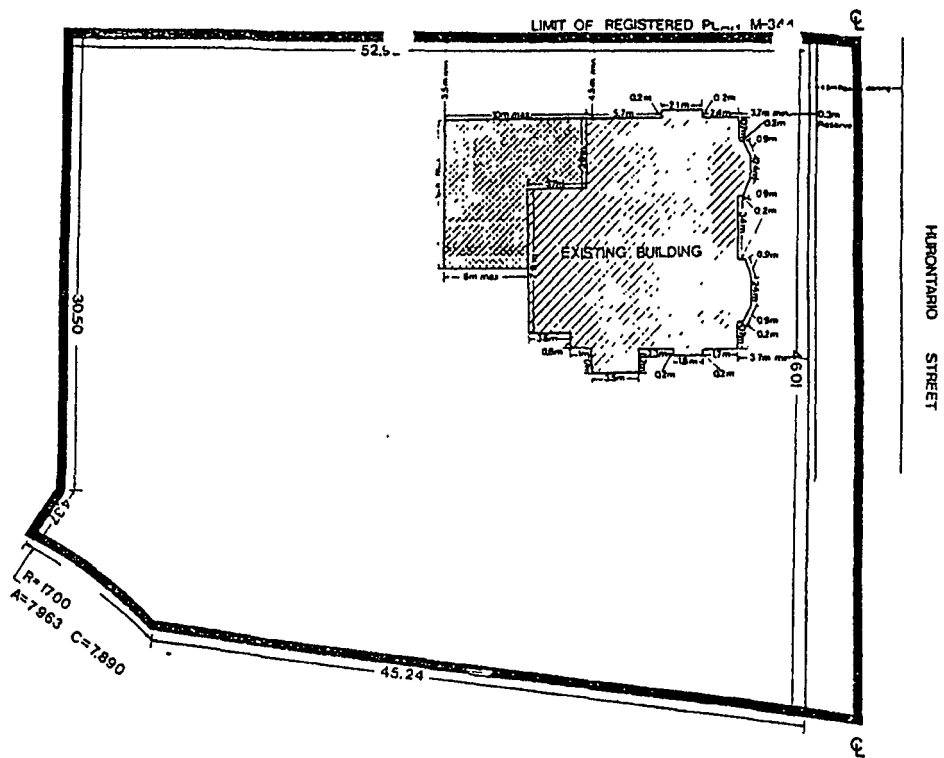


**CITY OF BRAMPTON**

Planning, Design and Development

0 20 40 60  
 Metres

C-229



BUILDING AREA A  
 BUILDING AREA B  
 ZONE BOUNDARY

Schedule C - Section 3165  
By-Law 270-2004

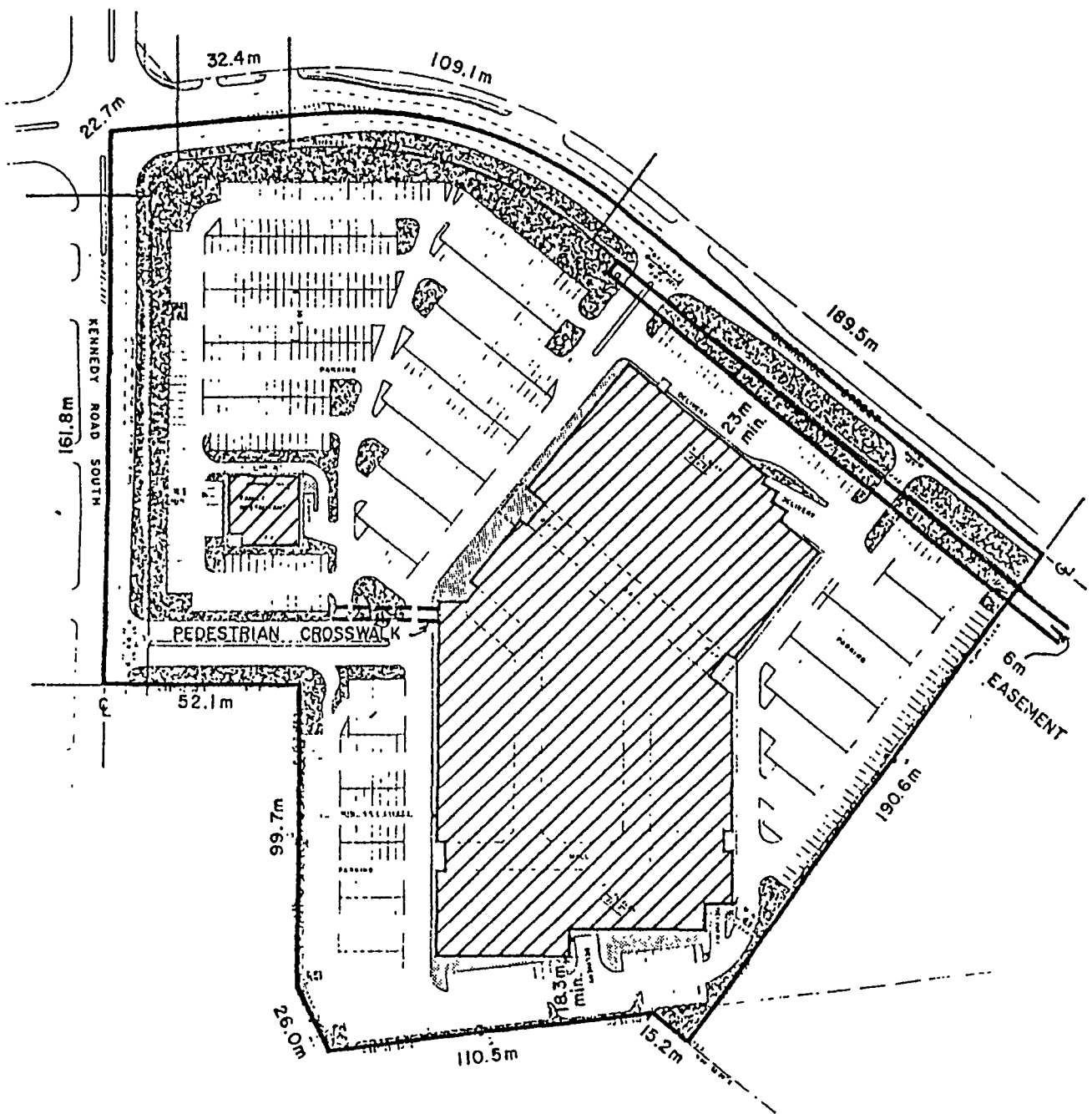


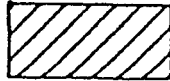

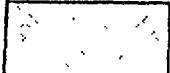
**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20  
Metres

C-230



- ZONE BOUNDARY
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  CONCRETE WALK

Schedule C - Section 3168  
By-Law 270-2004

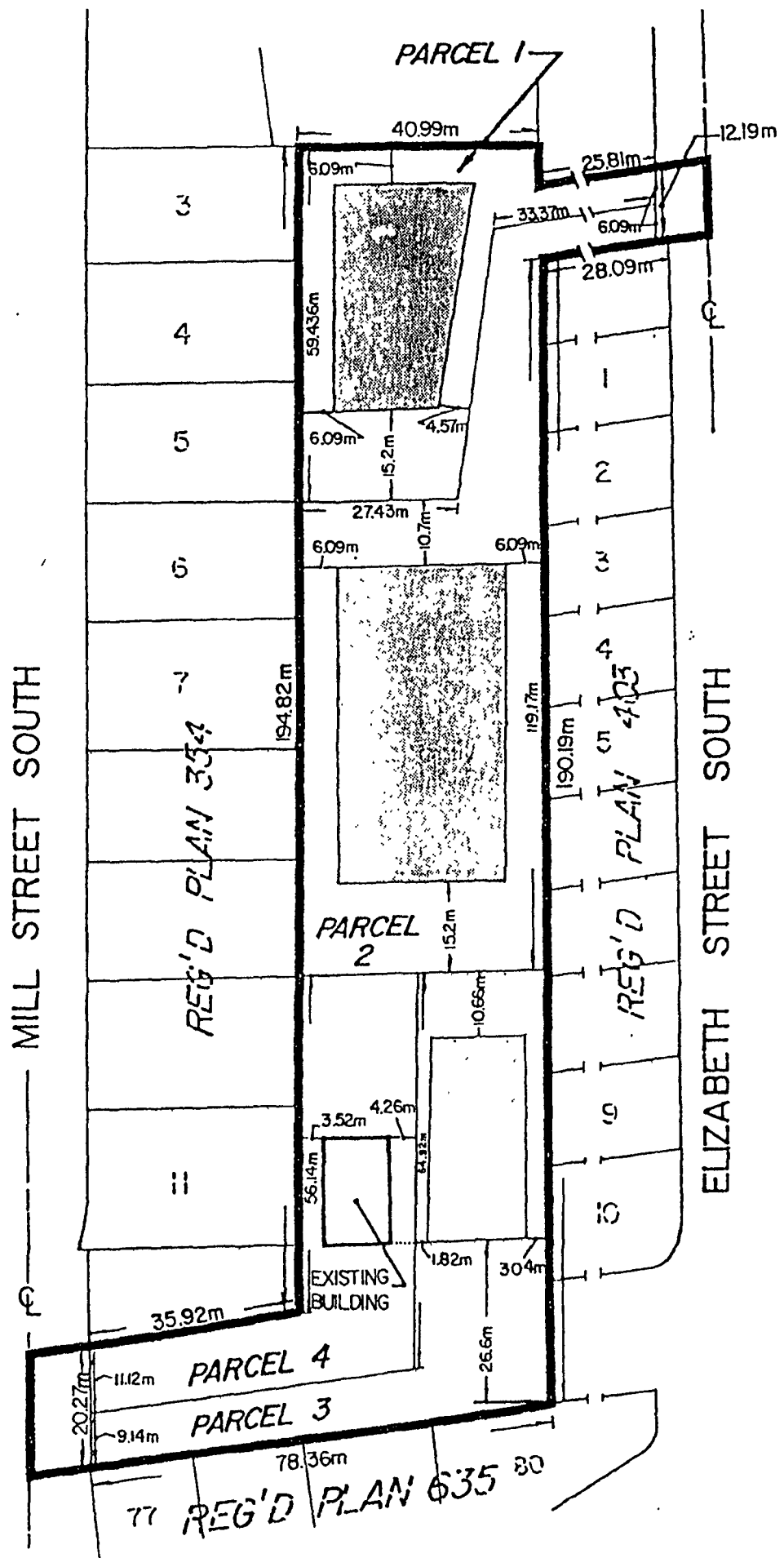


**CITY OF BRAMPTON**

Planning, Design and Development

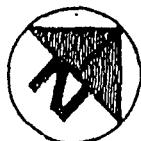
0 50  
Metres

C-231



 Building Envelope

Schedule C - Section 3169  
By-Law 270-2004



CITY OF BRAMPTON

Planning, Design and Development



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QUEEN

STREET

WEST

Elliott Street



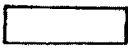

Lot 7

Lot 6

BR-28

PLAN

LEGEND

-  Zone Boundary
-  Building Area
-  Driveway and Parking Area
-  Landscaped Open Space

Schedule C - Section 3170  
By-Law 270-2004

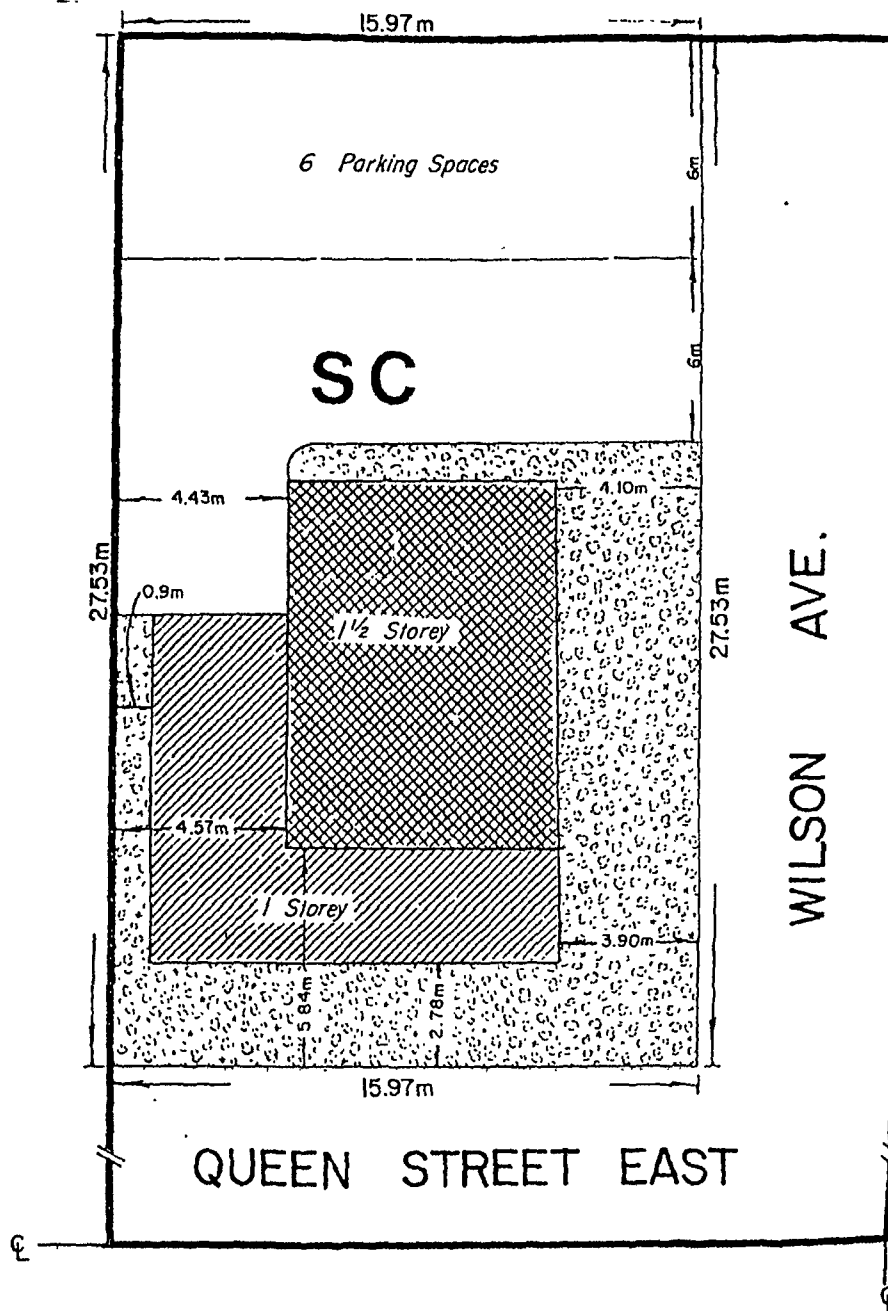





**CITY OF BRAMPTON**

Planning, Design and Development

0 5 10  
Metres

C-233



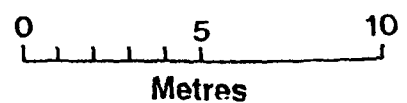
-  Landscaped Open Space
-  1 Storey Building Area
-  1 1/2 Storey Building Area

Schedule C - Section 3174  
By-Law 270-2004



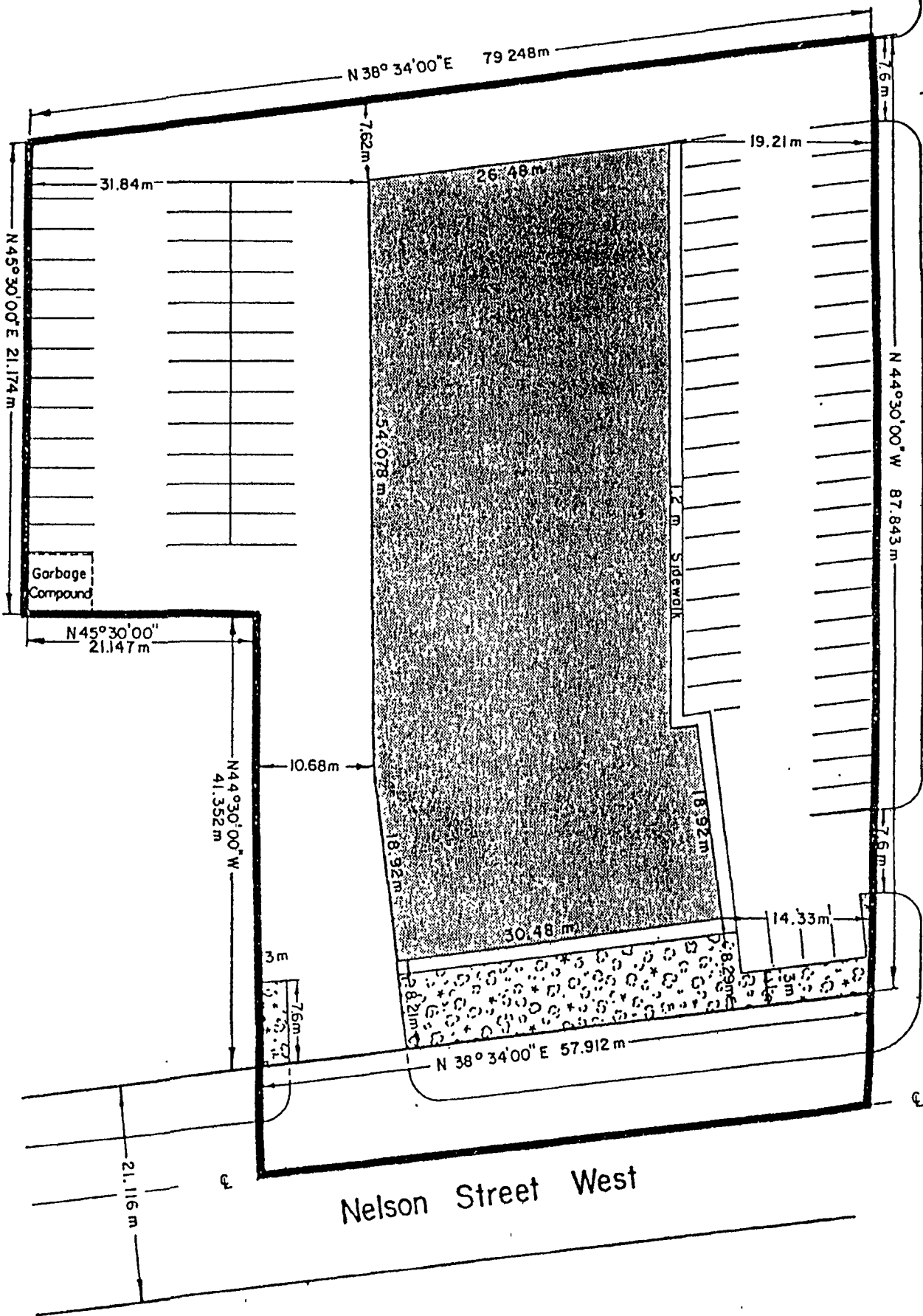
**CITY OF BRAMPTON**




Planning, Design and Development



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McMurphy Avenue North



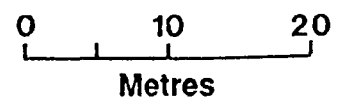
-  Building Area
-  Landscaped Open Space
-  Zone Boundary

Schedule C - Section 3176  
By-Law 270-2004

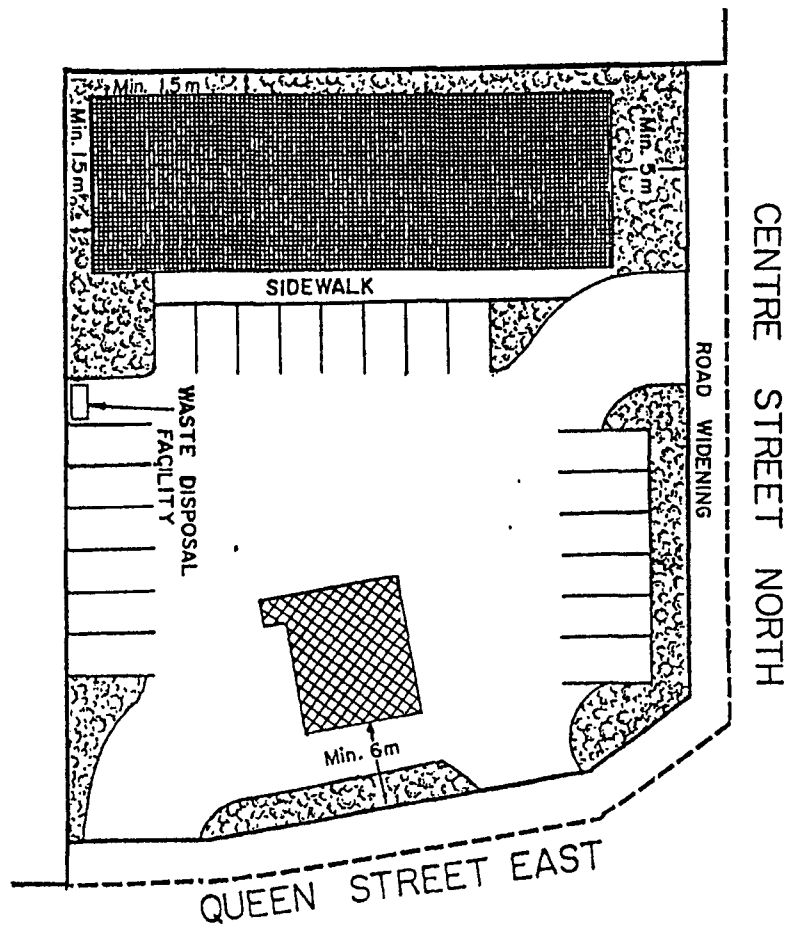





**CITY OF BRAMPTON**

Planning, Design and Development



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-  BUILDING AREA A
-  BUILDING AREA B
-  LANDSCAPED OPEN SPACE

Schedule C - Section 3179  
By-Law 270-2004

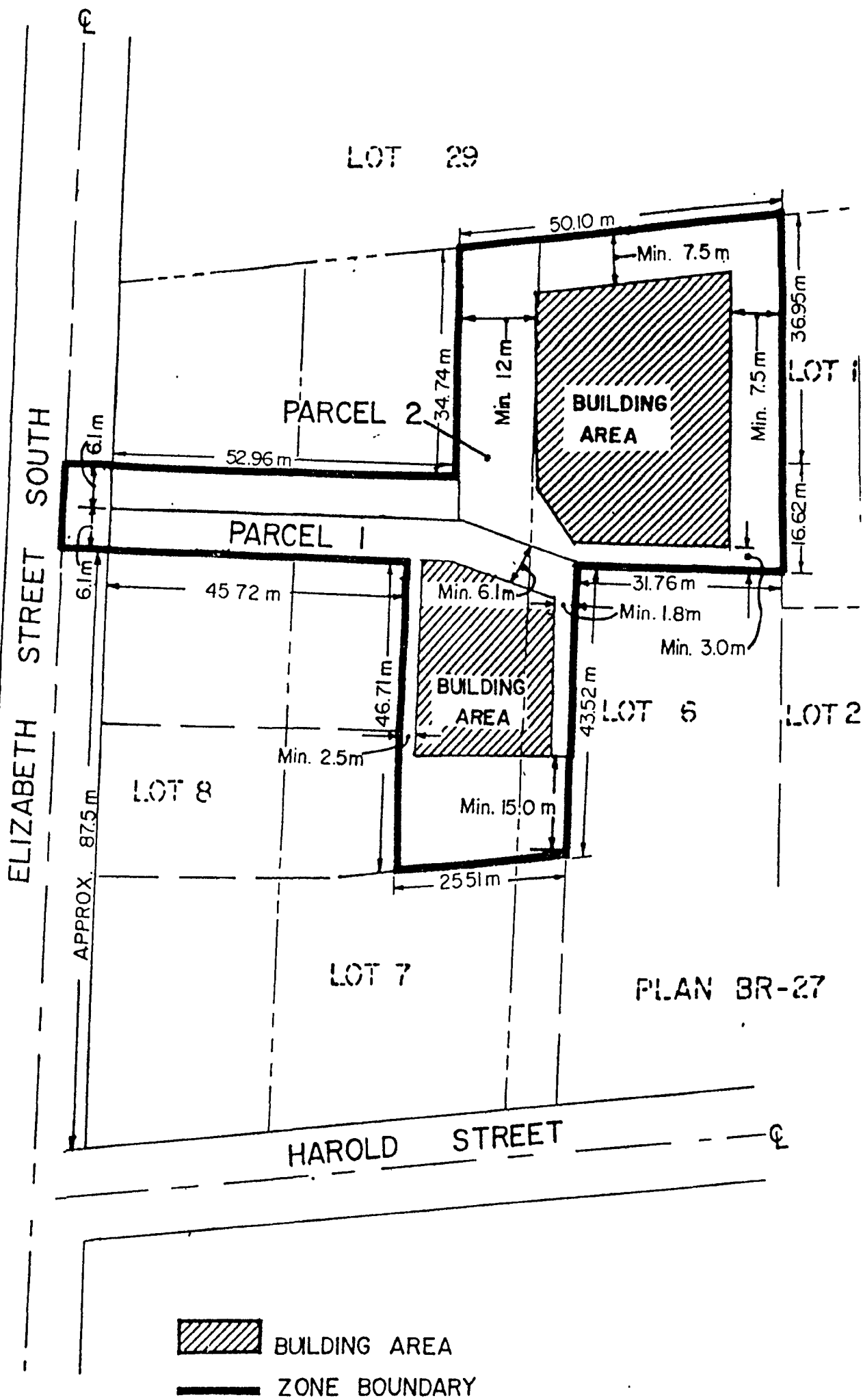


**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20  
Metres

C-236



Schedule C - Section 3180  
By-Law 270-2004

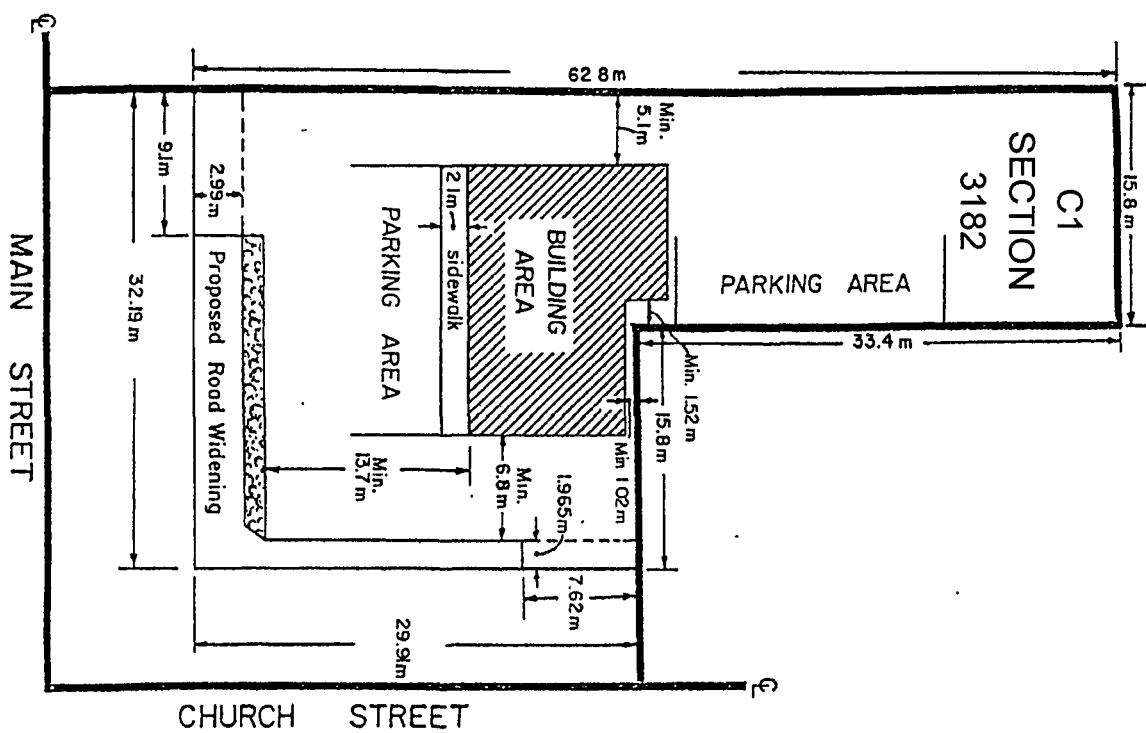





CITY OF BRAMPTON

Planning, Design and Development

0 10 20 30  
Metres

C-237



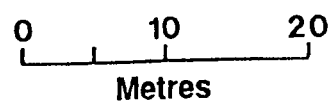
-  Zone Boundary
-  Building Area
-  Landscaped Open Space

**Schedule C - Section 3182**  
**By-Law 270-2004**

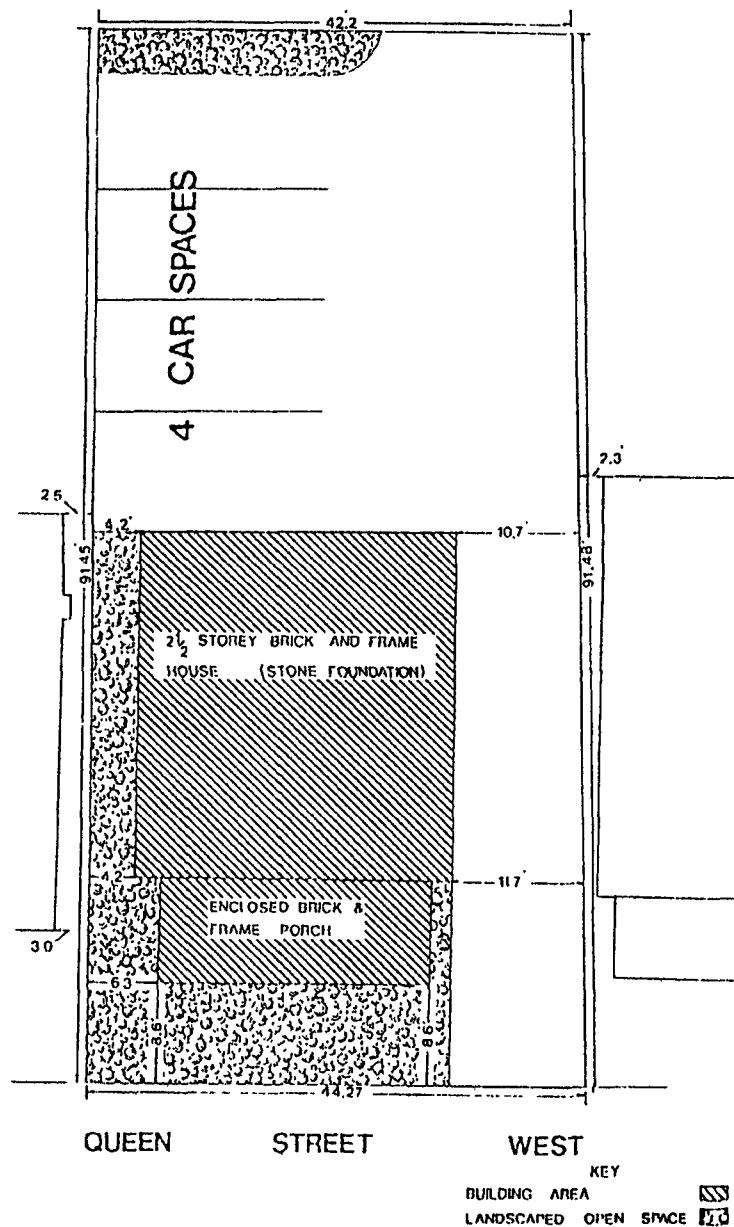


**CITY OF BRAMPTON**

Planning, Design and Development



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Schedule C - Section 3183  
By-Law 270-2004



