

12.1100A Exception 1100A

12.1100A.1 The lands shall only be used for the following purposes:

- .1 Those purposes permitted in the **GCC3 zone**
- .2 A supermarket
- .3 A convenience restaurant with a drive through facility
- .4 Purposes accessory to the other permitted uses

12.1100A.2 The lands 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 11,000 square metres.
- .2 The Maximum Gross Leasable Commercial Floor Area for a supermarket shall not exceed 5,574 square metres.
- .3 Minimum Building Setbacks:
 - .a 20.0 metres from Highway Number 7;
 - .b 15.0 metres from McLaughlin Road;
 - .c 8.0 metres from all other lot lines.
- .4 Minimum Lot Width: None.
- .5 Restaurant refuse storage shall be enclosed in a climate-controlled area within a building.
- .6 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- .7 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.
- .8 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.
- .9 Except for approved access locations, Landscaped Open Space shall be provided as follows:
 - .a A minimum 6.0 metre wide strip along Highway Number 7 and McLaughlin Road;
 - .b A minimum 3.0 metre wide strip along all other public roads; and
 - .c A minimum 3.0 metre wide strip along the westerly property limit where it abuts a **Natural System (NS)** zone boundary.

- .10 Notwithstanding any other zoning provision is within this by-law, to the contrary, the lands zoned by this category shall be treated as a single lot for zoning purposes.

12.1100B Exception 1100B

12.1100B.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1A, R1R2E** zone;

12.1100B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 175 square metres;
 - .b Corner Lot – 220 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 7.0 metres;
 - .b Corner Lot – 8.8 metres;
- .3 Minimum Lot Depth: 25.0 metres;
- .4 Minimum Dwelling Unit Width: 5.7 metres
- .5 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard; and
 - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .6 Minimum Exterior Side Yard:
 - .a 3.0 metres;

- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the exterior side yard;
- .i A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and,
- .j For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.7 Minimum Rear Yard:

- .a 6.0 metres for an interior lot;
- .b 3.0 metres for a corner unit provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey or a wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and
- .f Section 10.13.3 shall not apply;

.8 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

- .c 0.6 metres to an accessory building; and
- .d 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .9 Maximum Building Height – 14.0 metres
- .10 Minimum Landscaped Open Space:
 - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;
- .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions apply to garages:
 - .a The maximum cumulative garage door width for lots, with a lot width equal to 7.0 metres less than 9.0 metres shall be 3.7 metres;
 - .b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
 - .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e For lots greater than 14.0 metres wide, the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
 - .f 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
 - .g A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
 - .h A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .i The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - .j The garage door width restriction does not apply to a garage door facing the exterior lot line; and,
 - .k The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .13 Notwithstanding **ExceptionSection 15.8.2.k.2** a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:

- .a Notwithstanding ~~ExceptionSection~~ 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding ~~ExceptionSection~~ 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
 - .d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding ~~ExceptionSection~~ 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;
- .16 Notwithstanding ~~ExceptionSection~~ 10.9.1B.1 the following shall apply:
- .a The minimum driveway width shall be 2.75 metres;
- .17 ~~ExceptionSection~~ 10.12 shall not apply;
- 12.1100B.3 for the purposes of ~~Exceptionsection~~ 1100B:**
- .1 Shall also be subject to the requirements and restrictions relating to the ~~R1A, R1R2E zone~~ and all the general provisions of this by-law, which are not in conflict with those set out in ~~Exceptionsection~~ 1100.

12.1101A Exception 1101A

12.1101A.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1R1C** zone.

12.1101A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 438 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.6 metres;
 - .b 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:
 - .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 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.

12.1101B Exception 1101B

12.1101B.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R2R3E** zone;

12.1101B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 129.0 square metres;
 - .b Corner Lot – 185.0 square metres;
 - .c End Lot – 155.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.5 metres;
 - .b Corner Lot – 8.5 metres;
 - .c End Lot – 6.7 metres;
- .3 Minimum Lot Depth: 23.5 metres;
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
- .i For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard:

- .a 5.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and
- .f Section 10.13.3 shall not apply;

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.6 metres to an accessory building; and

- .c 0.7 metres into the interior side yard for a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres;
- .9 Notwithstanding **Exception 16.10.2.d**, no minimum dwelling unit width required;
- .10 Minimum Landscaped Open Space:
 - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;
- .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions apply to garages:
 - .a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
 - .b The maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .c The maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - .d The maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
 - .e The maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .f A two bay garage shall be permitted on a corner lot;
 - .g The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - .h The garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .i The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .13 Notwithstanding **ExceptionSection 16.10.2.k.2** a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding **ExceptionSection 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding **ExceptionSection 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.15 Notwithstanding ~~ExceptionSection~~ 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;

.16 Notwithstanding ~~ExceptionSection~~ 10.13.2 the following shall apply:

.a Front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

.17 Notwithstanding ~~ExceptionSection~~ 10.9.1B.1 the following shall apply:

.a The minimum driveway width shall be 2.75 metres;

.18 ~~ExceptionSection~~ 10.12 shall not apply;

12.1101B.3 for the purposes of ~~Exceptionsection~~ 1101B:

.1 Shall also be subject to the requirements and restrictions relating to the ~~R2R3E zone~~ and all the general provisions of this by-law, which are not in conflict with those set out in ~~Exceptionsection~~ 12.1101B.2.

12.1102A Exception 1102A

12.1102A.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in an **R1R1C** zone;

12.1102A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 375 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.5 metres;
 - .b 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.

