

## 12.1601 Exception 1601

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### 12.1601.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **M3-GE** zone.

### 12.1601.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 50.0 metres
- .2 Maximum Rear Yard Depth: 0 metres
- .3 Outside Storage:
  - .a outside storage shall be confined to the rear yard and shall be screened by solid fence screening having a minimum height of 1.8 metres;
  - .b in cases where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening; and
  - .c no outside storage shall be permitted on any portion of a lot required for parking, loading,
  - .d driveways or landscaped open space.

## 12.1602 Exception 1602

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### 12.1602.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the M3~~GE~~ zone.

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### 12.1602.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 50.0 metres;
- .2 Maximum Front Yard Depth: 0 metres;
- .3 Outside Storage:
  - .a outside storage shall be confined to the rear yard and shall be screened by solid fence screening having a minimum height of 1.8 metres;
  - .b in cases where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening;
  - .c no outside storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space, and
- .4 Minimum Lot Area: 0.33 hectares.

### 12.1602.3 for the purposes of ~~section-exception 1602~~:

- .1 Lot shall mean a parcel of land which is permitted to be conveyed by Section 49 of the Planning Act, 1983.
- .2 Lot Line, Front shall mean the lot line nearest and parallel to Deerhurst Drive.

## 12.1603 Exception 1603

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### 12.1603.1 The lands shall only be used for the following purposes:

purposes permitted by [sectionexception 12.1603.1\(1\)](#), purposes permitted by [sectionexception 12.1603.1\(2\)](#), or purposes permitted by [sectionexception 12.1603.1\(3\)](#), but not any combination of the purposes permitted by [sectionexception 12.1603.1\(1\)](#), [sectionexception 12.1603.1\(2\)](#) or [sectionexception 12.1603.1\(3\)](#);

#### .1

- .a a motor vehicle sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle parts and accessories sales establishment;
- .b only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop, and
- .c purposes accessory to the other permitted purposes.

or:

#### .2

- .a an office;
- .b only in conjunction with the uses permitted in Exception [12.1603.1\(2\)\(a\)](#), the following purposes:
  - .i a bank, trust company or financial institution;
  - .ii a retail establishment having no outside storage;
  - .iii a personal service shop;
  - .iv a dry cleaning and laundry establishment;
  - .v a dining room restaurant;
  - .vi a convenience store;
- .c a recreation facility or structure, and
- .d purposes accessory to the other permitted purposes.

[.e](#) the Maximum Gross Floor Area for the uses permitted in [Exception 12.1603.1\(2\)\(a\)](#) shall not exceed 15% of the total gross floor area for the uses permitted in [SectionException 12.1603.1\(2\)](#).

or:

#### 3.

- .a a motel;

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- .b a convenience restaurant, a take-out restaurant;
- .c a banquet hall; and,
- .d purposes accessory to the other permitted purposes.

**12.1603.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 6.0 metres;
- .2 Minimum Interior Side Yard Width: 3.0 metres;
- .3 Minimum Exterior Side Yard Width: 9.0 metres;
- .4 Minimum Rear Yard Depth: 3.0 metres;
- .5 Maximum Building Height: 7 storeys for a motel, 12 storeys for an office and 2 storeys for all other uses;
- .6 Minimum Landscaped Open Space:
  - .a except at driveway locations, a 6.0 metre wide landscaped open space strip shall be provided along the Delta Park Boulevard frontage;
  - .b except at driveway locations, a 9.0 metre wide landscaped open space strip shall be provided along the Regional Road Number 107 frontage; and,
  - .c a 3.0 metre wide landscaped open space strip shall be provided where the site does not abut a street.
- .7 maximum number of restaurants: two;
- .8 all garbage and refuse storage areas, including containers for recycling materials, shall be located within a building;
- .9 with the exception of new or used motor vehicles displayed for the purposes of sale, no outside storage of goods, materials or machinery shall be permitted;
- .10 the Maximum Gross Floor Area for a restaurant shall not exceed 540 square metres;
- .11 the Maximum Gross Floor Area for public meeting rooms within a motel shall not exceed 300 square metres; and,
- .12 for the purposes permitted by [SectionException 12.1603.1\(1\)](#), one display area not more than 18 square metres in size, for one automobile will be permitted within the required landscaped open space area along the Regional Road Number 107 frontage as set out in [sectionexception 12.1603.2\(6\)](#).

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## 12.1604 Exception 1604

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### 12.1604.1 The lands shall only be used for the following purposes:

1. shall only be used for the purposes permitted by ~~section~~exception 12.1604.1.1, or the purposes permitted by ~~section~~exception 12.1604.1.2, but not for purposes permitted by ~~section~~exception 12.1604.1.2 in conjunction with any of the purposes permitted by 12.1604.1.2, or any combination of the purposes permitted by ~~section~~exception 12.1604.1.1 and ~~section~~exception 12.1604.1.2:

either:

- .a motor vehicle sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle parts and accessories sales establishment;
- .b only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop, and
- .c purposes accessory to the other permitted purposes.

or:

2.

- .a a home design centre;
- .b an office dealing specifically with home design, improvement or decorating;
- .c only in conjunction with the uses permitted in ~~Section~~Exception 12.1604.2.a, the following purposes:
  - .i bank, trust company, or financial institution;
  - .ii one convenience restaurant;
  - .iii a service shop;
- .d a recreation facility or structure;
- .e a community club;
- .f a garden centre sales establishment;
- .g public or utility uses;
- .h manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage within wholly enclosed buildings;
- .i retail warehousing and other space extensive retail activities not food related, and
- .j purposes accessory to the permitted purposes.

**12.1604.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Landscaped Open Space, not less than 12.0 metres in width shall be provided and maintained adjacent to and contiguous with Highway Number 7;
- .2 Landscaped Open Space, not less than 6.0 metres in width shall be provided and maintained adjacent to and contiguous with Delta Park Boulevard;
- .3 Landscaped Open Space, not less than 3.0 metres in width shall be provided and maintained adjacent to and contiguous with Tracey Boulevard;
- .4 the Maximum Building Height shall be 2 storeys;
- .5 Minimum Setback from CNR right-of-way: 15 metres;
- .6 Minimum Setback from Highway Number 7 right-of-way: 14 metres;
- .7 with the exception of new or used motor vehicles displayed for the purposes of sale, no outdoor storage is permitted;
- .8 for lots abutting Highway Number 7, one display area, not more than 18 square metres in size, for one automobile will be permitted within the required landscaped open space area as set out in ~~section~~ [exception 12.1604.2.1](#), and
- .9 all garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed and screened from Highway Number 7.

## 12.1605 Exception 1605

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### 12.1605.1 The lands shall only be used for the following purposes:

shall only be used for the purposes permitted by [sectionexception 12.1605.1.1](#), or for the purposes permitted by [sectionexception 12.1605.1.2](#), but not for purposes permitted by [sectionexception 12.1605.1.1](#) in conjunction with any of the purposes permitted by [sectionexception 12.1605.1.2](#) or any combination of the purposes permitted by [sectionexception 12.1605.1.1](#) and [sectionexception 12.1605.1.2](#):

- .1 either;
  - .a a bank, finance company or trust company;
  - .b motor vehicle parts and accessories retail sales;
  - .c motor vehicle repair shop;
  - .d only in conjunction with another permitted use, an automated teller machine;
  - .e a motor vehicle washing establishment, and
  - .f purposes accessory to the other permitted purposes.
- .2 or;
  - .a purposes permitted by [sectionexception 12.1604.1.1.d](#)

### 12.1605.2 The lands shall be subject to the following requirements and restrictions:

- .1 those uses permitted by [sectionexception 12.1604.1.1.b](#) shall be subject to the requirements and restrictions as set out in [sectionexception 12.1604.2](#);
- .2 for those purposes permitted by [sectionexception 12.1605.1.1.a](#), the following requirements and restrictions shall apply:
  - .a Minimum Front Yard Depth: 5 metres;
  - .b Maximum Building Height: 2 storeys;
  - .c all operations are to be carried out within enclosed buildings;
  - .d no outdoor storage of goods or materials shall be permitted;
  - .e Minimum Building Setback from CNR right-of-way: 15 metres;
  - .f all garbage containers, including containers for the storage of recyclable materials, shall be enclosed and screened from view, and
  - .g Landscaped Open Space not less than 3.0 metres shall be provided and maintained adjacent to and contiguous with Tracey Boulevard.

**12.1605.3 for the purposes of ~~section~~exception 1605:**

- .1 for the purposes of sectionexception 1605, an Automated Teller Machine shall mean any computerized terminal which performs any or all of the following banking functions: cash withdrawals, deposits, transfer of funds, payment of bills from accounts, account balance enquiries, and credit card cash advances. An automated teller machine shall be either a freestanding unit or incorporated into a building.

## 12.1606 Exception 1606

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### **12.1606.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for those purposes permitted in a M4PE-zone.

### **12.1606.2 The lands shall be subject to the following requirements and restrictions:**

- .1 all buildings and structures shall be located a minimum of 10.0 metres from a Floodplain zone;  
and,
- .2 a Landscaped Area not less than 12 metres in width, shall be provided and maintained abutting Goreway Drive.

### 12.1607 Exception 1607

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#### 12.1607.1 The lands shall only be used for the following purposes:

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

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#### 12.1607.2 The lands shall be subject to the following requirements and restrictions:

- .1 a Landscaped Open Space Area shall be provided abutting the dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 93 square metres and a width and depth of 7.5 metres, and shall not be located in the front yard or an exterior side yard.