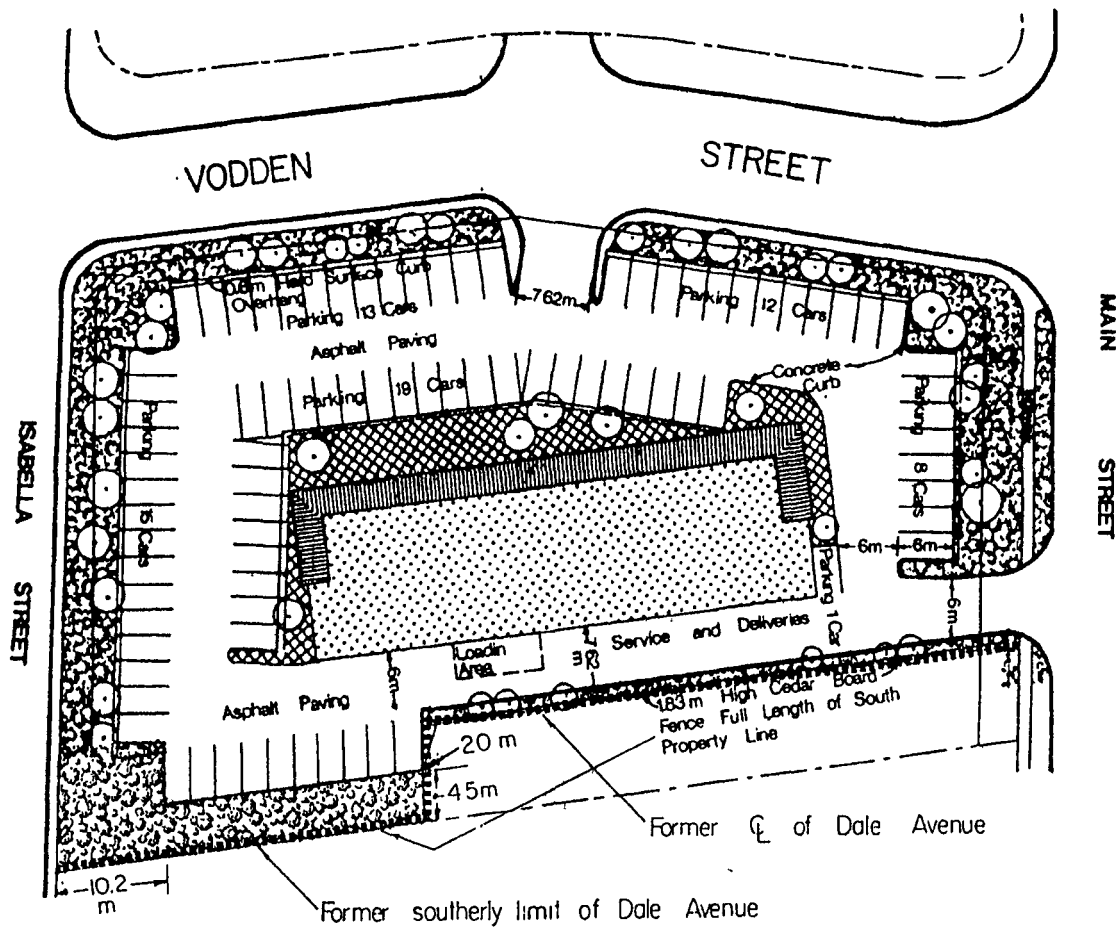
**CITY OF BRAMPTON**  
Planning, Design and Development

0 5 10




Metres

C-239

PART LOT 7, CON 1, W.H.S. (CHING.)



LEGEND

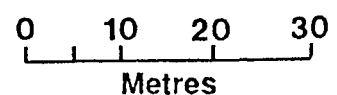
-  CANOPY
-  APPROVED BUILDING AREA
-  LANDSCAPED OPEN SPACE

Schedule C - Section 3184  
By-Law 270-2004



CITY OF BRAMPTON

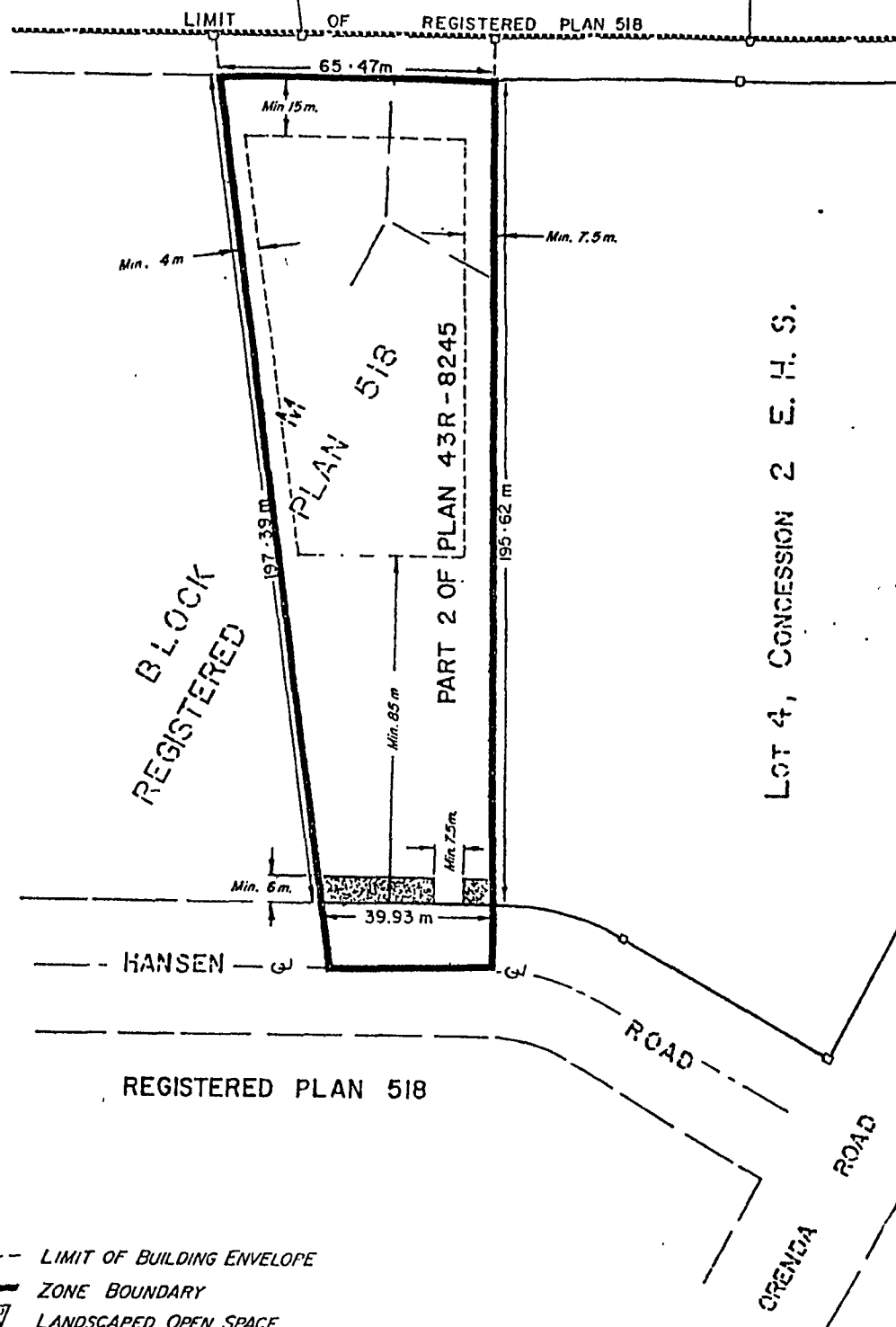
Planning, Design and Development



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R. P. 644



Schedule C - Section 3186  
By-Law 270-2004

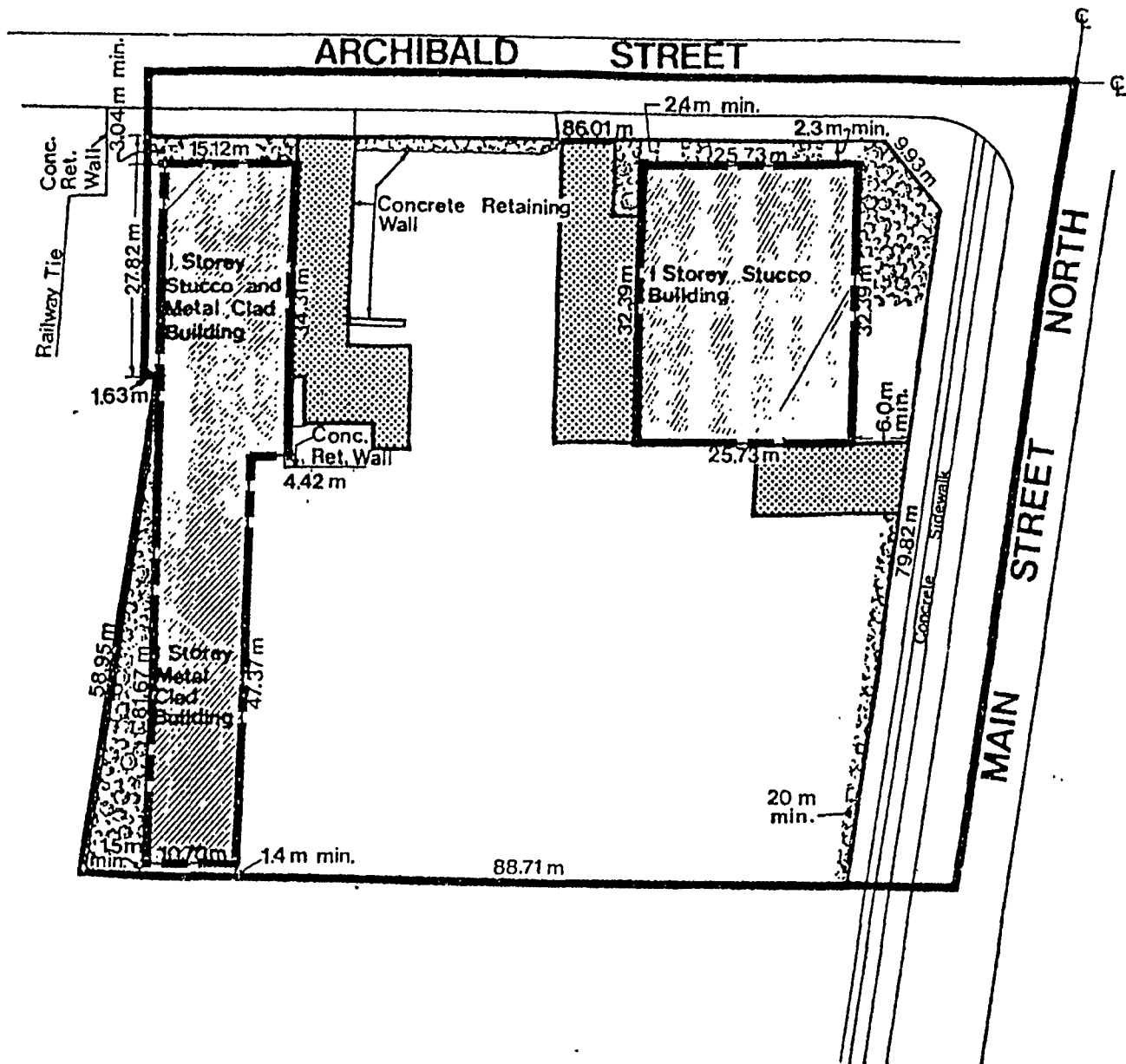






**CITY OF BRAMPTON**

Planning, Design and Development

0 20 40 60  
Metres

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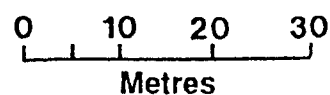
-  Zone Boundary
-  Building Areas
-  Landscaped Open Space
-  Driveway Areas
- MIN — Minimum

Schedule C - Section 3189  
By-Law 270-2004

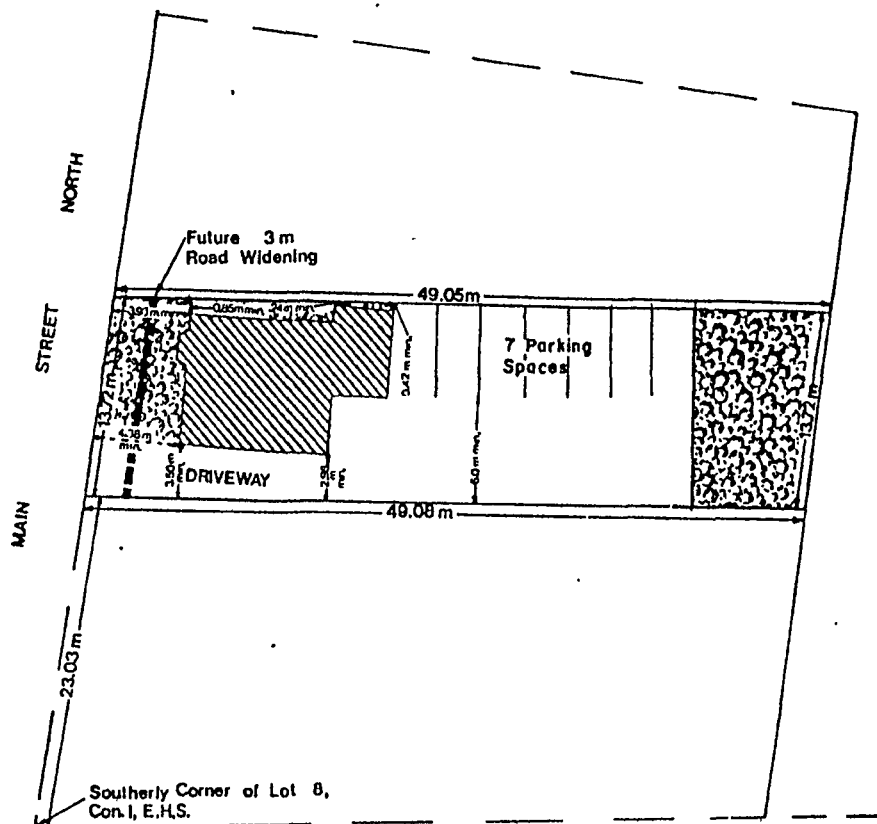


**CITY OF BRAMPTON**




Planning, Design and Development



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#### LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  MINIMUM

**Schedule C - Section 3191**  
**By-Law 270-2004**

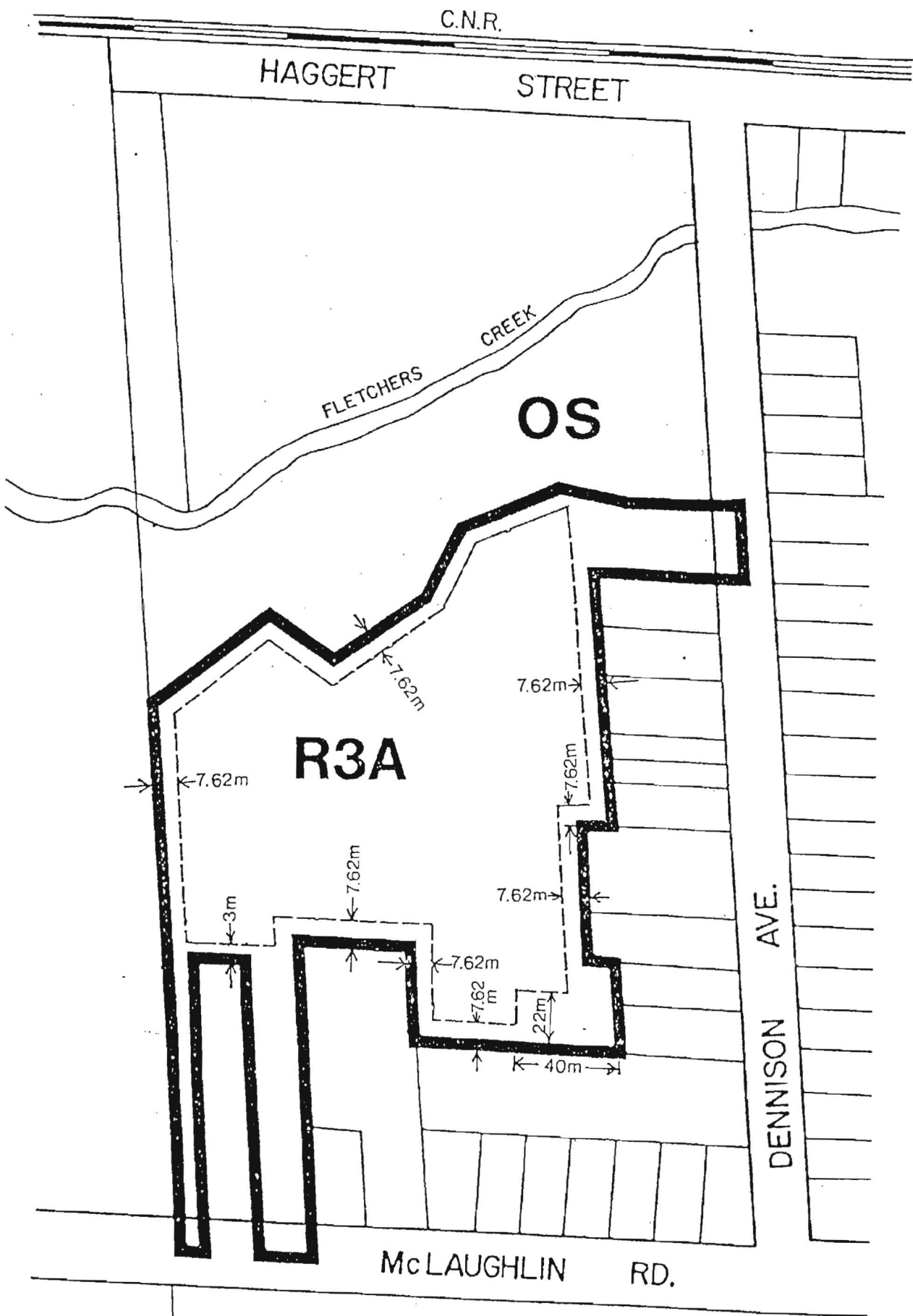


**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20  
 Metres

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——— ZONE BOUNDARY  
 - - - - - BUILDING SETBACK

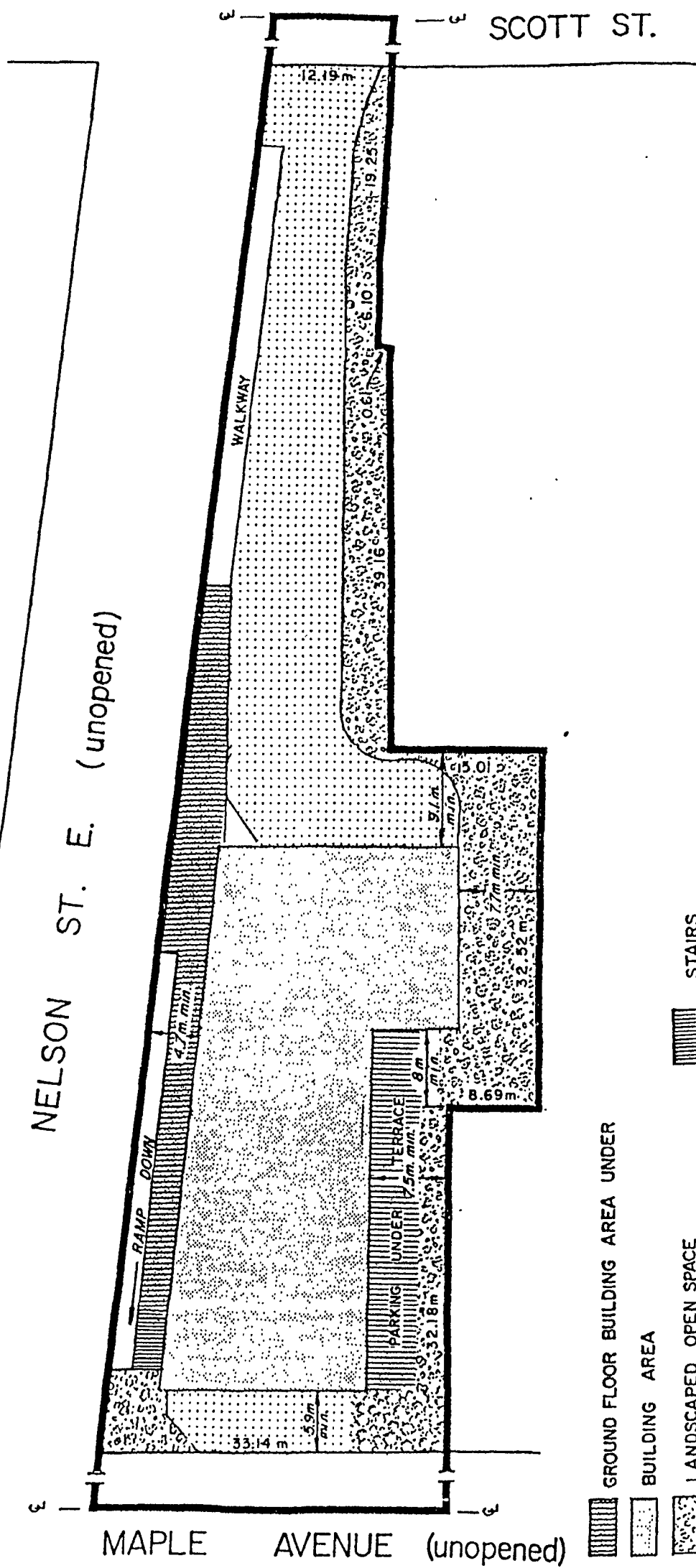
Schedule C - Section 3192  
 By-Law 270-2004



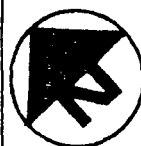
**CITY OF BRAMPTON**  
 Planning, Design and Development

0 ——— 50  
 Metres

C-244

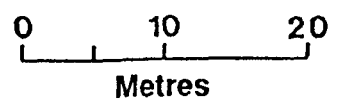


Schedule C - Section 3194  
By-Law 270-2004

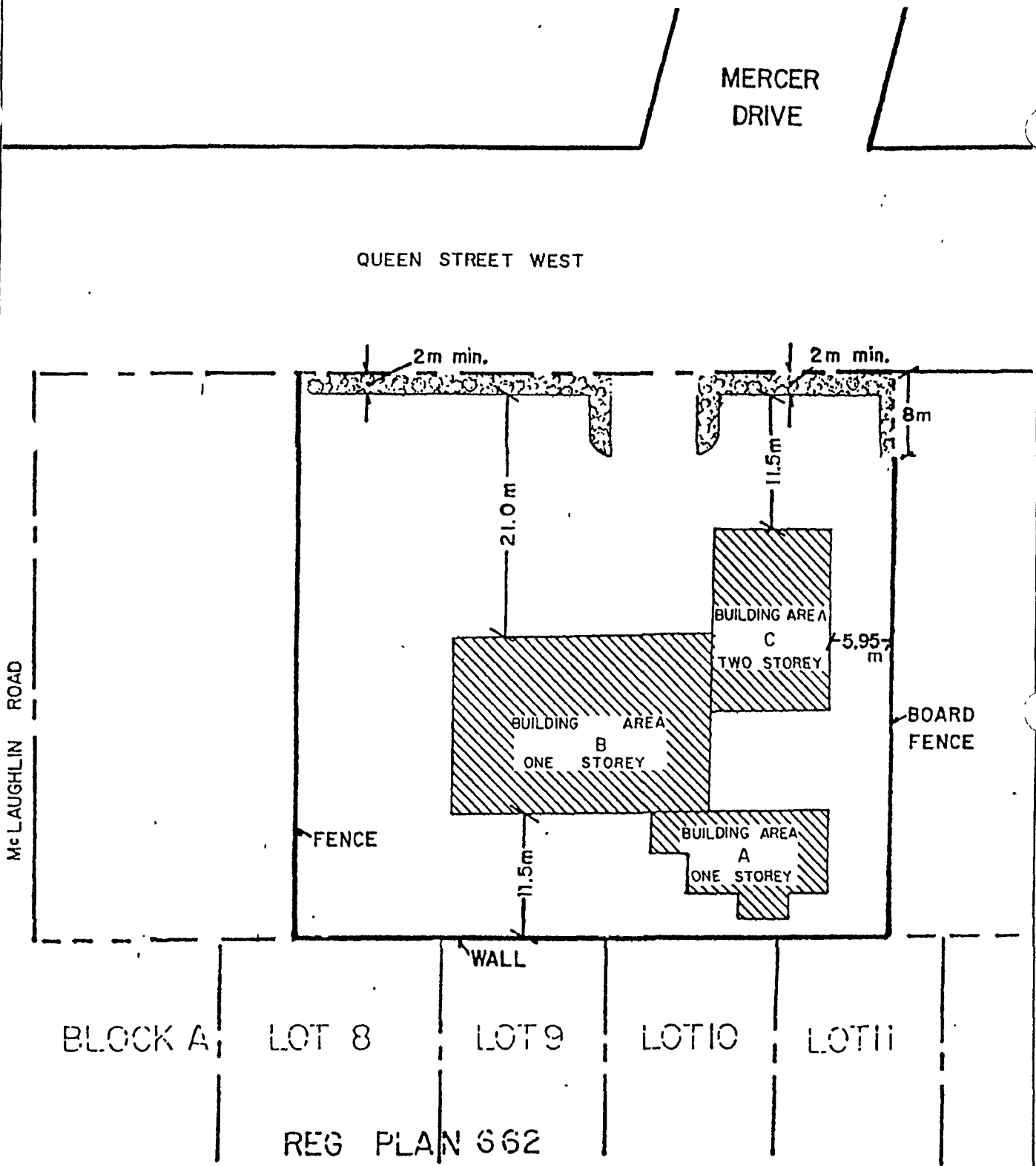


**CITY OF BRAMPTON**

Planning, Design and Development




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### LEGEND

BUILDING AREA 

LANDSCAPED OPEN SPACE 

PART LOT 5 CONCESSION | W.H.S.