12.1102B Exception 1102B

12.1102B.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Rear Lane Townhouse;

12.1102B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 70 square metres;
 - .b Corner Lot – 110 square metres;
 - .c End Lot – 90 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 6.0 metres
 - .b Corner Lot – 7.4 metres
 - .c End Lot – 5.6 metres
- .3 Minimum Lot Depth: 16.9 metres;
- .4 Minimum Front Yard Depth:
 - .a 0.0 metres;
- .5 Minimum Exterior Side Yard Width:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;
 - .c The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .d A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .e A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .f A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and

- .h For corner lots with a 1.2m exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- .6 Minimum Rear Yard Depth:
 - .a No minimum rear yard depth shall apply, except when a garage door is accessed by a public street, then the minimum setback to a garage door is 1.0 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .b 0.5 metres to a detached garage;
 - .c 0.0 metres when abutting side lot line coincides with a common wall between two garages;
 - .d 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar;
 - .e 0.6 metres to an accessory building, except for a detached garage, and
 - .f 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres;
- .9 Minimum Landscaped Open Space:
 - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped open space;
- .10 Maximum Lot Coverage – No requirement;
- .11 Minimum Amenity Space:
 - .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;
- .12 The following provisions apply to garages:
 - .a A garage door width shall not exceed the width of any unit or main wall of a dwelling;
 - .b Notwithstanding **ExceptionSection 10.4.1(g)** a detached garage may exceed 24 square feet;
- .13 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding **ExceptionSection 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding **ExceptionSection 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and

.d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

.14 Notwithstanding ~~ExceptionSection~~ 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;

.15 Notwithstanding ~~ExceptionSection~~ 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided:

.16 ~~ExceptionSection~~ 10.13.3 shall not apply;

.17 (item 17 does not appear in the by-law)

.18 Notwithstanding ~~ExceptionSection~~ 10.9.1B.1, the following shall apply:

.a The minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;

.19 The driveway width shall not exceed the width of the lot;

.20 ~~Exception~~ 10.12 shall not apply;

.21 Notwithstanding ~~Section~~ 10.9.1 A and 10.9.1.B.7, the following shall apply:

.a A minimum of 1 parking space for each residential unit shall be provided on each lot;

.22 ~~ExceptionSection~~ 10.9.1.4) shall not apply;

.23 Air conditioning units are permitted to be located on a balcony or uncovered terrace;

.24 A public/private lane is deemed to to be a street for zoning purposes; and,

.25 For zoning purposes, the front lot line shall be deemed to be on: Wanless Drive, McLaughlin Road and Remembrance Road.

12.1102B.3 for the purposes of ~~Exceptionsection~~ 1102B:

.1 Shall also be subject to the requirements and restrictions relating to the ~~R2R3E zone~~ and all the general provisions of this by-law, which are not in conflict with those set out in ~~Exceptionsection~~ 12.1102B.2.

12.1103A Exception 1103A

12.1103A.1 The lands shall only be used for the following purposes:

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

12.1103A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b 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:
 - .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 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.

12.1103B Exception 1103B

12.1103B.1 The lands shall only be used for the following purposes:

- .1 Dwelling, Back to Back Townhouse;

12.1103B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 78 square metres;
 - .b Corner Lot – 105 square metres;
 - .c End Lot – 90 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 6.0 metres
 - .b Corner Lot – 9.0 metres
 - .c End Lot – 7.2 metres
- .3 Minimum Lot Depth: 13.0 metres;
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f A porch and/or balcony with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .g A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .h A bay window, bow window or box window with or without foundation may encroach to within 0.0 metres of a daylight rounding/triangle; and
 - .i A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;

- .5 Minimum Exterior Side Yard Width:
 - .a 3.0 metres;
 - .b 1.2 metres to a public lane;
 - .c 5.5 metres to a garage door facing the exterior side yard;
 - .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
 - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum exterior side yard;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;
 - .g A bay window, bow window or box window with or without foundation or cold cellar and a chimney may encroach 1.0 metres into the minimum exterior side yard;
 - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
 - .i For corner lots with an exterior side of 1.2 metres adjacent to a lane, the maximum encroachment of any type into the exterior side yard shall be 0.5 metres;
- .6 Notwithstanding **ExceptionSection 10.13.3**, the following shall apply:
 - .a Minimum rear yard 0.0 metres;
- .7 Minimum Interior Side Yard Width:
 - .a 1.2 metres;
 - .b 0.0 metres abutting a side lot line that coincides with the shared common wall between two dwellings; and
 - .c 0.7 metres to a bay, bow, or box window with or without foundation;
- .8 Maximum Building Height: 14.0 metres;
- .9 Minimum Landscaped Open Space:
 - .a Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway and sidewalk shall consist of landscaped open space;
- .10 For back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;
- .11 Minimum amenity Area:

- .a 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;
- .12 Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .13 The following provisions apply to garages:
 - .a The maximum cumulative garage door width shall be 3.7 metres for interior and end units equal to 6.0 metres;
 - .b The maximum cumulative garage door width for interior lots greater than 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .c The maximum cumulative garage door width for interior lots, equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - .d The maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.0 metres;
 - .e The maximum cumulative garage door width for corner lot shall be 4.9 metres;
 - .f A two bay garage shall be permitted on an exterior corner lot;
 - .g The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - .h The maximum interior garage width shall be 6.0 metres wider than the permitted maximum cumulative garage door width;
 - .i The garage door width restriction does not apply to a garage door facing the exterior lot line; and,
 - .j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- .14 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding **ExceptionSection 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding **ExceptionSection 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and,
 - .d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding **ExceptionSection 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;

- .16 Notwithstanding ~~ExceptionSection~~ 10.13.4, no more than 16 dwelling units shall be attached;
- .17 Notwithstanding ~~ExceptionSection~~ 10.9.1B.1 and 10.9.1.B.7, the following shall apply:
 - .a The minimum driveway width shall be 2.75 metres.
- .18 The driveway width shall not exceed the width of the lot;
- .19 ~~ExceptionSection~~ 10.9.4 shall not apply;
- .20 ~~ExceptionSection~~ 10.12 shall not apply;

12.1103B.3 for the purposes of ~~Exceptionsection~~ 1103B:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~R2R3E zone~~ and all the general provisions of this by-law, which are not in conflict with those set out in ~~Exceptionsection~~ 1103B.2.

12.1104A Exception 1104A

12.1104A.1 The lands shall only be used for the following purposes:

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

12.1104A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 297 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b 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.