## 12.1608 Exception 1608

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### **12.1608.1 The lands shall only be used for the following purposes:**

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

### **12.1608.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 170 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: 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 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 Interior Side Yard Width: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the setback may be 0.
- .7 Minimum Rear Yard Depth: 7.5 metres
- .8 the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- .9 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line result in an angle of less than 75 degrees at the front lot line.

## 12.1609 Exception 1609

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### 12.1609.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in a **M3-GE** zone;
- .2 a transport terminal; and,
- .3 purposes accessory to the other permitted purposes.

### 12.1609.2 The lands shall be subject to the following requirements and restrictions:

- .1 a Landscaped Open Space area having a minimum width of 6.0 metres shall be provided and maintained:
  - .a abutting Ward Road, except at approved driveway locations; and,
  - .b contiguous to the side lot lines for a distance of 30.0 metres from Ward Road.
- .2 Outdoor Storage shall:
  - .a not be permitted in the required front yard;
  - .b not exceed a height of two transport containers, or 6 metres, whichever is less, at the west property line and increasing in height at a 45 degree angle to a maximum of five containers or 15 metres, whichever is less; and,
  - .c not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

## 12.1611 Exception 1611

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### 12.1611.1 The lands shall only be used for the following purposes:

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

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### 12.1611.2 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: 12.5 metres
  - .b Corner Lot: 14.3 metres
- .3 Minimum Lot Depth: 0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the Minimum Lot Area.
- .8 Minimum Interior Side Yard Width:
- .a 1.2 metres on one side and 0.6 metres on the other side.
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- .10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1612 Exception 1612

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### **12.1612.1 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.

### **12.1612.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 205 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: 0.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres.
- .7 the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the Minimum Lot Area.
- .8 Minimum Interior Side Yard: 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the setback may be 0.
- .9 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

## 12.1625 Exception 1625

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### 12.1625.1 The lands shall only be used for the following purposes:

- .1 Commercial:
  - .a animal hospital;
  - .b bank, trust company, finance company;
  - .c banquet facilities;
  - .d commercial school;
  - .e convenience store;
  - .f dry cleaning & laundry establishment;
  - .g garden centre sales establishment;
  - .h gas bar;
  - .i gymnastic facility;
  - .j health centre;
  - .k furniture and appliance store;
  - .l laundromat;
  - .m motor vehicle sales, rental, leasing or service establishment, motor vehicle repair shop, and motor vehicle parts and accessories sales establishment;
  - .n motor vehicle washing establishment;
  - .o business, professional and administrative office;
  - .p personal service shop;
  - .q place of commercial recreation;
  - .r printing or copying establishment;
  - .s dining room restaurant, convenience restaurant, and take-out restaurant subject to a maximum of two dining room restaurants;
  - .t retail establishment having no outside storage, including the sales of food to a maximum GFA of 600 square metres;
  - .u service station;
  - .v tavern;
  - .w tool & equipment rental establishment;

.2 Accessory:

.a purposes accessory to the other permitted purposes.

## 12.1626 Exception 1626

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### **12.1626.1 The lands shall only be used for the following purposes:**

- .1 a gas bar;
- .2 a service station;
- .3 a motor vehicle washing establishment; and
- .4 only in conjunction with a gas bar or service station, a retail establishment having no outside storage, a grocery store, a personal service shop, a convenience restaurant, a take-out restaurant, a dry cleaning and laundry distribution station, or a bank, trust company or finance company; and,
- .5 a convenience store.

## 12.1627 Exception 1627

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### 12.1627.1 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 body shop as a principal or accessory use;
  - .b a printing establishment; and
  - .c a warehouse.
- .2 Non-Industrial:
  - .a a radio or television broadcasting and transmission establishment;
  - .b a recreation facility or structure;
  - .c a community club; and
  - .d an office, excluding offices for medical, health care and dental practitioners; administrative offices of school boards and governments, and offices of accredited or licensed professionals such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/brokers/appraisers and urban planners.
- .3 Accessory:
  - .a an associated educational purpose;
  - .b an associated office;
  - .c a retail outlet operated in connection with a particular use permitted by sections 1627.1(1) and (2), provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular use; and
  - .d purposes accessory to the other permitted purposes.

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## 12.1628 Exception 1628

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### 12.1628.1 The lands shall only be used for the following purposes:

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

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### 12.1628.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 315 square metres;
- .2 Minimum Lot Width:
- .a Interior Lot: 10.5 metres;
- .b Corner Lot: 12.3 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 the following provisions shall apply to garages:
- .a the maximum garage door width shall be 4.12 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

## 12.1629 Exception 1629

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### 12.1629.1 The lands shall only be used for the following purposes:

- .1 a transport terminal;
- .2 a warehouse;
- .3 an office use; and,
- .4 purposes accessory to the other permitted purposes.

### 12.1629.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 8.0 hectares;
- .2 Minimum Lot Width: 6.0 metres;
- .3 Maximum Lot Coverage: 40 percent
- .4 Minimum Landscaped Open Space:
  - .a a minimum of 15.0 metres shall be provided and maintained abutting the west limit of the property, except at approved driveway locations;
  - .b a minimum of 9.0 metres shall be provided and maintained abutting the south limit of the property, except at approved driveway locations
- .5 Outdoor Storage:
  - .a shall only be permitted in connection with a building;
  - .b shall not be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space;
  - .c shall be limited to the parking and storage of trucks, trailers, and intermodal containers and chassis;
  - .d shall not exceed a maximum height of 4.5 metres (or 1 container on a truck chassis) when located within 200 metres from Queen Street East;
  - .e shall permit a maximum height of 6.0 metres (or 2 containers) when located within 120 metres of the westerly property limit and when located a minimum distance of 200.0 metres from Queen Street East; and,
  - .f shall permit a maximum height of 15.0 metres (or 5 containers) when located a minimum distance of 120 metres from the westerly property limit and a minimum distance of 260 metres from Queen Street East.
- .6 Minimum Setback from Queen Street East to a loading space or loading door shall be 100.0 metres.

### 12.1630 Exception 1630

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#### 12.1630.1 The lands shall only be used for the following purposes:

either:

- .1 the outside storage of goods and materials without the necessity of constructing a building on the site, as a temporary use until February 13, 1997, and,
- .2 purposes accessory to the other permitted purposes.

or:

- .3 the purposes permitted in the ~~M3-GE - Section-Exception 1561~~ zoning designation.

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#### 12.1630.2 The lands shall be subject to the following requirements and restrictions:

- .1 for the purposes permitted by ~~Section-Exception 12.1630.1(1)~~, the following shall apply:
  - .a the outside storage area shall be enclosed by a chain link fence not less than 2.0 metres in height.
  - .b the outside storage area shall be located a minimum of 67 metres from the front property line.
  - .c the maximum height of any materials stored on the site shall be 2.5 metres.
  - .d the use permitted under ~~Section-Exception 12.1630.1(1)~~ shall be considered as a temporary use under Section 39 of the Planning Act, R.S.O. 1990, c.P.13, and no claim of legal non-conforming use shall be permitted.
- .2 for the purposes permitted in the ~~M3-GE - Section-Exception 1561~~ zone, the requirements and restrictions related to the M3 - Section 1561 zone shall apply.

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## 12.1632 Exception 1632

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### 12.1632.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
- .2 a motor vehicle repair shop and a motor vehicle body shop as a principle or accessory use;
- .3 industrial uses involving the storage of goods and materials in the open;
- .4 a printing establishment;
- .5 a warehouse;
- .6 a parking lot;
- .7 the non-industrial purposes permitted in **M3-GE** Zone of this by-law;
- .8 purposes accessory to the other permitted purposes.

### 12.1632.2 The lands shall be subject to the following requirements and restrictions:

- .1 no motor vehicle repair facility or body shop shall be located within 25 metres of the front lot line.

### 12.1633 Exception 1633

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#### 12.1633.1 The lands shall only be used for the following purposes:

- .1 the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
- .2 a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- .3 industrial uses involving the storage of goods and materials in the open;
- .4 a printing establishment;
- .5 a warehouse;
- .6 a parking lot; and
- .7 purposes permitted by ~~section section~~33.1.1(b) and ~~sectionsection~~ 33.1.1(c) of this by-law.

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#### 12.1633.2 The lands shall be subject to the following requirements and restrictions:

- .1 parking shall be provided in accordance with section 20 of this by-law as amended;
- .2 no outdoor storage of vehicles associated with the uses permitted by ~~exception section~~ 12.1633.1(2) shall be permitted;
- .3 the uses permitted by ~~exception section~~ 12.1633.1(2) shall be located a minimum of 50 metres from Clark Boulevard and Delta Boulevard right-of-ways; and
- .4 the uses permitted by ~~exception section~~ 12.1633.1(2) shall have a maximum gross floor area of 710 square metres

## 12.1634 Exception 1634

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### 12.1634.1 The lands shall only be used for the following purposes:

- .1 either:
  - .a those purposes permitted in the ~~M3-GE~~ – ~~Section-Exception 12.1565~~ zone or,
  - .b a concrete mixing plant,
- .2 but not both, and
  - .a purposes accessory to the other permitted purposes.

### 12.1634.2 The lands shall be subject to the following requirements and restrictions:

- .1 for the purposes permitted by ~~Exception section 12.1634.1(1)(b)~~, the following shall apply:
  - .a the maximum height for any materials stored on the lands shall be 6.0 metres; and,
  - .b a 3.5 metre wide landscaped area shall be provided along the east and south limit of the subject property.