**Schedule C - Section 3198**  
**By-Law 270-2004**

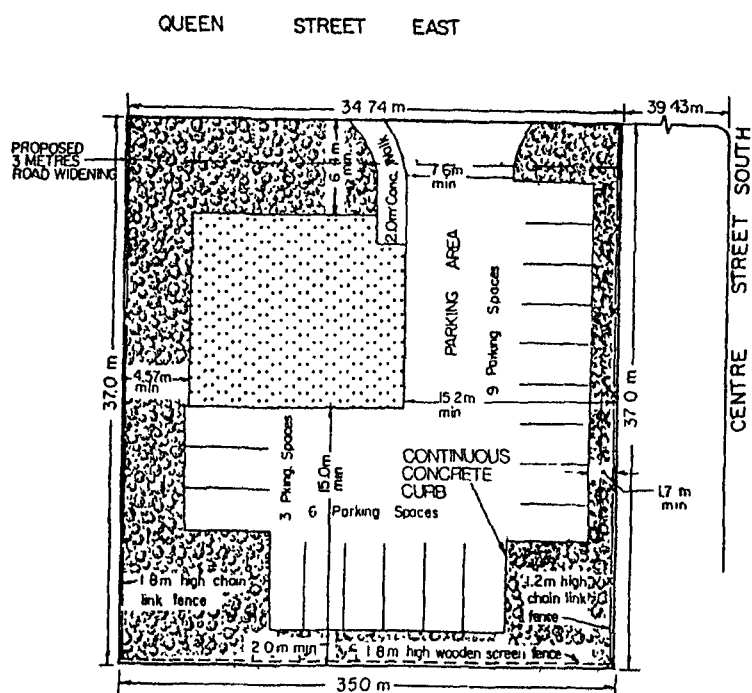


**CITY OF BRAMPTON**



Planning, Design and Development

0 10 20  
 Metres

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#### LEGEND

-  Landscaped Open Space
-  Building Area

Schedule C - Section 3199  
By-Law 270-2004



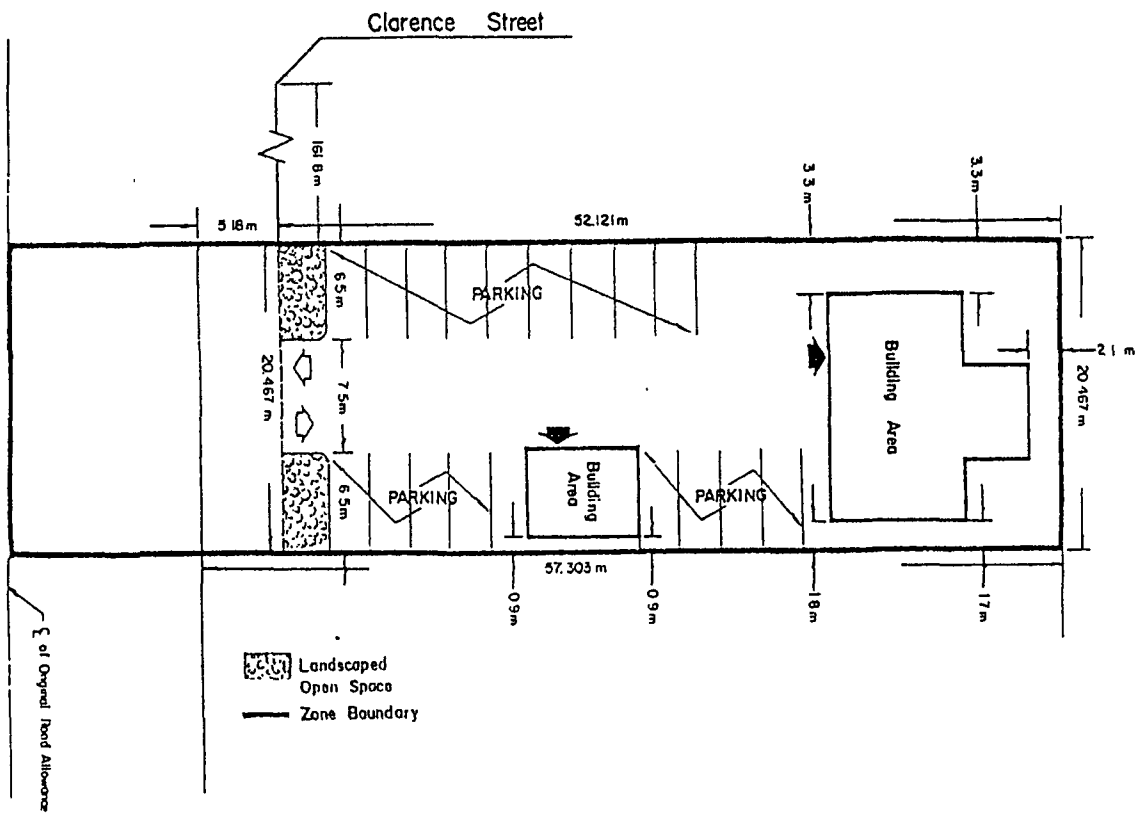
**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20  
Metres

C-247

Kennedy Road South



Schedule C - Section 3200  
By-Law 270-2004

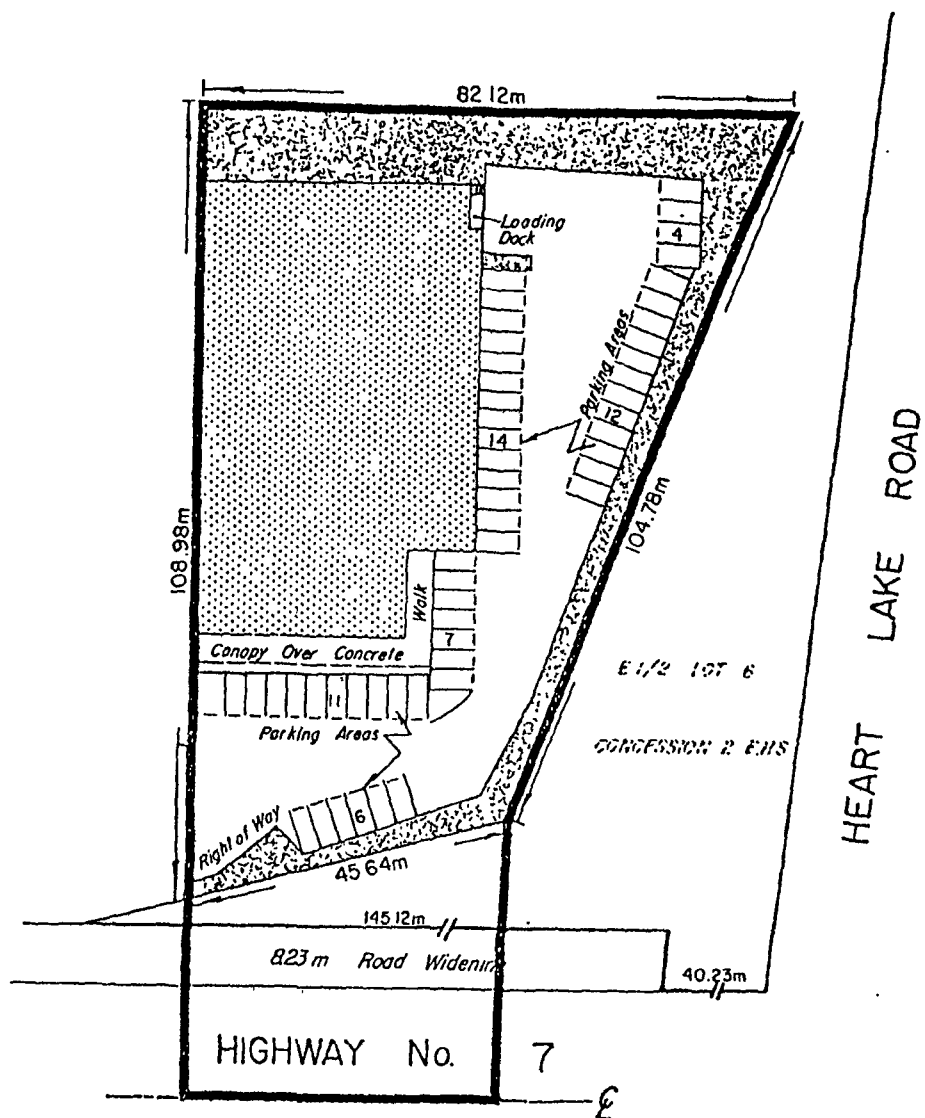


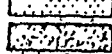
**CITY OF BRAMPTON**  
Planning, Design and Development

0 10 20  
Metres

C-248





-  Zone Boundary
-  Building Area
-  Landscaped Area

Schedule C - Section 3201  
By-Law 270-2004

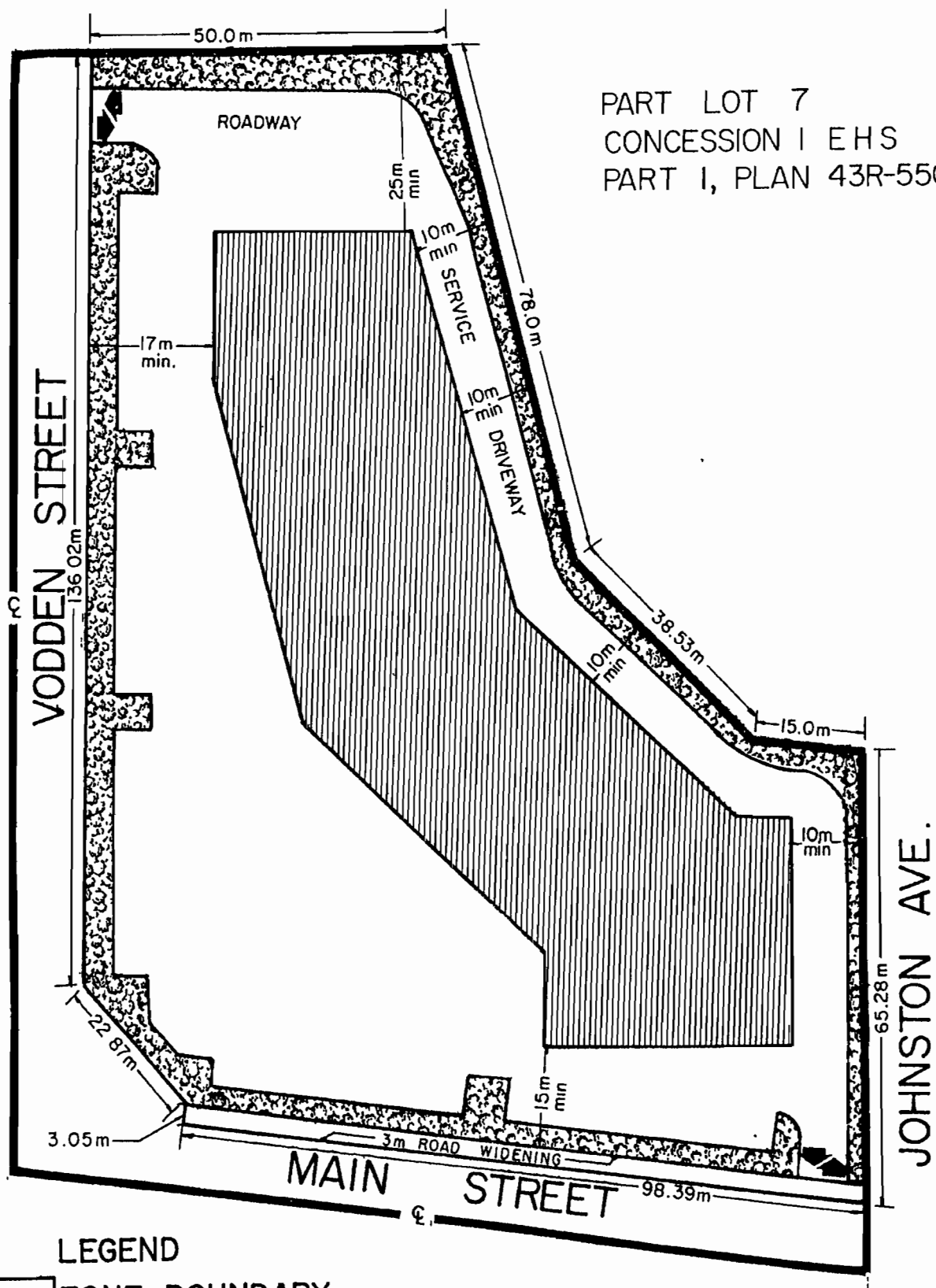


**CITY OF BRAMPTON**




Planning, Design and Development



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# LEGEND

-  ZONE BOUNDARY
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

Schedule C - Section 3202  
By-Law 270-2004

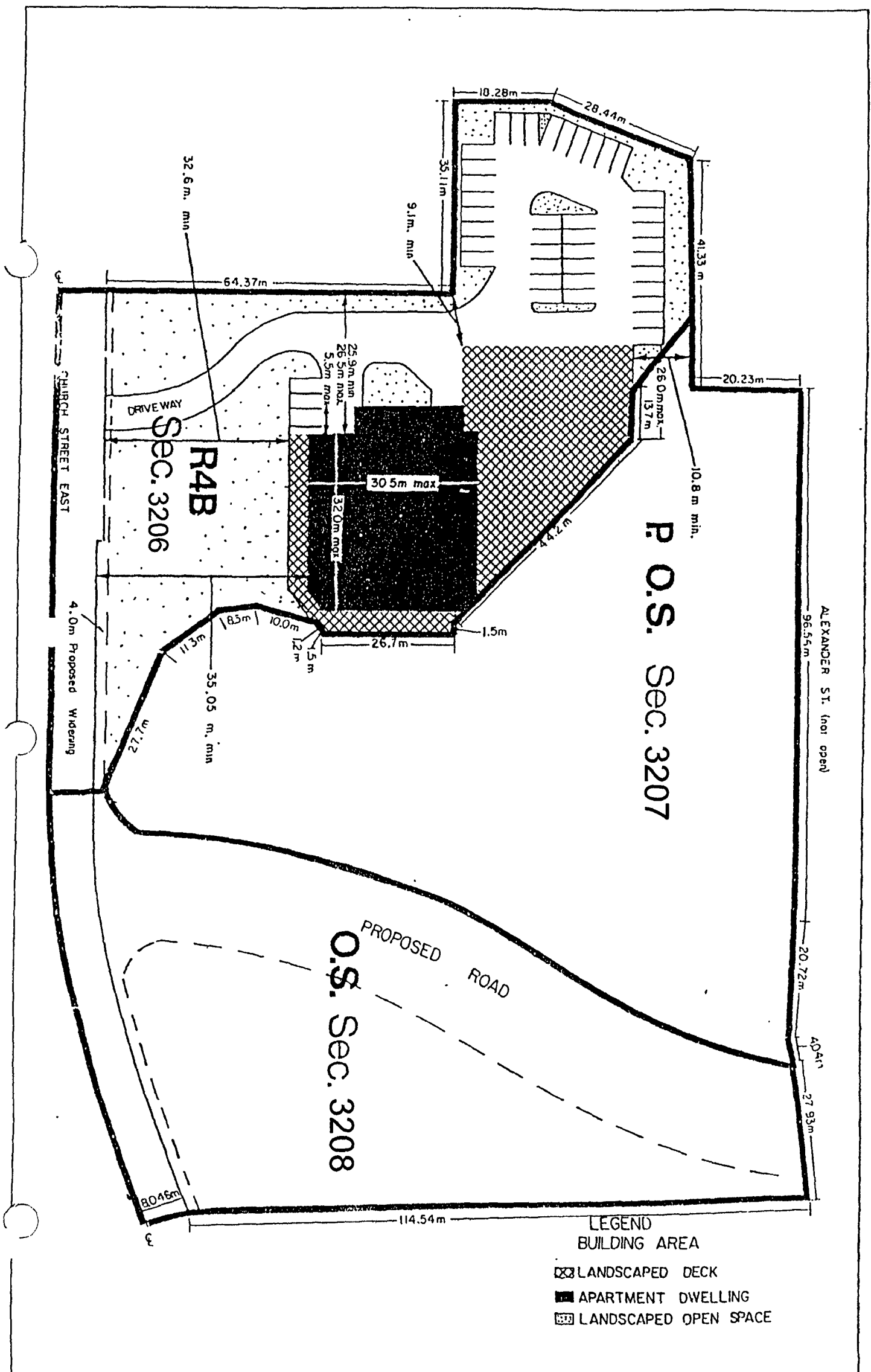


**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20 30  
Metres

C-250



**Schedule C - Section 3206**  
**By-Law 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 10 20 30  
 Metres

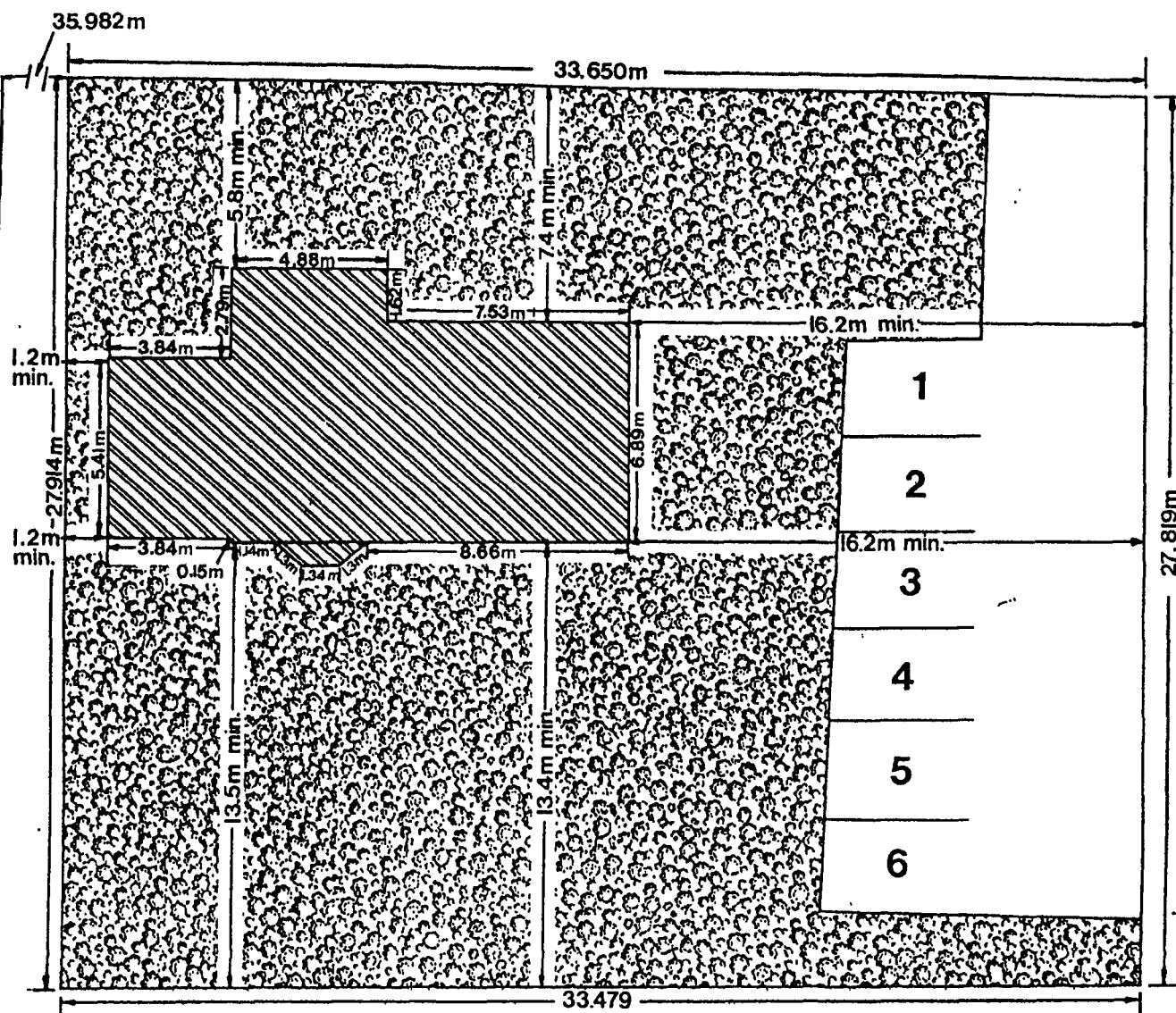
C-251




STREET

MURRAY

ARCHIBALD

STREET



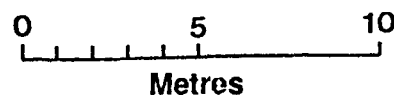
-  BUILDING ENVELOPE
-  LANDSCAPED OPEN SPACE
-  PARKING & DRIVEWAY

Schedule C - Section 3211  
By-Law 270-2004



**CITY OF BRAMPTON**

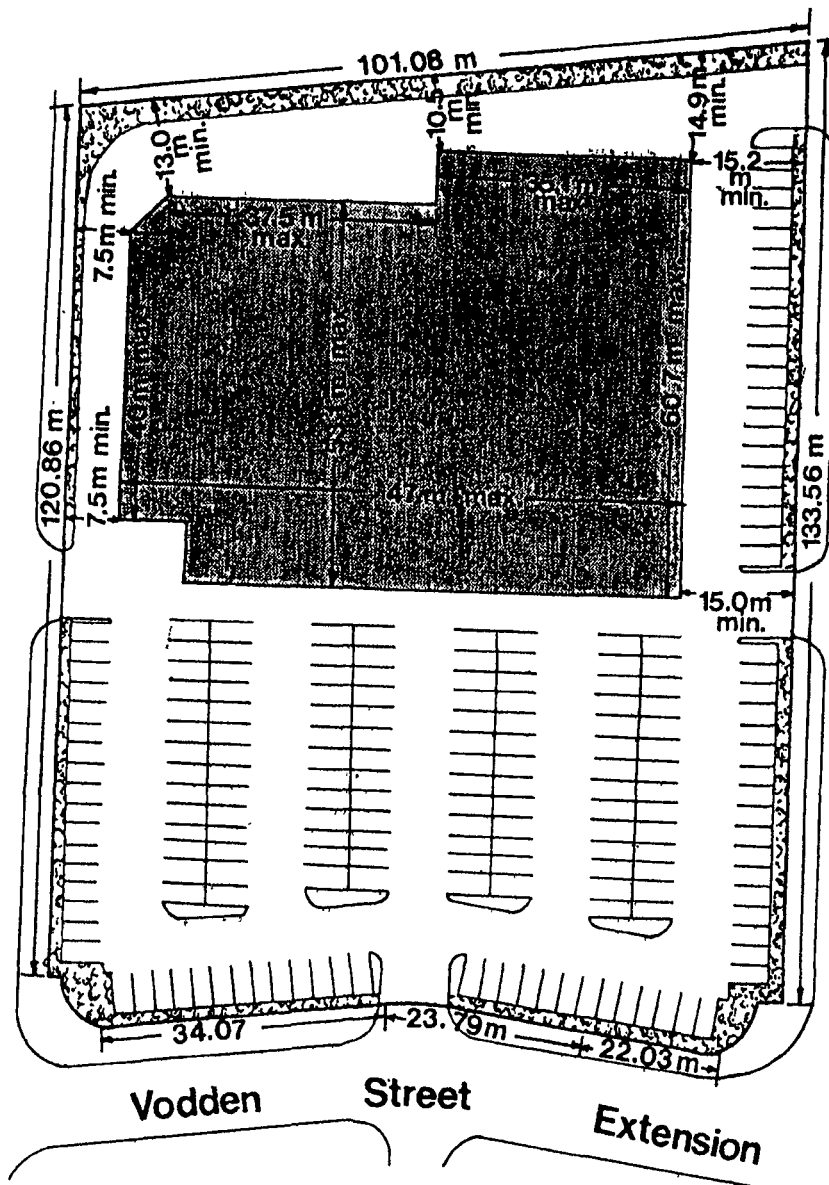
Planning, Design and Development





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Isabella Street



Main Street North

-  Building Area
-  Landscaped Open Space

Schedule C - Section 3217  
By-Law 270-2004



CITY OF BRAMPTON

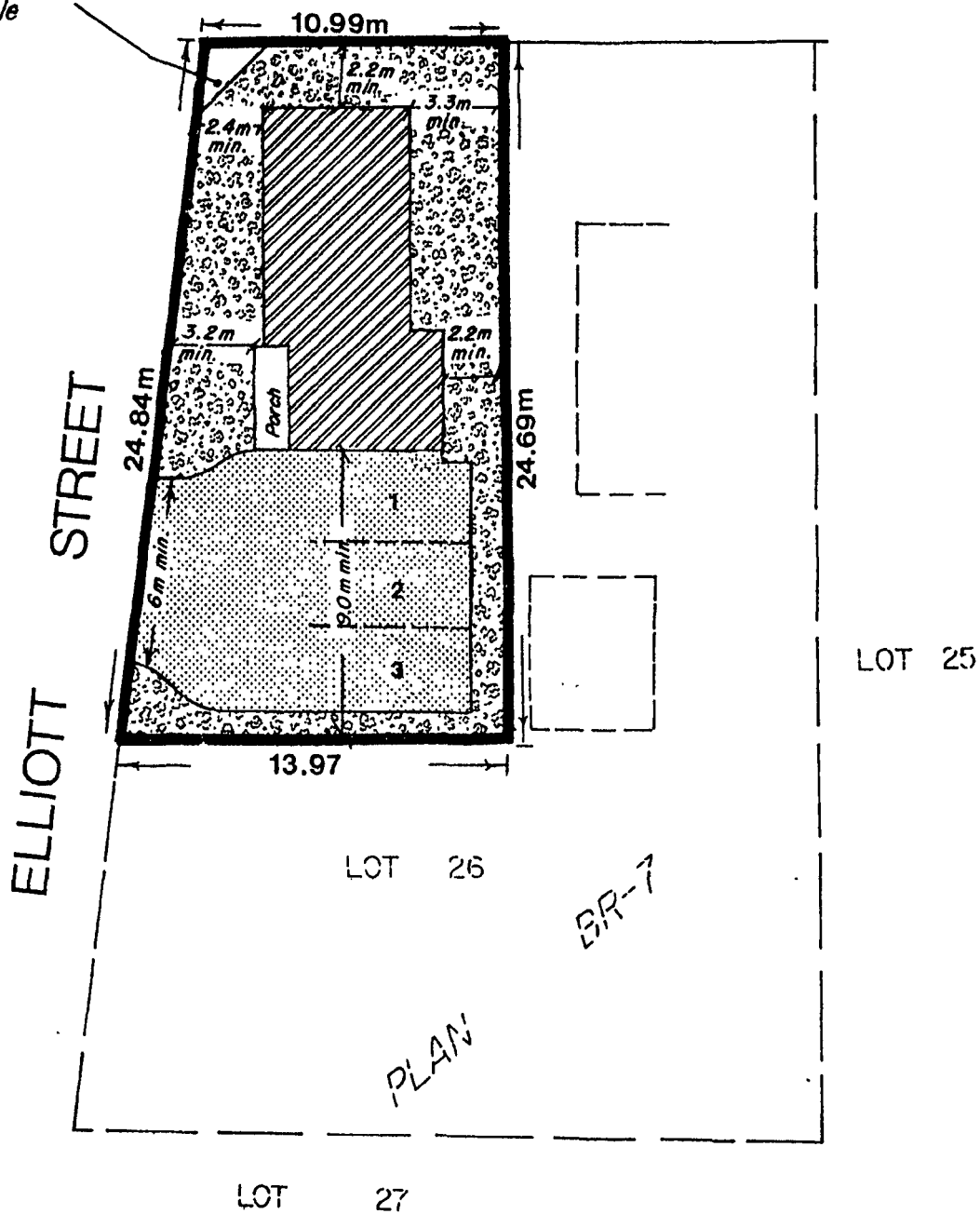
Planning, Design and Development

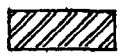
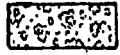



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Proposed 3m Daylighting Triangle

QUEEN STREET W.



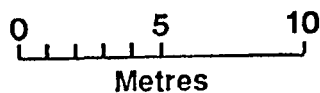
-  Building Area
-  Landscaped Open Space
-  Parking Area
- min. Minimum

Schedule C - Section 3218  
By-Law 270-2004

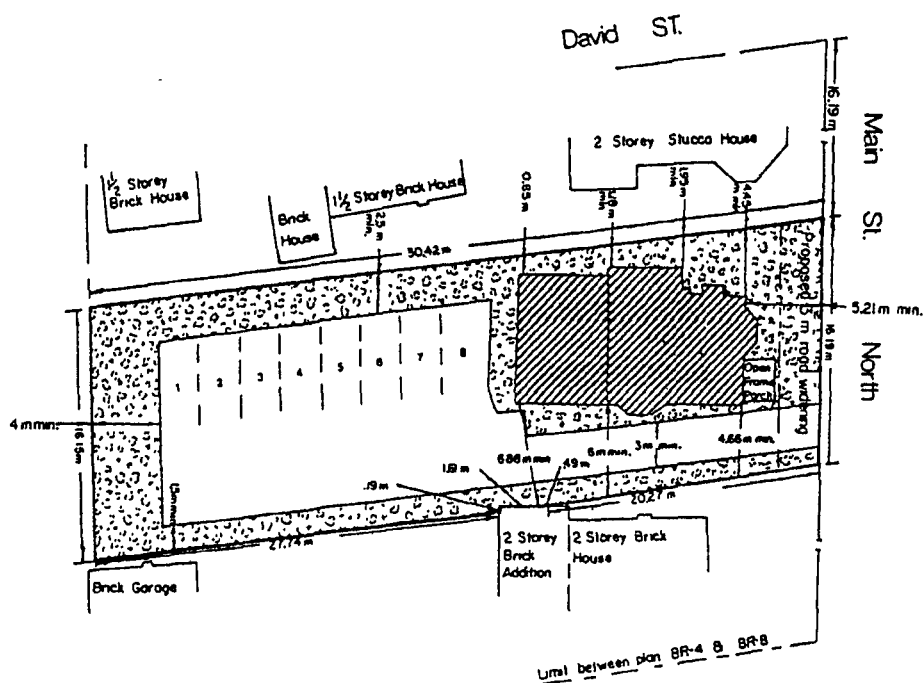


CITY OF BRAMPTON

Planning, Design and Development



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Schedule C - Section 3219  
By-Law 270-2004



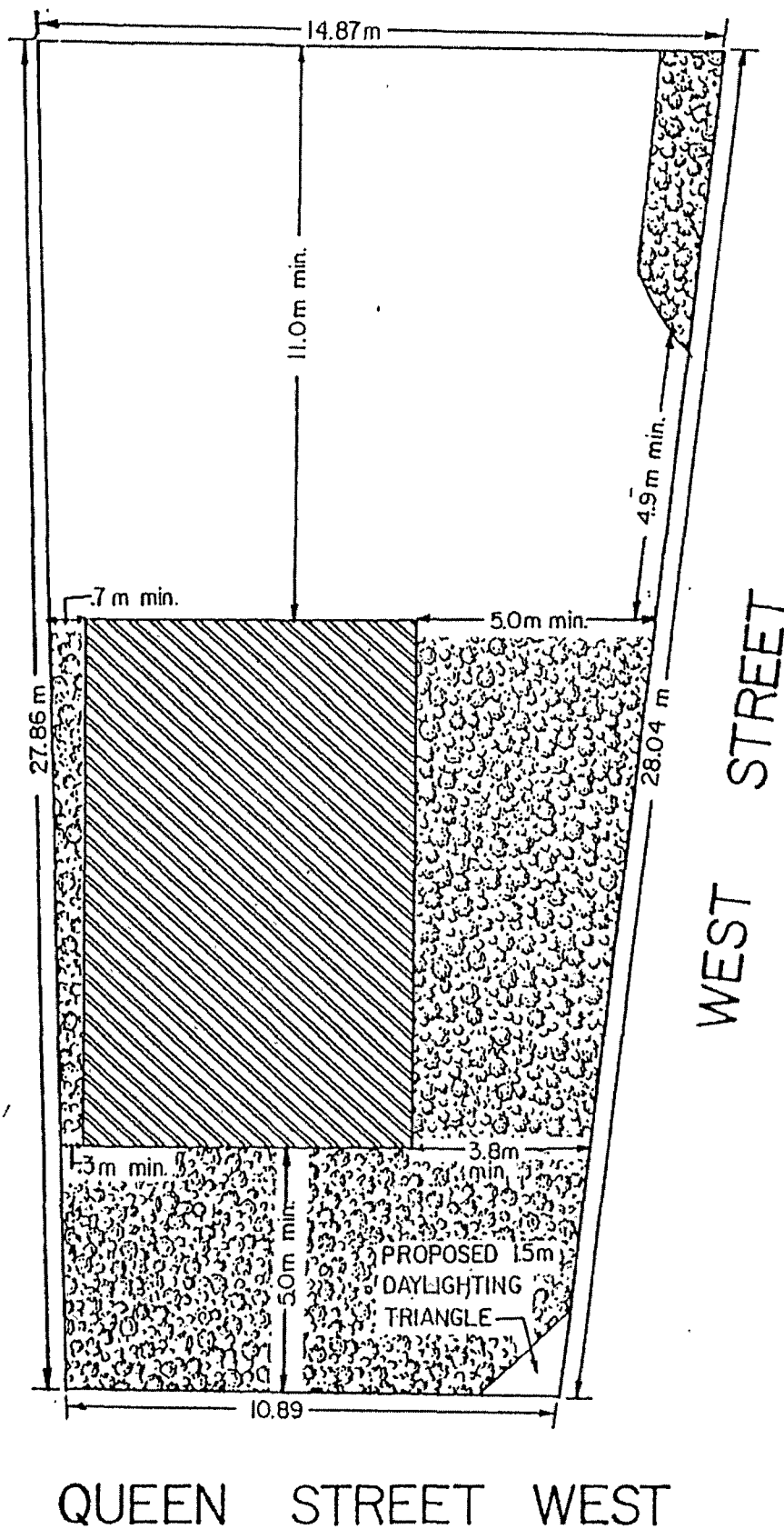
**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20  
Metres