12.1104B Exception 1104B

12.1104B.1 The lands shall only be used for the following purposes:

- .1 An animal hospital and or a veterinary clinic;
- .2 A bank, trust company, or finance company with or without drive-through facility;
- .3 A commercial school;
- .4 A convenience store;
- .5 A dining room restaurant, a convenience restaurant, a take-out restaurant;
- .6 A dry cleaning establishment and laundry distribution station;
- .7 A grocery store;
- .8 A Group Home Type 2;
- .9 A laundromat;
- .10 A library;
- .11 An office;
- .12 A parking lot;
- .13 A personal service shop;
- .14 A place of worship;
- .15 A retail establishment having no outside storage;
- .16 A service shop;
- .17 A daycare facility;
- .18 Motor vehicle washing establishment;
- .19 Gas Bar;
- .20 Drive-thru facilities accessory to a permitted use;
- .21 Purposes accessory to the other permitted purposes.

Shall not be used for the following purposes:

- .1 An adult entertainment parlour;
- .2 An adult video store;
- .3 An adult book store;
- .4 A massage or body rub parlour;

- .5 An amusement arcade.

12.1104B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width – 21 metres
- .2 Minimum Building Setback from all roads: 3.0 metres
- .3 Minimum Interior Side Yard Width – 1.0 metres
- .4 Minimum Rear Yard Depth – 3.0 metres
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: 3 storeys
- .7 Except at approved access locations, landscaped open space shall be provided as follows:
 - .a A minimum 3.0 metre wide strip abutting McLaughlin Road;
 - .b A minimum 1.0 metre wide strip abutting Remembrance Road and Clinton Street;
 - .c A minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to residential, then a minimum 3.0 metre wide strip is required;
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- .9 No outdoor storage shall be permitted;
- .10 For the purposes of this by-law Remembrance Road shall be deemed to be the front yard;
- .11 The requirement of providing a loading space shall not apply; provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- .12 Infrastructure for various utilities shall be exempt from the requirements and restrictions of ~~ExceptionSection~~ 12.1104.2.

12.1104B.3 for the purposes of ~~Exceptionsection~~ 1104B:

- .13 Shall also be subject to the requirements and restrictions relating to the **LCC1 zone** and all the general provisions of this by-law, which are not in conflict with those set out in ~~Exceptionsection~~ 12.1104B.2.

12.1105A Exception 1105A

12.1105A.1 The lands shall only be used for the following purposes:

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

12.1105A.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 218 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.1 metres;
 - .b 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:
 - .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 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

12.1105B Exception 1105B

12.1105B.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted by the I1, and the following permitted purposes:
 - .a R1R1F-11.0-1099, R1A,R1R2E-7.0-1100, R2R3E-5.5-1101, R2R3E-4.4-1102, and R2R3E-6.0-1103.
 - .b A gas regulator facility.

12.1105B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Shall be subject to the requirements and restrictions relating to the I1, R1R1F-11.0-1099, R1A,R1R2E-7.2-1100, R2R3E-5.5-1101, R2R3E-4.4-1102 and R2R3E-6.0-1103 zones and the general provisions of this by-law not in conflict with those Exceptionsections 1099.2, 1100.2, 1101.2, 1102.2, and 1103.2.
- .2 For the purpose of a gas regulator facility permitted under 12.1105B.1.b, the following requirements and restrictions shall apply:
 - .a Minimum Front Yard Depth, Minimum Interior Side Yard Width, Minimum Exterior Side yard Width and Minimum Rear Yard Depth: 0.6 metres;
- .3 Infrastructure for various utilities other than a gas regulator facility shall be exempt from the requirements and restrictions of ExceptionSection 12.1105B.2.1 except that a minimum 3.0 metre setback from the front lot line is required;
- .4 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Exceptionsection 12.1105B.2.1.

12.1106 Exception 1106

12.1106.1 The lands shall only be used for the following purposes:

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

12.1106.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 245 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.1 metres;
 - .b 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:
 - .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 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;
- .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

12.1107 Exception 1107

12.1107.1 The lands shall only be used for the following purposes:

- .1 a convenience restaurant;
- .2 the purposes permitted in **LCC1 Zone**

12.1107.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 9.0 metres;
- .2 Minimum Interior Side Yard Width: 6.0 metres;
- .3 Minimum Exterior Side Yard Width: 6.0 metres;
- .4 Minimum Rear Yard Depth: 3.0 metres;
- .5 Minimum Lot Width: 36 metres;
- .6 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;
- .7 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .8 waste disposal shall be located in a main building;
- .9 waste disposal and loading facilities shall not be located within 20 metres from an **R1DR1-Section 1105** and an **R1DR1-Section 1106 zone**.
 - .a the following purposes shall not be permitted:
 - .b adult entertainment parlour;
 - .c adult video store;
 - .d pool halls;
 - .e amusement arcades;
 - .f temporary open air markets;
 - .g a motor vehicle repair shop;
 - .h a motor vehicle body shop;
 - .i no storage of goods and materials outside a building; and,
 - .j a restaurant drive-through facility.
- .10 a restaurant shall not be permitted within 20 metres from an **R1R1D-Section 1105** and an **R1R1D-Section 1106 zone**.

- .11 Maximum Gross Leasable Floor Area: 1,400 square metres.

12.1108 Exception 1108

12. 1108.1 The lands shall only be used for the following purposes:

- .1 a retail warehouse;
- .2 a building supplies sales establishment;
- .3 a retail establishment, excluding a supermarket;
- .4 a furniture and appliance store;
- .5 a bank, a trust company, a finance company;
- .6 an office;
- .7 a dining room restaurant, a convenience restaurant and a take out restaurant;
- .8 a tavern;
- .9 a service shop;
- .10 a personal service shop;
- .11 a place of commercial recreation, but not including a billiard hall;
- .12 a garden centre sales establishment;
- .13 a motor vehicle sales and leasing establishment;
- .14 a motor vehicle repair shop;
- .15 a boat sales and leasing establishment;
- .16 a motor vehicle washing establishment;
- .17 a service station;
- .18 a gas bar;
- .19 a custom workshop;
- .20 a tools and equipment rental establishment;
- .21 a recreational facility or structure;
- .22 a community club;
- .23 a theatre;
- .24 a banquet facility;
- .25 a dry cleaning and laundry distribution station;
- .26 a printing or copying establishment;

- .27 a temporary open air market; and,
- .28 purposes accessory to other permitted uses.