### 12.1634.3 for the purposes of section 1634.:

- .1 shall also be subject to the requirements and restrictions relating to the ~~M3-GE,OS-GE~~ – ~~Exception Section-12.1565~~ zone and all the general provisions of this by-law which are not in conflict with the ones set out in ~~section-exception 12.1634.2~~

## S12.1635 Exception 1635

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### **12.1635.1 The lands shall only be used for the following purposes:**

- .1 an office;
- .2 a bank, trust company and financial company;
- .3 a retail establishment subject to the requirement set out in **section exception 1635.2(7)**;
- .4 a personal service shop;
- .5 a dry cleaning and laundry distribution station;
- .6 a dining room restaurant, a convenience restaurant and a take-out restaurant;
- .7 a community club;
- .8 a recreation facility or structure;
- .9 a hotel or motel;
- .10 a banquet hall; and,
- .11 purposes accessory to the other permitted purposes.

### **12.1635.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 4047 square metres;
- .2 Maximum Coverage: 28 percent;
- .3 all buildings and structures shall be located a minimum of 14.0 metres from the Highway Number 7 right-of-way, as widened;
- .4 Maximum Building Height: no restriction;
- .5 a Landscaped Area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road;
- .6 a Landscaped Area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Highway Number 7;
- .7 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- .8 the Maximum Floor Space Index for office purposes shall be 0.5;
- .9 the Maximum Floor Space Index for office purposes may exceed 0.5, to a maximum of 1.0, provided that:
  - .a the lot has a minimum lot area of 12,141 square metres;

## Exception Zones

- .b the lot has a minimum lot width of 60 metres;
  - .c the lot has a maximum coverage of 25 percent; and,
  - .d the maximum gross commercial floor area of an office building devoted to those uses permitted in **1635.1(2) to (11)**, shall not exceed 15 percent of an office building;
- .10 parking shall be provided in accordance with **Section 20** of this by-law;
- .11 no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking space or landscaped area;
- .12 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Highway Number 7 and Airport Road;
- .13 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted;

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### 12.1635.3 Holding (H):

- .1 The holding (H) symbol on any portion of the lot shall not be removed until the Council of the City of Brampton has determined that satisfactory arrangements have been made with the City and the Ministry of Transportation (Ontario) to obtain vehicular access to the property; and,
- .2 in addition to **Section-Exception 1635.2(14)**, the holding (H) symbol shall not be removed until the Council of the City of Brampton has determined that a tertiary plan, for the most northerly 80 metres and the most westerly 85 metres of the site, has been approved by the Commissioner of Planning, Design and Development, indicating how these lands can be developed in a comprehensive manner with the abutting lands to the north and west, respectively; and,
- .3 until the holding (H) symbol is removed, the lands designated **SCLC(H)-SECTION-EXCEPTION 1635** shall only be used for those purposes permitted in an A zone, subject to the requirements and restrictions of an A zone.

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## 12.1636 Exception 1636

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### **12.1636.1 The lands shall only be used for the following purposes:**

- .1 a garden centre sales establishment, within an enclosed building;
- .2 furniture and appliance store;
- .3 a service station;
- .4 a dining room restaurant, a convenience restaurant, and a takeout restaurant;
- .5 a personal service shop;
- .6 a bank, trust company, and finance company;
- .7 a retail establishment having no outside storage;
- .8 an office;
- .9 a motor vehicle repair shop;
- .10 a recreation facility or structure;
- .11 a hotel or motel;
- .12 a banquet hall; and,
- .13 purposes accessory to the other permitted purposes.

### **12.1636.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 4047 square metres;
- .2 Maximum Coverage: 28 percent;
- .3 all buildings and structures shall be located a minimum of 14.0 metres from Humberwest Parkway and the Regional Road Number 107 (Queen Street) right-of-way;
- .4 except for approved access locations, landscaped open space shall be provided as follows:
  - .a a minimum 9.0 metre wide strip along Humberwest Parkway and Regional Road #107 (Queen Street); and,
  - .b a minimum 3.0 metre wide strip along all other public roads.
- .5 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- .6 Maximum Floor Space Index:
  - .a for office purposes shall be 0.5; and,

- .b for all other purposes, other than offices, shall be 0.38;
- .7 a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking;
- .8 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road #107 (Queen Street) and Humberwest Parkway;
- .9 the uses permitted within ~~section-exception~~ 12.1636.1.9 will not be permitted on lands that abuts Humberwest Parkway;
- .10 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

## 12.1637 Exception 1637

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### **12.1637.1 The lands shall only be used for the following purposes:**

- .1 an office;
- .2 a bank, trust company and financial company;
- .3 a personal service shop;
- .4 a retail establishment, having no outside storage;
- .5 a dry cleaning and laundry distribution station;
- .6 a dining room restaurant, a convenience restaurant and a take-out restaurant;
- .7 a community club;
- .8 a recreation facility or structure;
- .9 a hotel or motel;
- .10 a banquet hall; and,
- .11 purposes accessory to the other permitted purposes.

### **12.1637.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 4047 square metres;
- .2 Maximum Lot Coverage: 28 percent;
- .3 all buildings and structures shall be located a minimum of 14.0 metres from the Humberwest Parkway right-of-way;
- .4 except for approved access locations, landscaped open space shall be provided as follows:
  - .a a minimum 9.0 metre wide strip along Humberwest Parkway; and,
  - .b a minimum 3.0 metre wide strip along all other public roads;
- .5 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- .6 the Maximum Floor Space Index:
  - .a for office purposes shall be 0.5; and,
  - .b for all other purposes, other than offices, shall be 0.38;
- .7 a screened outdoor area devoted to the year round display and sale of products and commodities shall only be permitted in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking;

- .8 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Humberwest Parkway; and,
- .9 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

## 12.1638 Exception 1638

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### 12.1638.1 The lands shall only be used for the following purposes:

- .1 a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;
- .2 a furniture and appliance store;
- .3 a recreation facility and structure;
- .4 a community club;
- .5 an automobile sales dealership and establishment;
- .6 a garden centre sales establishment;
- .7 a service shop;
- .8 a banquet hall;
- .9 a heavy equipment sales, rental or leasing, establishment, with associated servicing and storage;
- .10 a retail warehouse;
- .11 purposes accessory to the other permitted purposes.

### 12.1638.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 6070 square metres;
- .2 Maximum Coverage: 38 percent;
- .3 Minimum Lot Frontage: 50 metres;
- .4 Maximum Floor Space Index: 0.45;
- .5 except for approved access locations, landscaped open space shall be provided as follows:
  - .a a minimum 3.0 metre wide strip along all public roads;
- .6 a screened outdoor area devoted to the year round display and sale of products and commodities shall only be permitted in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking;
- .7 outdoor storage shall only be permitted in conjunction with the uses permitted within **section exception 1638.1**, shall be within a screened side yard, and/or a rear yard, and shall only be permitted on lands located west of Sun Pac Boulevard;
- .8 the uses permitted within **section-exception 12.1638.1.9** shall only be permitted on lands located west of Sun Pac Boulevard; and,
- .9 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

**12.1638.3 for the purposes of ~~section~~exception 1638:**

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

## 12.1641 Exception 1641

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### 12.1641.1 The lands shall only be used for the following purposes:

- .1 those purposes permitted in a **M4 PE - SECTION-EXCEPTION 1574** zone; and,
- .2 purposes accessory to the other permitted purposes.

### 12.1641.2 Holding (H):

- .1 The holding (H) symbol shall not be removed until either:
  - .a the two abutting residential properties to the north and east are rezoned for non-residential purposes; or,
  - .b the owner has submitted a satisfactory concept site plan to the satisfaction of the Council of the City of Brampton, illustrating that the two abutting residential properties, to the north and east, can be comprehensively developed in conjunction with both the **M4 PE - SECTION-EXCEPTION 1575 (SPECIAL RESERVE)** and the **M4PE(H)-SECTION-EXCEPTION 1641** zones; and
- .2 until the holding (H) symbol is removed, the lands designated **M4PE(H) - SECTION-EXCEPTION 1641** shall:
  - .a only be used for those purposes permitted in the A zone, subject to the requirements and restrictions of the A zone, and all general provisions of this by-law; and,
  - .b until November 13, 1998 may be temporarily used for the parking of trucks and trailers, subject to the requirements and restrictions of the **M4PE-SECTION-EXCEPTION 1574** zone.

### 12.1641.3 for the purpose of ~~section-exception~~ 1641:

- .1 shall also be subject to the requirements and restrictions relating to the **M4 PE - SECTION-EXCEPTION 1574** zone and all the general provisions of this by-law which are not in conflict with those set out in Section **12.1641.2**.

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## 12.1643 Exception 1643

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### 12.1643.1 The lands shall only be used for the following purposes:

- .1 a building supplies outlet within an enclosed building;
- .2 a garden centre sales establishment within an enclosed building;
- .3 a retail warehouse not engaged in the selling of food;
- .4 a furniture and appliance store;
- .5 a service station;
- .6 a motor vehicle repair shop;
- .7 a dining room restaurant, a convenience restaurant, and a take-out restaurant;
- .8 a personal service shop;
- .9 an office;
- .10 a bank, trust company and finance company;
- .11 a retail establishment, subject to the requirement set out in [section-exception 12.1643.2.6](#)
- .12 a hotel/motel; and,
- .13 purposes accessory to the other permitted purposes.