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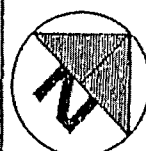
BUILDING AREA



LANDSCAPED OPEN SPACE

min — MINIMUM

Schedule C - Section 3220  
By-Law 270-2004



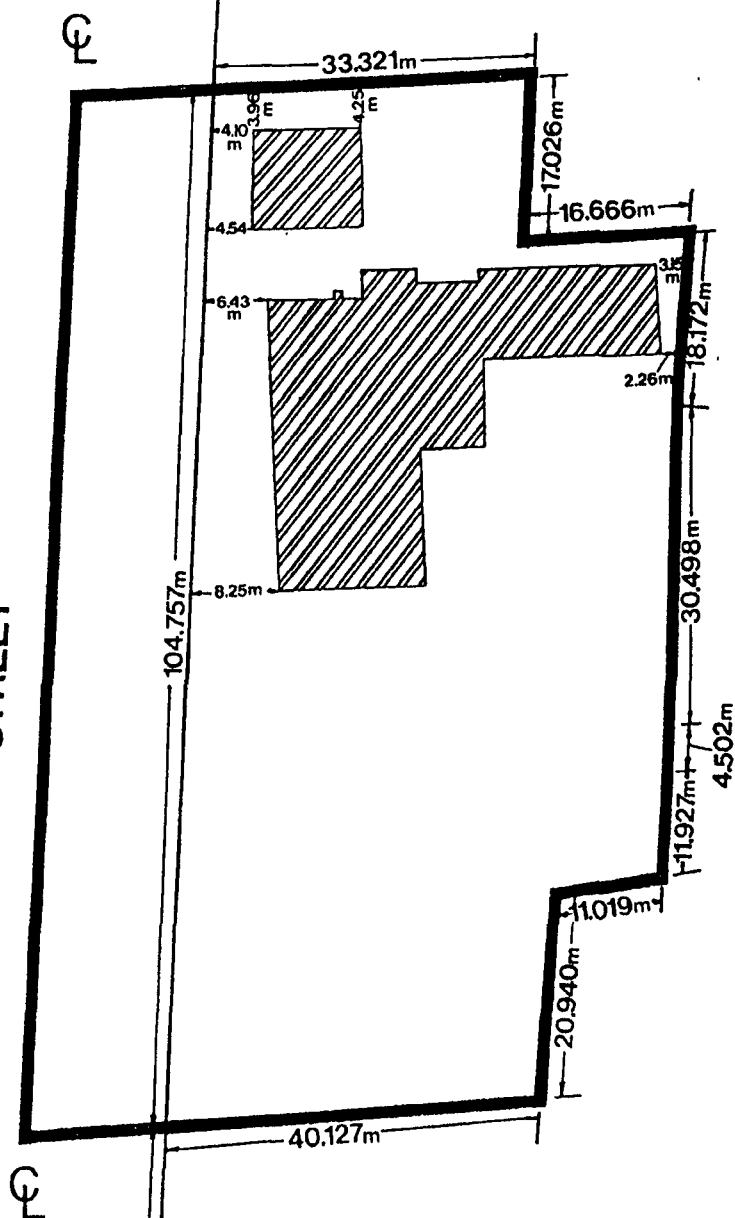
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CITY OF BRAMPTON

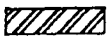

Planning, Design and Development

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PARK STREET



QUEEN STREET WEST

 EXISTING BUILDING AREA  
 BY-LAW BOUNDARY

Schedule C - Section 3221  
By-Law 270-2004

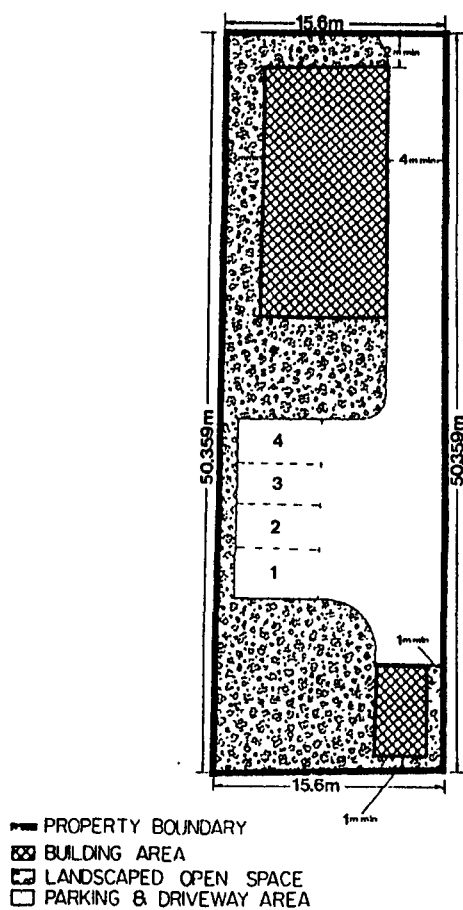


**CITY OF BRAMPTON**

Planning, Design and Development  
0 10 20 30  
Metres

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QUEEN STREET W.

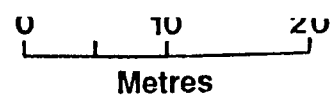


Schedule C - Section 3222  
By-Law 270-2004

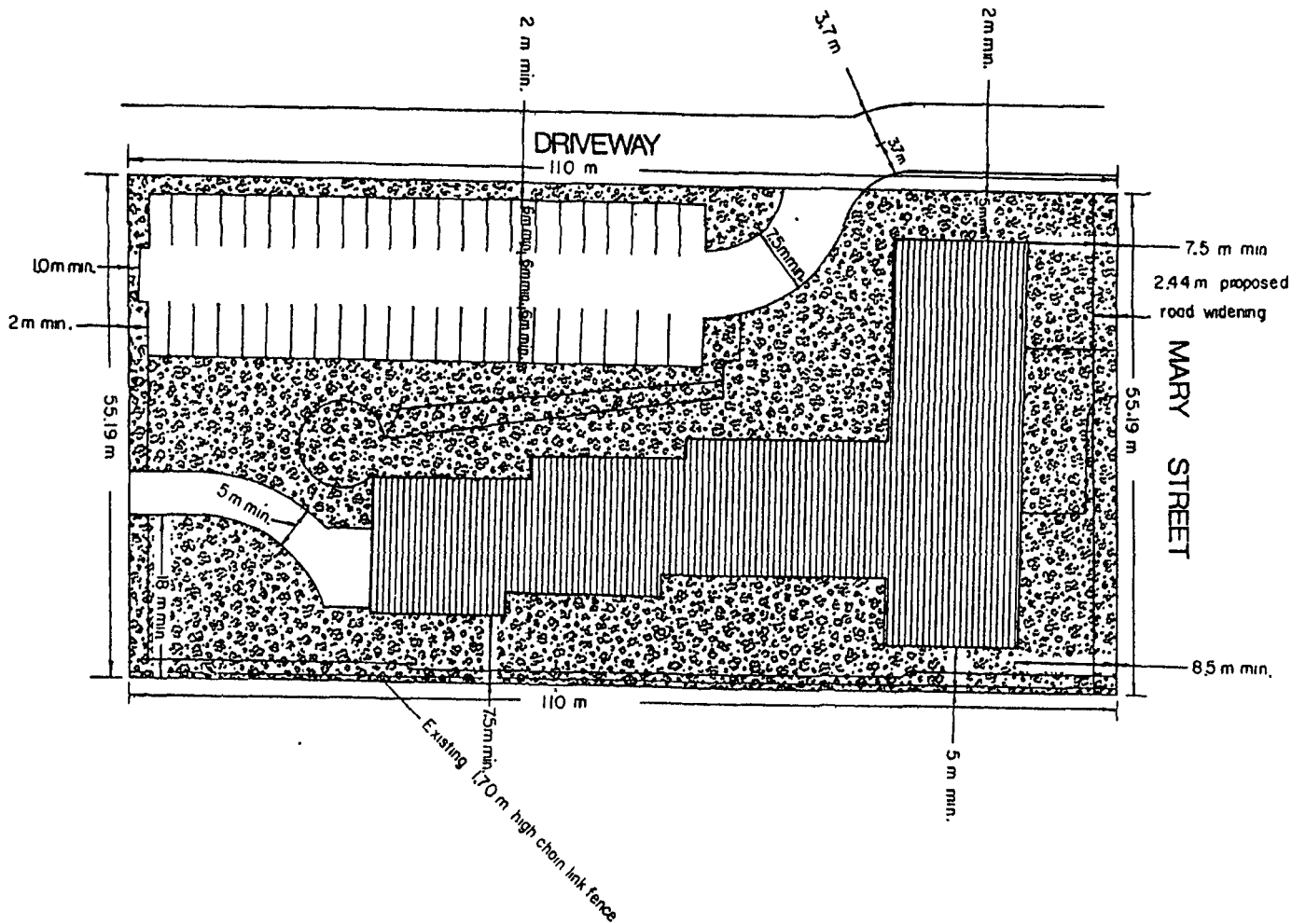


CITY OF BRAMPTON

Planning, Design and Development



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- LEGEND**
- metres
  - minimum
  - BUILDING AREA
  - LANDSCAPED OPEN SPACE
  - PARKING & DRIVEWAY AREA

**Schedule C - Section 3223**  
**By-Law 270-2004**



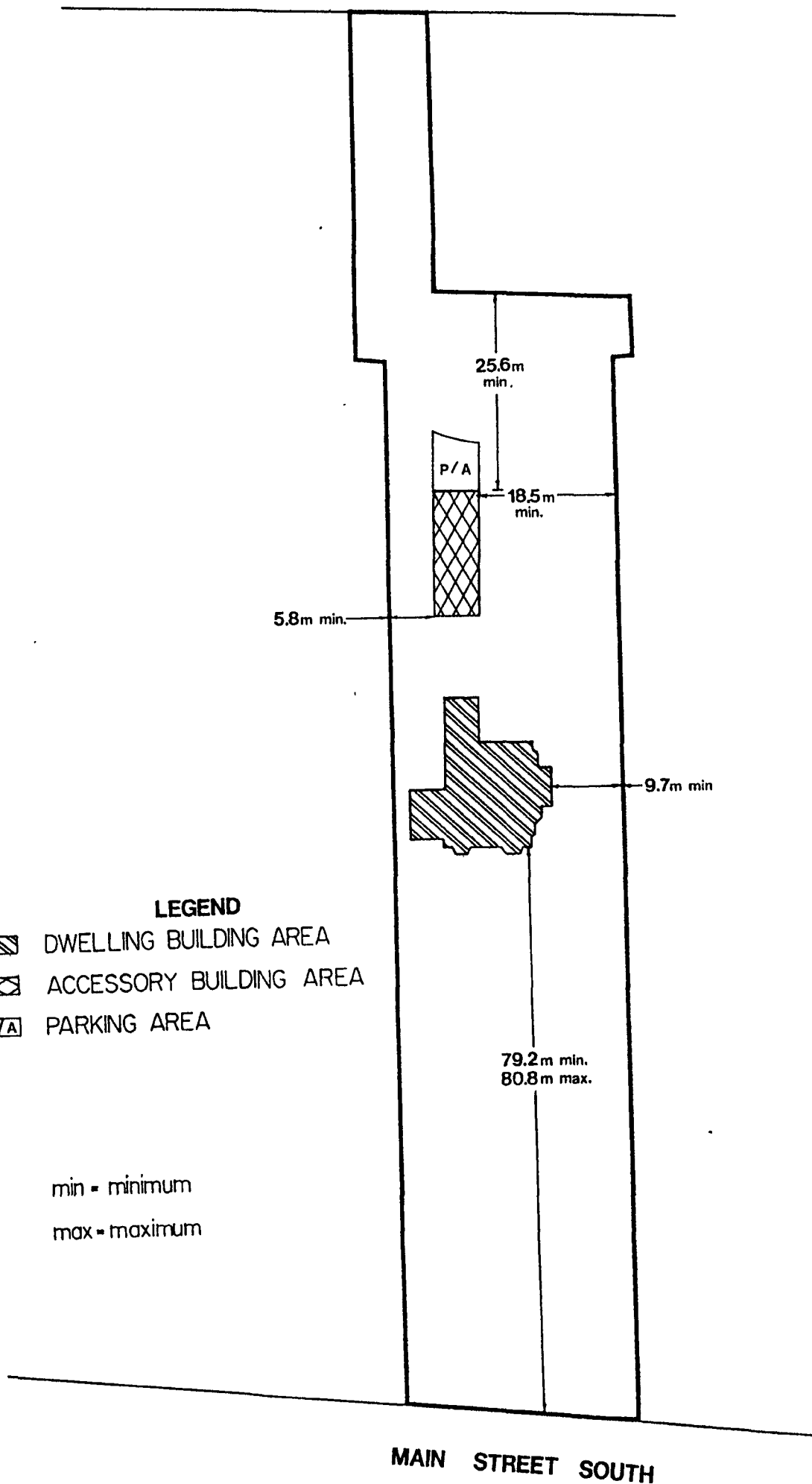
**CITY OF BRAMPTON**

Planning, Design and Development

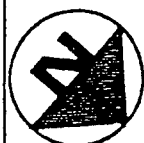
0 10 20 30  
 Metres

C-260

ELIZABETH STREET SOUTH



Schedule C - Section 3229  
By-Law 270-2004



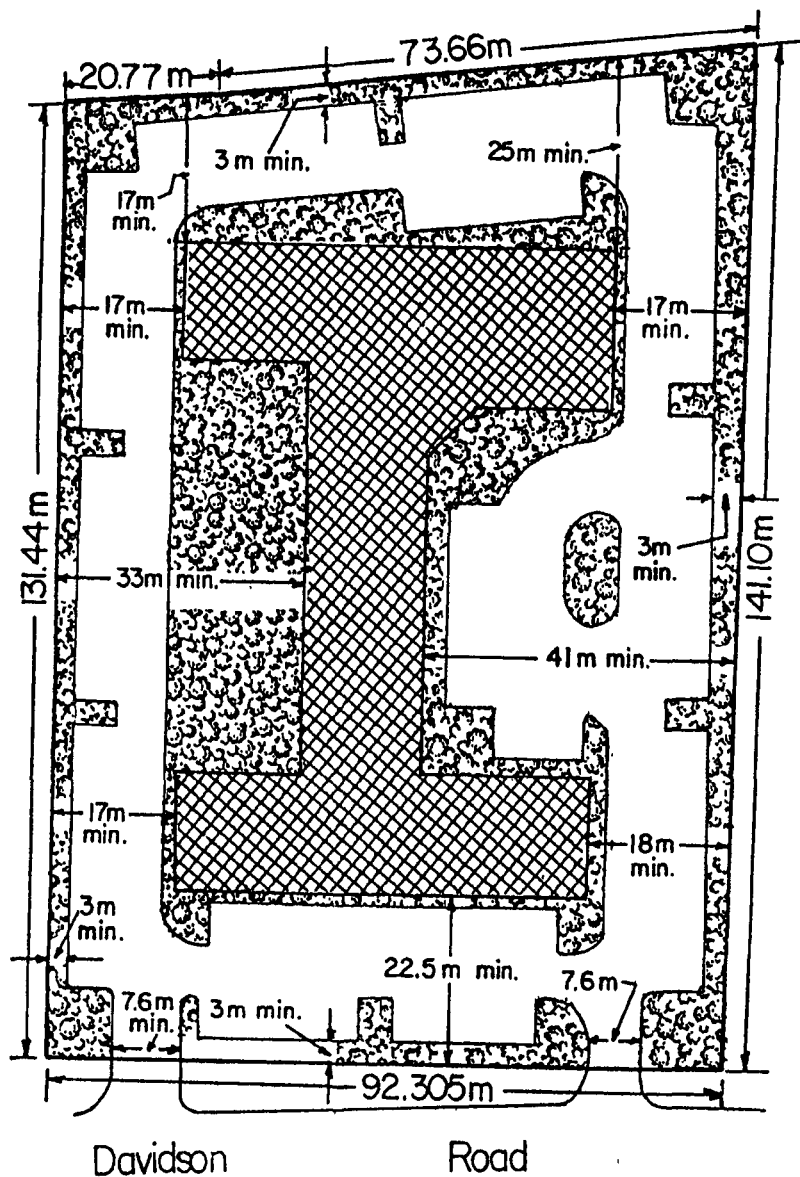
CITY OF BRAMPTON

Planning, Design and Development




0 10 20 30  
Metres

C-261






#### LEGEND

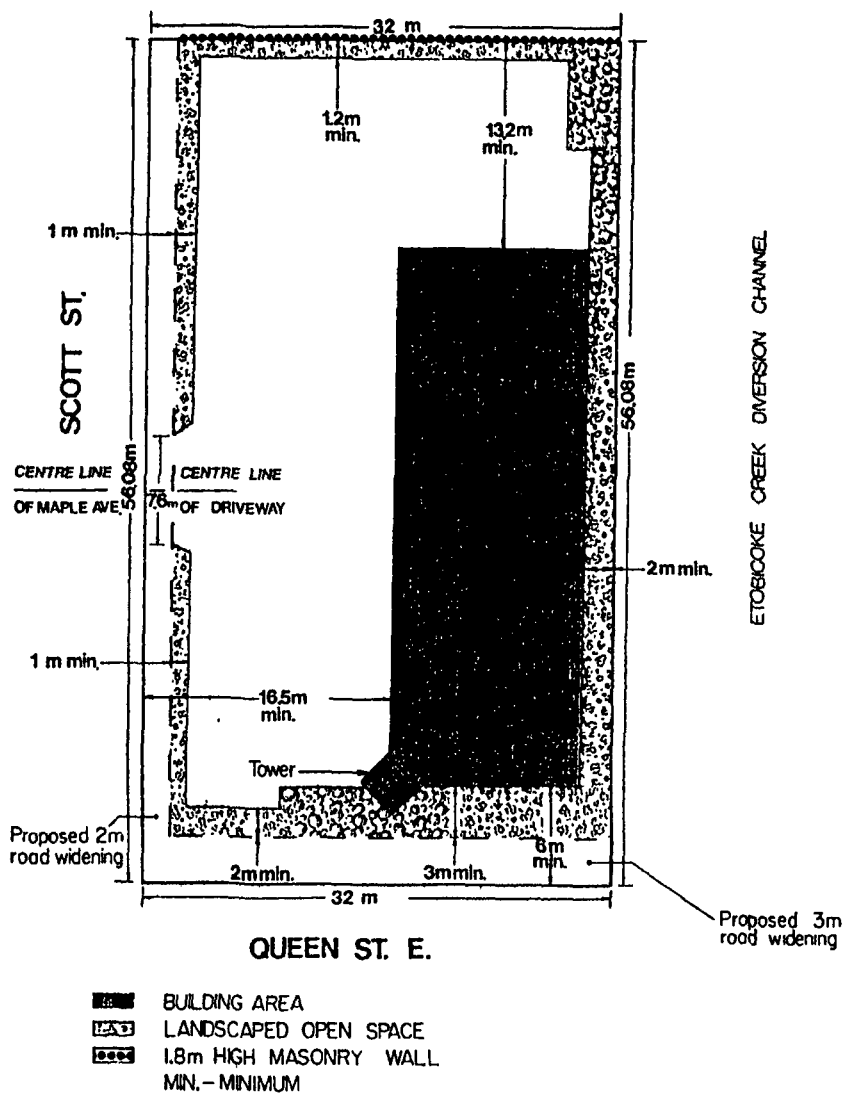
-  Building Area
-  Landscaped Open Space
-  Minimum

**Schedule C - Section 3232**  
**By-Law 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0  50  
 Metres

C-263



Schedule C - Section 3238  
By-Law 270-2004

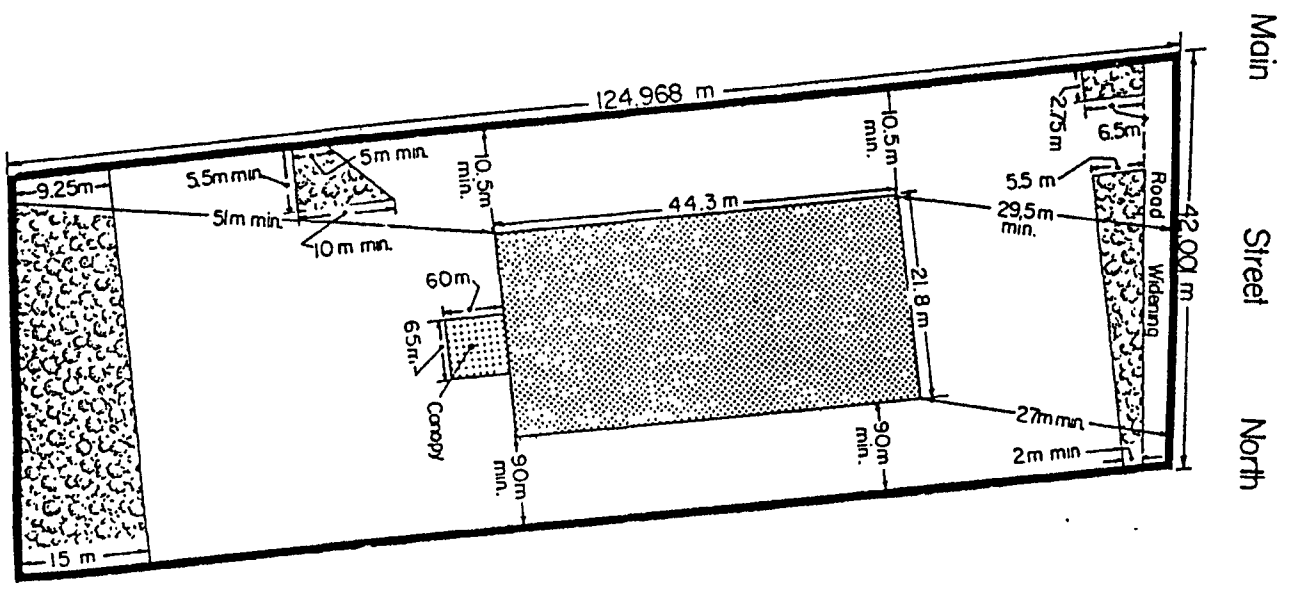


**CITY OF BRAMPTON**  
Planning, Design and Development




0 10 20  
Metres

C-264





**LEGEND**

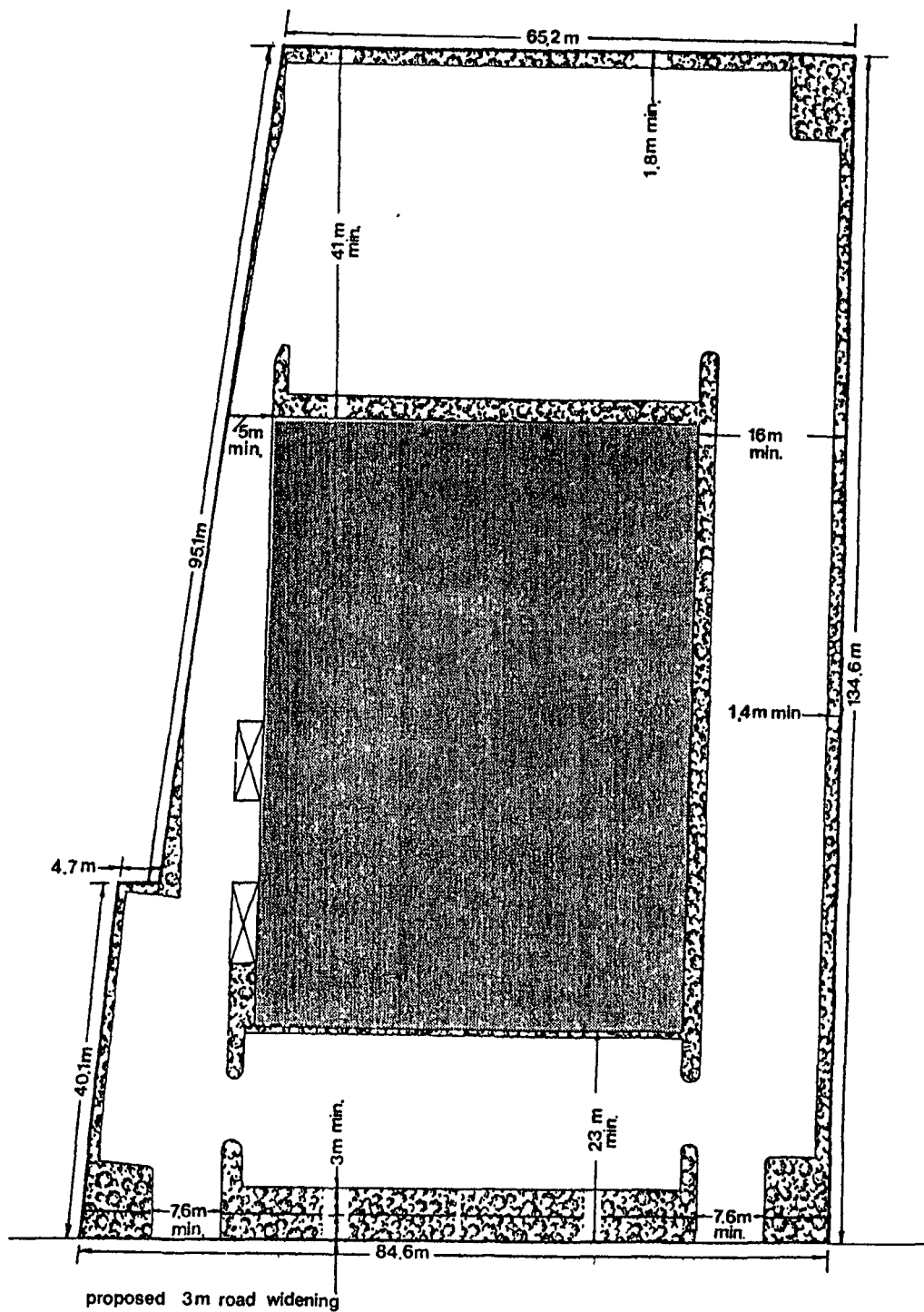
-  Building Area
-  Canopy
-  Landscaped Open Space

**Schedule C - Section 3239**  
**By-Law 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 0 10 20 30  
 Metres

C-265

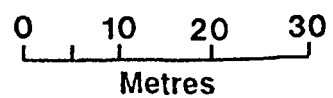


Schedule C - Section 3245  
By-Law 270-2004

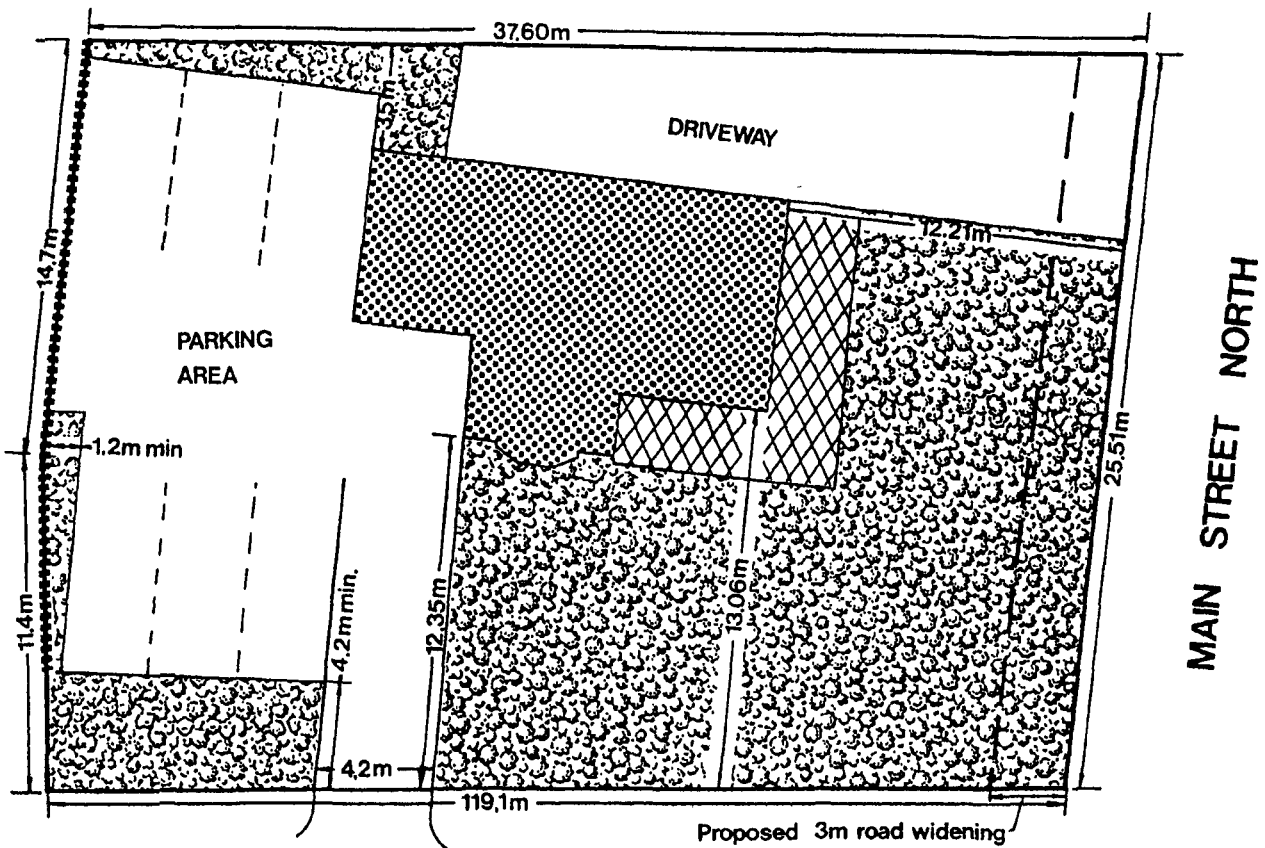


**CITY OF BRAMPTON**





Planning, Design and Development



C-266



#### LEGEND

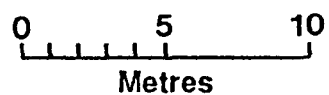
-  BUILDING AREA
-  PORCH
-  LANDSCAPED OPEN SPACE
-  PRIVACY FENCE (1.8m high)
- min. MINIMUM

Schedule C - Section 3247  
By-Law 270-2004



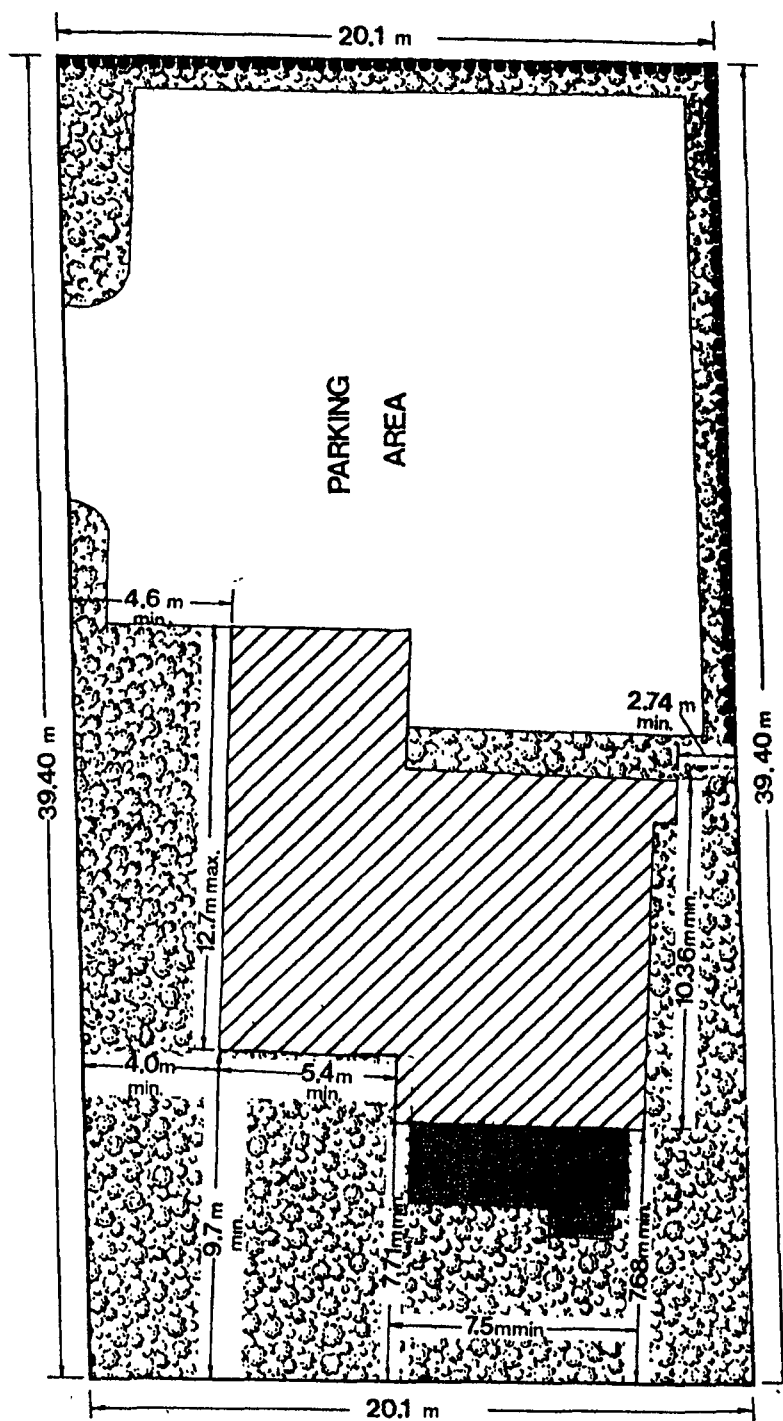
**CITY OF BRAMPTON**

Planning, Design and Development







C-267

# VICTORIA TERRACE



MAIN STREET N.