12. 1108.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Aggregate Maximum Gross Leasable Floor Area shall not exceed 27,870 square metres;
- .2 for the purpose of this section, any use permitted by [Exceptionsections 12.1108.1 \(1\) and \(3\)](#) 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;
- .3 Minimum Setback requirements shall be as follows:
 - .a Highway 7 (Bovaird Drive): 14.0 metres
 - .b McLaughlin Road: 9.0 metres
 - .c Regan Road: 3.0 metres
 - .d Van Kirk Drive: 3.0 metres
 - .e other yard setback: 3.0 metres
- .4 Minimum Landscaped Open Space shall be as follows:
 - .a 6.0 metres abutting Highway 7 (Bovaird Drive) and McLaughlin Road; except at approved access locations;
 - .b 3.0 metres abutting Van Kirk Drive and Regan Road, except at approved access locations;
- .5 an adult entertainment parlour and adult videotape store shall not be permitted;
- .6 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;
- .7 all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- .8 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.
- .9 ancillary outdoor storage shall be permitted for those uses set out in [ExceptionSection 12.1108.1\(3\)](#) 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.
- .10 outdoor display or outdoor storage of goods and materials shall not be located within the required yard setbacks.
- .11 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.

12. 1108.3 for the purposes of ~~Exception~~section 1108:

Formatted: Highlight

- .1 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.

12.1110 Exception 1110

12.1110.1 The lands shall only be used for the following purposes:

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

12.1110.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 356 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres;
 - .b 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.

12.1111 Exception 1111

12.1111.1 The lands shall only be used for the following purposes:

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

12.1111.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 366 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres;
 - .b 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:
 - .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 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.

12.1112 Exception 1112

12.1112.1 The lands shall only be used for the following purposes:

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

12.1112.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 360 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.0 metres;
 - .b 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:
 - .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 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.

12.1114 Exception 1114

12.1114.1 The lands shall only be used for the following purposes:

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

12.1114.2 The lands 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:
 - .a Interior Lot: 12.2 metres
 - .b 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.

12.1115 Exception 1115

12.1115.1 The lands shall only be used for the following purposes:

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

12.1115.2 The lands 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:
 - .a Interior Lot: 10.4 metres
 - .b 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.

12.1116 Exception 1116

12.1116.1 The lands shall only be used for the following purposes:

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

12.1116.2 The lands 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:
 - .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
 - .b 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.

12.1117 Exception 1117

12.1117.1 The lands shall only be used for the following purposes:

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

12.1117.2 The lands 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:
 - .a Interior Lot: 12.2 metres
 - .b 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.

12.1118 Exception 1118

12.1118.1 The lands shall only be used for the following purposes:

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

12.1118.2 The lands 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:
 - .a Interior Lot: 10.4 metres
 - .b 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.

12.1119 Exception 1119

12.1119.1 The lands shall only be used for the following purposes:

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

12.1119.2 The lands 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:
 - .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
 - .b 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.

12.1120 Exception 1120

12.1120.1 The lands 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.

12.1120.2 The lands 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 **R1A, R1R2G – Exception**Section 1119 and **R1A, R1R1D – Exception**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.

12.1121 Exception 1121

12.1121.1 The lands shall only be used for the following purposes:

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

12.1121.2 The lands 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:
 - .a Interior Lot: 11.0 metres;
 - .b 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;

12.1122 Exception 1122

12.1122.1 The lands shall only be used for the following purposes:

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

12.1122.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 300.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.5 metres;
 - .b 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;

12.1123 Exception 1123

12.1123.1 The lands shall only be used for the following purposes:

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

12.1123.2 The lands 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:
 - .a Interior Lot: 13.7 metres;
 - .b 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;

12.1124 Exception 1124

12.1124.1 The lands shall only be used for the following purposes:

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

12.1124.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 208.8 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit;
 - .b 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;

12.1125 Exception 1125

12. 1125.1 The lands shall only be used for the following purposes:

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

12. 1125.2 The lands 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;

12.1126. Exception 1126

12.1126.1 The lands 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.

12.1126.2 The lands 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.

12.1127 Exception 1127

12.1127.1 The lands shall only be used for the following purposes:

either:

.a Industrial Uses:

- .i warehousing and storage of goods and products and materials within enclosed structures;
- .ii the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; research and development facilities;
- .iii research and development facilities; and,
- .iv accessory uses including:
 - 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 ~~Exceptionsection~~ 12.1127.1.1(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 a particular industrial use;
 - 5. purposes accessory to the other permitted purposes.

or:

.b Non-Industrial, Highway and Service Commercial Uses:

- .i motel;
- .ii a dining room restaurant, a convenience restaurant, a standard restaurant, a take out restaurant;
- .iii a banquet hall;
- .iv a bank, trust company, finance company;
- .v offices, including business offices;
- .vi a service shop;
- .vii a personal service shop;
- .viii a place of commercial recreation;

- .ix a retail establishment having no outside storage (excluding retail establishments selling more than 929 square metres of food);
- .x a garden sales establishment;
- .xi a convenience store;
- .xii a motor vehicle, sales and leasing establishment;
- .xiii radio and television broadcasting and transmission facilities;
- .xiv a bakery;
- .xv dry cleaning and laundry distribution establishment;
- .xvi purposes accessory to the other permitted purposes.