### 12.1643.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 4047 square metres;
- .2 Maximum Coverage: 28 percent;
- .3 all buildings and structures shall be located a minimum of 14.0 metres from the Highway Number 7 -right-of-way, as widened;
- .4 Maximum Building Height: no restriction;
- .5 Minimum Landscaped Area:
  - .a not less than 9.0 metres in width, shall be provided and maintained where the lands abut Highway Number 7;
  - .b not less than 3.0 metres in width, shall be provided and maintained where the lands abut any other road;
- .6 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- .7 the Maximum Floor Space Index for office purposes shall be 0.5;

- .8 parking shall be provided in accordance with **Section 20** of this by-law;
- .9 no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking space or landscaped area
- .10 all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- .11 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Highway Number 7; and,
- .12 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

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**12.1643.3 for the purposes of ~~section exception~~ 1643:**

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

## 12.1647 Exception 1647

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### **12.1647.1 The lands shall only be used for the following purposes:**

- .1 shall only be used for those purposes permitted in a C1-LC zone.

### **12.1647.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no building shall be located closer than:
  - .a 6.0 metres to a public street; and,
  - .b 1.2 metres to a zone boundary.
- .2 Maximum Gross Commercial Floor Area shall not exceed 475.0 square metres;
- .3 Minimum Lot Width: 30.0 metres; and,
- .4 Landscaped Open Space, having a minimum width of 6.0 metres, shall be provided and maintained where the subject lands abut Goreway Drive, as widened, except at approved driveway locations.

## 12.1648 Exception- 1648

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### 12.1648.1 The lands shall only be used for the following purposes:

- .1 multiple residential dwellings;
- .2 apartment dwellings;
- ~~.3~~ only in conjunction with an apartment dwelling, a visitor lodging unit, subject to the requirements set out in [Section-Exception 1648.2 \(5\)](#); and,
- ~~.3,4~~ purposes accessory to the other permitted purposes.

### 12.1648.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units: 210
- .2 Maximum Number of Apartment Dwelling Units: 185
- .3 Maximum Number of Multiple Residential Dwelling Units: 28
- .4 Maximum Number of dwelling units in a multiple residential dwelling: 8
- .5 Maximum Number of visitor lodging units: 4
- .6 Minimum Front Yard Depth: 11.0 metres
- .7 Minimum Side Yard Width and Rear Yard Depth for all dwellings: 0 metres, except for the following:
  - .a -where the side yard or rear yard abuts an OS zone, in which case 7.5 metres shall be provided; and,
  - .b -where the side yard or rear yard abuts a [C1LC, R3M-Section Exception 1647 zone](#), in which case 9.0 metres shall be provided;
- .8 no apartment dwelling shall be located closer than 70.0 metres to Goreway Drive;
- .9 no apartment dwelling greater than 6 storeys in height shall be located closer than 140.0 metres to Goreway Drive;
- .10 no apartment dwelling greater than 8 storeys in height shall be located closer than 170.0 metres to Goreway Drive;
- .11 Minimum Separation Distance between dwellings: 15.0 metres;
- .12 [Notwithstanding section-exception 1648.2\(112\)](#) the minimum separation distance between multiple residential dwellings shall be provided as follows:
  - .a between two exterior walls which contain no windows or doors to habitable rooms: 3 metres;

Exception Zones

- .b between two exterior walls, one or both of which contains windows to habitable rooms: 7.5 metres; and,
- .c between two exterior walls one or both of which contains doors to habitable rooms: 10.0 metres;
- .13 Maximum Building Height:
  - .a for an apartment dwelling: 9 storeys;
  - .b for a multiple residential dwelling: 1 storey;
  - .c notwithstanding clause (b) of this subsection, two units of the multiple residential dwellings may be increased to 2 storeys in height;
- .14 Maximum Floor Area per dwelling unit:
  - .a for an apartment dwelling:
    - .i 45.0 square metres for a bachelor dwelling unit;
    - .ii 65.0 square metres for a one bedroom dwelling unit; and,
    - .iii 122.0 square metres for a two bedroom apartment dwelling unit; and,
  - .b for a multiple residential dwelling:
    - .a 130.0 square metres;
- .16 maximum number of bedrooms per dwelling unit: 2
- .17 parking shall be provided in accordance with the following standards:
- .18 apartment and multiple residential dwellings shall provide the following number of parking spaces per dwelling unit:
- .19 Bachelor; RESIDENT-1.00, VISITOR- 0.23, TOTAL-1.23
- .20 Bedroom: RESIDENT-1.18, VISITOR- 0.23, TOTAL-1.41
- .21 Bedroom: RESIDENT-1.36, VISITOR- 0.23, TOTAL-1.59
- .22 an underground parking garage shall not be located closer than 1.5 metres to Goreway Drive as widened or any property zoned **OS, REH, or RE2-RE, RE - SectionException 1556**;
- .23 Minimum Landscaped Open Space: 35 percent of the lot area;
- .24 Landscaped Open Space, having a minimum width of 6.0 metres, shall be provided -and maintained where the subject lands abut a **RE2-RE - SectionException 1556** zone and any portion of Goreway Drive, as widened, except at approved driveway locations;
- .25 all garbage and refuse containers shall be enclosed within a building or structure.

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**12.1648.3 for the purposes of ~~section~~exception 1648:**

- .1 Visitor Lodging Unit shall mean one or more habitable rooms designed or intended to be used for overnight sleeping accommodation for persons visiting residents of apartment dwellings and multiple residential dwellings, and which does not contain individual cooking facilities.

## 12.1649 Exception 1649

### 12.1649.1 The lands shall only be used for the following purposes:

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

### 12.1649.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units: 236
  - .a minimum side yard width and rear yard depth for all dwellings: 0 metres, except for the following:
    - .i no multiple residential dwelling shall be located closer than 9.0 metres to a RE2, RE - Section Exception, 1556 zone;
    - .ii no apartment dwelling shall be located closer than 40.0 metres to a RE2, RE - Section Exception, 1556 zone;
    - .iii no multiple residential or apartment dwelling shall be located closer than 10.0 metres to an OS zone;
    - .iv notwithstanding clause (iii) of this subsection, the minimum setback for a multiple residential dwelling to an OS zone, may be reduced to 7.5 metres, provided that the dwelling unit is fully located within 202.0 metres of Goreway Drive.
- .2 Maximum Number of Dwelling Units in a multiple residential dwelling: 9
- .3 Minimum Landscaped Open Space: 55 percent of the lot area;
- .4 no apartment dwelling shall be located closer than 70.0 metres to Goreway Drive;
- .5 no apartment dwelling greater than 7 storeys in height shall be located closer than 120.0 metres to Goreway Drive;
- .6 no apartment dwelling greater than 9 storeys in height shall be located closer than 170.0 metres to Goreway Drive;
- .7 Maximum Building Height:
  - .8.a for an apartment dwelling: 12 storeys; and,
  - .9.b for a multiple residential dwelling: 2 storeys;
- .10.8 parking shall be provided in accordance with the following standards:
  - .a Bachelor; RESIDENT-1.00, VISITOR- 0.23, TOTAL-1.23

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## Exception Zones

- .b Bedroom: RESIDENT-1.18, VISITOR- 0.23, TOTAL-1.41
- .c Bedroom: RESIDENT-1.36, VISITOR- 0.23, TOTAL-1.59

~~11.9~~ Maximum Floor Area per dwelling unit:

~~12.10~~ Maximum Floor Area per dwelling unit for an apartment dwelling:

- .a 45.0 square metres for a bachelor dwelling unit;
- .b 69.0 square metres for a one-bedroom dwelling unit; and,
- .c 125.4 square metres for a two bedroom apartment dwelling unit; and,

~~13.11~~ Maximum Floor Area per dwelling unit for a multiple residential dwelling:

- .a 130.0 square metres per dwelling unit;

~~14.12~~ Maximum number of bedrooms per dwelling unit: 2

**12.1649.3 for the purposes of ~~section exception 1649~~:**

~~15.13~~ shall also be subject to the requirements and restrictions relating to the ~~R4A R3M - SECTION EXCEPTION 1649~~ zone and all the general provisions of this by-law which are not in conflict with those set out in ~~Section Exception 12 1649.2~~.

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## 12.1650 Exception 1650

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### 12.1650.1 The lands shall only be used for the following purposes:

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

### 12.1650.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units: 355
- .2 Minimum Lot Area: No requirement;
- .3 Minimum Lot Width: No requirement;
- .4 No dwelling shall be located closer than 7.5 metres to lands within any
  - .a other zone, except along the southerly boundary where it shall be 1.5 metres;
- .5 Minimum setback of an underground parking garage to
  - .a any property limit: no requirement
- .6 Maximum Building Height: 12 storeys;
- .7 Maximum Lot Coverage: 30 per cent by the main buildings;
- .8 Minimum Landscaped Open Space: 48 percent of the lot area;
- .9 Maximum Floor Space Index excluding Amenity Floor Space: 2.4;
- .10 Maximum Number of Bedrooms per Dwelling Unit: 2;
- .11 Maximum Floor Area per Dwelling Unit:
  - .a 45 square metres for a bachelor dwelling unit;
  - .b 102 square metres for a one (1) bedroom dwelling unit;
  - .c 130 square metres for a two (2) bedroom dwelling unit;
- .12 **Section 6.6** of the By-law shall not apply; and,
- .13 All garbage and refuse containers shall be enclosed within the main building.

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### 12.1650.3 for the purposes of ~~section-exception 1650~~:

- .14 shall also be subject to the requirements and restrictions relating to the **R4A-R3**M-zone and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 12 1650.2**.

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- .15 That the lands zoned Residential ~~Apartment A~~ Third Density – Mid Rise – ~~R4A R3M~~ – Section Exception 1650 shall be treated as one lot for purposes of this by-law.