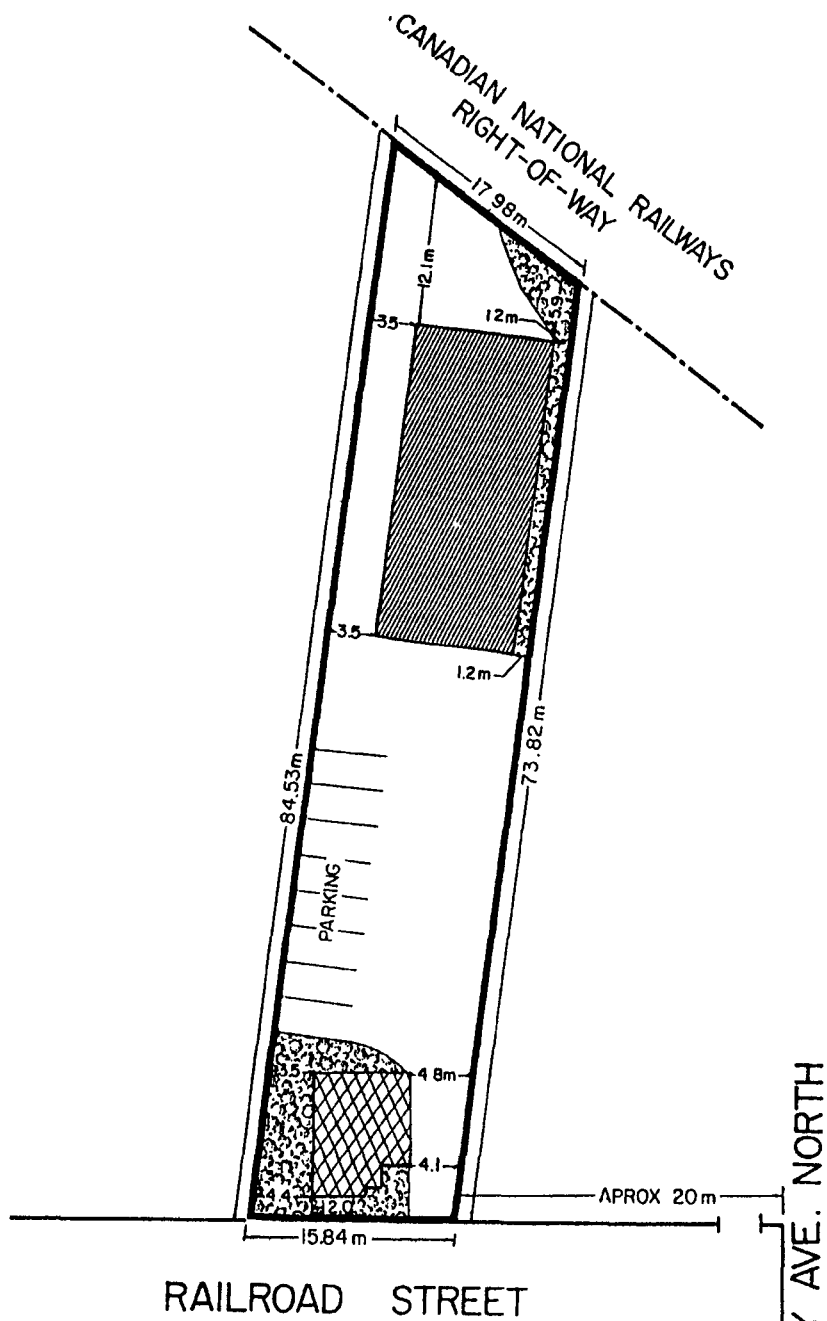
-  PORCH AREA
-  BUILDING AREA
-  PRIVACY FENCE
-  LANDSCAPED OPEN SPACE
- MAX.- MAXIMUM
- MIN. - MINIMUM

Schedule C - Section 3251  
By-Law 270-2004






**CITY OF BRAMPTON**  
Planning, Design and Development  
0 5 10  
Metres

C-268



LEGEND

- |   |                 |   |                       |
|---|-----------------|---|-----------------------|
|  | BUILDING AREA A |  | LANDSCAPED OPEN SPACE |
|  | BUILDING AREA B |   |                       |

Schedule C - Section 3252  
By-Law 270-2004

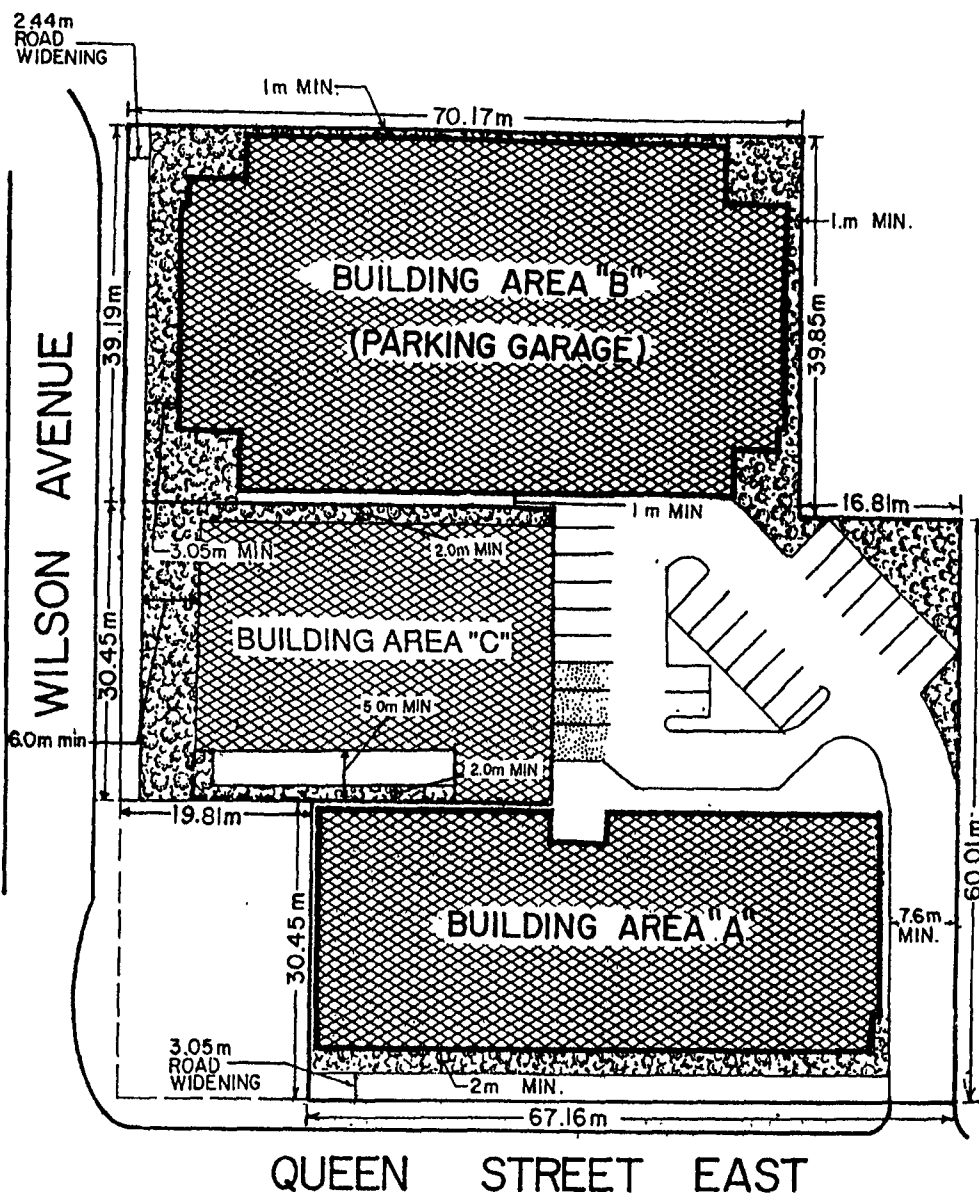


CITY OF BRAMPTON







Planning, Design and Development

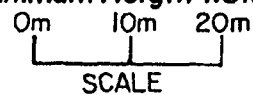
0 10 20  
Metres

C-269



# LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  MINIMUM
-  METRES
-  LOADING AREA
-  WOOD PRIVACY FENCE (Minimum Height 1.8m)



Schedule C - Section 3255  
By-Law 270-2004

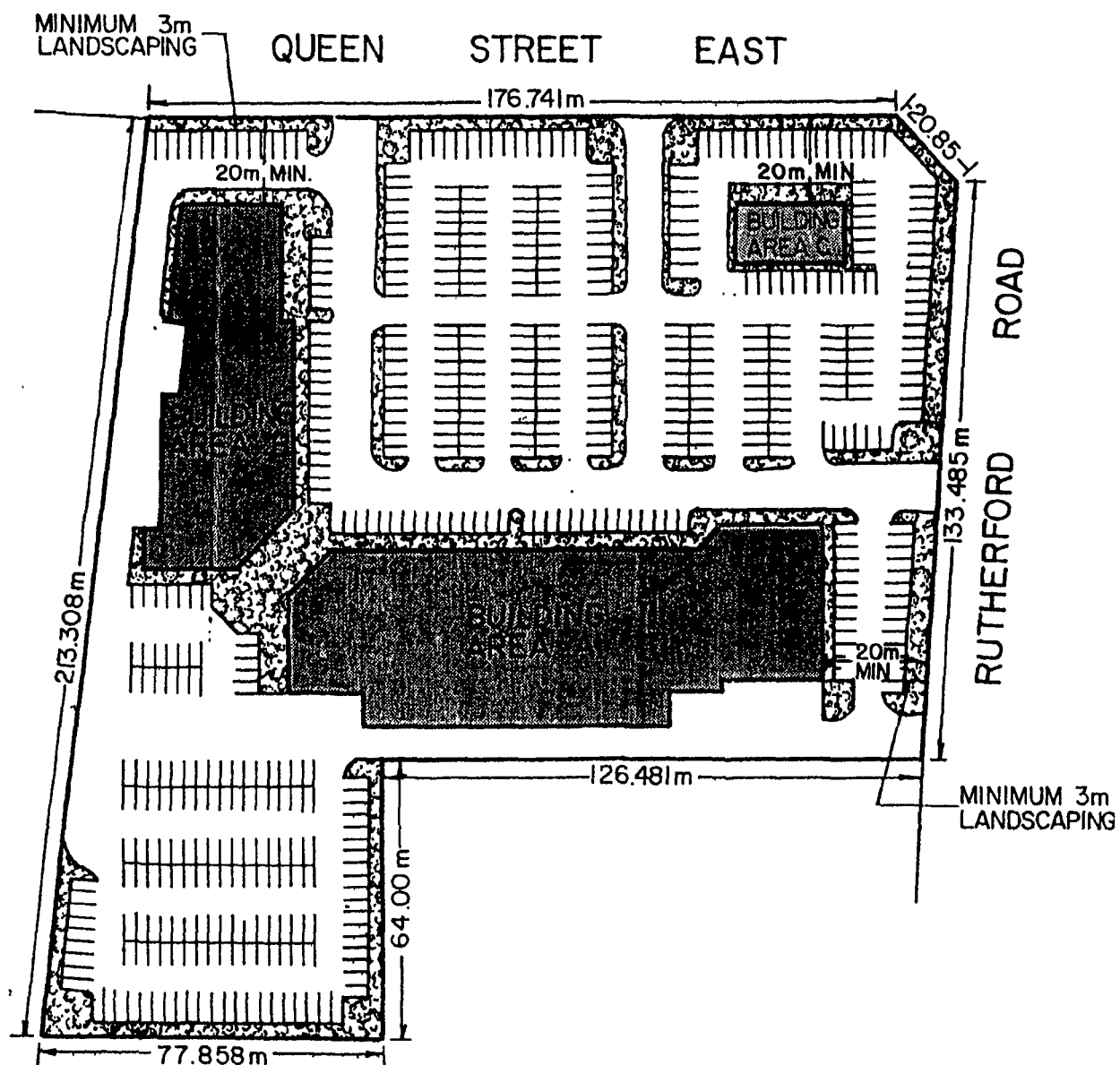


**CITY OF BRAMPTON**



Planning, Design and Development



C-270



#### LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

Schedule C - Section 3256  
By-Law 270-2004



**CITY OF BRAMPTON**

Planning, Design and Development

0 20 40 60  
Metres

C-271



LEGEND

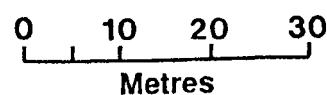
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

Schedule C - Section 3257  
By-Law 270-2004



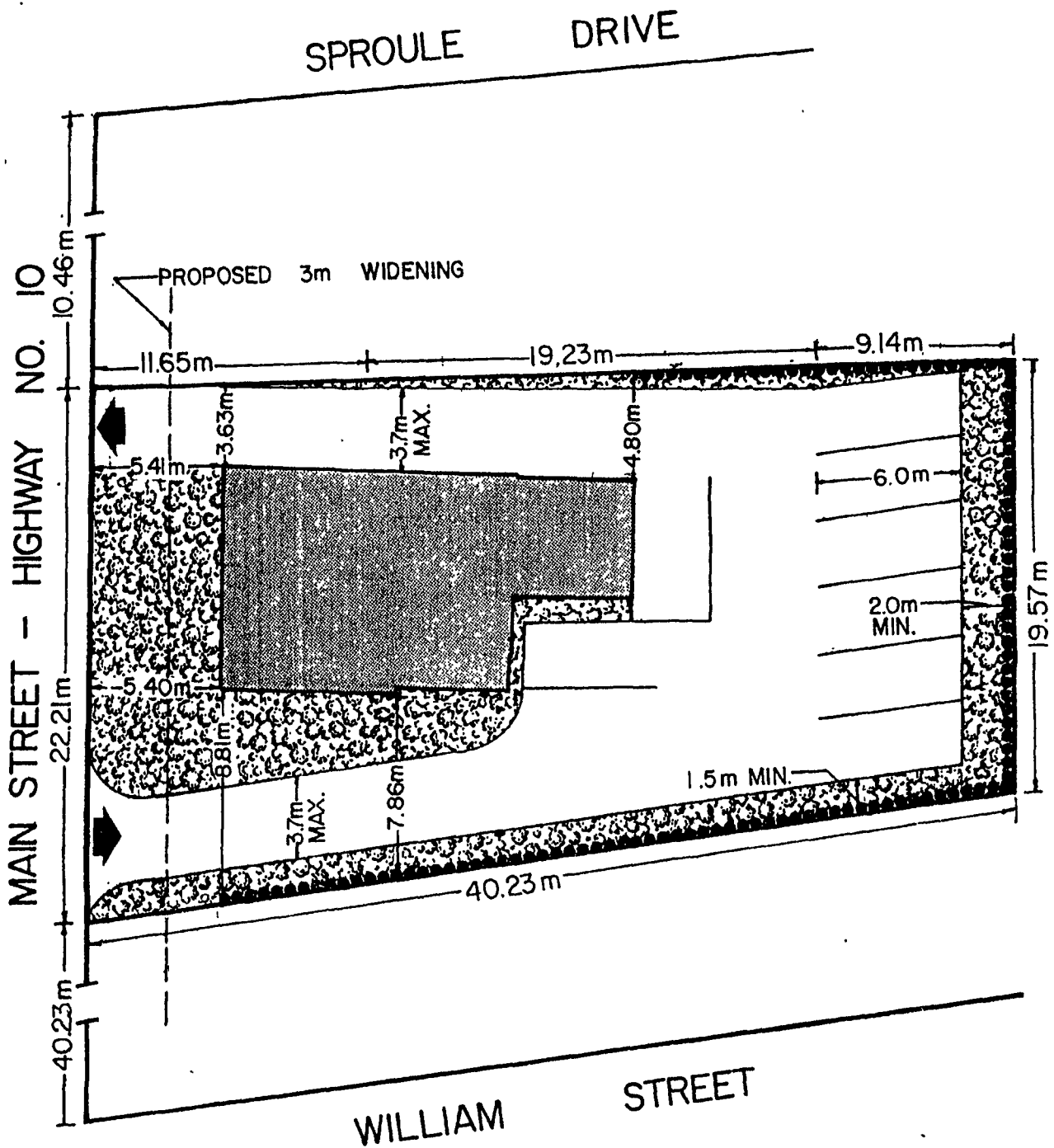
**CITY OF BRAMPTON**

Planning, Design and Development



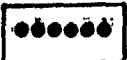


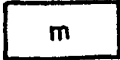


C-272





# LEGEND

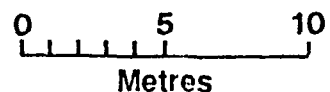
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  WOOD PRIVACY FENCE

-  METRE
-  MINIMUM
-  MAXIMUM

Schedule C - Section 3259  
By-Law 270-2004



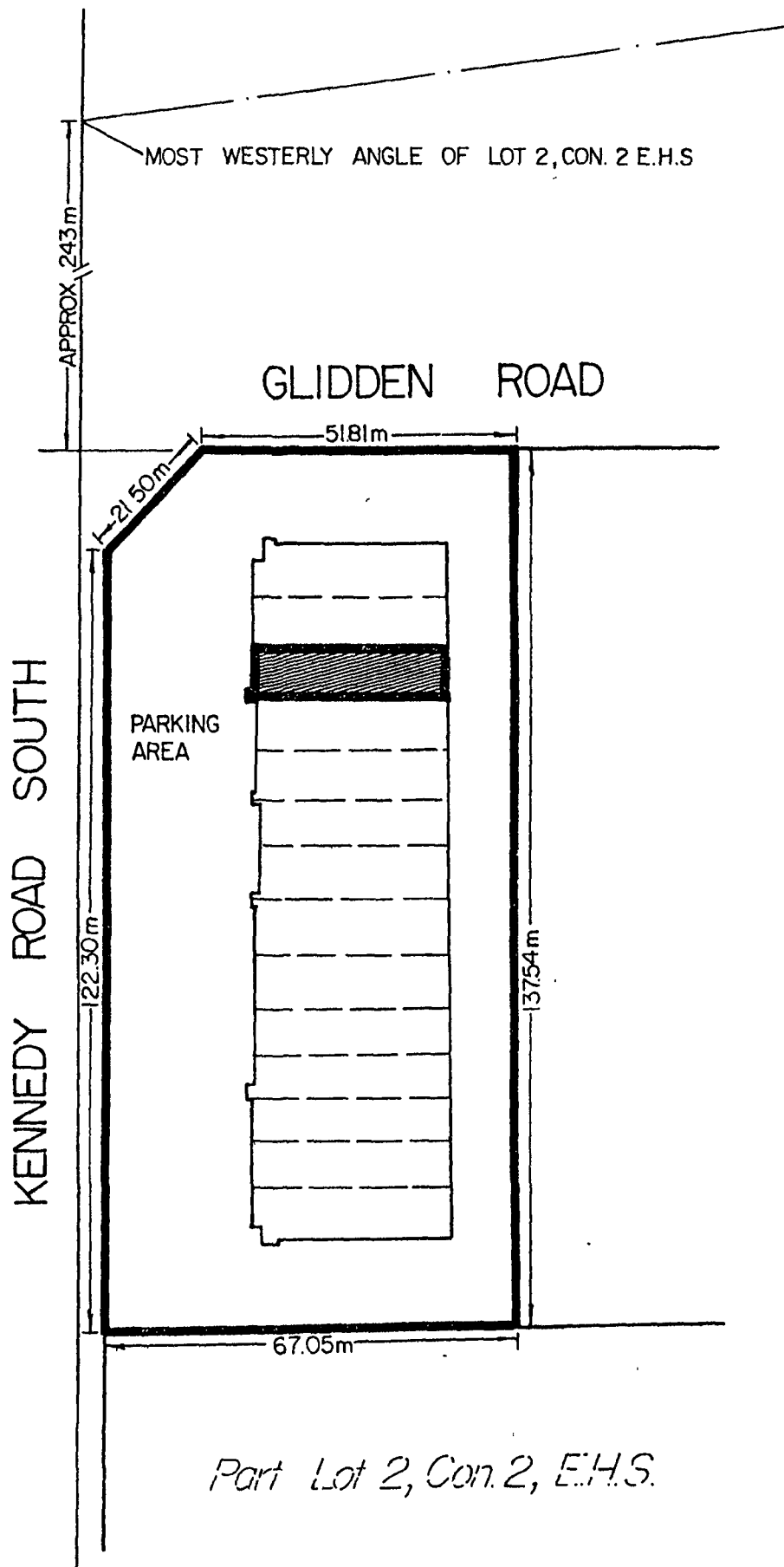
**CITY OF BRAMPTON**  
Planning, Design and Development



 DRIVEWAY ACCESS

MIN	MINIMUM
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C-274



 PROPOSED VETERINARY CLINIC

Schedule C - Section 3269  
By-Law 270-2004



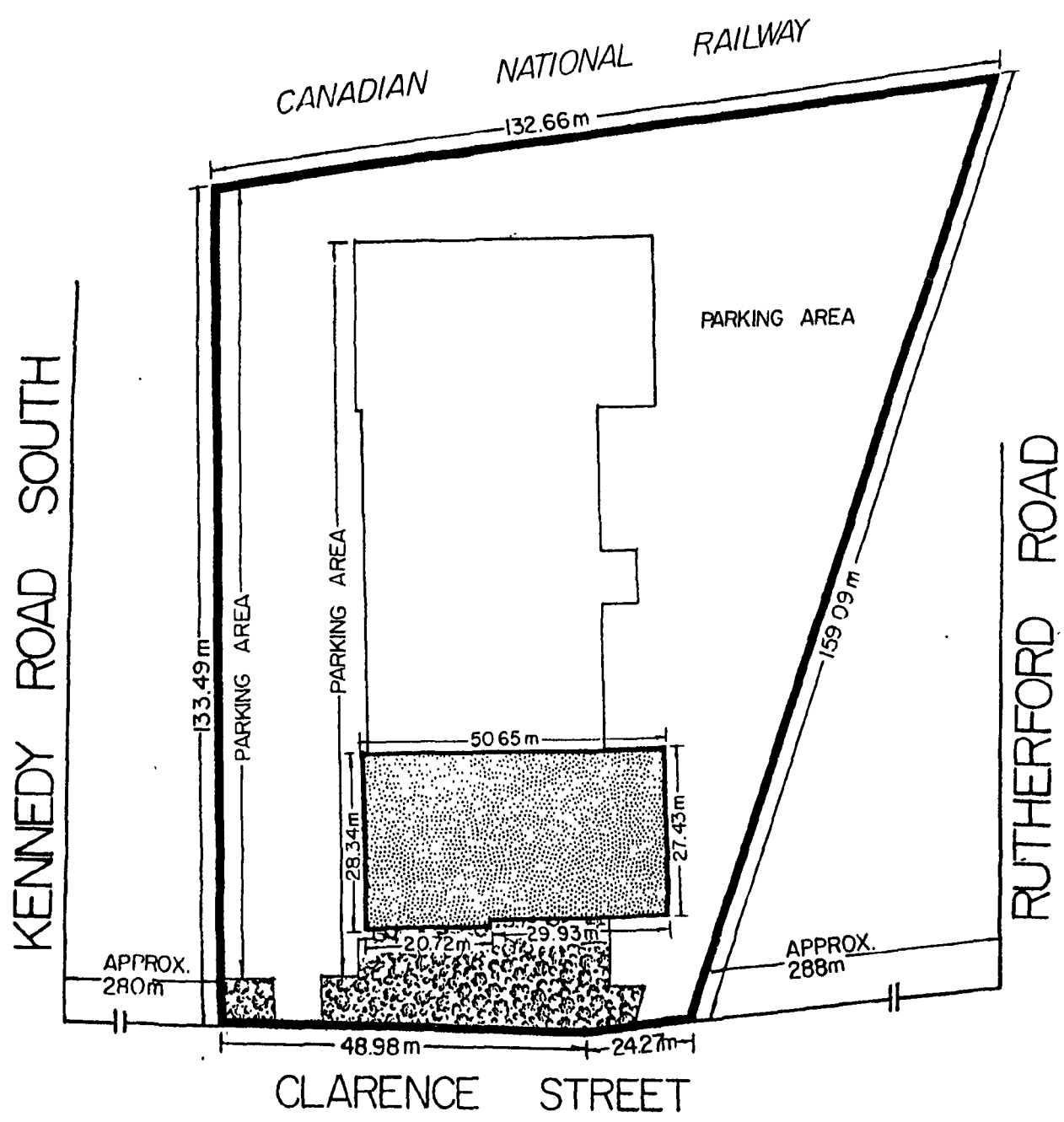
**CITY OF BRAMPTON**

Planning, Design and Development

0 50  
Metres

C-275

Part Lot 4, Con. 2 E.H.S.