12.1127.2 The lands shall be subject to the following requirements and restrictions:

- .1 the following purposes shall not be permitted:
 - .a adult entertainment parlours;
 - .b adult video stores;
 - .c pool halls;
 - .d amusement arcades;
 - .e temporary open air markets;
- .2 Minimum Lot Area: 5000 square metres
- .3 Minimum Front Yard Depth: 5.0 metres
- .4 Minimum Side Yard Width: 3.0 metres
- .5 Minimum Rear Yard Depth: 6.0 metres
- .6 Minimum Building Height: no restriction
- .7 Minimum Landscaped Open Space:
 - .a 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.
 - .b landscaped open space areas having a minimum width of 1.5 metres shall be provided along the northerly, southerly and easterly property lines.
- .8 restaurant refuse storage shall be enclosed 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 materials, shall be enclosed
- .10 truck loading or waste disposal facilities shall not be located in the front or exterior side yards

- .11 outside storage of goods and materials and equipment is permitted subject to the following conditions:
 - .a 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;
 - .b 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,
- .12 a 1.8 metres high chain link fence shall be provided and maintained where any lot line abuts a [FLOODPLAIN Natural System \(FNS\)](#) Zone; and,
- .13 the office uses permitted in ~~Exception section~~ **12.1127.1.b(-v)** shall not exceed and F.S.I. of 0.5

12.1129 Exception 1129

12.1129.1 The lands shall only be used for the following purposes:

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

12.1129.2 The lands 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:
 - .a Interior Lot: 11.0 metres;
 - .b 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;

12.1130 Exception 1130

12.1130.1 The lands shall only be used for the following purposes:

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

12.1130.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 328.8 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres;
 - .b 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;

12.1131 Exception 1131

12.1131.1 The lands shall only be used for the following purposes:

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

12.1131.2 The lands 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:
 - .a Interior Lot: 15.8 metres per lot, and 7.9 metres per dwelling unit;
 - .b 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.

12.1132 Exception 1132

12. 1132.1 The lands shall only be used for the following purposes:

- .1 those uses permitted in **GCC2 Zone** to this by-law; and,
- .2 movie theatres

12. 1132.2 The lands shall 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.

12.1133 Exception 1133

12.1133.1 The lands shall only be used for the following purposes:

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

12.1133.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b 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;

12.1134 Exception 1134

12.1134.1 The lands shall only be used for the following purposes:

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

12.1134.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 189.6 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 15.8 metres per lot, and 7.9 metres per dwelling unit;
 - .b 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.

12.1134.3 for the purposes of ~~Exceptionsection~~ 1134:

- .1 shall also be subject to the requirements and restrictions of the **R1R2A zone** and all the general provisions of this by-law which are not in conflict with those in ~~Exceptionsection~~ **12.1134.2.**

12.1135 Exception 1135

12.1135.1 The lands shall only be used for the following purposes:

- .1 Institutional:
 - .a a private school; and,
 - .b purposes accessory to the other permitted purposes.

12.1135.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 18.0 metres;
- .2 Minimum Interior Side Yard Depth: 8.5 metres;
- .3 Minimum Exterior Side Yard Depth: 11.0 metres;
- .4 Minimum Rear Yard Depth: 18.0 metres
- .5 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;
- .6 Maximum Building Height: two storeys;
- .7 Maximum Gross Floor Area: 1,836 square metres;
- .8 all garbage and refuse storage areas, including any containers for recyclable materials, shall be screened

12.1136 Exception 1136

12.1136.1 The lands 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.

12.1136.2 The lands 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.

12.1136.3 for the purposes of **Exceptionsection 1136:**

- .1 for the purposes of this **Exceptionsection**, the lands located within the zone boundary shall be deemed to comprise one lot.

12. 1136.4 The Holding (H):

- .1 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;
- .2 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the “interim uses”);
- .3 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;

- .4 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of ~~Exception~~Section 1873.4 are satisfied.

12.1137 Exception 1137

12.1137.1 The lands shall only be used for the following purposes:

- .1 convenience restaurant;
- .2 dining room restaurant;
- .3 take-out restaurant; and,
- .4 purposes accessory to the other permitted purposes.

12.1137.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard: 16.0 metres
- .2 Minimum Interior Side Yard: 5.0 metres
- .3 Maximum Building Height: 1 storey
- .4 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.

12.1141 Exception 1141

12. 1141.1 The lands shall only be used for the following purposes:

- .1 a gas bar;
- .2 a motor vehicle washing establishment;
- .3 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,
- .4 purposes accessory to other permitted uses.

12. 1141.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width: 1.5 metres
- .2 Minimum Exterior Side Yard Width: 6.0 metres
- .3 Minimum Rear Yard Depth: 6.0 metres.
- .4 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.
- .5 any drive through facility shall be located a minimum distance of 65.0 metres from McLaughlin Road.

12.1143 Exception 1143

12.1143.1 The lands shall only be used for the following purposes:

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

12.1143.2 The lands 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;
For an end unit of a townhouse dwelling that is not on a corner lot: 165.6 square metres;
 - .b 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 Landscape 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 ward 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 open 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 spacing shall be provided in total for visitor/recreation equipment purposes;

12.1143.3 for the purposes of Exceptionsection 1143:

- .1 Shall also be subject to the requirements and restrictions relating to the R2R3B zone and all the general provisions of this by-law which are not in conflict with the ones set out in Exceptionsection 12.1143.2.
- .2 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;

- .3 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; and,
- .4 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.

12.1145 Exception 1145

12.1145.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1A, R1R1E-x zone**.

12.1145.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Exterior Side Yard Width: 3.0 metres
- .2 Minimum Interior Side Yard Width from the Trans Canada pipeline easement: 3.0 metres
- .3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard
- .4 Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard."

12.1147 Exception 1147

12.1147.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1D zone**.

12.1147.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 274.5 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.15 metres;
 - .b 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;

12.1148 Exception 1148

12.1148.1 The lands shall only be used for the following purposes:

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

12.1148.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b 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;

12.1149 Exception 1149

12.1149.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1C** zone.

12.1149.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 366.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres;
 - .b 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;

12.1150 Exception 1150

12.1150.1 The lands shall only be used for the following purposes:

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

12.1150.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 205.0 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres per lot, and 6.85 metres per dwelling unit;
 - .b 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;

12.1152 Exception 1152

12. 1152.1 The lands shall only be used for the following purposes:

- .1 a convenience restaurant;
- .2 a take-out restaurant with a drive-through facility;
- .3 a gas bar with three self-serve pump islands, a full serve island and a kiosk

12. 1152.2 The lands shall be subject to the following requirements and restrictions:

- .1 a ten (10) vehicle stacking land shall be provided to serve the take-out restaurant;
- .2 nine (9) parking spaces shall be provided to serve the convenience store/take-out restaurant and one (1) parking space for the gas bar;

12.1153 Exception 1153

12.1153.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R2A zone**.