## 12.1651 Exception 1651

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### 12.1651.1 The lands shall only be used for the following purposes:

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

### 12.1651.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units: 123 units per hectare;
- .2 the holding (H) symbol shall not be removed until:
  - .a the re-alignment of Goreway Drive has been approved by City Council;
  - .b 70 percent of the units located within the R4A-R3L - Section-Exception 1648, R4A-R3L - Section-Exception 1649 and R4A-R3L - Section-Exception 1650 zones have been occupied;
  - .c the owner has submitted documentation satisfactory to the Council of the City of Brampton which demonstrates that the site can be developed in a comprehensive manner with the abutting residential property to the west and for these combined lands that:
    - .i the need for the next phase is justified;
    - .ii essential services and facilities to serve the existing residential phase(s) including a private transit service integrated with the City's public transit system, have been provided and will be expanded to meet the needs of the next residential phase;
    - .iii the impact of the existing residential phases on public community services including traffic impact on the surrounding road network is minimal; and,
    - .iv the continued use of the rental parking standards for the residential phase is appropriate through the submission of a parking demand analysis of earlier phases; and,

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### 12.1651.3 for the purpose of section 1651:

- .1 Shall also be subject to the requirements and restrictions relating to the R4A-R3L - SECTION EXCEPTION 1648 zone and all the general provisions of this by-law which are not in conflict with those set out in Section-Exception 12.1651.2.

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### 12.1651.4 Holding (H):

- .2 Until the holding (H) symbol is removed, the lands designated R4AR3L(H) - SECTION EXCEPTION 1651, shall only be used for those purposes permitted in the OS zone, subject to the requirements and restrictions of the OS zone, and all the general provisions of this by-law.

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## 12.1652 Exception 1652

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### 12.1652.1 The lands shall only be used for the following purposes:

- .1 those uses permitted in an ~~1 – SECTION~~ EXCEPTION 1589 zone; and,
- .2 a parking lot.

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### 12.1652.2 The lands shall be subject to the following requirements and restrictions:

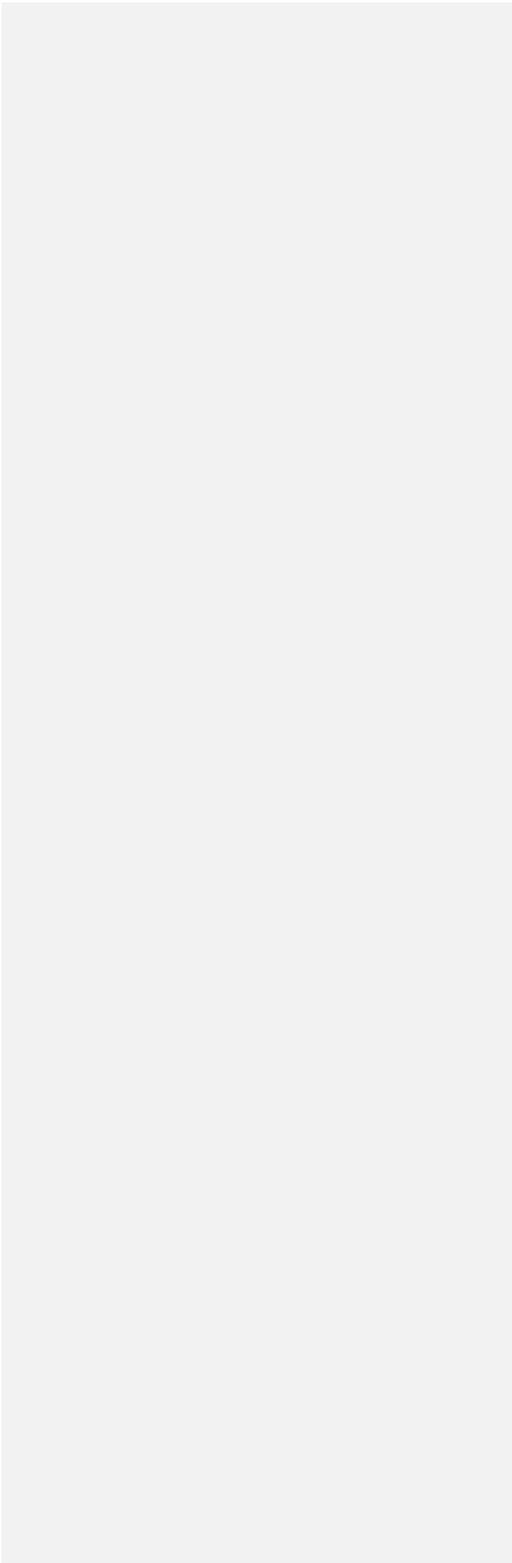
- .1 a Landscaped Area having a minimum width of 15.0 metres shall be provided and maintained along the southerly property boundary;
- .2 no building or structure shall be located closer than 7.9 metres or half the height of the building, whichever is the greater, from any non-institutional zone boundary;
- .3 no building or structure shall be located closer than 10 metres or half the height of the building, whichever is the greater, from the easterly limit of the Goreway Drive right-of-way, as widened and/or realigned;
- .4 the Maximum Permitted Gross Floor Area for the purpose of a nursing home shall be 8525 square metres;
- .5 parking shall be provided in accordance with the following requirements:
  - .a for the purpose of a nursing home, a minimum of 50 parking spaces shall be provided, of which 25 spaces may be provided off-site on abutting lands but which shall all be located within 30 metres of the zone boundary;
  - .b for every building or structure erected or lot used for purposes other than a nursing home, one or more parking spaces shall be provided and maintained in accordance with Sections 6.0, 10.0 and 20 of this by-law;

### 12.1652.3 for the purposes of ~~section-exception~~ 1652:

- .1 shall also be subject to the requirements and restrictions relating to the 11 – SECTION EXCEPTION 1589 zone and all the general provisions of this by-law which are not in conflict with those set out in ~~section-exception~~ 12.1652.2.
- .2 Floor Area, Gross shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.

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Exception Zones



### 12.1653 Exception 1653

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#### 12.1653.1 The lands shall only be used for the following purposes:

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

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#### 12.1653.2 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: 13.75 metres
  - .b Corner Lot: 15.55 metres
- .3 Minimum Lot Depth: 0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres.
- .7 the Rear Yard Depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- .8 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side.
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .9 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- .10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1654 Exception 1654

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### 12.1654.1 The lands shall only be used for the following purposes:

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

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### 12.1654.2 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: 16.80 metres.
  - .b Corner Lot: 18.60 metres
- .3 Minimum Lot Depth: 0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres.
- .7 the rear yard depth may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum lot area.
- .8 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side.
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .9 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees.
- .10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1659 Exception 1659

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### 12.1659.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a **R1B-R1 zone**;

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### 12.1659.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres;
  - .b Corner Lot: 16.8 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 where a rear yard abuts an F zone, no dwelling shall be located closer than 10.0 metres to the F zone;
- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

Exception Zones

- .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.
- .11 where a lot has width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

## 12.1660 Exception 1660

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### 12.1660.1 The lands shall only be used for the following purposes:

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

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### 12.1660.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 390 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.0 metres
  - .b Corner Lot: 14.8 metres;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

Exception Zones

- .10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

## 12.1661 Exception 1661

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### 12.1661.1 The lands shall only be used for the following purposes:

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

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### 12.1661.2 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 Corner Lot: 14.8 metres
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

Exception Zones

- .10 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

## 12.1662 Exception 1662

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### 12.1662.1 The lands shall only be used for the following purposes:

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

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### 12.1662.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area: 300 square metres;
- .3 Minimum Lot Width:
  - .a Interior Lot: 10.0 metres
  - .b Corner Lot: 11.8 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 the dwelling;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .7 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side;
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall;
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.1 metres; except where the lot exceeds 10.36 metres in width and is less than 11.0 metres in width in which case the maximum garage door width shall be 4.12 metres; and except where the lot is 11.0 metres or greater in width in which case the maximum garage door width shall be 5.5 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

#### Exception Zones

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.
- .11 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

## 12.1663 Exception 1663

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### **12.1663.1 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

### **12.1663.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Lot Area: 210 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres per lot and 7.0 metres per dwelling unit;
  - .b Corner Lot: 16.8 metres and 8.8 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.1 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

## 12.1664 Exception 1664

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### 12.1664.1 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

### 12.1664.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 168 square metres per dwelling unit;
- .2 Minimum Lot Depth: 24 metres.

### 12.1664.3 for the purposes of ~~section-exception~~ 1664.:

- .1 shall also be subject to the requirements and restrictions relating to the **R2A-R1 - Section Exception 12.1663** zone and all the general provisions of this by-law which are not in conflict with those set out in **Section-Exception 12.1664.2.**

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## 12.1665 Exception 1665

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### 12.1665.1 The lands shall only be used for the following purposes:

.1 shall only be used for those purposes permitted in a R3B-R2 zone;

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### 12.1665.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 180 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit;
  - .b Corner Lot: 19.8 metres and 7.8 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 30 metres;
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit;
- .7 Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide a side lot line the setback may be zero;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 2.5 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.
- .10 each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

Exception Zones

- .11 no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- .12 Maximum Lot Coverage: none;

## 12.1667 Exception 1667

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### 12.1667.1 The lands shall only be used for the following purposes:

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

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### 12.1667.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 12.0 metres;
- .2 Minimum Lot Depth: 0 metres

### 12.1667.3 for the purposes of ~~section exception~~ 1667.:

.1 shall also be subject to the requirements and restrictions relating to the **R1D-R1 - Section Exception 12.1662** zone and all the general provisions of this by-law which are not in conflict with those set out in **Section 12.1667.2**.

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## 12.1668 Exception 1668

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### 12.1668.1 The lands shall only be used for the following purposes:

- .1 purposes permitted by an M4-PE zone;
- .2 business, professional and administrative offices connected with another permitted purpose;
- .3 exhibition and conference halls;
- .4 one dwelling unit, as part of an industrial building, only for the use of caretaker or night watchman employed in connection therewith;
- .5 any use by a public body of the same general character as the other permitted purposes.