- LEGEND
- RECREATIONAL FACILITY AREA
  - LANDSCAPED OPEN SPACE

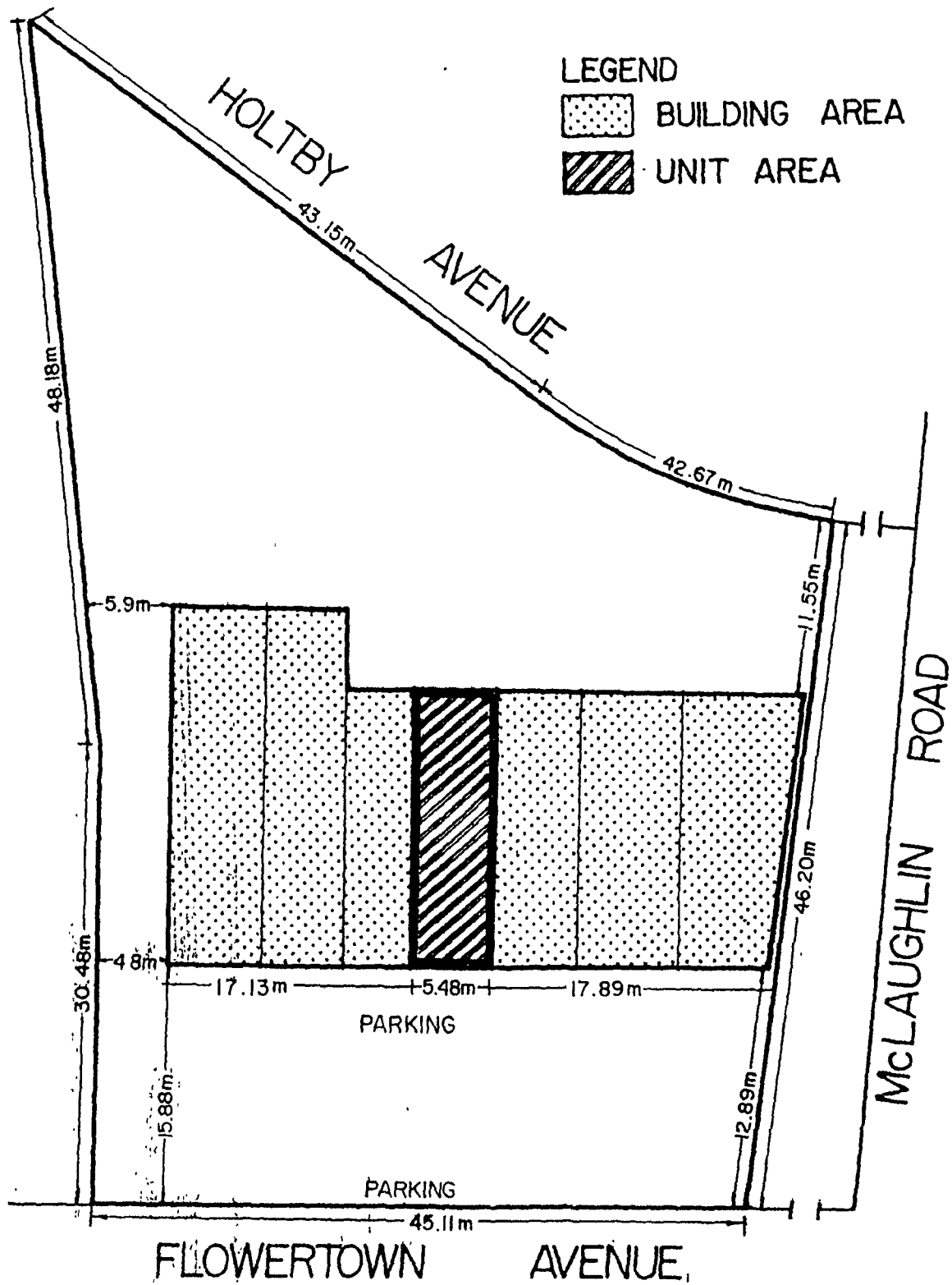
Schedule C-3270  
BYLAW \_\_\_\_\_



**CITY OF BRAMPTON**  
Planning, Design and Development

0 50  
Metres

C-276



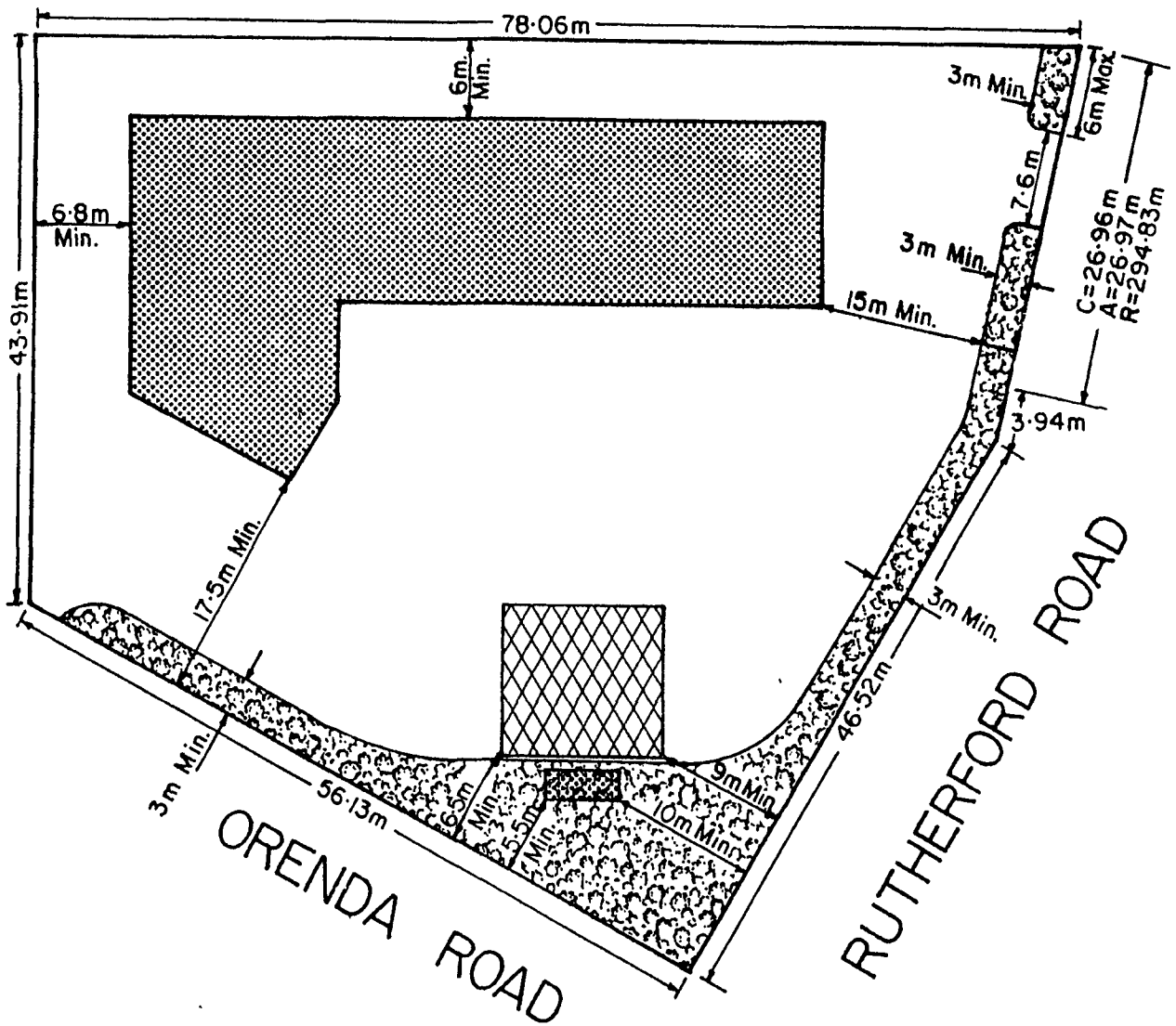
**Schedule C - Section 3272**  
**By-Law 270-2004**






**CITY OF BRAMPTON**  
 Planning, Design and Development



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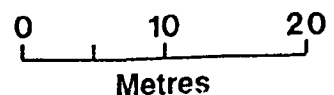
-  BUILDING AREAS
-  LANDSCAPED OPEN SPACE
-  GAS BAR CANOPY
- m. METRE
- Min. MINIMUM
- Max. MAXIMUM

Schedule C - Section 3273  
By-Law 270-2004

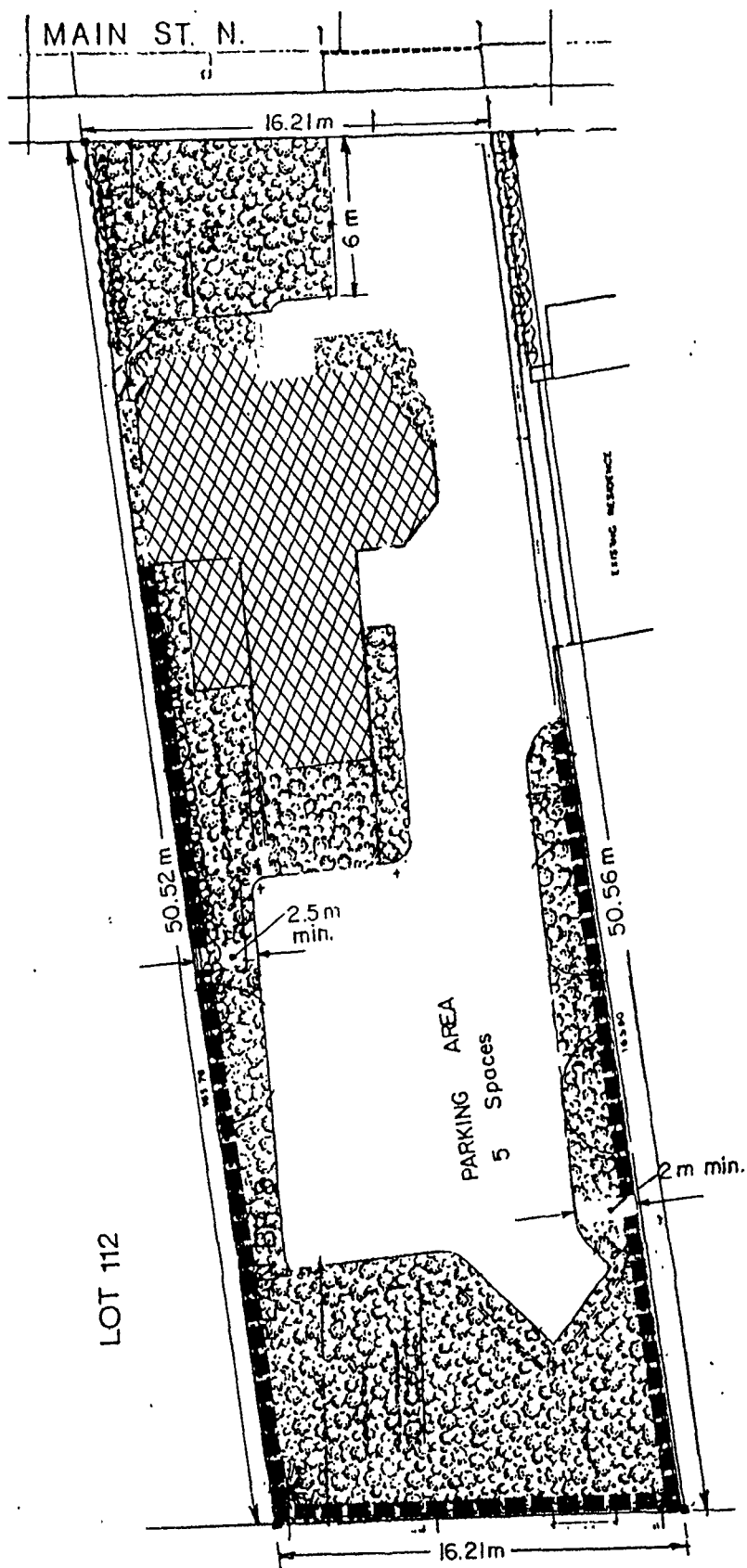


CITY OF BRAMPTON




Planning, Design and Development



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#### LEGEND

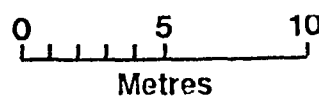
-  Building Area
-  Landscaped Open Space
-  Wood Privacy Fence
- min - Minimum
- m - Metres

Schedule C - Section 3275  
By-Law 270-2004

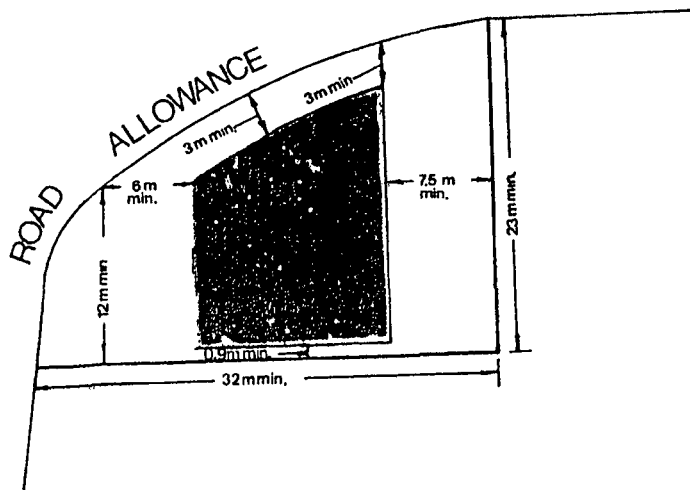





**CITY OF BRAMPTON**

Planning, Design and Development



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BUILDING AREA   
 MINIMUM   
 METRE 

**Schedule C - Section 3280**  
**By-Law 270-2004**



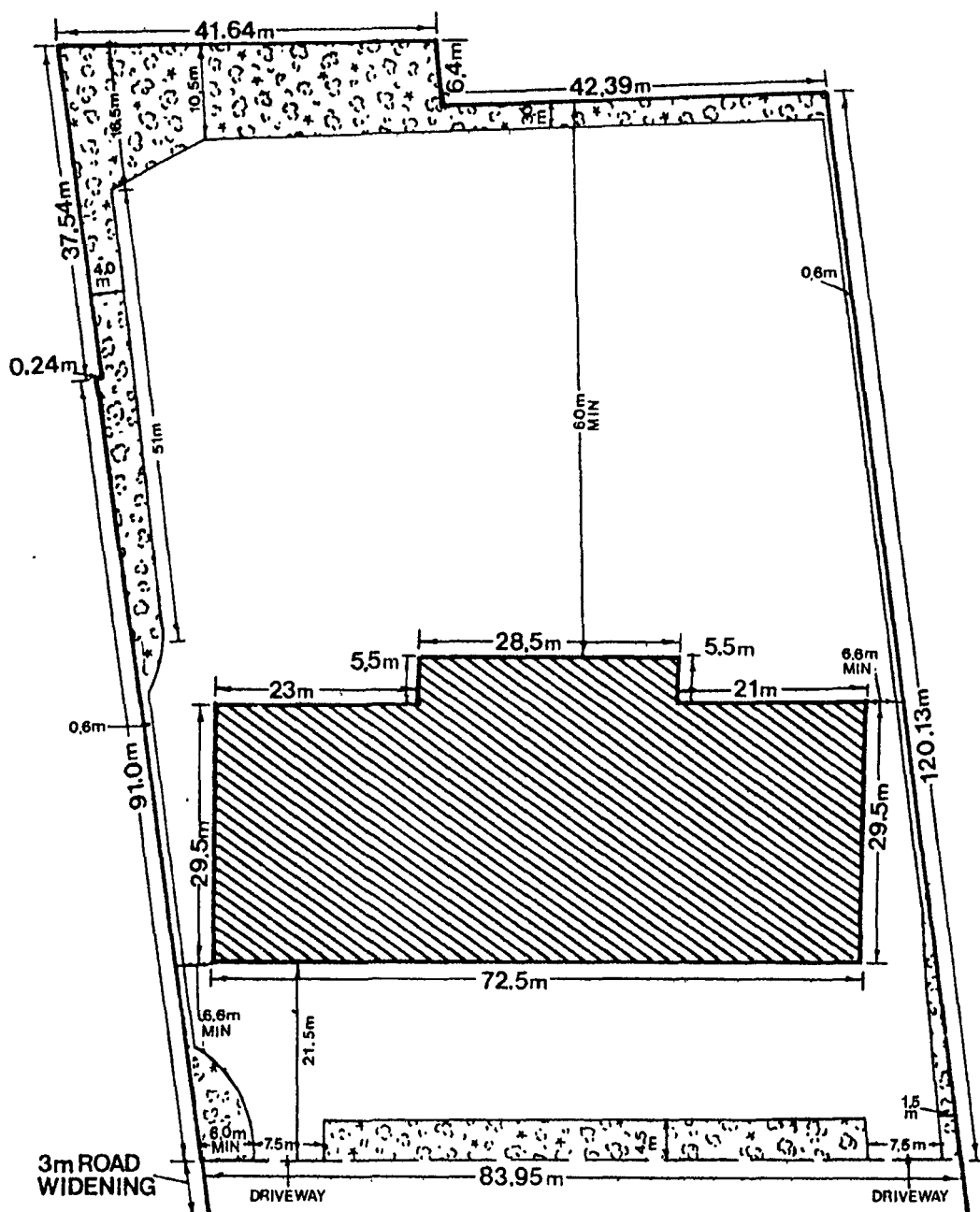
**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20  
 Metres

C-280





Highway No. 10 (Main Street North)

# LEGEND



BUILDING AREA



LANDSCAPED OPEN SPACE



MINIMUM



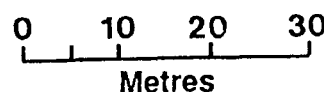
METRE

Schedule C - Section 3285  
By-Law 270-2004



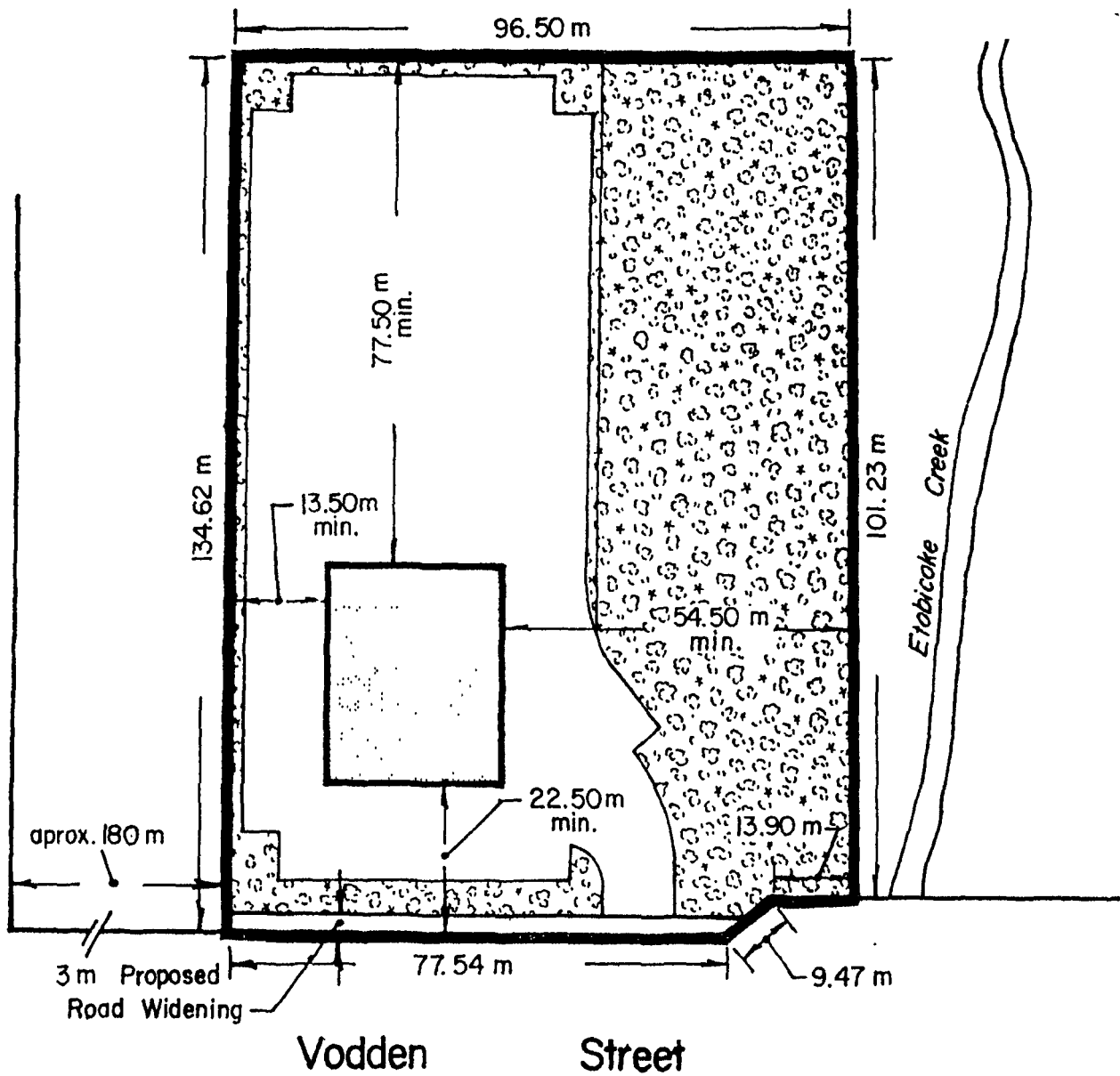
CITY OF BRAMPTON




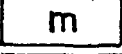

Planning, Design and Development



C-281

Main Street North



-  Building Area
-  Landscaped Open Space
-  Parking and Driveway Area
-  m Metres
-  min Minimum

Schedule C - Section 3288  
By-Law 270-2004

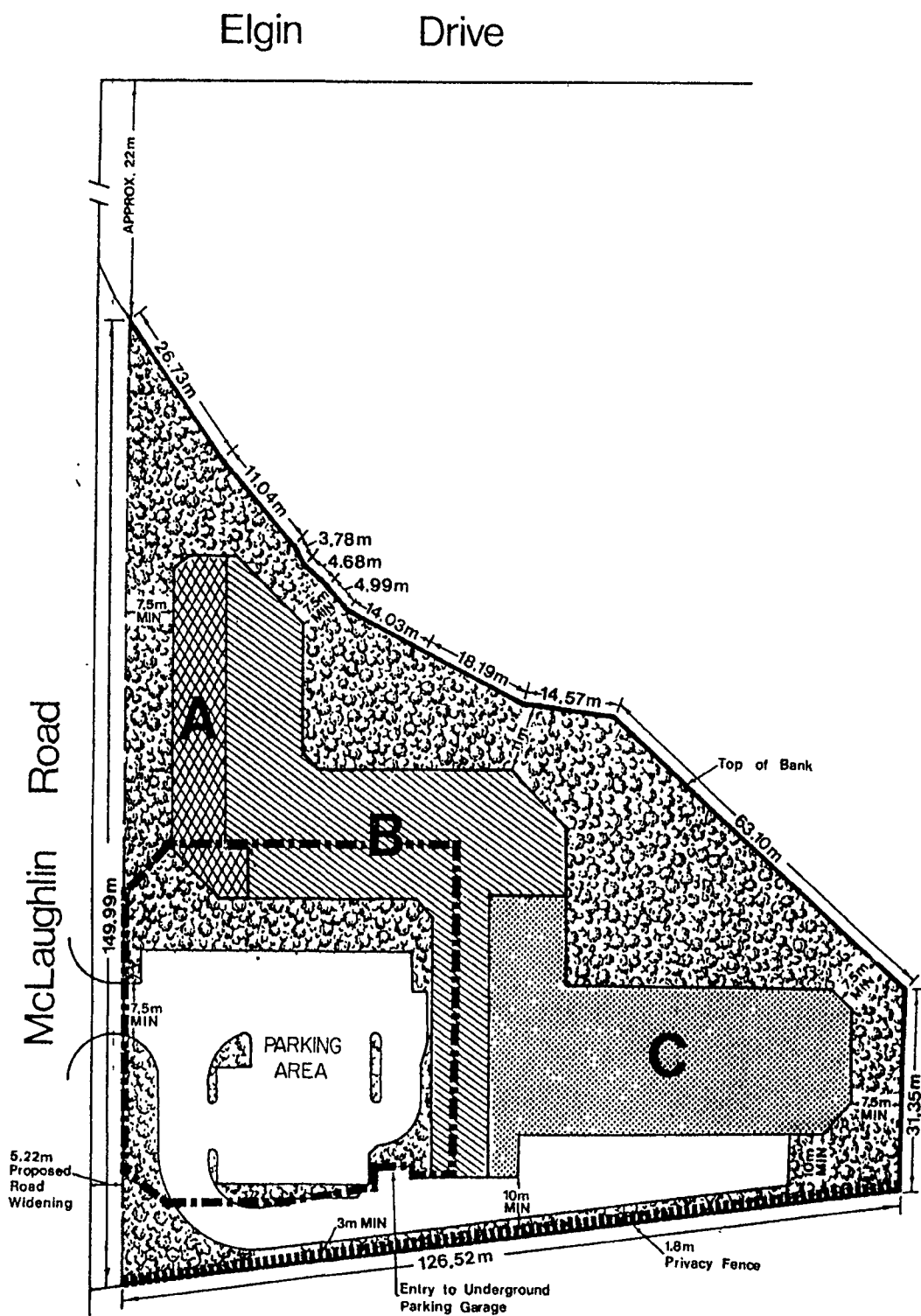


CITY OF BRAMPTON





Planning, Design and Development







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#### LEGEND

-  Building Area 'A'
-  Building Area 'B'
-  Building Area 'C'
-  Parking Area

-  Limits of Underground Parking Garage
-  Landscaped Open Space
-  Privacy Fence
-  Minimum

**Schedule C - Section 3289**  
**By-Law 270-2004**

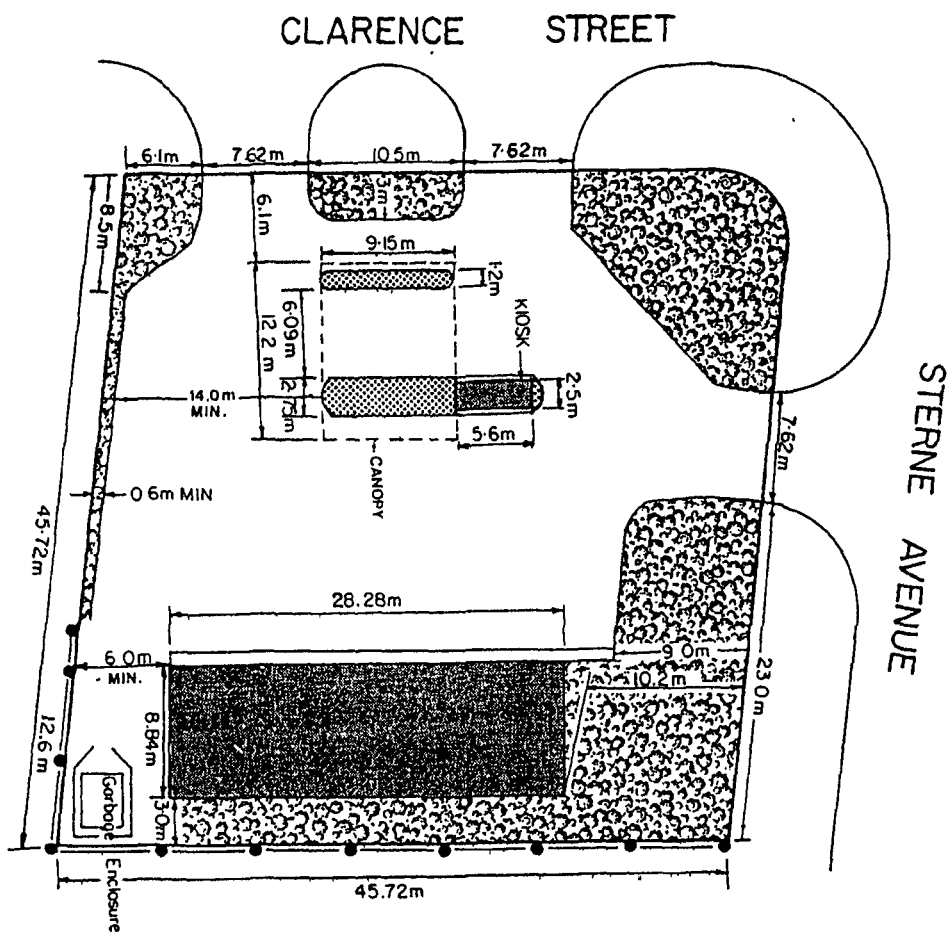


**CITY OF BRAMPTON**

Planning, Design and Development



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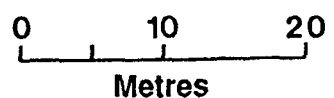
- BUILDING AREA
- LANDSCAPED OPEN SPACE
- PUMP ISLAND
- PRIVACY FENCE
- m METRES
- MIN MINIMUM

Schedule C - Section 3290  
By-Law 270-2004

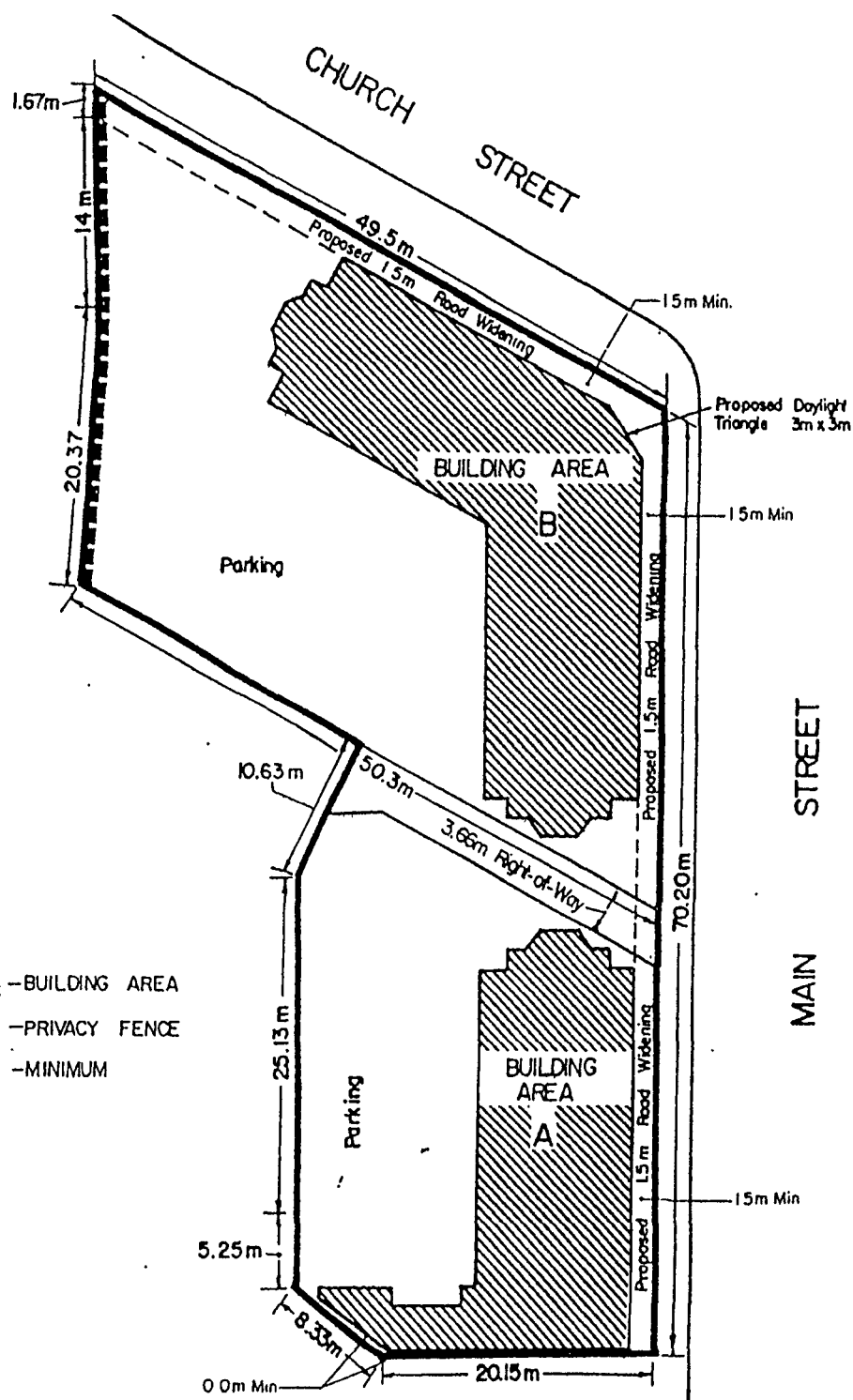


**CITY OF BRAMPTON**

Planning, Design and Development



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- BUILDING AREA  
 - PRIVACY FENCE  
 m - MINIMUM