12.1153.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 420 square metres per lot and 210 square metres per dwelling unit.
 - .b Corner Lot: 474 square metres per lot and 264 square metres for the dwelling unit closest to the flanking 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 flanking 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.

12.1154 Exception 1154

12.1154.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1AR1C zone**.

12.1154.2 The lands 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.

12.1155 Exception 1155

12. 1155.1 The lands shall only be used for the following purposes:

.1 Industrial:

- .a the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, 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; and,
- .d a research and development facility; and,
- .e a parking lot.

.2 Non-Industrial:

- .a a radio or television broadcasting and transmission establishment;
- .b a community club;
- .c an office;
- .d a hotel or motel;
- .e 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:
 - .i a bank, trust company or financial institution;
 - .ii a retail establishment;
 - .iii a personal service shop;
 - .iv a dry cleaning and laundry distribution establishment;
 - .v a dining room restaurant;
 - .vi a convenience store; and,
 - .vii a recreational facility or structure;
- .f 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:
 - .i a bank, trust company or financial institution;
 - .ii a personal service shop;

- .iii a convenience restaurant or a take-out restaurant
- .iv a dry cleaning and laundry distribution establishment; and,
- .v a convenience store;
- .g 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;

.3 Accessory:

- .a an associated educational purpose;
- .b a retail outlet operated in connection with a particular purpose permitted by Exceptionsection 1155.1(1)(a), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;
- .c purposes accessory to the other permitted purposes.

12. 1155.2 The lands 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 Exceptionsections 1155.1(1) and 1155.1(2)(a) to (c), (inclusive), and purposes accessory thereto: 45 percent;
 - .b for the purposes listed under Exceptionsection 1155.1(2)(d) to (h), (inclusive), and purposes accessory thereto: 25 percent;
- .7 the purposes permitted under Exceptionsection 1155.1(1) 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.

12.1156 Exception 1156

12.1156.1 The lands shall only be used for the following purposes:

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

12.1156.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 312 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.0 metres
 - .b 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.

12.1157 Exception 1157

12.1157.1 The lands shall only be used for the following purposes:

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

12.1157.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 312 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 10.4 metres
 - .b 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.

12.1158 Exception 1158

12. 1158.1 The lands shall only be used for the following purposes:

- .1 in addition to the uses permitted in an **R1M,R1AR1D zone**, the following uses shall also be permitted:
 - .a pedestrian walkway

12. 1158.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 330 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres;
 - .b 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.

12.1159 Exception 1159

12. 1159.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1M, R1AR1G zone**, the following uses shall also be permitted:
 - .a pedestrian walkway.

12. 1159.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 366 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres;
 - .b 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,

12.1160 Exception 1160

12. 1160.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1MP1C zone**, the following uses shall also be permitted:

12. 1160.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 312 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.0 metres;
 - .b 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,

12.1161 Exception 1161

12. 1161.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an **R1MP1C zone**, the following uses shall also be permitted:
 - .a pedestrian walkway.

12. 1161.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 292 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres;
 - .b 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,

12.1162 Exception 1162

12.1162.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1D zone**.

12.1162.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 339.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.3 metres;
 - .b 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 ~~Exception~~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;

12.1163 Exception 1163

12.1163.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1R1D zone**.

12.1163.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 271.2 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.3 metres;
 - .b 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;

12.1164 Exception 1164

12.1164.1 The lands shall only be used for the following purposes:

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

12.1164.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 201.6 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.8 metres per lot, and 8.4 metres per dwelling unit;
 - .b 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;

12.1165 Exception 1165

12.1165.1 The lands shall only be used for the following purposes:

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

12.1165.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 252.0 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.8 metres per lot, and 8.4 metres per dwelling unit;
 - .b 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.

12.1166 Exception 1166

12. 1161.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a a retail establishment having no outside storage;
 - .b a bank, trust company, finance company;
 - .c an office;
 - .d a personal service shop
 - .e a service shop;
 - .f a dry cleaning and laundry distribution station;
 - .g a laundromat;
 - .h a dining room restaurant, a convenience restaurant, and a takeout restaurant;
 - .i a printing or copying establishment;
 - .j a garden centre sales establishment;
 - .k a community club;
 - .l a health centre;
 - .m a custom workshop; and,
 - .n an animal hospital.
- .2 Non-Commercial:
 - .a a day nursery;
 - .b a crisis care facility;
 - .c a religious institution including an associated place of public assembly; and,
 - .d purposes accessory to the other permitted uses.

12. 1166.2 The lands 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.

12.1167 Exception 1167

12.1167.1 The lands shall only be used for the following purposes:

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

12.1167.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 366 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.2 metres
 - .b 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.

12.1168 Exception 1168

12.1168.1 The lands shall only be used for the following purposes:

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

12.1168.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 330 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b 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;

12.1169 Exception 1169

12.1169.1 The lands shall only be used for the following purposes:

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

12.1169.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 300 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 10.0 metres
 - .b 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;

12.1170 Exception 1170

12.1170.1 The lands shall only be used for the following purposes:

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

12.1170.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 204 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit
 - .b 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.

12.1171 Exception 1171

12.1171.1 The lands shall only be used for the following purposes:

- .1 Institutional
 - .a An Apartment Building, owned and operated by a public authority
 - .b A Retirement Home
 - .c A Nursing Home
 - .d An Adult Short-term Care Facility
 - .e An administrative office or facility of a public authority
- .2 Non-Institutional, only in conjunction with Institutional uses and contained within the same building
 - .a A Community Centre, operated by a public authority
 - .b A Place of Worship
 - .c A Personal Service Shop
 - .d A Health and Wellness Centre, including offices from medical, dental and drugless practitioners
 - .e A Retail Establishment
 - .f A Dining Room Restaurant
 - .g A Take-Out Restaurant
 - .h A Catering Service
 - .i A Commercial Technical Recreational School
- .3 Accessory
 - .a Purposes accessory to the other permitted purposes
- .4 Temporary Use of Existing Buildings
 - .a Notwithstanding the requirements and restrictions of **ExceptionSection 1171**, use of the institutional buildings and facilities existing on the lands as of May 1, 2018 may continue on a temporary basis during the construction of the new institutional building contemplated by **ExceptionSection 1171**. Use of the existing buildings shall cease and the buildings shall be demolished within one year of the completion of construction of the new institutional building contemplated by **ExceptionSection 1171**. This temporary use permission does not permit the construction of future additions to any building(s).