### 12.1668.2 The lands shall be subject to the following requirements and restrictions:

- .1 the Minimum Front Yard Depth shall be 9.0 metres;
- .2 the Minimum Lot Area shall be 2,000 square metres;
- .3 the Minimum Interior Side Yard Width shall be 4.0 metres;
- .4 the Minimum Rear Yard Depth shall be 20 metres;
- .5 a minimum 3.0 metre wide Landscaped Open Space Strip shall be provided along the front lot line except at approved driveway locations;
- .6 landscaping shall not be required in any interior side yard;
- .7 no outdoor truck loading facilities are permitted in the front yard;
- .8 at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot;
- .9 all operations are to be carried out within buildings, and the height of a building shall not exceed the following:
  - .a two storeys in height, for manufacturing uses;
  - .b Five storeys in height, for office space.
- .10 Outside Storage of goods, material and equipment shall not be permitted;
- .11 a Landscaped Open Space Area having a minimum width of 9.0 metres shall be provided and maintained along Williams Parkway;

## 12.1669 Exception 1669

### 12.1669.1 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 warehouse;
  - .c a utility installation; and
  - .d a printing establishment.
- .2 Non-Industrial
  - .a only in conjunction with an industrial use permitted in **section-exception 1669.1.1(a)**:
    - .i a retail outlet, provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use;
    - .ii a day care centre;
    - .iii a recreation facility or structure; and,
    - .iv an associated office.
  - .b a retail warehouse;
  - .c a retail establishment
  - .d a restaurant;
  - .e a hotel or motel;
  - .f a motor vehicle sales establishment;
  - .g a service shop;
  - .h a banquet hall;
  - .i a community club;
  - .j an office (location restricted by **clause 1669.2.1(2)(e)**);
  - .k purposes permitted by an Institutional **Two-Major (I2)** zone; and,
  - .l purposes permitted by an **Open Space (OS)** zone;
- .3 Accessory
  - .a purposes accessory to the other permitted purposes.

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**12.1669.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Setback of Building(s):
  - .a Industrial Uses: a minimum of 12 metres and a maximum of 33 metres to either the Ebenezer Road or The Gore Road;
  - .b Non-Industrial Uses: a minimum of 6 metres or half the building height, whichever is the greater to Ebenezer Road, The Gore Road, an "Open Space (OS)" zone, a "Floodplain Natural System (FNS)" zone, an "Agricultural (A)" zone, and residentially zoned properties;
  - .c notwithstanding the above, a distribution centre or an operation involving cold storage as a principle or accessory use, other than a restaurant or banquet hall, shall not be located within 200 metres from either The Gore Road or Ebenezer Road;
  - .d notwithstanding the above, a motor vehicle sales establishment shall not be located within 90 metres from either The Gore Road or Ebenezer Road;
  - .e notwithstanding the above, those purposes permitted in Section-Exception 12.1669.1(2)(j) shall only be permitted within 120 metres from the intersection of The Gore Road and Ebenezer Road;
  - .f notwithstanding the above, no building or structure shall be located within 10.0 metres from a "Floodplain (F)Natural System (NS)" zone;
- .2 Maximum Floor Space Index shall be 0.5;
- .3 Minimum Landscaped Open Space (except at approved driveway locations):
  - .a for Industrial Uses: 12 metres along Ebenezer Road and The Gore Road;
  - .b for Non-Industrial Uses: 6 metres; and,
  - .c along all other public roads, and lands zoned "Open Space (OS)", "Floodplain (F)Natural System (NS)", "Agricultural (A)", and a residential zone category: 3 metres;
- .4 Outside Storage: no outside storage shall be permitted, except for:
  - .a motor vehicles for sale in association with the purposes permitted within Section-Exception 12.1669.1(2)(f); and,
  - .b seasonal goods associated with a Non-Industrial use permitted by Section-Exception 12.1669.1(2), but such storage shall not be located within a yard abutting Ebenezer road, The Gore Road, an "Open space (OS)" zone, a "Floodplain (F)Natural System (NS)" zone, and residentially zoned properties; and
  - .c notwithstanding the above, such storage shall not occupy any required parking space or landscaped area;
- .5 Minimum Lot Area: 1.0 hectares, except where lands abut a residential zone, in which case a minimum lot size of 0.65 hectares may be permitted;
- .6 Maximum Building Height:

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## Exception Zones

- .a Industrial Uses: 1 storey, except for an ancillary office component in which case the maximum height limit shall be 3 storeys;
  - .b Non-Industrial Uses: 2 storeys, except for an office use located within 120 metres from the Ebenezer Road and The Gore Road intersection, in which case the maximum height limit shall be 3 storeys;
- .7 Loading Doors:
- .a for all uses, there shall be no overhead doors on a building wall that faces Ebenezer Road, The Gore Road, a "~~Floodplain (F)~~Natural System (NS)" zone or residentially zoned properties, unless screened from a public road;
  - .b for Industrial Uses, there shall be no overhead doors within 60 metres of Ebenezer Road and The Gore Road, unless screened from a public road;
- .8 Screening:
- .a all waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenezer Road, The Gore Road, an "~~Open Space (OS)~~" zone, a "~~Floodplain (F)~~Natural System (NS)" zone, and residentially zoned properties;
  - .b all rooftop units located within 90 metres from either The Gore Road or Ebenezer Road shall be screened in their entirety;
- .9 Parking:
- .a truck parking and loading/unloading areas shall not be located within 60 metres of Ebenezer Road and The Gore Road, unless screened from public roads; and,
- .10 Architecture: the Non-Industrial uses permitted by ~~Sections Exception 12.1669.1(2)(c)~~, through (10), shall contain a sloped roof treatment;
- .11 Accessory Building(s): no accessory building(s) shall be located within 60 metres of Ebenezer Road or The Gore Road;
- .12 the Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- .13 an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted; and,
- 12. ~~Section 1669. No. 3~~ for the purposes of ~~section Section-Exception 12.1669 No.:~~**
- .1 1669.3 shall also be subject to the requirements and restrictions relating to the M4-PE zone for those uses permitted by ~~Section Exception 1669.1.1(a)~~ or the LSC zone for those uses permitted by ~~Section-Exception 1669.1.1(b)~~, and all the general provisions of this by-law which are not in conflict with those set out in ~~Section-Exception 1669.2~~.

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Exception Zones

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

## 12.1670 Exception 1670

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### 12.1670.1 The lands shall only be used for the following purposes:

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

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### 12.1670.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 180 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 and 9.3 metres for the dwelling unit closest to the flankage lot line;
- .3 Minimum Lot Depth: 24 metres;
- .4 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 3.1 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

### 12.1670.3 for the purposes of ~~section exception 1670~~:

- .1 shall also be subject to the requirements and restrictions relating to the **R3B-R2 - Section Exception 12.1665** zone and all the general provisions of this by-law which are not in conflict with those set out in **Section Exception 12.1670.2**.

## 12.1671 Exception 1671

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### 12.1671.1 The lands shall only be used for the following purposes:

- .1 shall only be used for those purposes permitted in a **R1B-R1 zone**;

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### 12.1671.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Depth: 0 metres;

### 12.1671.3 for the purposes of ~~section exception~~ 1671.:

- .1 shall also be subject to the requirements and restrictions relating to the **R1B-R1 - Section Exception 12.1659** zone and all the general provisions of this by-law which are not in conflict with those set out in **Section Exception 12.1671.2**.

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## 12.1672 Exception 1672

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### 12.1672.1 The lands shall only be used for the following purposes:

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

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### 12.1672.2 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: 16.80 metres.
  - .b Corner Lot: 18.60 metres.
- .3 Minimum Lot Depth: 0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of 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: 9.0 metres.
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 meters on the other side.
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- .9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

### 12.1673 Exception 1673

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#### 12.1673.1 The lands shall only be used for the following purposes:

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

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#### 12.1673.2 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: 13.75 metres.
  - .b Corner Lot: 15.55 metres.
- .3 Minimum Lot Depth: 0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- .6 Minimum Rear Yard Depth: 7.5 metres
- .7 Minimum Interior Side Yard Width:
  - .a 1.2 metres on one side and 0.6 metres on the other side.
  - .b where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.
  - .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- .8 Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- .9 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 12.1674 Exception 1674

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### 12.1674.1 The lands shall only be used for the following purposes:

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

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### 12.1674.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 228 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 12 metres;
  - .b Corner Lot: 13.8 metres;
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

## 12.1675 Exception 1675

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### 12.1675.1 The lands shall only be used for the following purposes:

- .1 shall only be used for those purposes permitted in a **R1B-R1 zone**;

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### 12.1675.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 324 square metres;
- .2 Minimum Lot Width:
- .a Interior Lot: 13.5 metres;
  - .b Corner Lot: 15.3 metres;
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .9 the following provisions shall apply to garages:
- .a the maximum garage door width shall be 5.5 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line.
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width.

## 12.1676 Exception 1676

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### 12.1676.1 The lands shall only be used for the following purposes:

- .1 shall only be used for those purposes permitted in a **R1B-R1 zone**;

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### 12.1676.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 324 square metres;
- .2 Minimum Lot Width:
- .a Interior Lot: 13.5 metres;
- .b Corner Lot: 15.3 metres;
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- .8 Minimum Setback From **NSF Zone**: no dwelling shall be located closer than 10 metres to an F Zone;
- .9 Minimum Landscaped Open Space: 40% of the minimum front yard area or 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- .10 the following provisions shall apply to garages:
- .a the maximum garage door width shall be 5.5 metres.
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line.