Schedule C - Section 3293  
By-Law 270-2004



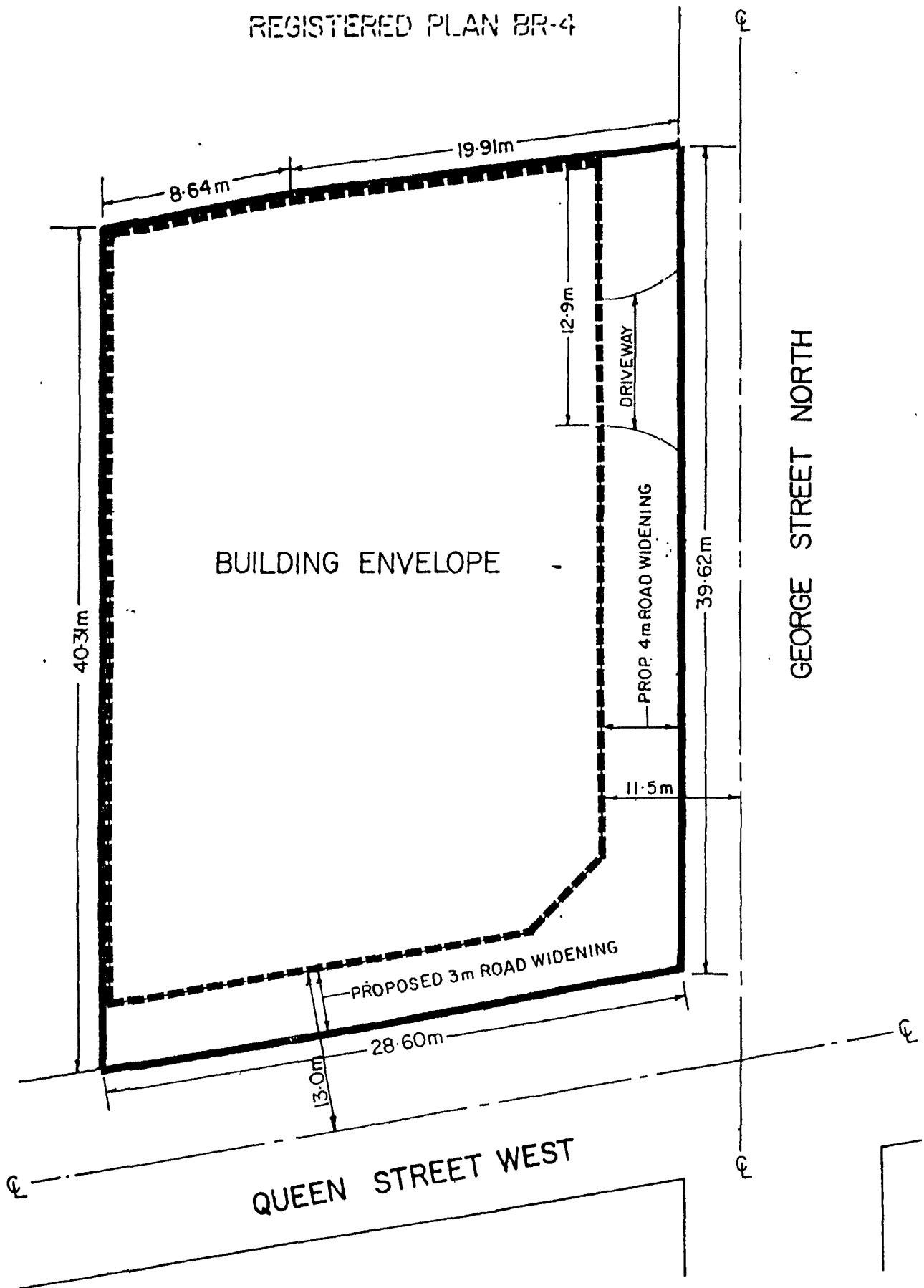
**CITY OF BRAMPTON**

Planning, Design and Development

0 10 20  
Metres

C-285

REGISTERED PLAN BR-4



--- BUILDING ENVELOPE  
m METRES

Schedule C - Section 3294  
By-Law 270-2004

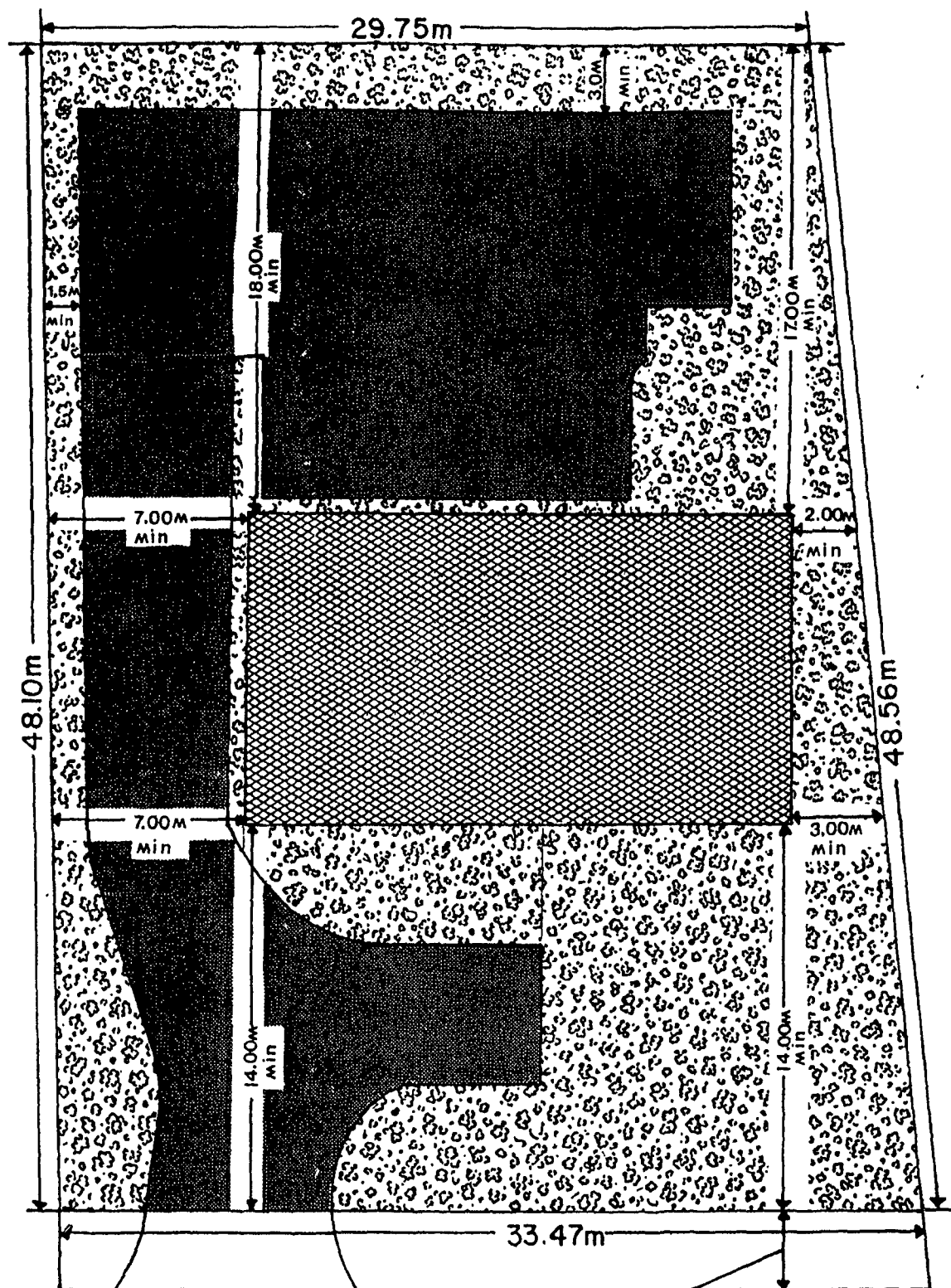


**CITY OF BRAMPTON**

Planning, Design and Development

0 5 10  
Metres

C-286



PROPOSED 3.0m ROAD WIDENING

MAIN STREET



LANDSCAPED OPEN SPACE



PARKING AREA



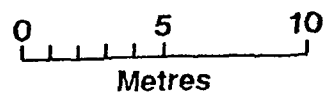
BUILDING AREA

Schedule C - Section 3295  
By-Law 270-2004

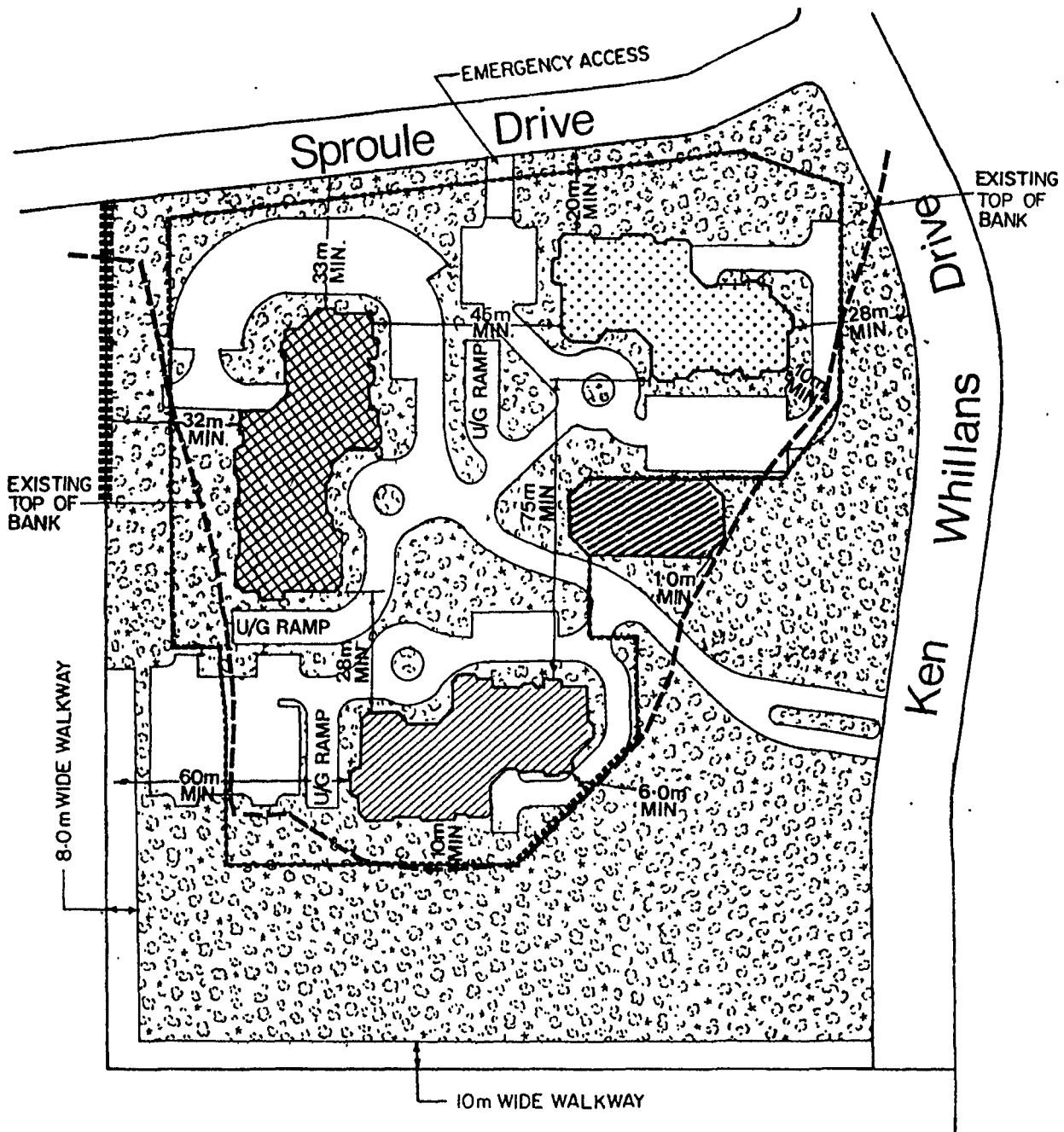


**CITY OF BRAMPTON**





Planning, Design and Development


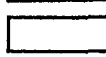





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**LEGEND**

-  BUILDING AREA "A"
-  BUILDING AREA "B"
-  BUILDING AREA "C"
-  BUILDING AREA "D"

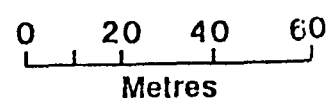
-  MIN. MINIMUM
-  PARKING AREA AND DRIVEWAY
-  LANDSCAPED OPEN SPACE
-  PRIVACY FENCE
-  LIMITS OF UNDERGROUND PARKING GARAGE

**Schedule C - Section 3296**  
**By-Law 270-2004**



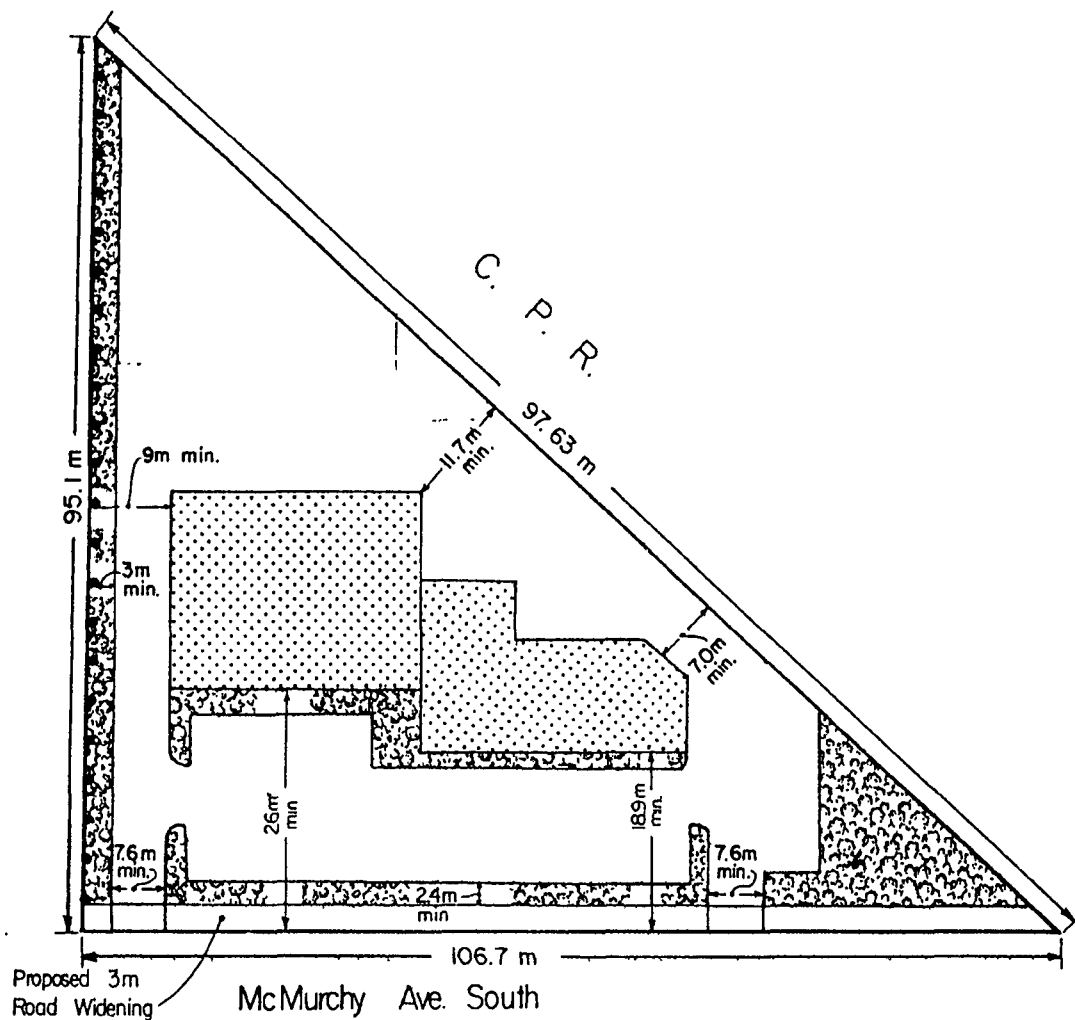
**CITY OF BRAMPTON**

Planning, Design and Development






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#### LEGEND

-  Building Area
-  Landscaped Open Space
-  1.8m High Masonry Wall

Schedule C - Section 3304  
By-Law 270-2004



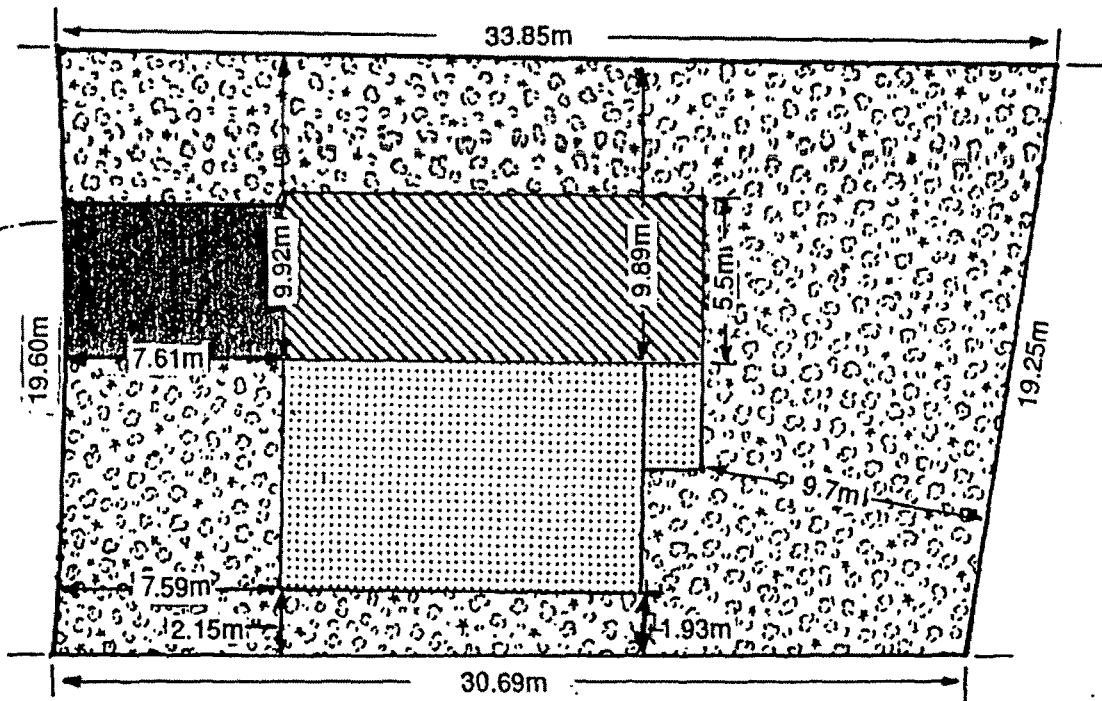
**CITY OF BRAMPTON**

Planning, Design and Development





0 10 20 30  
Metres

C-289

LOWES AVENUE



**Legend:**

-  Building Area A
-  Landscaped Open Space
-  Parking Area
-  Driveway



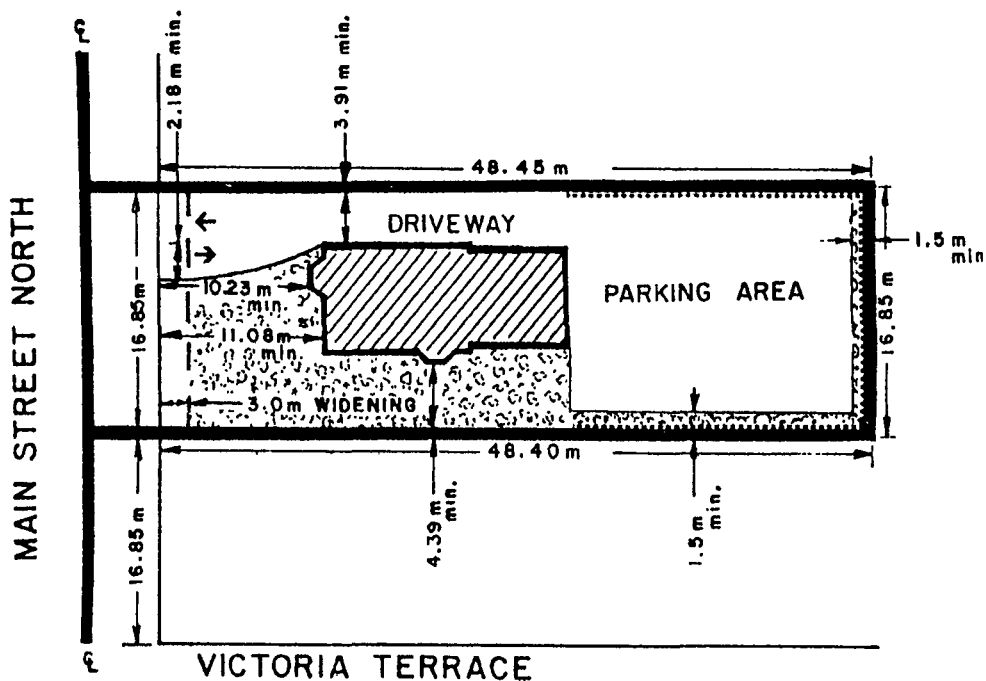
Schedule C - Section 3315  
By-Law 270-2004






**CITY OF BRAMPTON**  
Planning and Development

Date: 1991 11 04 Drawn by: SEJ  
File no. C1W7.46 Map no. 42-120H

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-  DRIVEWAY ACCESS
-  BUILDING AREA
-  LANDSCAPED AREA
-  1.8 m HIGH SOLID WOOD FENCE
-  MINIMUM
-  METRE

Schedule C - Section 3322  
By-Law 270-2004

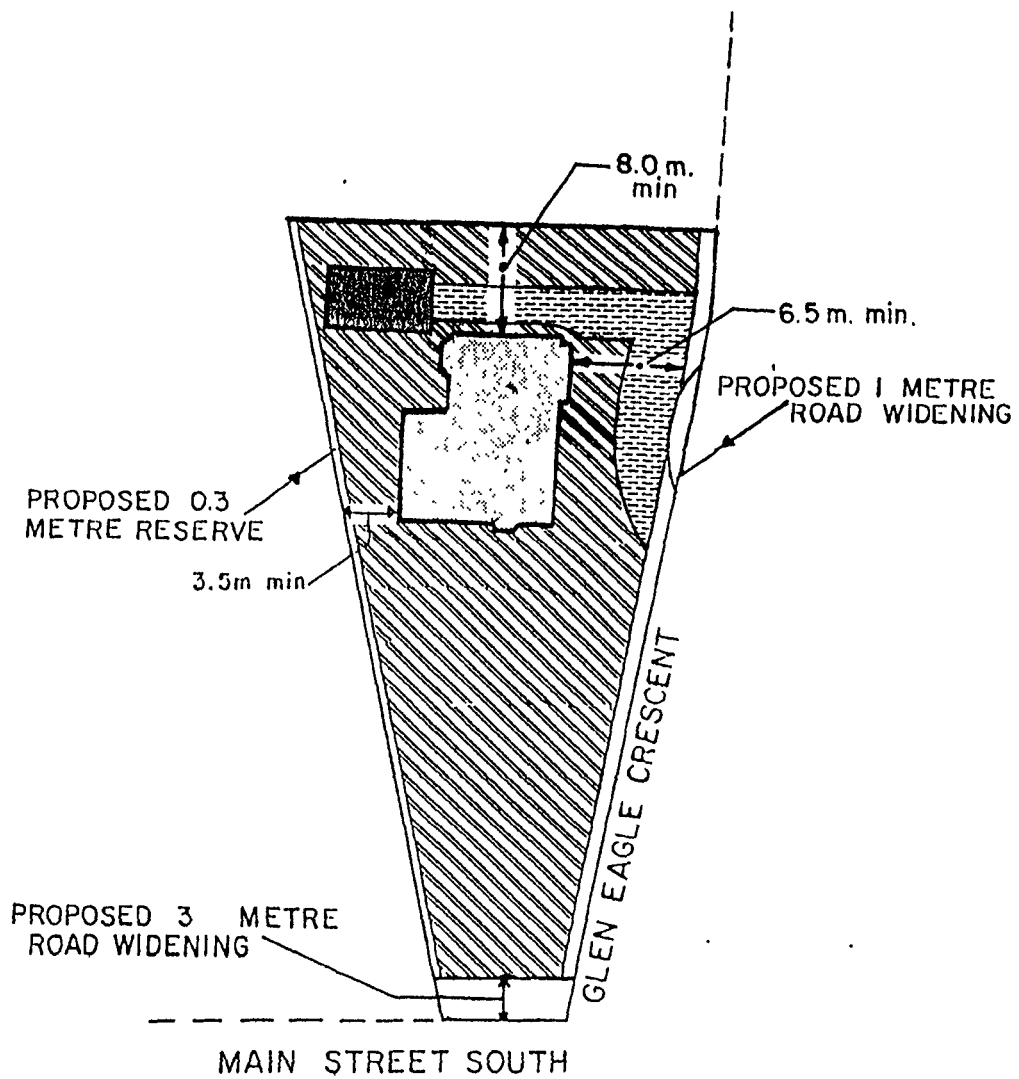


**CITY OF BRAMPTON**





Planning, Design and Development

0 10 20  
Metres

C-291



## LEGEND

-  BUILDING AREA A.
-  BUILDING AREA B.
-  LANDSCAPED OPEN SPACE
-  PARKING AREA

Schedule C - Section 3327  
By-Law 270-2004

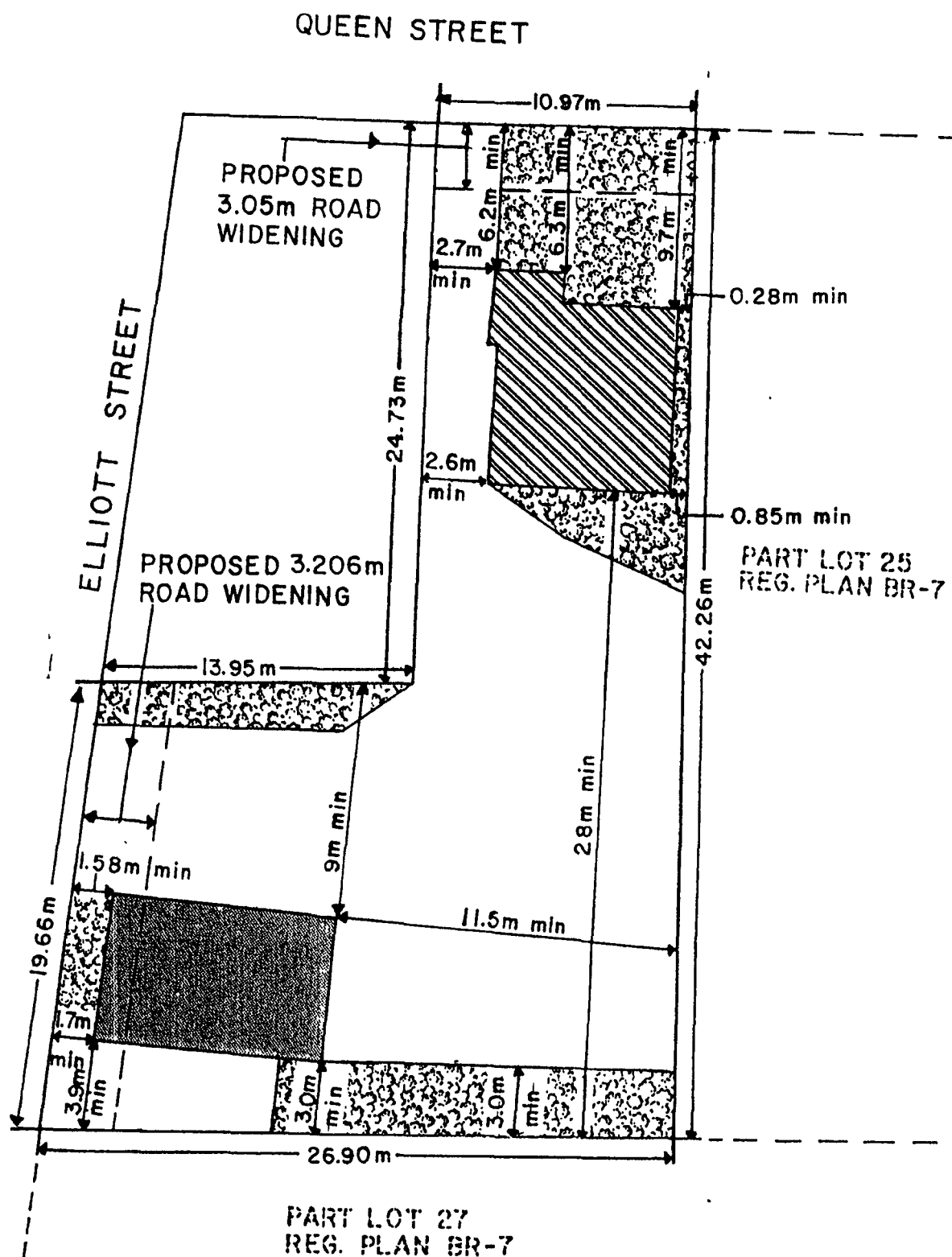


**CITY OF BRAMPTON**




Planning, Design and Development

0 10 20  
Metres

C-292



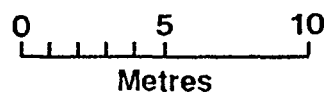
# **LEGEND**

- m Metres    min Minimum
- ☒ Centreline of Original Road Allowance
-  Building Area A.
-  Building Area B
-  Landscaped Open Space