12.1171.2 The lands shall be subject to the following requirements and restrictions:

- .1 The following requirements and restrictions shall apply to all permitted uses:
 - .a Maximum Lot Coverage, excluding permitted accessory structures: 18%
- .2 The following requirements and restrictions shall apply to an Apartment Building:
 - .a Shall be located only within 40 metres of the lot line abutting Main Street North
 - .b Minimum distance between buildings: 25 metres
 - .c Minimum Setbacks:
 - .i To Main Street: 6.5 metres
 - .ii To Open Space Zone: 6.0 metres
 - .d Maximum Number of Units: 55 bachelor dwelling units
 - .e Maximum Unit Size: 36 square metres
 - .f Minimum Number of Parking Spaces: 34 spaces
- .3 The following requirements and restrictions shall apply to all other uses:
 - .a Maximum Building Height: 20 metres
 - .b Minimum Setbacks:
 - .i To Main Street: 160 metres
 - .ii To Murray Street: 8.5 metres
 - .iii To Open Space Zone: 6.0 metres
 - .c Maximum Gross Floor Area: 26,100 square metres
 - .i Adult Day Care Facility: 2,200 square metres
 - .ii Non-Institutional Uses: 2,800 square metres
 - .d Maximum Number of Beds: 190 beds, including nursing home and respite beds
 - .e Minimum Number of Parking Spaces: 170 spaces
 - .f Minimum Landscape Buffer Along Murray Street: 6.0 metres, which can include retaining walls
 - .g Mechanical penthouses and rooftop equipment shall be set back a minimum of 5.0 metres from the edge of the roof
 - .h All garbage and refuse including containers for the storage of recyclable materials shall be contained in a climate controlled garbage area within a building

- .i For the purpose of this by-law an Adult Short-term Care Facility shall be defined as “a premises that receives more than five adults, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for the provision of short-term non-emergency services, including day or overnight care, for the supervised care of adults of any age, in order to provide interim relief to their caregivers”.

12.1171.3 for the purposes of ~~Exception~~section 1171:

- .1 Definition Required parking for uses permitted in ~~Exception~~Section 12.1171.1 may be provided, on a temporary basis, on lands zoned ~~PQS-2869~~, subject to the requirements and restrictions of that zone.

12.1172 Exception 1172

12. 1172.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the following purposes:
 - .a the purposes permitted by the **OS Agricultural (A) zone**;
 - OR
 - .b a golf driving range; and,
 - .c purposes accessory to the other permitted purposes

12. 1172.2 The lands shall be subject to the following requirements and restrictions:

- .1 the purposes identified in ~~ExceptionSection~~ **12.1172.1(2) and (3)** shall be subject to the following requirements and restrictions:
 - .a shall only be permitted for a period of three years from the 1st 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;
- .2 shall also be subject to the requirements and restrictions of the **Agricultural (A)OS zone** and all the general provisions of this by-law, which are not in conflict with those set out in ~~Exceptionsection~~ **12.1172.2.(1)**

12.1173 Exception 1173

12.1173.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a a retail establishment having no outside storage;
 - .b a bank, trust company, finance company;
 - .c an office;
 - .d a service shop;
 - .e a dry cleaning and laundry distribution station;
 - .f a laundromat;
 - .g a dining room restaurant, a convenience restaurant, and a takeout restaurant;
 - .h a printing or copy establishment;
 - .i a garden centre sales establishment;
 - .j a community club;
 - .k a health centre;
 - .l a custom workshop; and,
 - .m an animal hospital.
- .2 Non-Commercial:
 - .a a day nursery;
 - .b a crisis care facility;
 - .c a religious institution including an associated place of public assembly; and,
 - .d purposes accessory to the other permitted uses.

12.1173.2 The lands shall be subject to the following requirements and restrictions:

- .1 the following purposes shall not be permitted:
 - .a a cold storage operation as a principal or accessory use except as a cold storage associated with a restaurant use;
 - .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.

12.1174 Exception 1174

12.1174.1 The lands shall only be used for the following purposes:

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

12.1174.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 200 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 22.5 metres per lot and 7.5 metres per dwelling unit;
 - .b 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.

12.1175 Exception 1175

12.1175.1 The lands shall only be used for the following purposes:

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

12.1175.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 245 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot: 9.1 metres;
 - .b 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;
- .6 Minimum Rear Yard Depth: 7.0 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 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:
 - .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.

12.1176 Exception 1176

12.1176.1 The lands shall only be used for the following purposes:

- .1 Commercial:
 - .a a retail establishment having no outside storage;
 - .b a convenience store;
 - .c a service shop;
 - .d a personal service shop;
 - .e a bank, trust company, finance company;
 - .f an office;
 - .g a dry cleaning and laundry distribution station;
 - .h a Laundromat;
 - .i a dining room restaurant and takeout restaurant;
 - .j an animal hospital; and,
 - .k purposes accessory to the other permitted purposes.

12.1176.2 The lands shall be subject to the following requirements and restrictions:

- .1 the following purposes shall not be permitted:
 - .a a gas bar;
 - .b an adult entertainment parlour;
 - .c an adult video store;
 - .d a pool hall;
 - .e an amusement arcade;
 - .f a temporary open air market;
 - .g a motor vehicle repair shop;
 - .h a motor vehicle body shop; and,
 - .i a drive through facility.
- .2 Maximum Front Yard Depth: 1.5 metres
- .3 Maximum Exterior Side Yard Width: 1.5 metres

- .4 Minimum Interior Side Yard Width: 1.2 metres.
- .5 Minimum Rear Yard Depth: 1.2 metres.
- .6 Minimum Lot Width: 60.0 metres
- .7 Maximum Building Height: 1 storey
- .8 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.
- .9 waste and recycling facilities shall be entirely enclosed within a building
- .10 restaurant refuse storage shall be enclosed in a climate controlled area within a building
- .11 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- .12 no storage of goods and materials shall be permitted outside of a building.
- .13 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.