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Exception Zones

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the garage door width

## 12.1677 Exception 1677

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### 12.1677.1 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;
  - .b a warehouse; and
  - .c a parking lot.
- .2 Accessory
  - .a an associated office;
  - .b a retail outlet operated in connection with a permitted industrial use; and
  - .c purposes accessory to the permitted purposes.

### 12.1677.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 4.8 metres;
- .2 the Maximum Gross Floor Area for all buildings shall not exceed 4450 square metres.
- .3 the Maximum Gross Floor Area devoted to associated office and/or accessory retail outlet purposes shall not exceed 830 square metres;
- ~~.4 a minimum of ninety (90) parking spaces shall be provided;~~
- .5.4 Minimum Landscaped Open Space: 55 percent of the minimum required front yard area, including a minimum 3.0 metre wide landscaped open space area along the front lot line, except at approved driveway locations, shall be landscaped open space.
- ~~.6.5~~ No outside storage shall be permitted.
- ~~.7.6~~ Minimum Front Yard Depth: 9 metres
- ~~.8.7~~ Minimum Interior Side Yard Width: 4 metres except where it abuts an Institutional or Residential Zone, in which case the minimum requirement is 9 metres, and where it abuts a rail line, in which case there is no requirement.

## 12.1678 Exception 1678

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### 12.1678.1 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 industrial uses involving the storage of goods and materials in the open;
  - .c a warehouse;
  - .d a power generation plant; and,
  - .e a printing establishment.
- .2 Non-Industrial
  - .a a radio or television broadcasting and transmission establishment;
  - .b only in conjunction with an industrial use permitted in **section-exception 12.1678.1.1:**
    - .i a day care centre;
    - .ii a recreation facility or structure; and,
    - .iii an associated office.
- .3 Accessory
  - .a purposes accessory to the other permitted purposes.

### 12.1678.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 100.0 metres from the lot line abutting Goreway Drive;
- .2 Minimum Interior and Exterior Side Yard Widths: 20.0 metres, except for structures which are set back in excess of 510.0 metres from Goreway Drive, then the side yard setback may be reduced to 4.0 metres;
- .3 all buildings and structures shall be located a minimum of 10.0 metres from a Floodplain and Open Space zone;
- .4 Minimum Landscaped Open space:
  - .a a minimum of 15.0 metres in width, for a minimum distance of 200.0 metres, shall be provided and maintained abutting the north limit of the property, except at approved driveway locations;

Exception Zones

- .b a minimum of 20.0 metres in width, for a minimum distance of 300.0 metres, shall be provided and maintained abutting the south limit of the property, except at approved driveway locations;
- .5 parking shall be provided in accordance with the general provisions of this by-law, with the exception of the use permitted within **Section Exception 12.1678.1.1.d**, in which case the minimum number of on-site parking spaces shall be 71 spaces;
- .6 a fence shall be permitted within the front yard, provided that it is set back a minimum distance of 40 metres from the front lot line.

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**12.1678.3 for the purposes of ~~section exception~~ 1678:**

- .1 Front Lot Line shall mean the lot line abutting Goreway Drive.
- .2 Power Generation Plant shall mean any building, structure, plant or equipment essential to the provision and operation of electricity.

## 12.1679 Exception 1679

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### 12.1679.1 The lands shall only be used for the following purposes:

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

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### 12.1679.2 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 metres
- .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Minimum Setback from **NSF Zone**: no dwelling shall be located within 10.0 metres of an **NSF Zone**
- .9 Minimum Landscaped Open Space:
- .a 40 percent of the minimum front yard area
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- .10 Maximum Garage Door Width:
- .a the maximum garage door width shall be 5.5 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

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Exception Zones

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1680 Exception 1680

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### 12.1680.1 The lands shall only be used for the following purposes:

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

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### 12.1680.2 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 metres
- .b Corner Lot: 12.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Minimum Setback From **F Zone** **NS Zone**: no dwelling shall be located within 10.0 metres of an **NSF Zone**
- .9 Minimum Landscaped Open Space:
- .a 40 percent of the minimum front yard area
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- .10 Maximum Garage Door Width:
- .a the maximum garage door width shall be 4.0 metres
- .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- .c the garage door width restriction does not apply to the garage door facing a flankage lot line

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Exception Zones

- .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- .11 **Maximum Garage Projection:** no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1681 Exception 1681

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### 12.1681.1 The lands shall only be used for the following purposes:

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

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### 12.1681.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 270 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 9 metres
  - .b Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Minimum Setback from **NSF Zone**: no dwelling shall be located within 10.0 metres of an **NSF Zone**
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 3.1 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

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Exception Zones

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1682 Exception 1682

### 12.1682.1 The lands shall only be used for the following purposes:

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

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### 12.1682.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 216 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 9 metres
  - .b Corner Lot: 10.8 metres
- .3 Minimum Lot Depth: 24 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Minimum Setback From NSF Zone: no dwelling shall be located within 10.0 metres of an NSF Zone.**
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 3.1 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit

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Exception Zones

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1683 Exception 1683

### 12.1683.1 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
  - .a for a Single Detached Dwelling: 270 square metres
  - .b for a Semi-Detached Dwelling: 450 square metres
- .2 Minimum Lot Width:
  - .a for a Single Detached Dwelling:
    - .i Interior Lot: 9 metres
    - .ii Corner Lot: 10.8 metres
  - .b for a Semi-Detached Dwelling:
    - .i Interior Lot: 15 metres and 7.5 metres per dwelling unit
    - .ii Corner Lot: 16.8 metres and 9.3 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width:
  - .a for a Single Detached Dwelling:
    - .i 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
    - .ii 1.2 metres where the side yard abuts a public walkway or a non-residential zone
  - .b for a Semi-Detached Dwelling: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Minimum Setback From **NSF Zone**: no dwelling shall be located within 10.0 metres of an **NSF Zone**.
- .9 Minimum Landscaped Open Space:

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Exception Zones

- .a 40 percent of the minimum front yard area
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- .10 Maximum Garage Door Width:
- .a the maximum garage door width shall be 3.1 metres
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1684 Exception 1684

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### 12.1684.1 The lands shall only be used for the following purposes:

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

### 12.1684.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 200 square metres per dwelling unit
- .2 Minimum Front Yard Depth: 4.5 metres
- .3 Minimum Rear Yard Depth: 7.0 metres
- .4 Minimum Interior Side Yard Width: 3.6 metres
- .5 Minimum Exterior Side Yard Width: 4.6 metres
- .6 Minimum Setback From **NSF Zone**: no dwelling shall be located within 10.0 metres of an **NSF Zone**
- .7 Maximum Building Height: 10.6 metres
- .8 Maximum Lot Coverage of principal buildings: 35 percent of lot area
- .9 Minimum Landscaped Open Space: 50 percent of lot area
- .10 Minimum Distance between buildings:
  - .a between exterior walls which contain no windows to habitable rooms: 1.8 metres;
  - .b between two exterior walls, one of which contains windows to habitable rooms: 3.0 metres;
  - .c between two exterior walls, both of which contain windows to habitable rooms: 10.0 metres;
  - .d notwithstanding clauses (1), (2) and (3) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls.
- .11 Maximum Number of Units per building: 8

## 12.1685 Exception 1685

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### **12.1685.1 The lands shall only be used for the following purposes:**

- .1 flood and erosion control;
- .2 conservation area or purposes; and
- .3 purposes accessory to other permitted purposes.

### **12.1685.2 The lands shall be subject to the following requirements and restrictions:**

- .1 no person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control.

## 12.1686 Exception 1686

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### 12.1686.1 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 other permitted purposes.

### 12.1686.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 195 square metres per dwelling unit
- .2 Minimum Lot Width:
  - .a Interior Lot: 13 metres and 6.5 metres per dwelling unit
  - .b Corner Lot: 14.8 metres and 8.3 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Minimum Setback From **NS Zone**: no dwelling shall be located within 10.0 metres of an **NSF Zone**
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be:
    - .i 2.5 metres on a lot having a lot width per dwelling unit of less than 7 metres;
    - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7 metres but less than 8 metres;

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#### Exception Zones

- .iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1687 Exception 1687

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### 12.1687.1 The lands shall only be used for the following purposes:

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

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### 12.1687.2 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 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 the dwelling and 6 metres to the front of a garage
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width:
- .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Minimum Setback From **NS Zone**: no dwelling shall be located within 10.0 metres of an **NS Zone**
- .9 Minimum Landscaped Open Space:
- .a 40 percent of the minimum front yard area;
- .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Door Width:
- .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 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;

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Exception Zones

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres;
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1688. Exception 1688

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### 12.1688.1 The lands shall only be used for the following purposes:

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

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### 12.1688.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 144 square metres
- .2 Minimum Lot Width:
- .a Interior Lot: 18.0 metres, and 6.0 metres per dwelling unit
  - .b Corner Lot: 19.8 metres, and 7.8 metres for the dwelling unit closest to the flankage lot line
- .3 Minimum Lot Depth: 24.0 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- .5 Minimum Rear Yard Depth: 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- .8 Maximum Garage Door Width:
- .a the maximum garage door width shall be:
    - .i 2.5 metres on a lot having a lot width per dwelling unit of less than 7 metres;
    - .ii 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7 metres but less than 8 metres;
    - .iii 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line
  - .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot

#### Exception Zones

- .9 Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- .10 Minimum Landscaped Open Space:
  - .a 40% of the minimum front yard area; and
  - .b 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- .11 Front to Rear Access: each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.
- .12 Townhouse Width: no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- .13 Maximum Lot Coverage: none

## 12.1689 Exception 1689

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### 12.1689.1 The lands shall only be used for the following purposes:

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

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### 12.1689.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 315 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 10.5 metres
  - .b Corner Lot: 12.3 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Minimum Setback From **NSF Zone**: no dwelling shall be located within 10.0 metres of an **NSF Zone**
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be:
    - .i 4.12 metres on a lot having a lot width less than 11 metres but greater than or equal to 10.5 metres;

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#### Exception Zones

- .ii 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 11 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1690 Exception 1690

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### 12.1690.1 The lands shall only be used for the following purposes:

- .1 the outdoor storage of motor vehicles; and,
- .2 purposes accessory to the other permitted purposes.