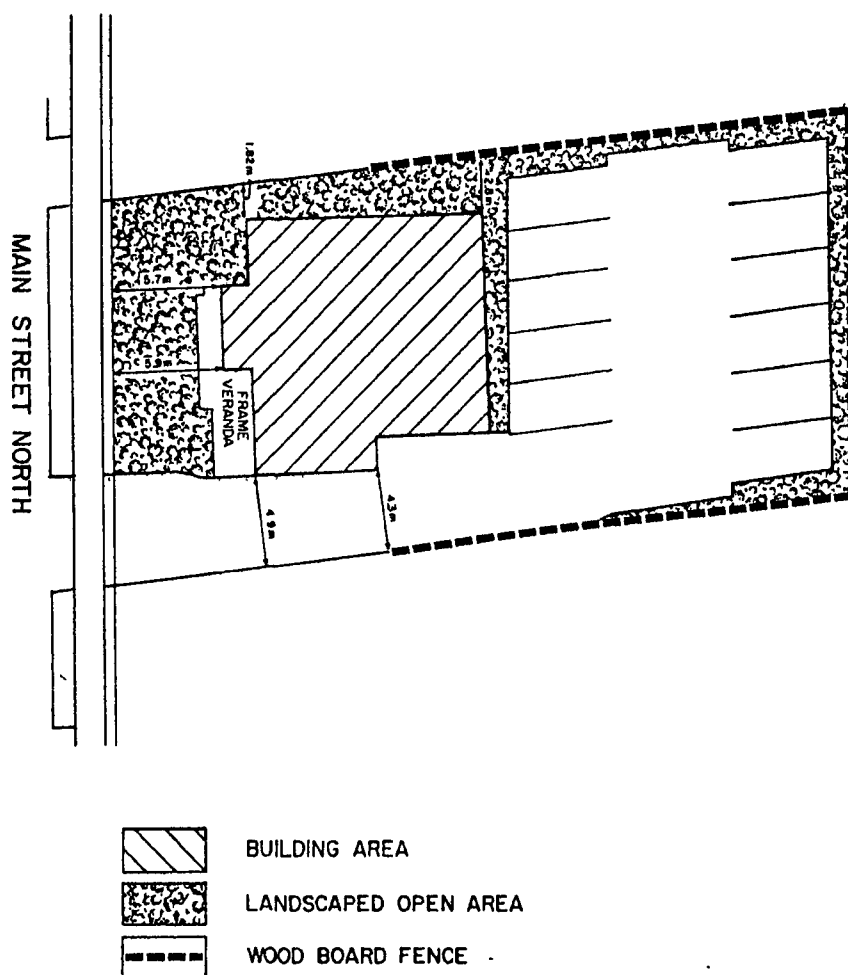
**Schedule C - Section 3328**  
**By-Law 270-2004**



**CITY OF BRAMPTON**  
 Planning, Design and Development



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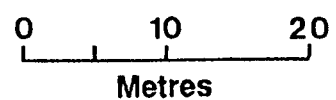


**Schedule C - Section 3331**  
**By-Law 270-2004**

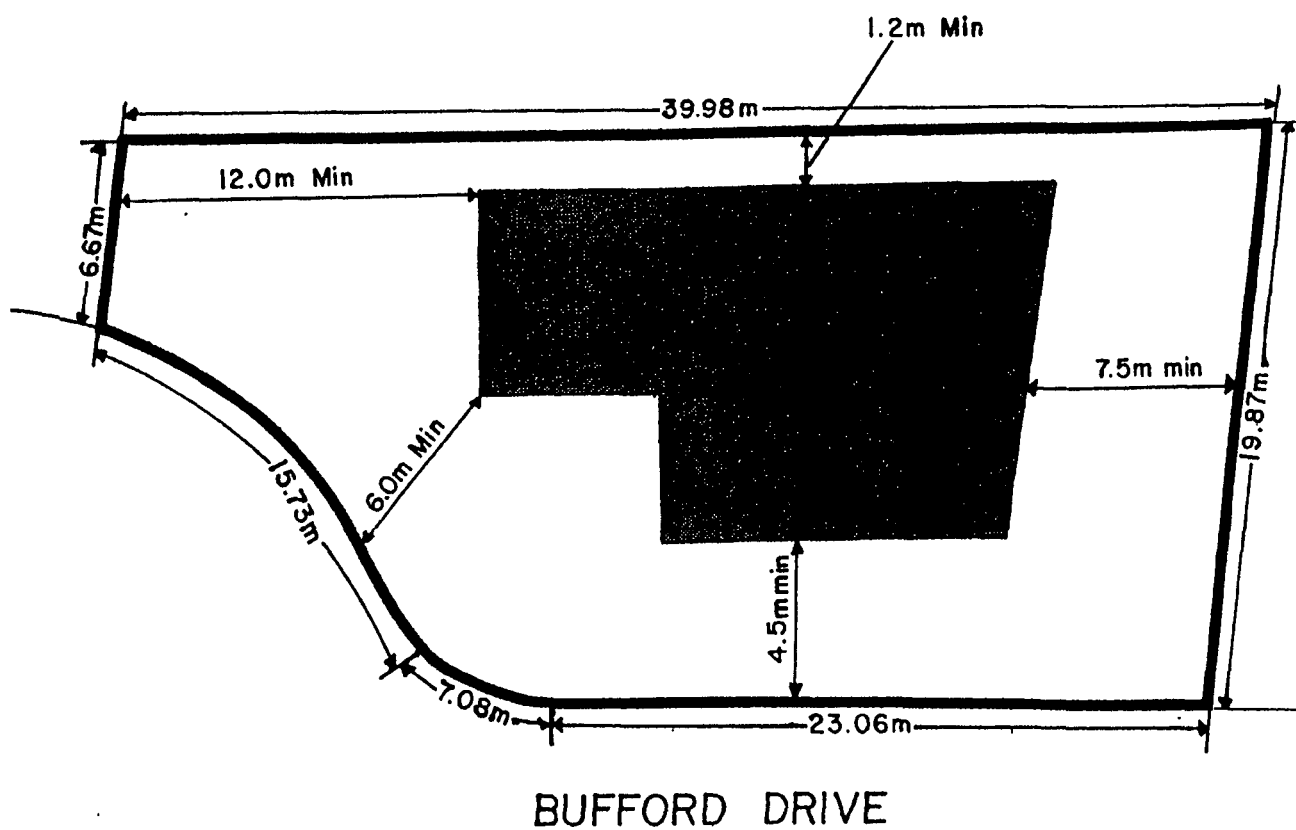


**CITY OF BRAMPTON**

Planning, Design and Development



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# LEGEND

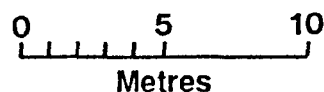
- m METRE
-  BUILDING ENVELOPE
- Min MINIMUM

Schedule C - Section 3332  
By-Law 270-2004

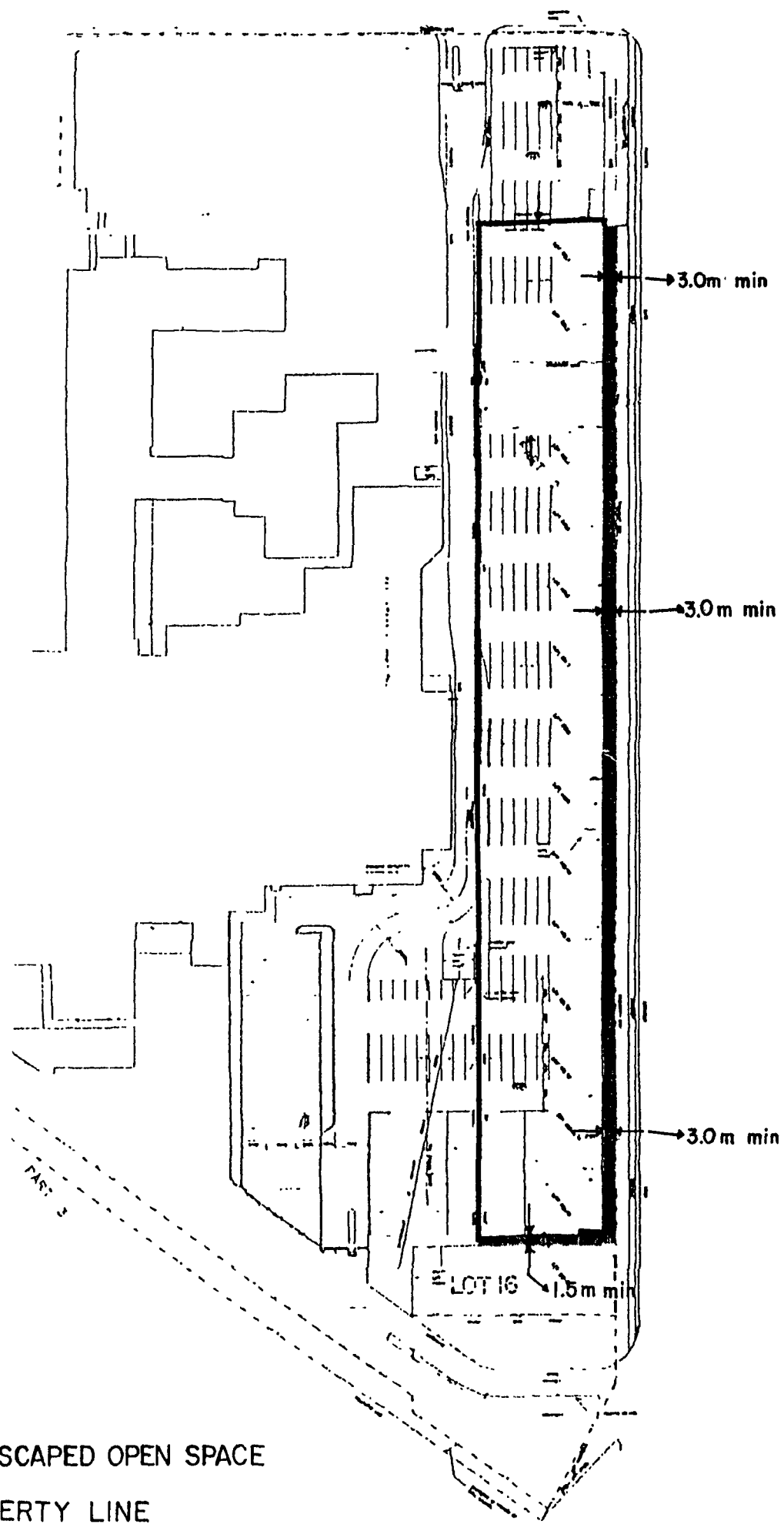


**CITY OF BRAMPTON**



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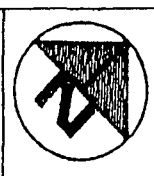
C-295



**LEGEND**

-  LANDSCAPED OPEN SPACE
-  PROPERTY LINE

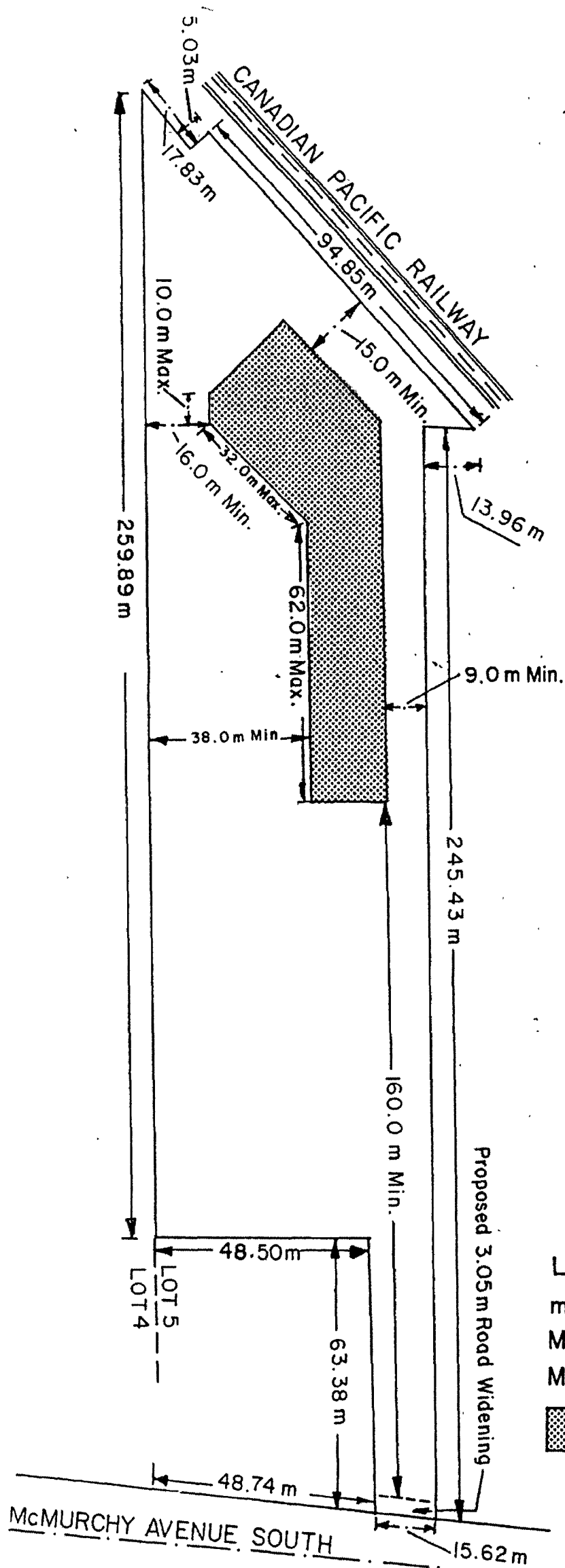
**Schedule C - Section 3345**  
**By-Law 270-2004**



**CITY OF BRAMPTON**  
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 0 50  
 Metres

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#### LEGEND:

m metres

Min. minimum

Max. maximum

 Apartment Dwelling Building Envelope

Schedule C - Section 3347  
By-Law 270-2004

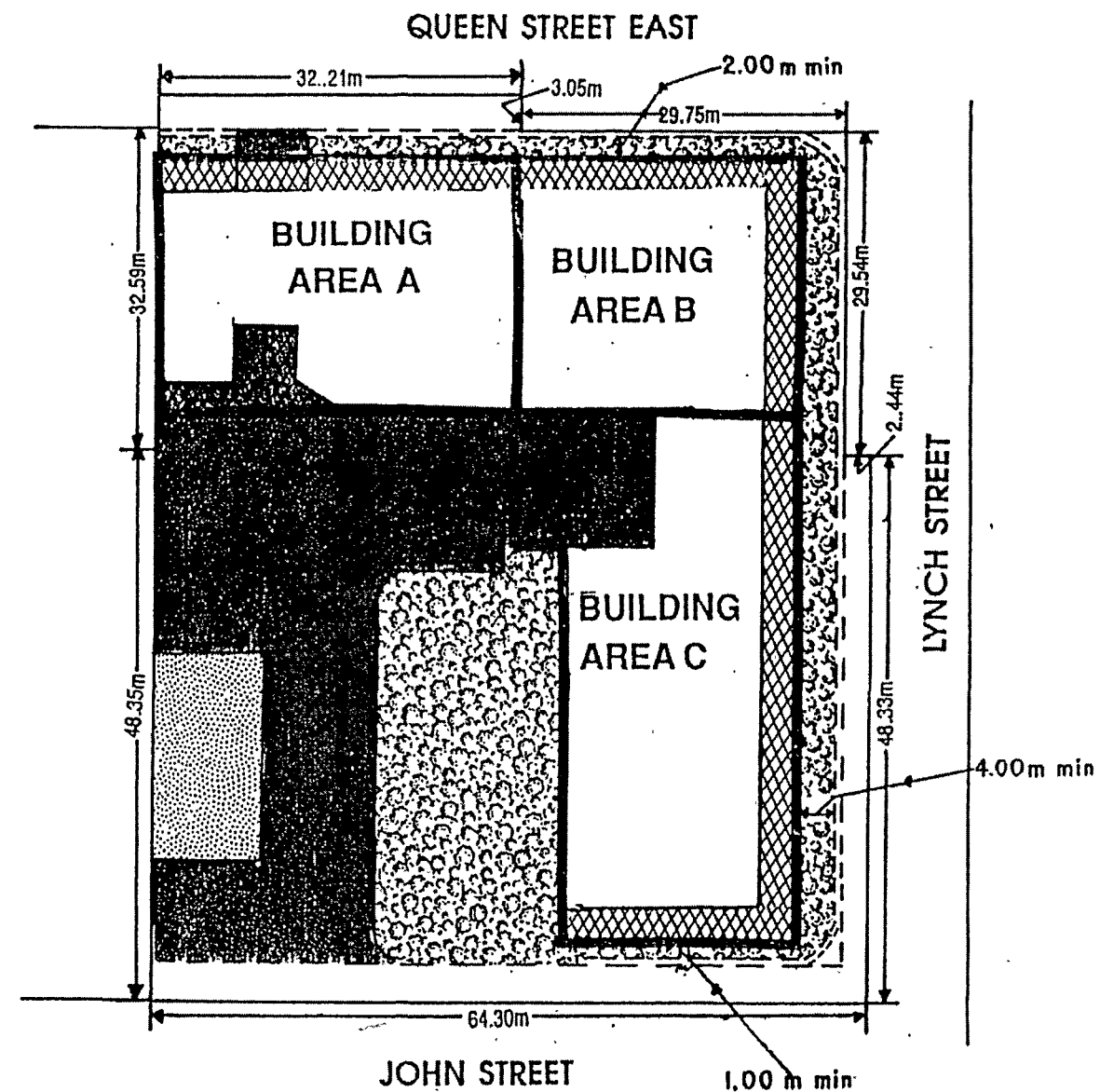


1:1150

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# LEGEND



BUILDING OVERHANG



DRIVEWAY, LOADING AND PARKING AREA



LOADING DOCKS



ACCESS TO UNDERGROUND PARKING



LANDSCAPED OPEN SPACE

M

METRES

Min

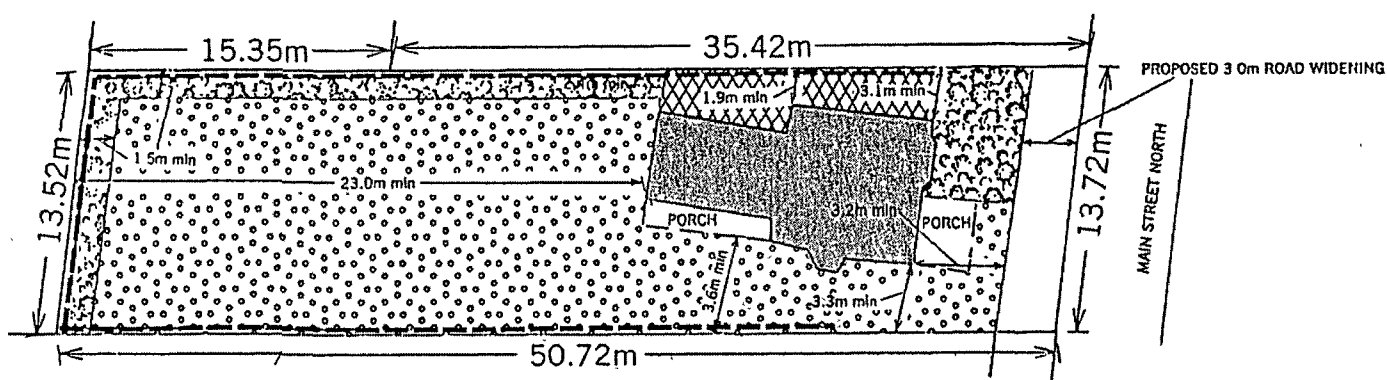
MINIMUM

0m 10m 20m





Schedule C - Section 3348  
By-Law 270-2004

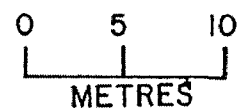
CITY OF BRAMPTON  
Planning, Design and Development

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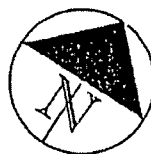


## LEGEND

-  BUILDING AREA
-  DRIVEWAY AND PARKING AREA
-  LANDSCAPED OPEN SPACE
-  HARD SURFACE AREA
-  WOOD PRIVACY FENCE
- m METRES
- Min. MINIMUM

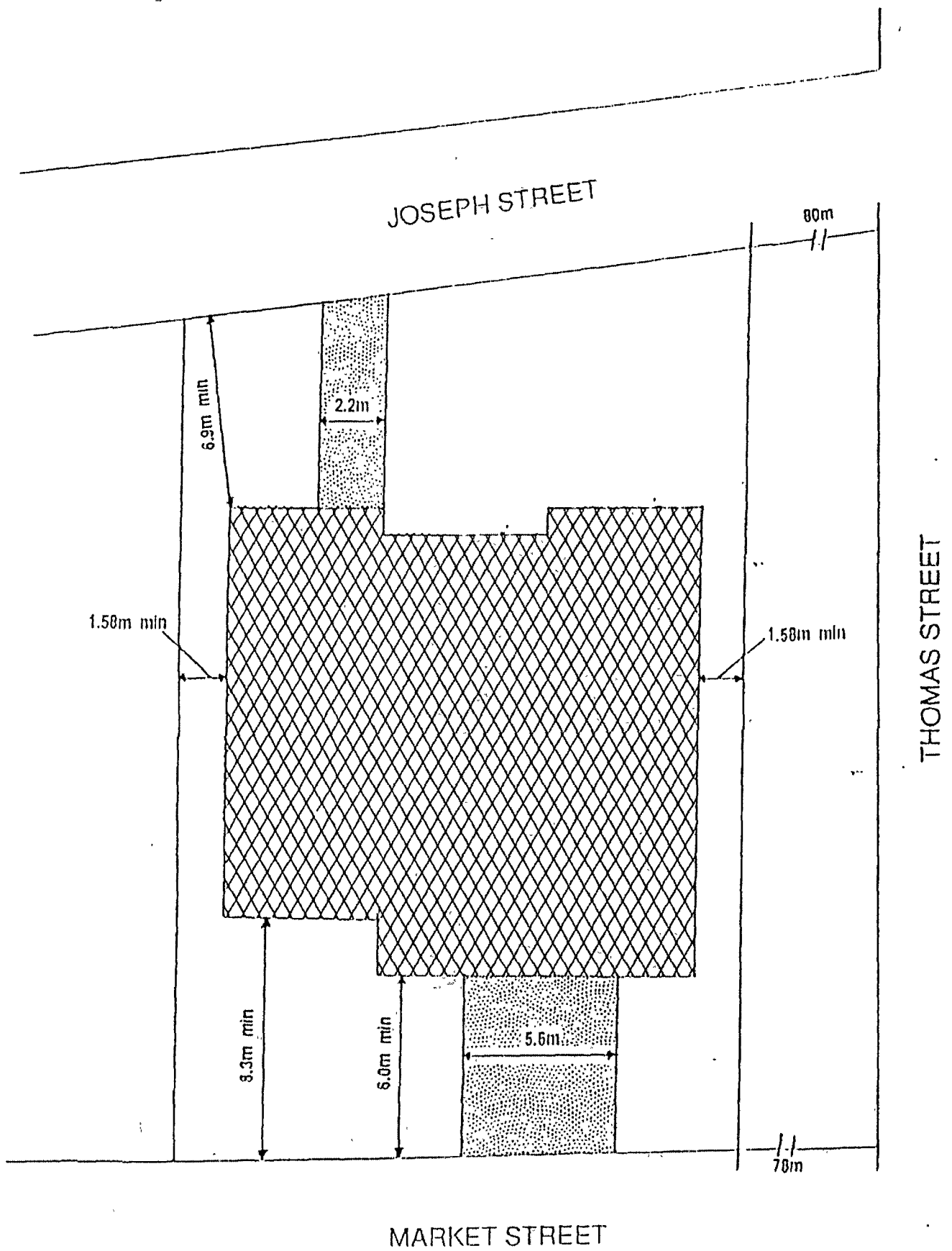


Schedule C - Section 3361  
By-Law 270-2004

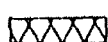



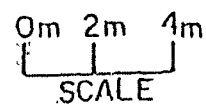
**CITY OF BRAMPTON**  
Planning, Design and Development

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#### LEGEND

-  Building Area A
-  Driveway
- Mln Minimum
- m Metres

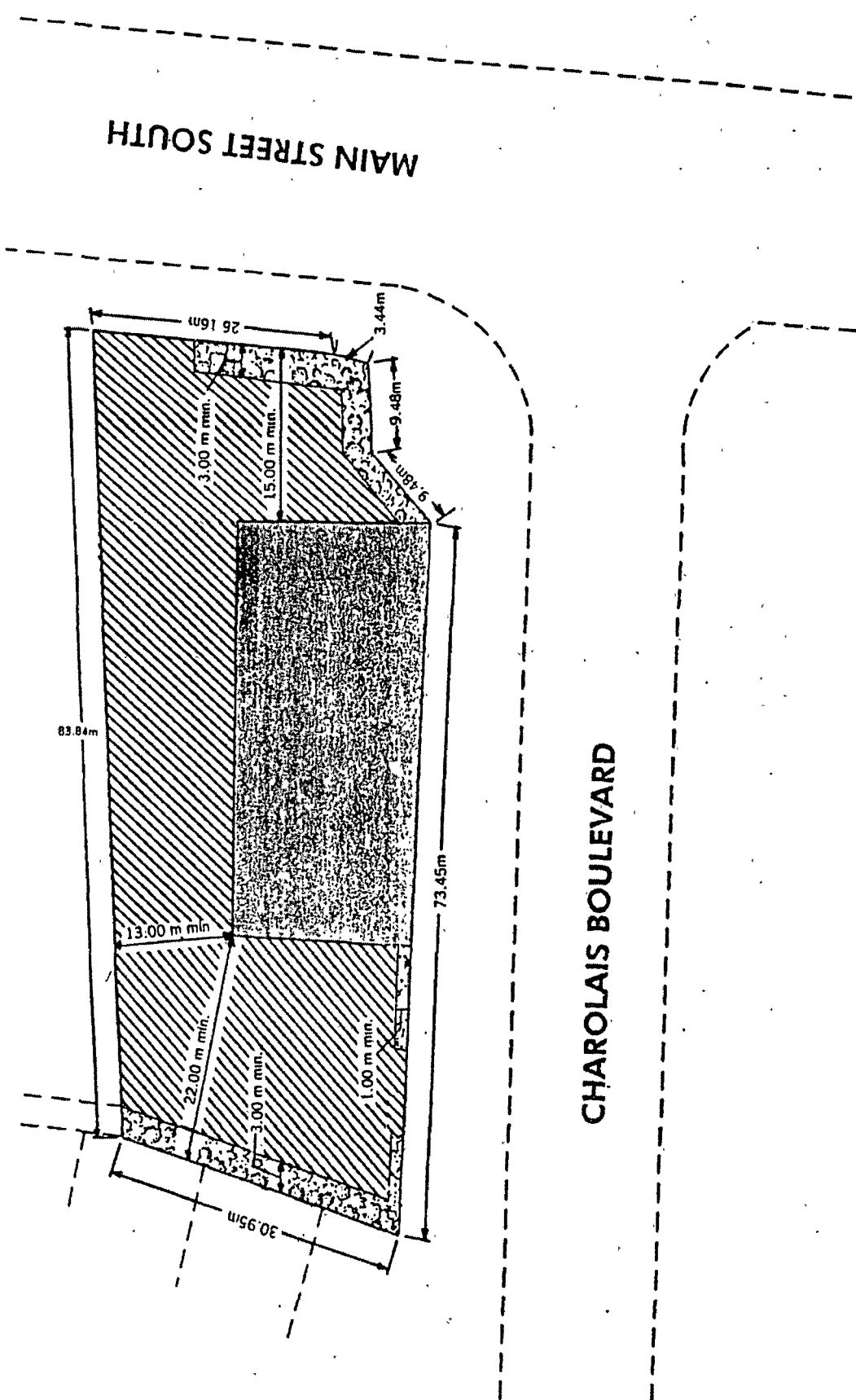


**Schedule C - Section 3362**  
**By-Law 270-2004**



**CITY OF BRAMPTON**  
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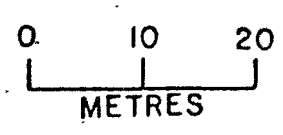


CHAROLAIS BOULEVARD

MAIN STREET SOUTH

LEGEND

- m METRES
- min. MINIMUM
-  BUILDING AREA
-  LANDSCAPE AREA
-  DRIVEWAY AND PARKING AREA



Schedule C - Section 3380  
By-Law 270-2004



CITY OF BRAMPTON  
Planning, Design and Development

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IN THE MATTER OF the *Planning Act*,  
R.S.O. 1990, as amended, section 34;

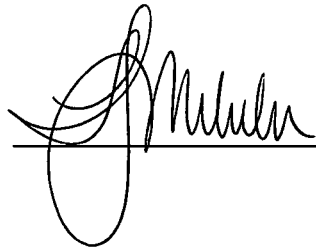
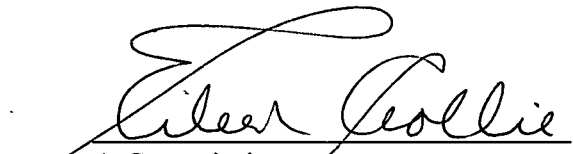
AND IN THE MATTER OF the City of Brampton By-law 270-2004  
(known as Zoning By-law 2004) being a by-law to replace the City's four existing  
Comprehensive Zoning By-laws (By-law 200-82 as amended, By-law 56-83 as amended,  
By-law 139-84 as amended, and By-law 151-88 as amended)

DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly  
declare that:

1. I am the City Clerk of the Corporation of the City of Brampton and as such have  
knowledge of the matters herein declared.
2. By-law 270-2004 (known as Zoning By-law 2004) passed by the Council of The  
Corporation of the City of Brampton at its meeting held on the 13<sup>th</sup> day of September,  
2004
3. Written notice of By-law 270-2004 (known as Zoning By-law 2004) as required by  
section 34(18) of the *Planning Act* was given on the 24<sup>th</sup> day of September, 2004, in  
the manner and in the form and to the persons and agencies prescribed by the *Planning  
Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before  
the final date for filing objections.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
28<sup>th</sup> day of October, 2004 )

  
\_\_\_\_\_  
A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner**  
etc. Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.