12.1177 Exception 1177

12. 1177.1 The lands shall only be used for the following purposes:

- .1 apartment dwellings; and,
- .2 purposes accessory to the other permitted purposes.

12. 1177.2 The lands 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.

12. 1177.3 for the purposes of **Exceptionsection 1177:**

- .1 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

12.1178 Exception 1178

12.-1178.1 The lands shall only be used for the following purposes:

- .1 apartment dwellings; and,
- .2 purposes accessory to the other permitted purposes.

12.-1178.2 The lands 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.

12.-1178.3 for the purposes of Exceptionsection 1178:

- .1 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

12.-1178.4 Holding (H):

- .1 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.
- .2 until the holding (H) symbol is removed, the lands designated R3LR4A(H) – ExceptionSECTION 1178, shall only be used for those purposes permitted in the A zone as set out in ExceptionSectionSection 4610.1.1, subject to the requirements and restrictions of the A zone, and all the general provisions of this by-law.

12.1179 Exception 1179

12.1179.1 The lands shall only be used for the following purposes:

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

12.1179.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 383.6 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres
 - .b 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.

12.1180 Exception 1180

12.1180.1 The lands shall only be used for the following purposes:

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

12.1180.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 308 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b 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..

12.1181 Exception 1181

12.1181.1 The lands 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.

12.1181.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 229.6 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 16.4 metres per lot and 8.2 per dwelling unit
 - .b 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.

12.1182 Exception 1182

12.1182.1 The lands shall only be used for the following purposes:

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

12.1182.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 196.0 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 21.0 metres per lot and 7.0 metres per dwelling unit;
 - .b 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 fore the particular unit.

12.1184 Exception 1184

12.1184.1 The lands shall only be used for the following purposes:

- .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.

12.1184.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those uses permitted in ~~Exception~~section 12.1184.1(1), the requirements and restrictions set out within the Highway Commercial ~~One~~Zone (HC1).
- .2 for those uses permitted in ~~Exception~~section 12.1184.1(2), the requirements and restrictions set out within the ~~Industrial-Prestige Employment~~One Zone (PEM1).

Formatted: Highlight

12.1185 Exception 1185

12.1185.1 The lands shall only be used for the following purposes:

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

12.1185.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 50 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 9 metres
 - .b 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:

- .a Interior Lot: 6.5 metres
- .b 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.

12.1186 Exception 1186

12.1186.1 The lands shall only be used for the following purposes:

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

12.1186.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 286 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b 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:
 - .a Interior Lot: 6.5 metres
 - .b 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.

12.1187 Exception 1187

12.1187.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 325 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12 metres
 - .b 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:
 - .a Interior Lot: 6.5 metres

- .b 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.

12.1188 Exception 1188

12.1188.1 The lands 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.

12.1188.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 244 square metres per dwelling unit.
- .2 Minimum Lot Width:
 - .a Interior Lot: 15 metres per lot and 7.5 metres per dwelling unit.
 - .b 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.

12.1189 Exception 1189

12. 1189.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in an R2B zone, the following uses shall also be permitted:
 - .a pedestrian walkway.

12. 1189.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 204 square metres per dwelling unit;
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit;
 - .b 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.

12.1190 Exception 1190

12. 1190.1 The lands shall only be used for the following purposes:

- .1 those uses permitted in a **LC Commercial One Zone**;
- .2 a gas bar;
- .3 a motor vehicle washing establishment;
- .4 temporary sales office; and,
- .5 purposes accessory to the other permitted purposes.

12. 1190.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres, measured from the westerly property line;
- .2 Minimum Interior Side Yard Width: 6.0 metres;
- .3 Minimum Exterior Side Yard Width: 4.5 metres;
- .4 Minimum Rear Yard Depth: 6.0 metres;
- .5 Minimum Lot Width: 6.0 metres;
- .6 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;
- .7 restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- .8 the following purposes shall not be permitted:
 - .a adult entertainment parlour;
 - .b adult video store;
 - .c pool halls;
 - .d amusement arcades;
 - .e temporary open air markets;
 - .f a motor vehicle repair shop;
 - .g a motor vehicle body shop; and,
 - .h no storage of goods and materials outside a building;
- .9 Maximum Gross Leasable Floor Area: 2,500 square metres;

- .10 Maximum Building Height: 2 storey;
- .11 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;
- .12 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;
- .13 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;
- .14 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;
- .15 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,
- .16 bell switchgear shall be exempted from the requirements and restrictions of **ExceptionSection 1190.2**

12.1191 Exception 1191

12.1191.1 The lands shall only be used for the following purposes:

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

12.1191.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264.0 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b 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 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

12.1192 Exception 1192

12.1192.1 The lands shall only be used for the following purposes:

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

12.1192.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 300.0 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.5 metres
 - .b 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

12.1193 Exception 1193

12.1193.1 The lands shall only be used for the following purposes:

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

12.1193.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 328.8 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 13.7 metres
 - .b 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

12.1194 Exception 1194

12.1194.1 The lands shall only be used for the following purposes:

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

12.1194.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 208.8 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit
 - .b 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.

12.1195 Exception 1195

12.1195.1 The lands shall only be used for the following purposes:

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

12.1195.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 264.0 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 11.0 metres
 - .b 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;

12.1196 Exception 1196

12.1196.1 The lands shall only be used for the following purposes:

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

12.1196.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 300.0 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 12.5 metres
 - .b 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;

12.1197 Exception 1197

12.1197.1 The lands shall only be used for the following purposes:

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

12.1197.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 336.0 square metres
- .2 Minimum Lot Width:
 - .a Interior Lot: 14.0 metres
 - .b 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;

12.1199 Exception 1199

12.1199.1 The lands 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.

12.1199.2 The lands 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;