### 12.1690.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Open Space:
  - .a a minimum 5.0 metre wide landscaped open space strip, shall be provided and maintained along the southerly limit of this zone boundary; and,
  - .b a minimum 12.0 metre wide landscaped open space strip, containing a 2.0 metre high berm, shall be provided and maintained along the easterly zone boundary that abuts Goreway Drive, and which shall extend across the site triangle at the road intersection, and shall further extend westerly, along the northerly zone boundary for a distance of 100 metres from the as-widened portion of Goreway Drive.
- .2 Outdoor Storage:
  - .a any Motor Vehicle having a weight greater than 3,500 kilograms or an overall height greater than 2.75 metres shall not be permitted to be stored on the site;
  - .b no more than 10 percent of the site shall be used for the storage of Oversized Motor Vehicles, and any Oversized Motor Vehicle shall be set back a minimum distance of 100 metres from Goreway Drive;
  - .c the storage of motor vehicles shall only be permitted at grade level; and,
  - .d no storage shall be permitted within any required landscaped area.
- .3 a solid opaque fence shall not be required, and a chain link fence may be permitted in the front yard.

## 12.1691 Exception 1691

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### 12.1691.1 The lands shall only be used for the following purposes:

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

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### 12.1691.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 324 square metres;
- .2 Minimum Lot Width:
  - .a Interior Lot: 13.5 metres;
  - .b Corner Lot: 15.3 metres;
- .3 Minimum Lot Depth: 24 metres;
- .4 Minimum Front Yard Depth: 6 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- .5 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 % of the minimum lot area;
- .8 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .9 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than or equal to 16 metres but greater than or equal to 13.5 metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.

Exception Zones

- .d the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more the garage door width.

## 12.1692 Exception 1692

### 12.1692.1 The lands shall only be used for the following purposes:

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

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### 12.1692.2 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 metres
  - .b Corner Lot: 13.8 metres
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- .5 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area
- .6 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Minimum Setback From NSF Zone: no dwelling shall be located within 10.0 metres of an NSF Zone**
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .10 Maximum Garage Door Width:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than or equal to 16 metres but greater than or equal to 12metres.
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

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Exception Zones

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.
  - .d the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

### 12.1693 Exception 1693

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#### 12.1693.1 The lands shall only be used for the following purposes:

- .1 shall only be used for those purposes permitted in a **R1B-R1 zone**;

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#### 12.1693.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 450.0 square metres.
- .2 Minimum Lot Width:
  - .a Interior Lot: 15.0 metres.
  - .b Corner Lot: 16.8 metres.
- .3 Minimum Lot Depth: 30 metres
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .8 Minimum Setback From **NS-F Zone**: no dwelling shall be located within 10.0 metres of an **NSF Zone**.
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres, but greater than or equal to 15.0 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

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#### Exception Zones

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line, and on a lot having a lot width greater than or equal to 16.0 metres;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- .12 where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

## 12.1694 Exception 1694

### 12.1694.1 The lands shall only be used for the following purposes:

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

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### 12.1694.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 285.0 square metres
- .2 Minimum Lot Width:
  - .a Interior Lot: 12.0 metres.
  - .b Corner Lot: 13.8 metres.
- .3 Minimum Lot Depth: 24.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Interior Side Yard Width:
  - .a 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - .b 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .6 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .7 Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- .8 Minimum Setback From NSF Zone: no dwelling shall be located within 10.0 metres of an NSF Zone**
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .10 the following provisions shall apply to garages:
  - .a the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres, but greater than or equal to 12.0 metres;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;

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Exception Zones

- .c the garage door width restriction does not apply to the garage door facing a flankage lot line, and on a lot having a lot width greater than or equal to 16.0 metres;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1695 Exception 1695

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### 12.1695.1 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.

### 12.1695.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 216 square metres per dwelling unit;
- .2 Minimum Lot Width:
  - .a Interior Lot: 18.0 metres per lot, and 9.0 metres per dwelling unit;
  - .b Corner Lot: 19.8 metres per lot, and 10.8 metres for the dwelling unit closest to the flankage lot line.
- .3 Minimum Lot Depth: 24.0 metres.
- .4 Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- .5 Minimum Rear Yard Depth:
  - .a 7.5 metres, which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25 percent of the minimum required lot area for the particular unit; and,
  - .b 10.0 metres where the rear yard abuts a ~~HC1-Section-Exception~~ 501 zone category.
- .6 Minimum Interior Side Yard Width: 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- .7 Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- .8 Minimum Setback From ~~NSF Zone~~: no dwelling shall be located within 10.0 metres of an ~~NSF Zone~~.
- .9 Minimum Landscaped Open Space:
  - .a 40 percent of the minimum front yard area;
  - .b 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- .10 the following provisions shall apply to garages:

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#### Exception Zones

- .a the maximum garage door width per dwelling unit shall be 3.7 metres on a lot having a dwelling unit width of 9.0 metres or greater;
  - .b the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - .c the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - .d the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- .11 Maximum Garage Projection: no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

## 12.1696 Exception 1696

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### 12.1696.1 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.

### 12.1696.2 The lands shall be subject to the following requirements and restrictions:

- .1 1696.2 shall be subject to the requirements and restrictions permitted by **section exception 1696.2(1)(a)**, or the requirements and restrictions permitted by ~~section exception 1696.2(1)(b)~~, but not both sections or not any combination of both sections:

either:

- .a the requirements and restrictions as set out in a **R2A-R1<sub>1</sub> - Section 1765 zone**;

or:

- .b the requirements and restrictions as set out in a **R2A-R1<sub>1</sub> - Section 1695 zone**.

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## 12.1698 Exception 1698

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### 12.1698.1 The lands shall only be used for the following purposes:

- .1 Commercial
  - .a a retail establishment having no outside storage;
  - .b a supermarket;
  - .c a service shop;
  - .d a personal service shop;
  - .e a bank, trust company, and finance company;
  - .f an office;
  - .g a dry cleaning and laundry distribution station;
  - .h a laundromat;
  - .i a parking lot;
  - .j a dining room restaurant, a convenience restaurant, and a takeout restaurant;
  - .k a gas bar;
  - .l a printing or copying establishment;
  - .m a commercial school;
  - .n a garden centre sales establishment;
  - .o an amusement arcade, but not including a billiard hall;
  - .p a temporary open air market;
  - .q a place of commercial recreation but not including a billiard hall;
  - .r a community club;
  - .s a health centre
  - .t a tavern;
  - .u a theatre;
  - .v a custom workshop;
  - .w a motor vehicle or boat sales establishment;
  - .x a motor vehicle repair shop, but excluding a motor vehicle body shop;
  - .y a motor vehicle washing establishment;

- .z a swimming pool sales and service establishment;
- .aa an animal hospital;
- .bb a banquet hall;
- .cc a hotel / motel
- .2 Accessory
  - .a purposes accessory to the other permitted purposes.

**12.1698.2 The lands shall be subject to the following requirements and restrictions:**

- .1 Minimum Front Yard Depth: 9.0 metres, except at a street intersection and/or at a full turns access driveway location, in which case the minimum front yard setback may be reduced to 6.0 metres when the area between the building and property limit are landscaped and not used for parking or driveway purposes.
- .2 Minimum Interior Side Yard Width: 6.0 metres.
- .3 Minimum Exterior Side Yard Width: 6.0 metres.
- .4 Minimum Rear Yard Depth: 10.0 metres.
- .5 no building, structure, parking space or driveway shall be located within 10.0 metres of a **Floodplain (F) Natural System (NS)** zone boundary.
- .6 Minimum Lot Width: None.
- .7 Maximum Building Height: no restrictions, except when a building is within 60 metres from a residentially zoned property, the maximum building height shall be 2 storeys.
- .8 the Maximum Gross Leasable Commercial Floor Area for a supermarket shall not exceed 9,500 square metres.
- .9 all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- .10 a screened outdoor area devoted to the year round display and sale of products only in conjunction with a supermarket, and shall be restricted to areas not required for parking and landscaping.
- .11 except for approved access locations, landscaped open space shall be provided as follows:
  - .a a minimum 9.0 metre wide strip along Regional Road 50, except at a street intersection and/or at a full turns access driveway location, in which case the minimum landscaped open space may be reduced to 6.0 metres when the area between the building and property limit are landscaped and not used for parking or driveway purposes;
  - .b a minimum 6.0 metre wide strip along Ebenezer Road;

- .c a minimum 10.0 metre wide strip abutting a Floodplain (F) Natural System (NS) zone boundary;
- .d a minimum 3.0 metre wide strip along all other roads or property limits
- .12 all rooftop units shall be screened.
- .13 truck parking and loading/unloading areas shall not be located within 60 metres of any adjacent public road, unless screened from such public road.
- .14 notwithstanding any other zoning provisions, within this by-law, to the contrary, the lands zoned by this zone category shall be treated as a single lot for zoning purposes.

**12.1698.3 for the purposes of ~~section~~ exception 1698:**

- .1 Front Lot Line shall mean the lot line abutting Regional Road Number 50.